

## **BADIN TOWN COUNCIL MEETING – REGULAR MEETING**

September 8, 2026  
BADIN TOWN HALL

### **VISITORS**

Senora Boulware, Valerie Tyson, Jenny Henderson, Jane Rife, Lawrence Milano, Jody Hopper, Sarah Allen, Chris Ritchie, Natalie Ritchie, Mike Edgerton, Georgette Edgerton, Tonya Gelbach

### **COUNCIL MEMBERS PRESENT:**

Demar Huntley, Mayor  
Charles Council, Mayor Pro Tem  
Dale Ward  
Gary Rife

### **COUNCIL MEMBERS ABSENT:**

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**

Senora Boulware spoke about the West Badin Community starting The FOCUS Group to help the citizens in West Badin.

Tonya Gelbach introduced the new Pfeiffer University intern Kelsey Goodman who will be helping with the websites and social media accounts for Better Badin and the Town of Badin. Better Badin is requesting a donation of \$500 from the town to help sponsor the treat bags for the children during the tree lighting and Santa visit event. Better Badin put suggestion boxes in the post office, Badin Coffee, and Tho's and presented council with the suggestions. One of the suggestions was to put a volleyball net in the village green across from the coffee shop.

Sarah Allen thanked public works for adding the gravels to the alley behind Grant St.

Jane Rife spoke on behalf of Badin Historic Museum about the new self-guided tour app you can use while touring Badin or from your home. She thanked Deborah Lovin for writing the information, Emilia Ireland and Ron Montroy for the photos, and the life-long residents of Badin for adding information.

### **CALL TO ORDER**

Huntley called the meeting to order.

### **AMENDMENT(S) TO THE AGENDA**

Motion to add 7(a) West Badin Park landscaping/cleanup: C. Council

Second: Ward

Vote: Passed/Unanimous

Motion to add 7(b) West Badin Park Family & Friends Day: Huntley

Second: C. Council

Vote: Passed/Unanimous

### **COUNCIL COMMENTS:**

Rife gave updates:

- BCC/Urgent Care – about five weeks to completion. Paving will begin this week.
- Waterfront Park – Amphitheatre work should begin Sept. 21. Restroom will start in the next two weeks. Will raise the grade about a foot.
- West Badin Park restroom is basically done. Waiting on Stanly County Utilities to install water.

C. Council thanked Laton's Tree Service and they also cleaned up the trail by the village green. Spraying was done in West Badin Park and this week it will be weed-eated.

Ward said the West Badin Festival will be Sept. 19. He suggested we check to see if it's been approved. He also suggested moving the solar light from the waterfront park to the library once Duke Energy has installed the lights.

Huntley said there's a lot going on in town and all council members have been pulling the load. He thanked Ferris for coming on and helping as interim Town Manager.

### **APPROVAL OF MINUTES**

Motion to approve August 11, 2026 Regular meeting minutes and August 26, 2026

Special meeting minutes: C. Council

Second: Rife

Vote: Passed/Unanimous

### **BUSINESS**

Council discussed landscaping in West Badin Park. C. Council said that the work has already started with an estimate not to exceed \$300. He needs council approval.

Motion to approve landscaping/cleanup in West Badin Park not to exceed \$300: C. Council

Second: Ward

Vote: Passed/Unanimous

Council discussed the Family & Friends Day in West Badin Park hosted by The FOCUS group. The tentative dates are Oct. 1, 3, or Nov. 7. This will include a ribbon cutting ceremony for the restroom & shelter. They have requested a donation from the town of \$500 to assist in purchasing food for the event as well as a waiver of the application fee. No application has been submitted.

Motion to approve \$500 donation to Family & Friends Day and waiver of application fee:  
Rife

Second: C. Council

Vote: Passed/Unanimous

Matthew Rea updated council on code enforcement cases, 85 Falls Rd. and 321 Grant St. Rea gave the council options for 85 Falls Rd. case. The adjoining property owner, Chris Ritchie is a licensed contractor and is interested in purchasing the property to restore it. Rea said council may take action on 321 Grant St. in October. Rea recommends talking to the local fire department to see if they can do a controlled burn on this property. Ferris will be working on nuisance cases.

Motion to get the town lawyer involved in the 85 Falls Rd. code case: Ward

Second: Huntley

Vote: Passed/Unanimous

Motion to approve a Memorandum of Understanding for The Brough Law Firm, PLLC:  
Rife

Second: C. Council

Vote: Passed/Unanimous

Council discussed adding parking along Walnut Street for additional parking for the waterfront park. The additional parking would be next to the ice cream shop along Walnut St., with spaces being about 9ft x 22ft each. The cost would be about \$6,600. Rife said they plan to use millings from the conference center drive for this additional parking area.

Motion to approve this plan plus approve the additional fee to have millings brought over: C. Council

Second: Rife

Discussion: Ward said not to forget the cost to pull curb up. Eudy said if it's a standing curb it's included in the price, if it's not there could be a charge.

Vote: Passed/Unanimous

Council reviewed a records request from Jodi Wahab. Council was asked to review their communications and send whatever they have to clerk to compile the requested documents.

### **PUBLIC WORKS:**

Eudy reported the following:

- Next limb/brush collection October 6, 2026.
- 7 Loads of brush for September.
- Semi-annual town cleanup flyer for Oct. 2026 is posted.
- 2026/2027 leaf collection schedule is posted.
- Falls Tree Lights are installed.
- Received one boom mower back.
- Spraying ongoing.
- Mowing ongoing.
- More weed-eating is needed in the park.

- Mulch going in playgrounds next week.
- Thompson Grading will start grading for parking on Walnut St. tomorrow.
- Conference center sump pump replacement has been shipped. Using a temporary sump pump at this time.
- Washington St. driveways have washed out again. Thompson gave a quote to repair. To install 12 inch concrete drives in three driveways \$4,050. To add headwalls on each side of three driveways will be \$6,000.
- Other boom mower is fixed but they want to test it before returning it.

C. Council asked about the West Badin Park parking lot. Eudy said they were going to start this week but Walnut needs to be done first due to millings. C. Council said it needs to be done before the next event.

Ward asked about the library ceiling repair. Eudy said the contractor hasn't returned his call.

#### **POLICE REPORT:**

- Chief Smith reported 1,643 calls for service in August.
- Smith gave a brief update on the homicide. He thanked the Stanly County Sheriff's office and Albemarle Police Department for their help.
- Vehicle striping is scheduled to be removed Thursday.

Rife asked if there have been any response to the vacant employment ad on Facebook. Smith has received no applications.

C. Council asked about the next steps for the property where the homicide occurred. Smith said he gave the property owner options for eviction.

#### **FINANCIAL REPORT:**

Ferris presented financial report ending Sept. 2, 2026. August revenues from property tax, sales & use tax, occupancy tax, excise tax, and solid waste disposal tax. He also presented the Badin Conference Center funds report.

#### **MANAGER'S REPORT:**

Huntley reported the following:

1. Rife will attend the Stanly County CVB meeting 8:30 a.m., Wed., Sept. 9.
2. Worked with Kinetic/Windstream to remove tree laying on a line in the alley behind Elm St.
3. Talked to a Kinetic representative about transferring their lines from the old poles to the new poles throughout town by the end of the year.
4. A small area has been added to the mowing in the waterfront park to improve appearance.
5. Met individually with town staff and elected officials to understand town and operations.
6. The next Regular Council meeting will be 7 p.m., October 13, 2026 in Badin Town Hall.

**OTHER BUSINESS:**

Motion to approve Better Badin's request for \$500 for treat bags: C. Council

Second: Rife

C. Council recognized Kelsey Goodman as the new Pfeiffer intern who will be taking care of the town and Better Badin's website and social media.

Eudy mentioned there are different modes and colors on the Fall Tree lights.

Motion to enter closed session pursuant to NCGS 143-138.11(a)(6) for personnel matters:

Ward

Second: Rife

Vote: Passed/Unanimous

Motion to re-enter regular session: Ward

Second: Rife

Vote: Passed/Unanimous

**ADJOURNMENT:**

Motion to adjourn September 8, 2026 Regular Meeting: Huntley

Second: Rife

Vote: Passed/Unanimous

Minutes approved October 13, 2026.

Minutes prepared by Amanda Bowers.