

BADIN TOWN COUNCIL MEETING – SPECIAL MEETING

August 26, 2026
BADIN TOWN HALL

VISITORS

Larry Milano, James Wahab

COUNCIL MEMBERS PRESENT:

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

STAFF PRESENT:

Michael Ferris, Town Manager
Amanda Bowers, Town Clerk

Pledge of allegiance recited.
Opening prayer by Councilmember Dale Ward.
Mayor Huntley called the meeting to order.

AMENDMENTS TO THE AGENDA

Motion to add 4(a) to discuss pay incentive for town clerk: Huntley
Second: Rife
Vote: Passed/Unanimous

BUSINESS

Council previously discussed a pay incentive for the town clerk who transitioned to interim town manager for approximately two weeks. The incentive was for double salary at 100 hours during that position.

Motion to approve wage increase of double salary for two weeks during transition: Rife
Second: Burch
Vote: Passed/Unanimous

Council discussed infrastructure needs. Ward suggested tar line filling for cracks in asphalt on Lee Street up to Sumpter, Pine Street from the library to church, Nantahala Street from Boyden to Henderson streets, if any funds are leftover Yadkin Court. Ferris said Powell Bill is under \$10,000 currently until the allocation comes in, the first allocation comes in October. Rife said we need more parking in the waterfront park, Duke Energy is in the process of installing lights in the park. Council discussed options of using millings to create parking on the Walnut Side of the park. Rife mentioned the opportunity of a land swap between Curt Dorsey and the town. The town could use Dorsey's property as parking. The millings might not be usable, they got too hot over the summer and melted together, will need to be broken up. Rife would like to spend more Powell Bill funds on sidewalk repair. Ward said we have money in this budget for

sidewalk repairs. Council discussed using millings from the conference center repaving and ask the contractor to break up current millings that are compacted. Council would like a quote from Jason Thompson to grade the area beside Walnut Street for parking.

Motion to get quote from Jason Thompson to grade and level a parking area beside Walnut Street: Rife

Second: Huntley

Vote: Passed/Unanimous

Burch would like to see some things done in West Badin like more sidewalks, drainage issues resolved, repaving the alley behind Grant St., Atrium Health mobile clinic, CBDG grants for the older homes, employment opportunities, a produce stand, and a sign at each entrance into West Badin for the West Badin Basketball Team who had three wins in a row. C. Council said that he and Ferris met with Dall Wilson who has gotten a permit from Eagle Creek that allows the town to clean the shoreline. C. Council said it's not a good idea to make a commitment for the town employees to clean Eagle Creek's property. Rife said it would be great to get it cleaned up but not for the town to maintain. Huntley said the sidewalks at Sherman and Washington streets need attention, the restroom in West Badin is finished, citizens want to have a festival the first week of October and have a ribbon cutting. They have asked for a donation from the town for the ribbon cutting. Rife suggested a soft opening to make the restroom available and then make the event the grand opening. The metal framed picnic tables under the shelter in West Badin Park need the tops replaced. Rife offered to do the repairs if the town will fund the lumber. Ward said there is a sidewalk repair and tree that needs to be taken down, need to get Kinetic to move wires from poles so Duke Energy can remove the old poles, and there are several Kinetic wires hanging too low in town. Ward suggested public works use shovels to clean curbs during slow times this winter, need to work on the boom mower situation, the town needs dependable equipment. Ferris has talked with Eudy about a smaller piece of equipment with different attachments. Rife said next year maybe need to look into something different, possibly getting summer help to using contractors. Ward mentioned storm drain issues where drains are blocked, especially at Tallassee/Nantahala/Henderson. Bamboo on Spruce Street needs the roots dug up, especially in the ditch. Ward said we have got to work on drainage throughout the town. The trash receptacle at the library was moved inside due to inappropriate things being put in it. There is some damage to the ceiling at the library but no leaks, Eudy is having someone look at it. C. Council said they need to add conference center drain at sump pump to the list. Ward said the sump pump won't reset and Eudy is looking into it but this needs to be on a checklist and checked on a regular basis.

Ferris gave council a financial review from what he has been observing and analyzing. The budget itself is put together very conservatively which is good. The town has a healthy balance. There are funds that can be used for some projects. Ferris recommended the council consider hiring a financial advisor to help with what we can and can't do and map out projects. The state requires the town to keep a certain amount. The town has no debt and municipal loans can be good to use in a manageable way. Ferris can get a quote if the council is interested.

Motion to get a quote for a financial advisor for strategic planning: Ward
Second: Rife
Vote: Passed/Unanimous

Motion to get a quote from Castleberry to tar line fill cracks in asphalt: Rife
Second: C. Council
Vote: Passed/Unanimous

Al Andrews from Brough Law Firm joined the meeting by phone and introduced himself to the council. He has 36+ years practicing law. Their firm has a team of municipal specialties. Council was presented with a compensation for services flyer. C. Council has personal experience with Andrews and said that he gets things done in a timely manner.

Ward asked if there are any updates on 85 Falls Rd. code enforcement case. Huntly said no. Council consensus is to ask Matthew Rea to next council meeting.

ADJOURNMENT:

Motion to adjourn August 26, 2026 Special Meeting: Burch
Second: Ward
Vote: Passed/Unanimous

Minutes approved September 8, 2026.

Minutes prepared by Amanda Bowers.