

BADIN TOWN COUNCIL MEETING – REGULAR MEETING

August 11, 2026

BADIN TOWN HALL

VISITORS

Senora Boulware, Valerie Tyson, Jenny Henderson, Jane Rife, James Wahab, Jodi Wahab, Jack Benoy, Sarah Allen, Liz Lowder, Lawrence Milano, Jody Hopper

COUNCIL MEMBERS PRESENT:

Demar Huntley, Mayor

Charles Council, Mayor Pro Tem

Dale Ward

Gary Rife

Jackie Burch

STAFF PRESENT:

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

Jack Benoy presented council with a Formal Statement regarding the wall at 42 Falls Road. Benoy is disputing the ownership rights of the wall. He formally notified the town along with its officials, employees, contractors, mural artist, and all other participants in the project that he objects to any further work affecting the wall and demanded all current and future work cease immediately while ownership and property rights concerning the wall remain disputed. He also formally notified the town that he intends to pursue legal action concerning his rights in the wall.

Senora Boulware previously requested work on the ditch next to 320 Jackson St. She said 25-50 ft. of that property belongs to the Town of Badin, according to a visit from Alcoa. Alcoa said they will clean their part but the town needs to clean the town's property and cut the tree.

COUNCIL COMMENTS:

Ward said we need to get NCDOT to fix the striping on Falls Road. They marked a parking space in front of a fire hydrant. Ward also mentioned a crosswalk on Boyden.

Burch asked about mowing on Wood St. He said he was told boom mowers were in the shop. Eudy said the boom mowers are still in the shop waiting on parts but one should be ready this week. Burch asked for a timeline. Eudy said as soon as the boom mower is back they will get started mowing. Burch asked if he can get updates instead of waiting thirty days for the next meeting, maybe leaving updates with the clerk. Eudy said he could keep the clerk updated on the boom mower repairs.

C. Council thanked Jody Hopper for helping out in the office covering while the town clerk was out of the office. He said the new crosswalk on Walnut St. looks nice and he will meet with NCDOT tomorrow about the grass at Falls Rd. and Hwy 740. A volunteer has requested

to concrete that area which is the entrance to the town. The conference center project is moving along very well. He suggested stopping and giving compliments to the three ladies painting the conference center and that they are doing a magnificent job.

CALL TO ORDER

Huntley called the meeting to order.

AMENDMENT(S) TO THE AGENDA

Motion to add 15(a) Discuss wall at 42 Falls Rd.: Ward

Second: Huntley

Vote: Passed/Unanimous

APPROVAL OF MINUTES

Motion to approve July 14, 2026 Public Hearing minutes (Walnut St. Parking): Rife

Second: C. Council

Vote: Passed/Unanimous

Motion to approve July 14, 2026 Regular meeting minutes: Ward

Second: Rife

Vote: Passed/Unanimous

Ward said there is a correction to be made to the July 21st special meeting; repair concrete corner at Badin Mart was not approved and should be removed that the approved items in the minutes.

Motion to approve July 21, 2026 Special meeting minutes pending changes: Ward

Second: Rife

Vote: Passed/Unanimous

Motion to approve July 27, 2026 Special meeting minutes: Ward

Second: Huntley

Vote: Passed/Unanimous

Motion to approve July 30, 2026 Special meeting minutes: Rife

Second: C. Council

Vote: Passed/Unanimous

BUSINESS

Town Manager separation agreement should be completed this week.

Motion to implement the separation between Jay Almond as the Town Manager/Finance Officer and the Town of Badin: Rife

Second: C. Council

Vote: Passed/Unanimous

Council has selected Michael Ferris as a part-time interim Town Manager/Finance Officer and he will start August 10, 2026. Ferris was unable to attend this meeting but will be sworn in Thursday, August 13, 2026 in Badin Town Hall.

Motion to approve contract for Michael Ferris and appoint as part-time interim Town Manager/Finance Officer with swear-in at 12 p.m., August 13: Rife

Second: C. Council
Vote: Passed/Unanimous

Huntley said the town is in contact with Al Andrews from The Brough Law Firm. The firm will be sending a packet for the council to look over. Everything is done a la carte and they have someone for each department that might be needed. C. Council said this law firm specializes in serving small towns.

Council discussed salvage/surplus items to be put in another auction. Rife said the auction for the conference center is complete and now we need to set a date for the auction for police and public works. Eudy said the mower is ready but the leaf truck may need to be jump started. Police vehicles included in the auction will be the 2018 Durango, 2015 Charger, and 2018 Charger. The auction will be through Thompson Auction.

Motion to set August 27 as date to advertise auction with the pickup being on September 4:
Rife

Second: C. Council
Vote: Passed/Unanimous

Ward said the council needs to halt work on the mural until the issue with the wall attached to 42 Falls Rd. is settled and we need to have an attorney look into it. C. Council said we don't need a lawyer, its private property, not town property. Rife said the artist is world renowned and he would like to know why the mural isn't wanted on the wall. Benoy said the reason is the ownership of the wall. Rife said the deed is clear and the town has ceased the work on the wall. The town doesn't want to put the artist in the middle.

Rife gave updates on multiple projects:

- Waterfront park restroom stamped designs are complete and have been sent to the county for approval.
- West Badin Park restroom is three or four days to being finished and they plan to have a ribbon cutting.
- Badin Conference Center project is moving quickly, they are focusing first on the doctor's office. Restrooms have been installed in the doctor's office, new roof is up, and tree work is planned and will be paving the front and back.
- Duke Energy is scheduled to install five lights in Badin Waterfront Park.

Motion to schedule a planning session at 6 p.m., August 26, 2026 to plan next year's projects:
Ward

Second: Huntley
Vote: Passed/Unanimous

Huntley gave an update on the code cases at 85 Falls and 321 Grant Street. 85 Falls is ready for the town to move forward with action, there is no evidence that the property has sold. Huntley is setting up a meeting with Code Enforcement Officer Matthew Rea to discuss options for 85 Falls. C. Council said he's not impressed and the council asked about 85 Falls three months ago.

PUBLIC WORKS:

Eudy reported the following:

- Next limb/brush collection September 1, 2026.
- 11 Loads of brush for August.
- Boom mowers – one boom mower should be back this week, other boom mower has the wrong part but may be able to make it work. The high end for the cost to make it work and other parts is \$1,200. Eudy would like permission from council to repair.
- Have new parts in for the leaf truck. Jason Thompson will replace the parts.
- Spruce St. sidewalk was damaged. A plumber had to remove a 4x4 section of sidewalk, when he went to replace it the sidewalk broke. Several sections need to be replaced, maybe 5 sections. Estimated \$1,600. Ward mentioned the storm drain across from museum is broken and needs to be looked at.
- Mowing and spraying is ongoing.
- Millings are melting in this heat and may not be able to bust up in the winter to repair alleys. May need to use gravel for now.
- Falls tree lights wouldn't work for what is needed. New ones should be in tomorrow and Deek will come back next week to install.
- October Town Cleanup has been scheduled.
- Leaf collection has been scheduled.

Motion to repair boom mower for \$1,200: Rife

Second: C. Council

Vote: Passed/Unanimous

Motion to approve sidewalk repair: Rife

Second: C. Council

Vote: Passed/Unanimous

C. Council asked about parking lot for West Badin Park. Eudy will call tomorrow to check on it.

POLICE REPORT:

- Chief Smith reported 1,731 calls for service in July.
- Smith went to Badin Elementary open house this morning and evening. School starts tomorrow.

Ward said new people have moved in on Boyden St. and are parking inside the yellow area.

FINANCIAL REPORT:

Huntley presented financial report ending August 7, 2026. July revenues from property tax, sales & use tax and occupancy tax. He also presented the Badin Conference Center report.

Rife said we need to add the \$25,000 donation to Conference Center Revenues line item. He said it needs to be tracked separately and we need a report for Conference Center Revenues and Expenditures. Council would like a monthly financial report just for the conference center funds.

MANAGER'S REPORT:

Huntley reported the following:

1. Rife will attend the Stanly County CVB meeting 8:30 a.m., Wed., August 10.
2. C. Council has Centralina Regional Council meeting August 12.
3. Scott Nurkin was planning to have a lift delivered August 10 and weather permitting begin work on the Lou Donaldson mural same day but this was postponed.
4. The Town of Red Cross will host the next Stanly County COG meeting at 6:30 p.m., August 25, 2026 in Oakboro.
5. Town Hall will be closed Monday, Sept. 7 in observance of Labor Day.
6. September 7, 2026 was one year since the passing of the late Councilwoman Deloris Chambers.
7. The next Regular Council meeting will be 7 p.m., September 8, 2026 in Badin Town Hall.

Larry Milano mentioned a tree hanging on a line over the alley behind Elm, a safety issue.

Motion to enter closed session pursuant to NCGS 143-318.11(a) to discuss personnel matters pursuant to NCGS 143-318.11(a)(6): Rife

Second: Huntley

Council re-entered regular session.

ADJOURNMENT:

Motion to adjourn August 11, 2026 Regular Meeting: Rife

Second: Huntley

Vote: Passed/Unanimous

Minutes approved September 8, 2026.

Minutes prepared by Amanda Bowers.