

BADIN TOWN COUNCIL MEETING – REGULAR MEETING

January 13, 2026
BADIN TOWN HALL

VISITORS

Valerie Tyson, Senora Boulware, Jody Hopper, Sarah Allen, Jenny Henderson, Tonya Gelbach, Tito Thomas, Sylvia Rushing, Katie Hearn, Catie Whitney

COUNCIL MEMBERS PRESENT:

Demar Huntley, Mayor
Charles Council, Mayor Pro Tem (remote)
Dale Ward
Gary Rife
Jackie Burch

STAFF PRESENT:

Jay Almond, Town Manager
Amanda Bowers, Town Clerk
Stephen Smith, Police Chief
Terry Eudy, Public Works Director

Opening prayer by Dale Ward.

Pledge of Allegiance to the Flag recited.

PUBLIC COMMENTS

Sylvia Rushing said she hasn't seen progress on her neighbor's burned home and it's affecting her home. Almond said the code enforcement officer will address it in the meeting.

Sarah Allen thanked whoever cleaned Grant St. property. Said children entered burned Grant St. house, and asked if it will be boarded. Would like cut grass removed from sidewalk.

CALL TO ORDER

Huntley called the meeting to order.

AMENDMENT(S) TO THE AGENDA

Motion to add 6(a) 85 Falls Road code enforcement discussion: Ward
Second: Huntley
Vote: Passed/Unanimous

Motion to add 6(b) 906 Dewey St discussion: Ward

Second: Huntley
Vote: Passed/Unanimous

APPROVAL OF MINUTES

Motion to approve December 9, 2025 Regular meeting minutes: Rife

Second: Huntley

Discussion: Ward said Jim Miller made a statement about the museum that wasn't done as he said it would be and that statement was not in the minutes.

Vote: Passed/4-1

Aye: Rife, Burch, C. Council, Huntley

Nay: Ward

BUSINESS

Matthew Rea, by video, gave code enforcement updates. 85 Falls was inspected today, and it's scheduled for a code enforcement hearing 10 a.m., Feb. 17, 2026 in Badin Town Hall. Afterward, council will decide what action to take. A code enforcement hearing is scheduled at 10 a.m., Feb. 11, 2026 in Badin Town Hall for 321 Washington St. 321 Grant St. is responding to code requests.

Ward said two houses being built at 906 Dewey St. are in a gulley. Stanly County Central Permitting said nothing prevents building in those areas. It isn't listed in a flood zone. Rife suggested council put something in writing showing they disagree with both projects. Almond will draft a resolution for the February meeting.

Motion to create a resolution of council's objection to this project: Rife
Second: Ward
Vote: Passed/Unanimous

Town of Badin's online auction of surplus items was Dec. 18, 2025 through Thompson Auction House. It generated \$4,754 of revenue. C. Council asked if the funds can go to code enforcement. Almond said the revenue will go into the general fund as Other Income, and a budget amendment will be needed to change the code enforcement line by any amount.

PUBLIC WORKS:

Eudy reported the following:

- Next limb/brush collection February 3, 2026.
- 2 Loads of brush for January.
- Leaf pickup is on schedule.
- Installed children at play signs on Grant St.
- Boom mowing underway.
- Thompson Grading storm water quotes: \$37,500 for Marion St., plus patching, paving, utility relocation. \$2,800 for Washington, if Marion work is done, plus \$1,500 for seed/straw.

Council discussed diverting Marion St. water. Eudy will call Thompson about ditches. Washington quote is ditch only, no pipes. Eudy will get a Washington quote minus Marion.

Council discussed sale of 2000 Chevrolet leaf vacuum truck. Ward didn't want to discuss it then. C. Council said he's requesting the sale since it's unused. Ward said it's a backup. Eudy said it's dangerous for the person standing next to it to operate it, they aren't always visible. Almond will seek estimates for alternative backups.

Eudy received a quote for parking lot clearing above West Badin Park. HPC Land Clearing will do the work for \$1,000. Thompson told Eudy it will need to be graded and suggested moving out of the trees to grade instead of clearing trees. He will send a grading quote.

Ward asked Eudy about squirrels in the library. Eudy said they haven't found any. Library asked if town will trim bushes at windows. Ward said leaves in the parking lot are a hazard.

POLICE REPORT:

- Chief Smith reported 2,025 calls for service in December.
- In service training by officers were due by Dec. 31, 2025. All training was completed and has been approved.

C. Council said he appreciates the officers, but asked why no citations were issued. Chief said it's officer discretion, and one of the radar units is in a Durango awaiting a new motor.

FINANCIAL REPORT:

Almond presented financial report ending January 9, 2026. December revenues from property tax, sales & use tax and occupancy tax.

MANAGER'S REPORT:

Almond reported the following:

1. Town of Badin is registered for America 250 street banners.
2. Rife will attend the Stanly County CVB meeting 8:30 a.m., Wed., Jan. 14.
3. Residential construction on Dewey St. is moving quickly.
4. Miles-McClellan Co. will report waterfront park restart date and amenity details.
5. Badin Town Hall will be closed Jan. 19 in observance of Martin Luther King Jr. Day.
6. The next Regular Council meeting will be 7 p.m., Feb. 10, 2025 in Badin Town Hall.

Thomas offered 4 tickets for Martin Luther King Jr. breakfast in the Waddell Center Sat.

COUNCIL COMMENTS:

Ward said council needs to discuss projects and debris in town in the Jan. 14 meeting.

Huntley said Roger Peoples, Leon Brown, and Gary Lewis will be honored at the Martin Luther King Jr. breakfast Saturday.

Rife recognized new Better Badin President Tonya Gelbach and Vice President Catie Whitney. Rife developed verbiage for the deer feeding ordinance. Council will need to review it to move forward. Huntley spoke to a state representative about deer in town.

Ward said 709 Sherman, 321 Grant and 323 Sumpter are cleaned and cleared. C. Council asked about repaving beside coffee shop after tank removal. Almond said it will be paved.

ADJOURNMENT:

Motion to adjourn January 13, 2026 Regular Meeting: Ward

Second: Huntley

Vote: Passed/Unanimous

Minutes approved February 10, 2026.

Minutes prepared by Amanda Bowers.