

## **BADIN TOWN COUNCIL MEETING – BUDGET RETREAT**

May 4, 2026

BADIN TOWN HALL

### **VISITORS**

Gary Lowder

### **COUNCIL MEMBERS PRESENT:**

Demar Huntley, Mayor

Charles Council, Mayor Pro Tem

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**

None.

### **CALL TO ORDER**

Huntley reconvened the recessed April 10, 2026 council meeting.

### **BUSINESS**

Almond presented the Fiscal Year 2026–2027 Budget Retreat materials, beginning with the town’s mission statement and the budget mission, emphasizing responsible stewardship of public funds, ethical accountability, and maintaining preservation and prosperity. Retreat goals included adopting a balanced FY27 budget, sustaining quality municipal services at reasonable cost, and ensuring fair treatment of citizens and staff. Audited financials showed fund balance reached approximately \$1.16 million in FY25. The tax section covered sales and use tax, property tax, and comparative tax bases. Sales and use tax remains the Town’s largest revenue source, representing roughly 60% of General Fund revenue. Statewide sales tax performance in FY26 was stable with modest growth, supporting cautious optimism for FY27. Property tax discussion included the FY26 tax base of \$92 million (bolstered by \$20 million increase through revaluation), modest FY27 valuation changes, and the Town’s tax rate of \$0.4475 per \$100 property valuation. A \$.01 rate change would yield approximately \$9,000 in additional revenue. Stanly County’s tax collection rate remains strong at approximately 98%. Comparative data showed Badin’s tax base and tax rate relative to other Stanly County municipalities operating 24-hour public safety services. The expenditures section outlined General Fund operational costs, including utilities, fleet maintenance, fuel, service contracts, and professional dues. Compensation comparisons were presented for regional municipalities, showing Badin’s pay levels across positions. Historical merit and cost of living adjustments (COLA) were reviewed, along with projected FY27 compensation totals reflecting a 3% adjustment. The revenue section summarized revenue streams: sales and use tax, property tax, utility franchise tax, solid waste disposal fees, reimbursements, alcohol revenue, and occupancy tax. FY27 revenue projections estimate approximately 59% from sales tax and 34% from property tax. The Town’s grant portfolio was

reviewed, including the \$500,000 PARTF grant for Badin Waterfront Park, with \$440,000 in reimbursable funds remaining. Powell Bill allocations for street and sidewalk infrastructure were detailed, including expected FY27 balances and recent expenditures. The presentation concluded with an update on Badin Waterfront Park, outlining procurement steps, RFQ processes, design work, and the transition into Phase 1B construction using PARTF and State Capital & Infrastructure Fund resources.

Council discussed each line item. Council added \$12,000 to Public Works Contracted Services for tree removal, \$4,000 to Code Enforcement, \$200 to Telephone & Postage for mailings. Ward requested all remaining Vann Foundation grant funds be added to the library building line item. Council discussed the police department budget. Funds included in the staff proposed budget for police department body cams, Tasers, and cloud coverage (a package deal) with new body cams every two and a half years were left in for the final proposal. Council discussed contracted deputy patrol services. Ward expressed concerns deputies aren't covering every requested shift meaning sometimes Badin coverage is by deputy zone patrol. Chief Smith said if deputies don't sign up for Badin funded shifts the deputy on duty for the county responds to calls in Badin. Council asked about \$70,000 in the police department capital outlay budget. A new patrol vehicle is estimated about \$56,000 for a new Interceptor/Explorer or F-150, and police equipment up-fit would be added to that. Up-fit includes lights, sirens, control box, public address intercom, striping etc, Almond suggested purchasing a new patrol vehicle every other year or every third year, and selling all older vehicles. He said three patrol vehicles are in need of significant repair to be patrol ready. 2018 Durango engine replacement is estimated at \$11,000; 2018 Charger lifters and tires is estimated at least \$5,000; and the 2015 Charger is estimated about \$1,000 for repairs. No operational spare patrol vehicles is available at this time. Huntley, Chief Smith, and Almond have reached out to other towns about used patrol vehicle purchases. Council prefers purchasing two used patrol vehicles rather than a new one. Council chose to lower the police department capital outlay line item to \$60,000, so if no used vehicles are available there will be enough to purchase one new vehicle. Huntley said Historic Badin Hardaway Powwow Inc. is selling tents and has asked if council is interested in purchasing them for \$6,000. Council consensus is to discuss with Better Badin about possibly using conference center donation funds to purchase the tents for rental through the conference center events. Council discussed whether to add funds to the street lights line item for Duke Energy rates increasing as well as waterfront park lighting. Council consensus is to have Miles-McLellan request Duke Energy add two street lights on the tree line side of the waterfront park parking lot. Council added \$1,200 for replacement of the Falls Crape Myrtle tree lights and would like an estimate for Roosevelt Street lighting. Council added \$12,280 to code enforcement. Ward asked about the West Badin Park restroom because we have an event coming up in June. Rife and Almond have been checking on progress and reported it's held up in inspections, both will check again. Rife said we have started receiving donation for conference center repairs. Some checks were written to the Town of Badin instead of Better Badin. Rife suggested depositing those checks, they will go into the general fund for expenditure programming. The town received an agreement from Better Badin to facilitate donation receipts for the conference center. The town auditor approved the agreement. C. Council said he was asked if the town would donate funds toward conference center repairs. Ward said the town is contributing to conference center repairs and utilities every year and has been since buying it. Huntley said there was a question from the recent conference center project meeting about the town considering issuing debt to start repairs. Considering the level of commitments, council consensus was to revisit that if necessary in late June. C. Council said they have received just under \$70,000 so far in donations including checks and pledges. He also suggested discussing selling patrol vehicles and the unused leaf truck. Ward suggested either selling the most recently purchased boom mower or maybe converting it other use. Rife and Almond agreed council should wait until patrol vehicles are replaced before selling current inventory. Council is

considering selling two chargers, one Durango, a leaf truck and possibly removing the boom from the newer boom mower to add a bush hog or flail mower. Huntley requested a quote a flail mower to be attached to the boom tractor.

Motion to include 3% Cost of Living increase for town administration staff: Rife  
Second: C. Council  
Vote: Passed/Unanimous

Motion to include 3% Cost of Living increase for police department staff: Rife  
Second: C. Council  
Vote: Passed/Unanimous

Motion to include 3% Cost of Living increase for public works staff: Rife  
Second: C. Council  
Discussion: Ward asked why public works compensation didn't increase from the last fiscal year budget. It was because Public works didn't use what was budgeted last year.  
Vote: Passed/Unanimous

Motion to deposit received checks written to the Town of Badin into the general fund but dedicated to conference center projects and start work with funds received: Rife  
Second: Ward  
Vote: Passed/Unanimous

Motion to approve Memorandum of Understanding between Town of Badin and Better Badin: C. Council  
Second: Ward  
Vote: Passed/Unanimous

Motion for town to pay \$606.80 Badin Inn invoice for meeting to request donations for conference center projects: C. Council  
Second: Ward  
Vote: Passed/Unanimous

Motion to leave the tax rate unchanged at \$0.4475: Rife  
Second: Huntley  
Vote: Passed/Unanimous

**ADJOURNMENT:**

Motion to adjourn May 4, 2026 Regular Meeting: Rife  
Second: Huntley  
Vote: Passed/Unanimous

Minutes approved May 12, 2026.  
Minutes prepared by Amanda Bowers.