



**SEPTEMBER 8, 2026 – AGENDA**  
**REGULAR MEETING – 7 P.M.**

1. Opening Prayer
2. Pledge of Allegiance
3. Public Comment
4. Call to Order
5. Amendment(s) to the Agenda
6. Council Comment (pg. 1)
7. Approve Minutes from August 11, 2026 Regular Meeting and the August 26, 2026 Special Meeting (pg. 2-10)
8. Matthew Rea, IBTS – To Provide an Update on Code Enforcement Activities. (pg. 11)
9. Consider Memorandum of Understanding for Proposed Town Attorney Services. (pg. 12-20)
10. Discussion of Additional Parking for Waterfront Park. (pg. 21)
11. Review of Public Records Request. (pg. 22-31)
12. Administrative Reports
  - A. Public Works (pg. 32-35)
  - B. Police (pg. 36-38)
  - C. Financial (pg. 39-48)
  - D. Town Manager (pg. 49)
13. Other Business (pg. 50)
14. Closed Session Pursuant to NC General Statutes 143-318.11(a)(6) – Personnel (pg. 51)
15. Adjournment – Adjourn to Tuesday, October 13 at 7:00 p.m. for a Regular Monthly Meeting.

**BADIN TOWN COUNCIL – ACTION REQUEST FORM**

**DATE:** September 8, 2026

**TO:** Mayor and Council Members

**FROM:** Michael Ferris, Interim Town Manager

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**BOARD ACTION REQUESTED:**

No action requested.

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**SUMMARY OF INFORMATION:**

**COUNCIL COMMENTS**

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**ADVISORY COMMITTEE ACTION:**

**Committee** \_\_\_\_\_

**Action** \_\_\_\_\_

**For** \_\_\_\_\_

**Against** \_\_\_\_\_

**Remarks:**

# **BADIN TOWN COUNCIL – ACTION REQUEST FORM**

**DATE:** September 8, 2026  
**TO:** Mayor and Council Members  
**FROM:** Amanda Bowers, Town Clerk

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## **BOARD ACTION REQUESTED:**

Consider approval of the minutes.

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## **SUMMARY OF INFORMATION:**

The minutes can be approved with one motion. They can be approved separately if there is a need to do so.

1. Approve minutes from the August 11, 2026 Regular Meeting. (pg. 3-7)
2. Approve minutes from the August 26, 2026 Special Meeting. (pg. 8-10)

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## **ADVISORY COMMITTEE ACTION:**

**Committee** \_\_\_\_\_ **Action** \_\_\_\_\_

**For** \_\_\_\_\_ **Against** \_\_\_\_\_

**Remarks:**

## 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 21<sup>st</sup> 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 attended 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.

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor

SEAL

# **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.

\_\_\_\_\_  
 Clerk

\_\_\_\_\_  
 Mayor

SEAL

## BADIN TOWN COUNCIL – ACTION REQUEST FORM

**DATE:** September 8, 2026

**TO:** Mayor and Council Members

**FROM:** Michael Ferris, Interim Town Manager

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**BOARD ACTION REQUESTED:**

Matthew Rea, IBTS – To Provide an Update on Code Enforcement Activities.

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**SUMMARY OF INFORMATION:**

Matthew Rea will be present to provide the Board with an update on Code Enforcement activities. Currently, Matthew is handling two minimum housing code issues. He and I are working to develop an understanding and process of how we will deal with the more frequent and common nuisance issues, such as tall grass and junked properties. The goal is to be strategic with our paid activities in order to make the funds go as far as possible.

Matthew will provide information for review and discussion at the meeting.

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**ADVISORY COMMITTEE ACTION:**

|                        |                      |
|------------------------|----------------------|
| <b>Committee</b> _____ | <b>Action</b> _____  |
| <b>For</b> _____       | <b>Against</b> _____ |

**Remarks:**

**BADIN TOWN COUNCIL – ACTION REQUEST FORM**

**DATE:** September 8, 2026

**TO:** Mayor and Council Members

**FROM:** Michael Ferris, Interim Town Manager

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**BOARD ACTION REQUESTED:**

Consider a Memorandum of Understanding for Proposed Town Attorney Services

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**SUMMARY OF INFORMATION:**

A draft Memorandum of Understanding (MOU) for Town Attorney services with The Brough Law Firm, PLLC, is included in the agenda package. Additionally, a “Compensation for Services” for is provided and is a covered under Item #5 of the MOU.

The start date per the MOU is the date of execution of the MOU by both parties and the term runs to June 30, 2027. After June 30, 2027 the contract automatically renews for successive one-year terms at the new rates listed in the “Compensation for Services” attachment through June 30, 2030. The agreement can be canceled by providing 10-days written notice of the intent to terminate. (pg. 13-20)

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**ADVISORY COMMITTEE ACTION:**

|                        |                      |
|------------------------|----------------------|
| <b>Committee</b> _____ | <b>Action</b> _____  |
| <b>For</b> _____       | <b>Against</b> _____ |

**Remarks:**



Alan A. Andrews  
 Albert M. Benshoff  
 Michael J. Bowen  
 G. Nicholas Herman  
 Brady N. Herman  
 Robert E. Hornik, Jr.  
 Kevin R. Hornik  
 Lydia E. Lavelle  
 T.C. Morphis, Jr.  
 Jenna Yovanovich

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NORTH CAROLINA  
 STANLY COUNTY

## MEMORANDUM OF UNDERSTANDING

1. Parties. The parties to this Memorandum of Understanding (this "Agreement") are the Town of Badin (the "Town") and The Brough Law Firm, PLLC (the "Law Firm").
2. Purpose. The purpose of this Agreement is to set forth the understanding between the parties concerning the nature of the relationship under which the Law Firm shall serve as the Town Attorney.
3. Scope of Services. In consideration of the compensation set forth below, the Law Firm shall perform for the Town all the legal services required by the Town as set forth herein. Such services shall include, without limitation, consultation with the Board of Commissioners and Town staff; upon request, attendance at the Town Council's monthly meetings; upon request, attendance at the meetings of other Town boards; drafting and/or review of ordinances and other documents; representation of the Town in litigation; and other such duties as may be required by virtue of the position as Town Attorney. Not included within the scope of covered services are services customarily performed by outside bond counsel and real estate title work requiring a formal opinion of title.

The Law Firm shall not answer inquiries from the public or the press without prior written authorization from the Town. All such requests shall be forwarded to the Town Manager. Nor shall the Law Firm provide legal counsel to individual members of the Town Council, Town employees, or members of other Town Boards, without prior written authorization from the Town.

4. Services Performed Principally by Alan A. Andrews. The parties acknowledge and agree that the services covered under this Agreement shall generally be performed by Alan A. Andrews. However, the full resources of the Law Firm shall be available to the City and other members of the firm may assist the Town when requested to do so by the Town or when Mr. Andrews is unavailable or otherwise determines, in his sole discretion, that such assistance is necessary and in the Town's best interest. In addition, the Law Firm may subcontract with other firms or individuals to have certain services performed for the Town, such as title searches and specialized bond work, but the Law Firm shall remain responsible to the Town for the quality and timeliness of these services. The Law Firm shall not engage such subcontractors without prior authorization from the Town. Payment for these subcontracted services shall be made by the Law Firm and shall be charged to the Town on the Law Firm's monthly invoice. Nothing in this Agreement shall be construed to prevent or prohibit the Law Firm from designating another attorney employed by the Law Firm as the Town's principal or primary attorney with prior written notice to the Town.

Nothing in this Agreement shall be construed to prevent or prohibit the Town from appointing specialized or outside counsel as the need arises, or when a conflict of interest is evident.

5. Compensation. The Town shall pay the Law Firm for legal services rendered beginning on the effective date of this Agreement on a monthly basis according to the services performed during each month. All work performed by the Law Firm shall be billed on an hourly basis and charged at the rates indicated on the attached Compensation for Services form.
6. Duration & Termination. This Agreement shall govern the relationship between the parties for the period beginning on the Effective Date of this Agreement and continuing through June 30, 2027, following which date this Agreement shall automatically renew for successive one (1) year terms. The parties acknowledge and agree that, for each year not reflected on the Compensation for Services form, the hourly rates and meeting fees reflected on the Compensation for Services form shall increase by 10% over the preceding year's rates and fees, unless otherwise agreed in writing.

The relationship established under this Agreement may be terminated upon ten (10) days written notice by either party. Payment shall be made for services rendered through the date of termination.

7. Conflicts & General Waiver. The Law Firm shall not represent any person, corporate entity, or Town employee in any action against the Town or before any Town board or committee in the regulatory process.

However, the parties acknowledge and agree that Law Firm represents many local governments, companies, organizations, and individuals. The Town agrees that the Law Firm may continue to represent or may undertake in the future to represent existing or new clients in any matter that is not substantially related to the Law Firm's work for the Town, even if the interests of such clients

in those other matters may be directly or indirectly adverse to the Town. The Law Firm agrees, however, that the Town's prospective consent to conflicting representation contained in the preceding sentence shall not apply in any instance where, as a result of the Law Firm's representation of the Town, the Law Firm has obtained proprietary or other confidential information of a non-public nature, that, if known to the Law Firm's other clients, could be used in any such other matter by such client to the Town's material disadvantage.

**8. Preservation, Retention, and Disposition of Records & Documents.**

The Law Firm acknowledges the Law Firm's ongoing obligation to comply with the North Carolina Public Records Law, and the Law Firm will retain and preserve all public records created or maintained by the Law Firm in connection with the Law Firm's service as the Town Attorney.

The Law Firm shall keep a complete record of all actions, suits, proceedings and other matters handled by the Law Firm for the Town, including written opinions on legal matters. The Law Firm shall deliver such records to any successor Town Attorney, upon request of the Town Council. However, the Law Firm's own files pertaining to matters on which the Law Firm works on the Town's behalf will be retained by the Law Firm. These files include, but are not limited to, administrative records, time and expense reports, personnel and staffing materials, and credit and accounting records; and internal attorney work product such as drafts, notes, internal memoranda, and legal and factual research, including investigative reports, prepared by the Law Firm or for the Law Firm's use.

Following the expiration or earlier termination of this Agreement, any otherwise non-public records or documents that the Town has

supplied to the Law Firm and which have been retained by the Law Firm will be kept confidential in accordance with the applicable Rules of Professional Conduct. Upon the expiration or earlier termination of this Agreement, records, documents, papers and property that the Town has supplied to the Law Firm, and which the Town has requested the return of, will be promptly returned to the Town upon receipt of payment for outstanding fees and costs. For various reasons, including the minimization of unnecessary storage expenses, the Law Firm reserves the right to destroy or otherwise dispose of any such documents or other materials retained by the Law Firm, the return of which has not been requested by the Town, within a reasonable time after the expiration or earlier termination of this Agreement and subject to applicable record retention requirements and/or applicable Rules of Professional Conduct.

9. Amendment. This Agreement, including the attached Compensation for Services form, may be amended from time to time by written agreement between the Law Firm and the Town and consented to by majority vote of the Town Council. Nothing in this Agreement shall be construed to prevent the Town Council from delegating to the Town Manager the authority to consent to amendments to this Agreement or the attached Compensation for Services form on behalf of the Town.
  
10. Integration. This Agreement sets forth the entire agreement and understandings of the parties hereto with respect to the attorney-client relationship established between the Law Firm and the Town, and this Agreement supersedes and nullifies all other agreements made between the parties hereto. However, the contents of the Town's Request for Proposals – Legal Services (the "RFP") and the Law Firm's Proposal for Town Attorney, dated June 3, 2026, (the "Proposal") shall be incorporated as if fully set forth

herein. Where any conflict exists between the provisions established in the RFP, the Proposal, or this Agreement, the terms of this Agreement shall control. Where any conflict exists between the provisions established in the RFP and the Proposal, the terms of the Proposal shall control.

11. Severability. If any provision of this Agreement shall be held or made invalid by a court decision, statute or rule, or shall be otherwise rendered invalid, the remainder of this Agreement shall not be affected thereby.
12. No Presumption Against Drafter. The language used in this Agreement will be deemed to be the language chosen by each of the Parties to express their mutual intent. In the event of an ambiguity or question of intent or interpretation, this Agreement will be construed as if drafted jointly by the Parties and no presumption or burden of proof will arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.
13. Authority. The persons signing this Agreement on behalf of the respective parties represent and warrant that they have read this Agreement, that they understand all of its terms, that they have the authority to enter into this Agreement on behalf of their respective party, and that they have executed this Agreement voluntarily.

This Agreement is executed by the parties, this the \_\_\_\_ day of \_\_\_\_\_, 2026 (the "Effective Date").

**TOWN OF BADIN**

By: \_\_\_\_\_  
W. Demar Huntley

**THE BROUGH LAW FIRM, PLLC**

By: Alan A. Andrews /s/ \_\_\_\_\_  
Alan A. Andrews

ATTEST:

\_\_\_\_\_  
Amanda Bowers, Town Clerk

This instrument has been preaudited in the manner required by the Local Government and Fiscal Control Act.

By: \_\_\_\_\_  
\_\_\_\_\_, Finance Director Date



### COMPENSATION FOR SERVICES

Statements for services rendered by The Brough Law Firm, PLLC (the "Firm") will be prepared at the end of each calendar month for the work performed during the previous month. Your monthly statement will consist of two parts: (i) an itemized breakdown of professional services and (ii) a list of expenses and advanced costs. The professional services portion of your statement will be based upon the following Hourly Rates for the attorneys and other staff performing legal services on the Town's behalf:

| Hourly Rates    |                          |                      |                      |                      |
|-----------------|--------------------------|----------------------|----------------------|----------------------|
| Attorney        | Effective Upon Execution | Effective 07/01/2027 | Effective 07/01/2028 | Effective 07/01/2029 |
| Senior Attorney | \$275.00                 | \$290.00             | \$305.00             | \$320.00             |
| Associate       | \$240.00                 | \$255.00             | \$270.00             | \$285.00             |
| Legal Assistant | \$150.00                 | \$165.00             | \$170.00             | \$185.00             |

For meetings of the Town Council and any other appointed boards which an attorney is expected to attend regularly, either in-person or by alternative means, the Firm will charge a reservation fee equal to one (1) hour of work billed at the Senior Attorney rate. If the attorney attends the meeting, either in-person or by alternative means, the reservation fee will be credited against the attorney's fee for that meeting. If the attorney is not asked to attend the meeting, the fee will be charged to reserve time on the attorney's calendar. All other work performed by the Firm will be billed in increments of one tenth (1/10<sup>th</sup>) of an hour at the Hourly Rates described above. For all travel associated with the Firm's work on behalf of the Town, the Firm will charge its regular Hourly Rates. However, the Firm will provide a 50% courtesy credit to the Town for all charges associated with travel on the Town's behalf.

Your statement will indicate the services performed and the date, the attorney performing the services, the hourly rate, and the total. It will also include an itemized list of expenses and advanced costs. These include:

Photocopy charges for non-routine copying done for the client outside the office; Fees for private express mail carriers, such as Federal Express; Mileage and travel expenses outside Cabarrus, Chatham, Davie, Durham, Duplin, Forsyth, Granville, Guilford, Lee, Moore, Orange, Person, Union, Wake, and Wayne counties; Filing, service of process, and other fees associated with litigation; and Fees for recording deeds and other instruments.

The Firm reserves the right to charge a reasonable administrative fee for work involving significant administrative time related, but not limited, to: printing, copying, collating, and document preparation performed by the Firm's administrative staff and using the Firm's resources. The Firm also reserves the right to apply a 10% surcharge on time spent by the Firm's attorneys performing legal services for the Town or communicating with Town officials or staff outside of regular office hours, which are 9AM to 5PM Mondays through Fridays, or on federal, bank, or court holidays.

Statements will be mailed by the 10th of each month and are overdue if payment is not received by the end of that month. Interest at the rate of 1 ½% per month shall accumulate on balances not paid within thirty days after the date such balances become overdue. Any retainer received from you will be deposited in our trust account and used to pay your monthly statements. To the extent our statements exceed the retainer amount, payment will be expected as indicated above. If payment in full is not received by the 15th of the month following the month in which a statement is issued, no additional services will be performed on your behalf, and thereafter services will be performed only if and to the extent that additional funds are deposited in our trust account to ensure payment of our statements as they become due.

Payments can be made by check, credit card, or "e-check." We will add a processing fee of 1.95% for Visa, Mastercard, and Discover payments and a processing fee of 2.95% for other cards, including American Express. E-check payments may be made on our website but are limited to \$5,000 per payment.

**BADIN TOWN COUNCIL – ACTION REQUEST FORM****DATE:** September 8, 2026**TO:** Mayor and Council Members**FROM:** Michael Ferris, Interim Town Manager

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**BOARD ACTION REQUESTED:**

Discussion of Additional Parking for Waterfront Park.

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**SUMMARY OF INFORMATION:**

At the August 26 Special Meeting the Town Council requested a quote be obtained for the creation of additional parking for Waterfront Park. The parking to be added is on Town owned property along the north side of Walnut Street. The discussion at that time was to receive a quote to perform the work by utilizing the milled asphalt that will come from the Badin Conference Center parking lot.

Quotes from Thompson grading have been received and the work involves removing the existing curb and gutter on Walnut, grading the area, and using the milled asphalt to create the parking. Quotes for the work are as follows:

- To pave to the Town PW drive on Walnut Street - \$2,800
- To pave to the driveway of Waterfront Park - \$3,800

Funds for this project were not budgeted, so a budget amendment would be required. The budget amendment does not need to be approved prior to the project beginning as we would not be exceeding our overall budget authority at this time. Therefore, if any portion of the project was approved, it could occur when the milling work is performed currently planned for September 9<sup>th</sup> or 10<sup>th</sup>.

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**ADVISORY COMMITTEE ACTION:****Committee** \_\_\_\_\_**Action** \_\_\_\_\_**For** \_\_\_\_\_**Against** \_\_\_\_\_**Remarks:**

# **BADIN TOWN COUNCIL – ACTION REQUEST FORM**

**DATE:** September 8, 2026

**TO:** Mayor and Council Members

**FROM:** Michael Ferris, Interim Manager

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## **BOARD ACTION REQUESTED:**

Review of Public Records Request.

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## **SUMMARY OF INFORMATION:**

The Town has received the attached public records requests from Ms. Jodi Wahab. As you can see from the attachments detailing the records sought, the overall request is very onerous and time-consuming. We have begun researching and compiling what we have and can locate. Since the request essentially involves all communications and records from the Town and its officials, it does also involve the elected officials of the Town.

If the Mayor and Town Council would please review your files and any communications related to the proposed mural project. Please send whatever you may come across to Amanda as she will be compiling what we are able to locate. When you complete your search, please inform Amanda that you have nothing additional to provide. (pg. 23-31)

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## **ADVISORY COMMITTEE ACTION:**

**Committee** \_\_\_\_\_

**Action** \_\_\_\_\_

**For** \_\_\_\_\_

**Against** \_\_\_\_\_

**Remarks:**

## FORMAL NORTH CAROLINA PUBLIC RECORDS REQUEST

August 11, 2026

**To:** Town of Badin  
Town Manager / Custodian of Public Records  
Badin, North Carolina

**RE: Public Records Request - Lou Donaldson Mural, Survey, June 9, 2026 \$5,000 Town Approval, and Exterior Brick Wall at 42 Falls Road, Badin, NC**

Dear Town Manager and Custodian of Public Records:

Pursuant to the North Carolina Public Records Act, N.C. Gen. Stat. Chapter 132, we respectfully request inspection and electronic copies of all public records in the possession, custody, or control of the Town of Badin concerning the proposed **Lou Donaldson mural** and the exterior brick wall of the building located at **42 Falls Road, Badin, North Carolina**.

This request specifically includes the following:

**1. Survey and property records.**

Please provide every survey, plat, map, drawing, deed, title document, boundary description, measurement, photograph, report, or other property record received, reviewed, referenced, or relied upon by the Town concerning the exterior brick wall at 42 Falls Road and the adjoining property.

**2. The survey upon which the Town is relying.**

Please provide a complete copy of the survey being relied upon by the Town concerning the boundary and/or exterior brick wall, including all pages, notes, measurements, certifications, attachments, correspondence transmitting the survey, the date the Town received it, and records identifying who provided it to the Town.

**3. Communications concerning the survey and boundary.**

Please provide all emails, text messages, letters, memoranda, notes, photographs, messages, or other communications concerning the survey, property line, ownership of the brick wall, ownership of the exterior face of the wall, or authority to use, paint, cover, access, or alter the wall.

**4. Adjoining property owner's authorization.**

Please provide every written or electronic permission, authorization, agreement, release, license, easement, contract, email, text message, or other record by which the adjoining property owner purportedly authorized the Town, an artist, contractor, or anyone else to use or alter the brick wall at 42 Falls Road.

**5. Town's basis for claiming authority over the wall.**

Please provide all records supporting or discussing the Town's determination that the adjoining property owner possesses sufficient ownership, control, or legal authority to authorize painting, covering, or otherwise altering the exterior brick wall at 42 Falls Road.

#### **6. June 9, 2026 Town meeting and \$5,000 approval.**

According to the official minutes of the **June 9, 2026 Town of Badin meeting**, the Town discussed participation in the North Carolina Musician Mural Trail and the proposed Lou Donaldson mural, with a stated project cost of approximately **\$15,000**, and the Town Council **unanimously approved \$5,000 for the mural, pending Stanly County Convention & Visitors Bureau sponsorship.**

Please provide all records concerning this June 9, 2026 approval and the \$5,000 expenditure, including the motion and vote; complete meeting packet and supporting documents; invoices; proposals; estimates; purchase orders; requisitions; contracts; scopes of work; checks or electronic payments; check/payment numbers; accounts-payable records; general-ledger entries; check-register entries; budget records; and records identifying the recipient of any payment.

Please also provide records showing whether any portion of the approved \$5,000 has actually been paid, the date and amount of each payment, who requested payment, who authorized payment, the funding account used, and any subsequent modification, cancellation, refund, or additional expenditure.

#### **7. Records available before the June 9, 2026 approval.**

Please provide all records presented to, received by, reviewed by, or otherwise available to the Mayor, Town Council, Town Manager, or Town employees **before the June 9, 2026 vote**, concerning the location of the mural, ownership of the wall, the adjoining property owner's permission, any survey, the proposed design, the existing Royal Crown Cola mural, or authority to perform work on the wall.

#### **8. Stanly County CVB funding.**

Please provide all communications, applications, requests, agreements, approvals, payments, sponsorship records, or other documents between the Town and the **Stanly County Convention & Visitors Bureau** concerning the proposed Lou Donaldson mural.

#### **9. Artist and contractor records.**

Please provide all contracts, agreements, proposals, bids, estimates, invoices, correspondence, scopes of work, insurance records, or other records concerning muralist **Scott Nurkin**, or any other artist, contractor, designer, consultant, nonprofit organization, or person involved with the proposed mural.

#### **10. Mural plans and proposed work.**

Please provide all drawings, renderings, photographs, sketches, dimensions, designs, paint specifications, materials, surface-preparation instructions, schedules, anticipated start dates, work orders, access plans, or other records describing the proposed mural or work to the brick wall.

#### **11. All relevant communications.**

Please provide all emails, text messages, letters, memoranda, notes, messages, or other communications involving the Mayor, Town Council members, Town Manager, Town employees, contractors, artists, adjoining property owner, Better Badin, or other persons concerning **42 Falls Road, Badin Coffee, the exterior brick wall, Lou Donaldson mural, survey, ownership/control of the wall, or existing Royal Crown Cola mural.**

#### **12. Existing historic Royal Crown Cola mural.**

Please provide all Town records concerning the existing Royal Crown Cola mural on the wall, including photographs, historical records, restoration records, preservation discussions, maintenance records, expenditures, contributions, permissions, correspondence, or other documentation.

**13. Better Badin restoration.**

Please provide all records concerning **Better Badin's involvement in the restoration or preservation of the existing Royal Crown Cola mural**, including communications, photographs, expenditures, contributions, permissions, agreements, meeting records, or other documentation relating to the restoration.

**14. Town meetings and decisions.**

Please provide all agendas, minutes, meeting packets, staff reports, presentations, resolutions, votes, authorizations, recommendations, or other records concerning the Lou Donaldson mural, the wall at 42 Falls Road, authorization from the adjoining property owner, or funding for the project.

**15. Complete project funding.**

Please provide records identifying **every source of funding** for the proposed mural, including Town funds, Stanly County CVB funds, grants, state or county funds, donations, sponsorships, nonprofit funds, or other sources.

**16. Objections and decision whether to proceed.**

Please provide all non-exempt public records concerning objections by the owners or occupants of 42 Falls Road and discussions concerning delaying, stopping, accelerating, or proceeding with the project despite the property dispute, including discussions concerning whether the Town possesses sufficient authority to alter the wall.

This request includes responsive records maintained in **paper or electronic form**, including emails, text messages, photographs, electronic communications, and attachments that constitute public records under North Carolina law.

Please provide these records **electronically whenever reasonably available**.

If any responsive record or portion of a record is withheld based upon privilege or another statutory exemption, please identify the record being withheld and the **specific statutory basis for withholding it**, and provide any reasonably segregable non-exempt portion.

Because these records concern proposed work that could **physically and permanently alter a disputed historic brick wall and the existing Royal Crown Cola mural**, we respectfully request that this request be processed as promptly as reasonably possible.

**PRESERVATION NOTICE**

Because litigation concerning the property and proposed alteration of the wall has now been initiated, please preserve potentially relevant records, including emails, text messages, photographs, surveys, financial records, meeting materials, electronic communications, contracts, designs, and project records concerning the wall and proposed mural.

Thank you for your prompt attention to this request.

Jodi Wahab

Signature: \_\_\_\_\_

*Jodi Wahab*

Jack T. Benoy

Signature: \_\_\_\_\_

townclerk@badin.org

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**From:** Jodi Wahab [REDACTED]  
**Sent:** Thursday, August 27, 2026 5:57 PM  
**To:** townclerk@badin.org  
**Subject:** Historical Building and Business Records Request — 42 Falls Road

Hello Ms. Bowers,

I am preparing a documented history of the brick commercial building now known as Badin Coffee at 42 Falls Road. The finished history may eventually be donated to the local museum.

The building stands on historic Lake View Lot 6 and was constructed for Badin Furniture Company following a 1918 deed from Ebenezer Baptist Church.

Could the Town please search its current and archived records for materials concerning 42 Falls Road, Lake View Lot 6, or businesses that occupied this building?

We are seeking:

- business-license and privilege-license records;
- water, sewer, or utility-account ledgers showing occupant or business names and service dates;
- building, repair, electrical, plumbing, roofing, sign, fire, zoning, demolition, or occupancy permits;
- inspection reports, code-enforcement records, property photographs, and building sketches;
- records of renovations, façade work, brick repairs, or work on the exterior wall;
- planning-board, council, preservation, Better Badin, and downtown-improvement records;
- correspondence, invoices, contracts, payments, permission, or right-of-entry records for the approximately 2016 Royal Crown Cola sign restoration;
- photographs, maps, directories, applications, or surveys identifying businesses at this address.

Possible business or ownership names include Badin Furniture Company, Palmer Furniture, Lefler Furniture Company, Badin Furniture Company Incorporated, R. C. Hill, W. W. Herlocker, Ray A. Price, and later owners or tenants.

We are trying to document every period of occupation and use from construction to the present. If older Town records were transferred or discarded, please identify their present repository or the applicable retention schedule.

Electronic copies are preferred. Please advise me before incurring any fees.

Thank you for your assistance.

Jodi Wahab  
 Badin Coffee  
 42 Falls Road  
 Badin, NC 28009

townclerk@badin.org

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**From:** Jodi Wahab [REDACTED]  
**Sent:** Friday, August 28, 2026 10:09 PM  
**To:** townclerk@badin.org  
**Subject:** Public Records Request — Contracts Concerning 42 Falls Road

Dear Ms. Bowers,

Under the North Carolina Public Records Act, I request electronic copies of:

1. The complete executed contract or agreement signed by the owner of 40 Falls Road concerning the wall, mural, or work at 42 Falls Road, including all attachments and exhibits; and
2. Every other executed contract, agreement, authorization, license, release, or written permission concerning a mural or any other work on the exterior wall or building at 42 Falls Road.

Please provide the records electronically by replying to this email.  
If no responsive record exists for either item, please confirm that in writing.

Thank you,

Jodi Wahab  
Owner, 42 Falls Road  
Badin, North Carolina

townclerk@badin.org

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**From:** Jodi Wahab [REDACTED]  
**Sent:** Friday, August 28, 2026 10:09 PM  
**To:** townclerk@badin.org  
**Subject:** Correction — Public Records Request Concerning 42 Falls Road

Dear Ms. Bowers,

Please note one correction to the public-records request I just sent:

I am Jodi Wahab of Badin Coffee at 42 Falls Road. My father, Jack Benoy, is the owner of the property. I did not mean to identify myself as its legal owner.

The records request is from me personally and otherwise remains unchanged.

Thank you,

Jodi Wahab  
Badin Coffee  
42 Falls Road  
Badin, North Carolina

[townclerk@badin.org](mailto:townclerk@badin.org)

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**From:** Jodi Wahab [REDACTED]  
**Sent:** Friday, August 28, 2026 10:10 PM  
**To:** [townclerk@badin.org](mailto:townclerk@badin.org)  
**Subject:** Clarification — Public Records Request Concerning 42 Falls Road

Dear Ms. Bowers,

To clarify my request, I am requesting these public records personally as a citizen of Badin living at 42 Falls Road. I do not own the property. My father, Jack Benoy, owns 42 Falls Road and previously hand-delivered his own written public-records request to Town Hall.

Please process my request in my individual capacity as a citizen of Badin.

Thank you,

Jodi Wahab  
42 Falls Road  
Badin, North Carolina

townclerk@badin.org

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**From:** Jodi Wahab  
**Sent:** Saturday, August 29, 2026 9:05 AM  
**To:** townclerk@badin.org  
**Subject:** Public Records Request — Alcoa Land Transfers, Rear Alley, Park and Parking-Lot Surveys Behind 40–42 Falls Road

Dear Ms. Bowers,

I am requesting electronic copies of public records concerning the land extending behind 40 and 42 Falls Road toward Badin Lake, including the rear alley, field, park area, newly constructed or planned parking area, pedestrian access, drainage areas, and adjoining Town-owned land.

Please provide:

1. Every deed, quitclaim deed, easement, dedication, right-of-way instrument, plat, survey, legal description, exhibit, map, acceptance resolution, inventory, or other document by which the Aluminum Company of America (Alcoa), Tallassee Power Company, Yadkin, Inc., or any related entity conveyed property to the Town of Badin in connection with the Town's incorporation or afterward.
2. All records identifying back alleys, street rights-of-way, sidewalks, stormwater drainage systems, parks, townsite areas, shoreline access, or other property transferred under or in connection with Session Law 1989-894, including the complete attachments and exhibits to each transfer instrument.
3. All surveys, boundary maps, site plans, engineering drawings, construction drawings, as-built drawings, topographic surveys, grading plans, drainage plans, utility plans, title work, parcel maps, easements, permits, contracts, bids, grant applications, funding documents, and project files for the current or recent park, field, pedestrian-access, and parking-lot work on the land behind 40 and 42 Falls Road toward Badin Lake.
4. Records identifying the project name, parcel identification numbers, property owner, designer, engineer, surveyor, contractor, funding source, approval dates, and construction dates for that work.
5. Any records showing survey stakes, monuments, pins, iron pipes, concrete markers, coordinates, bearings, distances, rear lot corners, the approximately 13-foot rear alley shown in historic property descriptions, or the boundary between Lake View Lots 4–6 and the land extending toward Badin Lake.
6. Town Council minutes, resolutions, ordinances, acceptance documents, correspondence, and property inventories concerning the Town's receipt, ownership, maintenance, improvement, or use of this land.

Please include responsive records held by the Town's manager, clerk, public works staff, engineer, surveyor, planning staff, attorney, contractors, consultants, and grant administrators. If records are maintained by a third-party engineer, surveyor, contractor, or grant administrator on the Town's behalf, please identify that custodian and forward this request as appropriate.

I request the records electronically. I am making this request personally as a citizen of Badin and occupant of Badin Coffee at 42 Falls Road. My father, Jack Benoy, owns 42 Falls Road.

Thank you,

Jodi Wahab  
 Badin Coffee

townclerk@badin.org

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**From:** Jodi Wahab [REDACTED]  
**Sent:** Saturday, August 29, 2026 9:06 AM  
**To:** townclerk@badin.org  
**Subject:** New Independent Records Request — Alcoa-to-Town Land, Public Alleys and Lakefront Park Project

Dear Ms. Bowers,

Please treat this as a new and independent public-records research request concerning municipal land and public improvements between downtown Badin and Badin Lake. It is not a request concerning a private building or wall dispute.

I request electronic copies of:

1. All deeds, plats, surveys, legal descriptions, exhibits, easements, dedications, rights-of-way, acceptance resolutions, property inventories, and maps by which Aluminum Company of America (Alcoa), Tallassee Power Company, Yadkin, Inc., or a related entity conveyed land or infrastructure to the Town of Badin at incorporation or afterward.
2. Records identifying back alleys, street rights-of-way, sidewalks, stormwater systems, parks, townsite areas, pedestrian routes, public access, and lakefront or shoreline land transferred under or in connection with Session Law 1989-894.
3. The complete project file for the recent park, field, pedestrian-access, and parking-lot work between downtown Badin and Badin Lake, including surveys, boundary maps, title work, parcel maps, site plans, grading and drainage plans, engineering and construction drawings, as-built plans, easements, permits, contracts, bids, grants, funding records, approvals, and correspondence.
4. Records identifying the project name, parcels, owner, surveyor, engineer, contractor, grant administrator, funding source, approval dates, and construction dates.
5. Records showing survey monuments, stakes, pins, coordinates, bearings, distances, alley boundaries, drainage boundaries, public-land boundaries, and other permanent markers within the project area.

Please include responsive records held by Town staff and by engineers, surveyors, contractors, attorneys, consultants, and grant administrators working on the Town's behalf.

Thank you,

Jodi Wahab  
 Citizen of Badin  
 [REDACTED]

**BADIN TOWN COUNCIL – ACTION REQUEST FORM****DATE:** September 8, 2026**TO:** Mayor and Council Members**FROM:** Terry Eudy, Property Maintenance Supervisor

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**BOARD ACTION REQUESTED:**

No action requested.

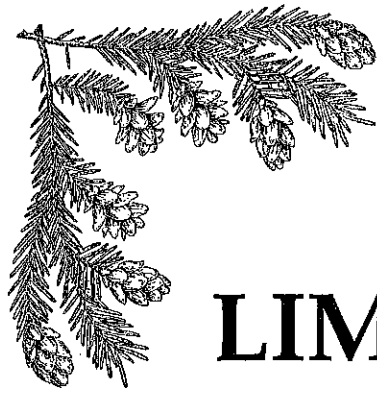
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**SUMMARY OF INFORMATION:****PUBLIC WORKS REPORT**

1. Next limb/brush collection October 6, 2026. (pg. 33)
2. Semi-annual town cleanup flyer for October 2026. (pg. 34)
3. 2026/2027 Leaf collection schedule. (pg. 35)

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**ADVISORY COMMITTEE ACTION:****Committee** \_\_\_\_\_**Action** \_\_\_\_\_**For** \_\_\_\_\_**Against** \_\_\_\_\_**Remarks:**



# October 6, 2026

## LIMBS/BRUSH PICK-UP

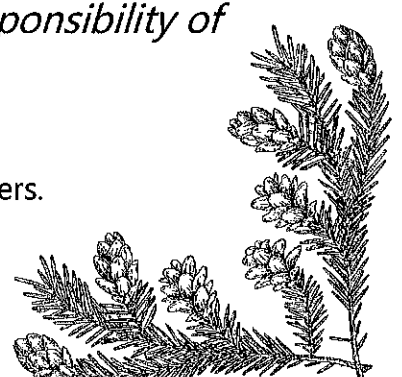
The Town of Badin collects properly placed local residential limbs/brush on the First Tuesday of Each Month and will next collect limbs/brush on Tuesday, October 6, 2026.

**Failure to follow the guidelines below may lead to fines:**

- 1. Place limbs/brush curbside by 8 a.m. collection day and not more than one day prior (see above). Limbs/brush placed for collection after the date above will not be collected.*
- 2. Limbs/brush for collection must be placed on or immediately at the property they are from. Relocation will lead to fines.*
- 3. Limbs/brush of more than 6-inch diameter & 10-foot length will not be collected.*
- 4. Grass or pampas grass clippings, tree service contractor debris, lumber with nails or metal attached, household items, garbage and appliances will not be picked up.*
- 5. Limbs/brush must be separated from leaves or will not be collected.*
- 6. Removal of limbs/brush from cleared lots is the responsibility of the property owner and will not be collected.*

Call Badin Town Hall at 704-422-3470 for clarity or answers.

REVISED 4/24/15



# SEMI-ANNUAL TOWN CLEANUP

## October 12, 2026



**Place items curbside from October 12 through 16.**

Collection will begin October 19, 2026. Anything set out after collection begins will NOT be collected.

Items NOT accepted during town-cleanup: Cardboard, household trash, brush, wet paint, tires with rims not separated.

**Note:** Accepted items include appliances, tires & rims ONLY if separated, furniture and cans of dried paint only. The town will not pick up items that are accepted at the convenience center. Items set out after Sunday, October 18 will NOT be collected and may result in citation.

# *Leaf Collection Schedule 2026-2027*

- 1 Lake St., Elm St., Poplar St., Hickory St.
- 2 Wood St., Lee St., Grant St., Roosevelt St., Stuart St., Marion St.
- 3 Chestnut St., Walnut St., Pine St., Ash St., Stanly St.
- 4 Jackson St., Sherman St., Washington St., Sumpter St.
- 5 Falls Road, Willow St., Holly Place, Cherry St., Cedar St.
- 6 Lincoln St., Thomas St., Wayne St., Mayo St., Dewey St., Wilson St.
- 7 Boyden St., Spruce St., Maple St., Kirk Place
- 8 Dogwood Ln., Dogwood Ln. Ext., Cheoah St., Tallassee St., Henderson St., Valley Dr., Nantahala St.

| Street Routes | Dates   |         |         |         |
|---------------|---------|---------|---------|---------|
| 1             | Nov. 9  | Dec. 7  | Jan. 11 | Feb. 8  |
| 2             | Nov. 10 | Dec. 8  | Jan. 12 | Feb. 9  |
| 3             | Nov. 12 | Dec. 9  | Jan. 13 | Feb. 10 |
| 4             | Nov. 13 | Dec. 10 | Jan. 14 | Feb. 11 |
| 5             | Nov. 16 | Dec. 11 | Jan. 15 | Feb. 12 |
| 6             | Nov. 17 | Dec. 14 | Jan. 19 | Feb. 15 |
| 7             | Nov. 18 | Dec. 15 | Jan. 20 | Feb. 16 |
| 8             | Nov. 19 | Dec. 16 | Jan. 21 | Feb. 17 |

Please place leaves curbside by 8 a.m. before your scheduled pick-up day. Please follow the above schedule for effective and efficient leaf collection. Weather permitting, we will not deviate from this set collection schedule. However, if necessary, make-up collection dates and rain dates will be on Nov. 20th & 23rd, Dec. 17th & 18th, Jan. 22nd & 25th, and Feb. 18th & 19th. These dates are for the Public Works Department to catch-up due to weather delays. Please do not put additional leaves out on the above make-up days.

*Thank you for your cooperation!*

**BADIN TOWN COUNCIL – ACTION REQUEST FORM****DATE:** September 8, 2026**TO:** Mayor and Council Members**FROM:** Stephen Smith, Chief of Badin Police

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**BOARD ACTION REQUESTED:**

No Action Requested.

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**SUMMARY OF INFORMATION:****POLICE REPORT**

1. August Police Report (pg. 37)
2. August Police Activity Report (pg. 38)

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**ADVISORY COMMITTEE ACTION:****Committee** \_\_\_\_\_**Action** \_\_\_\_\_**For** \_\_\_\_\_**Against** \_\_\_\_\_**Remarks:**

# Badin Police Department

## August Call Report

### Crimes Against Person

1 Domestic Disturbance  
 \_\_\_\_\_ Assault on Female  
 \_\_\_\_\_ Assault on Juvenile  
 \_\_\_\_\_ Simple/Felony Assault  
 \_\_\_\_\_ Assault by Pointing Gun  
 \_\_\_\_\_ Fraud  
 \_\_\_\_\_ Threats

### Crimes Against Property

\_\_\_\_\_ Damage to Property  
 \_\_\_\_\_ Unlawful Dumping  
 \_\_\_\_\_ Unlawful Burning  
2 Alarms

### Larceny/Breaking & Entering

1 Larceny  
 \_\_\_\_\_ Breaking & Entering

### General Police Services

\_\_\_\_\_ Mutual Aid  
 \_\_\_\_\_ Abandoned Vehicle  
11 Assist Fire/EMS  
5 Welfare Checks  
1216 Security Checks  
 \_\_\_\_\_ Special Details  
5 Animal Complaint  
2 Suspicious Vehicle  
3 Suspicious Person  
 \_\_\_\_\_ Transport  
19 Business Escort  
 \_\_\_\_\_ Unsecured Buildings  
3 Disturbance of the Peace  
 \_\_\_\_\_ Weapons & Drugs Seized  
16 School Crossing/Checks

### Traffic/Parking/Warning Ticket

6 Traffic Citations  
 \_\_\_\_\_ Parking Tickets  
 \_\_\_\_\_ Warning Tickets  
 \_\_\_\_\_ Seat Belt Violation  
2 Driving While License Revoked  
 \_\_\_\_\_ No Operator License  
 \_\_\_\_\_ Driving While Impaired  
1 Accidents  
11 Verbal Warning

### Misc. Weapon Offenses

2 Discharging Firearms  
 \_\_\_\_\_ Shooting into Occupied Area

### Arrest

\_\_\_\_\_ On View  
 \_\_\_\_\_ Warrant

\_\_\_\_\_ Juvenile Assist  
 \_\_\_\_\_ Found Property  
304 Alcoa  
 \_\_\_\_\_ Code  
 \_\_\_\_\_ Follow-Up Investigation  
 \_\_\_\_\_ Papers Served  
2 Service Attempts on Papers  
33 Other Police Activities Not Listed  
276 SCSO Req Hrs Cov (June)  
 \_\_\_\_\_ SCSO Hrs Cov  
 \_\_\_\_\_ Cost

**MONTHLY TOTAL - ALL SERVICES**  
**1643**

# Badin Police Department

## Activity Report

- \* Participated in multi-agency session to coordinate start of 2026/2027 school year.
- \* Present to welcome students and teachers to first day of school at Badin Elementary.
- \* Continued presence and traffic patrol at Badin Elementary as morning drop-off occurs as staffing allows.
- \* Continuing coordination with Axon for implementation of new body worn cameras. Implementation/go live date is anticipated for mid-September.
- \* Contacted property owner, residents, and others involved in disturbance issues on Sherman Street to discuss recent events and offer possible solutions for positive outcomes.
- \* Met with new Town Manager to review Police Department operations and needs. Drove Town Manager to locations in town to assist with his familiarization with Town of Badin.
- \* Received quotes and selected a vendor to prepare surplus departmental vehicles for auction.
- \* Mediated landlord tenant dispute.
- \* Transported Dodge Durango to shop for minor repairs.
- \* Discussed with Town Manager other options for identifying potential candidates. Social media post made seeking applicants to fill departmental vacancies.
- \* Dodge Durango struck a deer while responding to a call. Vehicle was taken for repair estimates.
- \* Worked multi-agency crime scene investigation and process on Sherman Street.

# **BADIN TOWN COUNCIL – ACTION REQUEST FORM**

**DATE:** September 8, 2026

**TO:** Mayor and Council Members

**FROM:** Michael Ferris, Interim Town Manager

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**BOARD ACTION REQUESTED:**

No action requested.

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**SUMMARY OF INFORMATION:**

**FINANCIAL REPORT.**

1. August Revenues:
  - a. Property Tax
  - b. Sales & Use Tax
  - c. Occupancy Tax
  - d. Excise Tax
  - e. Solid Waste Disposal Tax
2. Financial Report for period ending September 2, 2026. (pg. 40-47)
3. Badin Conference Center Financial Report. (pg. 48)

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**ADVISORY COMMITTEE ACTION:**

**Committee** \_\_\_\_\_

**Action** \_\_\_\_\_

**For** \_\_\_\_\_

**Against** \_\_\_\_\_

**Remarks:**

## Budget vs Actual

Town of Badin

9/3/2026 8:22:53 AM

Page 1 Of 9

Period Ending 9/3/2026

## 10 General Fund

| Description                            | Budget    | YTD        | Variance     | Percent            |
|----------------------------------------|-----------|------------|--------------|--------------------|
| <b>Revenues</b>                        |           |            |              |                    |
| 10-311-000 Property Taxes              | 405,000   | 15,619.59  | (389,380.41) | 4%                 |
| 10-322-000 Inventory Tax Reimburse     | 0         | 0.00       | 0.00         |                    |
| 10-323-000 Sales & Use Tax             | 660,000   | 122,237.59 | (537,762.41) | 19%                |
| 10-332-000 Utility Franchise Tax       | 45,000    | 0.00       | (45,000.00)  |                    |
| 10-335-000 Police Highway Safety Grant | 0         | 0.00       | 0.00         |                    |
| 10-343-000 Food Stamp Reimburse        | 0         | 0.00       | 0.00         |                    |
| 10-344-000 Cable Franchise Tax         | 0         | 0.00       | 0.00         |                    |
| 10-345-000 Intangibles Tax             | 0         | 0.00       | 0.00         |                    |
| 10-346-000 Sales Tax Reimbursement     | 2,000     | 0.00       | (2,000.00)   |                    |
| 10-347-000 Gas Tax Reimbursement       | 1,500     | 302.99     | (1,197.01)   | 20%                |
| 10-348-000 Federal Excise Tax Refund   | 850       | 1,122.84   | 272.84       | 132%               |
| 10-349-000 Occupancy Tax               | 6,500     | 980.65     | (5,519.35)   | 15%                |
| 10-350-000 Interest Income             | 18,500    | 0.00       | (18,500.00)  |                    |
| 10-351-000 Vehicle Tax                 | 0         | 0.00       | 0.00         |                    |
| 10-352-000 Alcohol Tax                 | 8,000     | 0.00       | (8,000.00)   |                    |
| 10-354-000 Solid Waste Disposal Tax    | 1,400     | 340.46     | (1,059.54)   | 24%                |
| 10-356-000 Conference Center Income    | 50        | 1,000.00   | 950.00       | 2000%              |
| 10-358-000 Retiree Med Premiums        | 0         | 0.00       | 0.00         |                    |
| 10-360-000 Other Income                | 6,000     | 2,834.60   | (3,165.40)   | 47%                |
| 10-361-000 Sale Of Assets              | 0         | 0.00       | 0.00         |                    |
| 10-362-000 Corporate Contributions     | 0         | 0.00       | 0.00         |                    |
| 10-365-000 Econ. Development Grant     | 0         | 0.00       | 0.00         |                    |
| 10-370-000 Appropriated Fund Balance   | 91,500    | 0.00       | (91,500.00)  |                    |
| 10-372-000 Opera House Prints          | 0         | 0.00       | 0.00         |                    |
| 10-390-310 Powell Bill Allocation      | 65,000    | 0.00       | (65,000.00)  |                    |
| 10-390-340 PB Sales Tax Reimbursemen   | 60        | 0.00       | (60.00)      |                    |
| 10-390-350 Powell Bill Interest        | 10        | 0.00       | (10.00)      |                    |
| 10-390-360 Powell Bill App. Fund       | 0         | 0.00       | 0.00         |                    |
| 10-395-310 SFR Grant Allocation        | 0         | 0.00       | 0.00         |                    |
| 10-395-350 SFR Grant Interest          | 0         | 0.00       | 0.00         |                    |
| 10-396-310 URP Grant Revenue           | 0         | 0.00       | 0.00         |                    |
| 10-396-350 URP Grant Interest          | 0         | 0.00       | 0.00         |                    |
| Revenues Totals:                       | 1,311,370 | 0.00       | 144,438.72   | (1,166,931.28) 11% |

# Budget vs Actual

Town of Badin

9/3/2026 8:22:53 AM

Page 2 Of 9

Period Ending 9/3/2026

## 10 General Fund

| Description                          | Budget  | YTD       | Variance  | Percent |
|--------------------------------------|---------|-----------|-----------|---------|
| <b>Expenses</b>                      |         |           |           |         |
| 10-390-353 PB Auto Repairs           | 15,680  | 0.00      | 15,680.00 |         |
| 10-390-499 Misc. Expense             | 350     | 0.00      | 350.00    |         |
| 10-390-500 PB Tools                  | 1,000   | 0.00      | 1,000.00  |         |
| 10-390-612 PB Street Signs           | 4,000   | 0.00      | 4,000.00  |         |
| 10-390-651 PB Street Main. & Re.     | 44,040  | 0.00      | 44,040.00 |         |
| 10-390-660 PB C/O Equipment          | 0       | 0.00      | 0.00      |         |
| 10-390-661 Powell Bill Maps          | 0       | 0.00      | 0.00      |         |
| Powell Bill Totals:                  | 65,070  | 0.00      | 65,070.00 |         |
| 10-395-200 SFR Grant Construction    | 0       | 0.00      | 0.00      |         |
| 10-395-300 SFR Grant Town Match      | 0       | 0.00      | 0.00      |         |
| SFR Grant Totals:                    | 0       | 0.00      | 0.00      |         |
| 10-396-101 URP Grant Expenses        | 0       | 0.00      | 0.00      |         |
| URP Grant Totals:                    | 0       | 0.00      | 0.00      |         |
| 10-397-000 CDBG Match                | 0       | 0.00      | 0.00      |         |
| Totals:                              | 0       | 0.00      | 0.00      |         |
| 10-420-121 Salaries                  | 127,000 | 43,962.82 | 83,037.18 | 35%     |
| 10-420-130 Longevity Plan            | 5,000   | 2,960.46  | 2,039.54  | 59%     |
| 10-420-175 Unemployment Ins. Tax     | 200     | 0.00      | 200.00    |         |
| 10-420-181 FICA                      | 9,600   | 3,618.08  | 5,981.92  | 38%     |
| 10-420-182 Retirement                | 20,000  | 6,270.33  | 13,729.67 | 31%     |
| 10-420-183 Medical Insurance         | 27,000  | 5,379.72  | 21,620.28 | 20%     |
| 10-420-184 Worker's Comp             | 2,800   | 2,425.73  | 374.27    | 87%     |
| 10-420-185 Council Salaries          | 3,000   | 400.00    | 2,600.00  | 13%     |
| 10-420-189 401k                      | 3,500   | 700.00    | 2,800.00  | 20%     |
| 10-420-192 Legal & Audit Fees        | 25,000  | 0.00      | 25,000.00 |         |
| 10-420-193 Election Expense          | 1,000   | 0.00      | 1,000.00  |         |
| 10-420-195 Attorney Fees             | 5,000   | 0.00      | 5,000.00  |         |
| 10-420-198 Tax Collection Fees       | 0       | 0.00      | 0.00      |         |
| 10-420-260 Office Supplies           | 1,800   | 281.07    | 1,518.93  | 16%     |
| 10-420-311 Travel & Meetings         | 1,000   | 0.00      | 1,000.00  |         |
| 10-420-315 Auto Expense              | 500     | 0.00      | 500.00    |         |
| 10-420-319 Dues & Subscriptions      | 7,000   | 1,190.65  | 5,809.35  | 17%     |
| 10-420-321 Telephone & Postage       | 4,200   | 606.13    | 3,593.87  | 14%     |
| 10-420-331 Utilities                 | 3,200   | 576.60    | 2,623.40  | 18%     |
| 10-420-341 Printing                  | 0       | 0.00      | 0.00      |         |
| 10-420-351 Bldg. Repair & Maint.     | 1,000   | 42.79     | 957.21    | 4%      |
| 10-420-352 Equip. Repair & Maint.    | 850     | 0.00      | 850.00    |         |
| 10-420-356 Conference Center Expense | 10,500  | 4,372.96  | 6,127.04  | 42%     |
| 10-420-360 Business Development      | 1,500   | 0.00      | 1,500.00  |         |
| 10-420-370 Advertising               | 500     | 0.00      | 500.00    |         |
| 10-420-380 Web Page                  | 1,000   | 0.00      | 1,000.00  |         |

## Budget vs Actual

Town of Badin

9/3/2026 8:22:53 AM

Page 3 Of 9

Period Ending 9/3/2026

## 10 General Fund

| Description                          | Budget  | YTD       | Variance   | Percent        |
|--------------------------------------|---------|-----------|------------|----------------|
| 10-420-390 Information Technology    | 500     | 0.00      | 500.00     |                |
| 10-420-450 Insurance & Bonds         | 8,000   | 8,000.00  | 0.00       | 100%           |
| 10-420-499 Misc. Expense             | 500     | 0.00      | 500.00     |                |
| 10-420-501 Grant Contribution        | 0       | 0.00      | 0.00       |                |
| 10-420-505 C/O Land Acquisition      | 0       | 0.00      | 0.00       |                |
| 10-420-510 C/O Equipment             | 5,000   | 0.00      | 5,000.00   |                |
| 10-420-511 Code Enforcement          | 24,280  | 0.00      | 24,280.00  |                |
| 10-420-515 Contracted Services       | 8,000   | 3,071.32  | 4,928.68   | 38%            |
| 10-420-520 Stanly County TDA         | 2,050   | 1,913.00  | 137.00     | 93%            |
| 10-420-525 Land Use Plan             | 0       | 0.00      | 0.00       |                |
| 10-420-530 School Of Gov. Foundation | 0       | 0.00      | 0.00       |                |
| 10-420-535 Centennial Expense        | 0       | 0.00      | 0.00       |                |
| 10-420-540 Opera House               | 0       | 0.00      | 0.00       |                |
| 10-420-550 STAR Project              | 0       | 0.00      | 0.00       |                |
| 10-420-555 SFR Reimbursement         | 0       | 0.00      | 0.00       |                |
| 10-420-560 Donation                  | 0       | 0.00      | 0.00       |                |
| Administration Totals:               | 310,480 | 0.00      | 85,771.66  | 224,708.34 28% |
| 10-490-300 Planning & Coordination   | 0       | 0.00      | 0.00       |                |
| 10-490-400 Physical Improvements     | 0       | 0.00      | 0.00       |                |
| 10-490-500 Marketing & Promotion     | 0       | 0.00      | 0.00       |                |
| 10-490-600 Financial Seeds           | 0       | 0.00      | 0.00       |                |
| Totals:                              | 0       | 0.00      | 0.00       | 0.00           |
| 10-510-121 Salaries                  | 260,000 | 39,867.92 | 220,132.08 | 15%            |
| 10-510-126 Part-time Salaries        | 7,500   | 0.00      | 7,500.00   |                |
| 10-510-128 LEO Spec. Sep. Allowance  | 21,800  | 3,630.46  | 18,169.54  | 17%            |
| 10-510-130 Longevity                 | 2,276   | 0.00      | 2,276.00   |                |
| 10-510-175 Unemployment Ins. Tax     | 200     | 0.00      | 200.00     |                |
| 10-510-181 FICA                      | 22,000  | 3,327.67  | 18,672.33  | 15%            |
| 10-510-182 Retirement                | 40,000  | 6,817.42  | 33,182.58  | 17%            |
| 10-510-183 Medical Insurance         | 60,000  | 8,072.22  | 51,927.78  | 13%            |
| 10-510-184 Worker's Comp             | 7,000   | 3,985.13  | 3,014.87   | 57%            |
| 10-510-189 401(k)                    | 12,000  | 1,993.41  | 10,006.59  | 17%            |
| 10-510-270 Departmental Supplies     | 750     | 84.86     | 665.14     | 11%            |
| 10-510-290 Uniforms & Accessories    | 600     | 0.00      | 600.00     |                |
| 10-510-311 Travel & Meetings         | 300     | 0.00      | 300.00     |                |
| 10-510-319 Dues & Subscriptions      | 5,040   | 4,666.19  | 373.81     | 93%            |
| 10-510-321 Telephone & Postage       | 3,200   | 672.28    | 2,527.72   | 21%            |
| 10-510-331 Communications            | 0       | 0.00      | 0.00       |                |
| 10-510-351 Fuel                      | 17,500  | 2,487.58  | 15,012.42  | 14%            |
| 10-510-352 Equipment Repairs         | 1,000   | 0.00      | 1,000.00   |                |
| 10-510-353 Auto Repairs              | 6,000   | 2,533.70  | 3,466.30   | 42%            |
| 10-510-354 Auto Supplies             | 1,000   | 0.00      | 1,000.00   |                |
| 10-510-370 Advertising               | 300     | 0.00      | 300.00     |                |

## Budget vs Actual

Town of Badin  
9/3/2026 8:22:53 AM

Page 4 Of 9

Period Ending 9/3/2026

## 10 General Fund

| Description                       | Budget  | YTD       | Variance   | Percent        |
|-----------------------------------|---------|-----------|------------|----------------|
| 10-510-375 New Hire Expense       | 350     | 0.00      | 350.00     |                |
| 10-510-395 Training               | 1,000   | 0.00      | 1,000.00   |                |
| 10-510-450 Insurance & Bonds      | 10,000  | 11,458.39 | (1,458.39) | 115%           |
| 10-510-499 Misc. Expense          | 500     | 0.00      | 500.00     |                |
| 10-510-500 Grant Match            | 0       | 0.00      | 0.00       |                |
| 10-510-510 C/O Furniture & Equip. | 60,000  | 4,000.00  | 56,000.00  | 7%             |
| 10-510-511 Pagers                 | 6,500   | 0.00      | 6,500.00   |                |
| 10-510-512 Dive Team              | 0       | 0.00      | 0.00       |                |
| 10-510-513 Pistol Program         | 0       | 247.50    | (247.50)   |                |
| 10-510-515 C/O Police Building    | 0       | 175.00    | (175.00)   |                |
| 10-510-516 Contracted Services    | 13,600  | 18,882.68 | (5,282.68) | 139%           |
| 10-510-600 C/O Police Car         | 0       | 0.00      | 0.00       |                |
| 10-510-990 Fire Protection        | 0       | 0.00      | 0.00       |                |
| 10-510-995 Rescue Squad Donation  | 0       | 0.00      | 0.00       |                |
| 10-510-996 Bloodborne Pathogens   | 0       | 0.00      | 0.00       |                |
| Public Safety Totals:             | 560,416 | 0.00      | 112,902.41 | 447,513.59 20% |
| 10-600-121 Salaries               | 145,000 | 28,764.00 | 116,236.00 | 20%            |
| 10-600-126 Salaries - Part-time   | 1,500   | 0.00      | 1,500.00   |                |
| 10-600-130 Longevity              | 5,000   | 2,164.03  | 2,835.97   | 43%            |
| 10-600-175 Unemployment Ins. Tax  | 200     | 0.00      | 200.00     |                |
| 10-600-181 FICA                   | 13,000  | 2,365.95  | 10,634.05  | 18%            |
| 10-600-182 Retirement             | 20,000  | 4,694.85  | 15,305.15  | 23%            |
| 10-600-183 Medical Insurance      | 41,000  | 8,072.22  | 32,927.78  | 20%            |
| 10-600-184 Worker's Comp          | 3,500   | 2,252.47  | 1,247.53   | 64%            |
| 10-600-189 401(k)                 | 5,000   | 50.00     | 4,950.00   | 1%             |
| 10-600-260 Office Supplies        | 0       | 0.00      | 0.00       |                |
| 10-600-270 Departmental Supplies  | 974     | 100.92    | 873.08     | 10%            |
| 10-600-290 Uniforms               | 500     | 0.00      | 500.00     |                |
| 10-600-319 Dues & Subscription    | 0       | 0.00      | 0.00       |                |
| 10-600-321 Telephone & Postage    | 200     | 0.00      | 200.00     |                |
| 10-600-331 Utilities              | 4,500   | 454.52    | 4,045.48   | 10%            |
| 10-600-351 Fuel                   | 6,500   | 583.13    | 5,916.87   | 9%             |
| 10-600-352 Equipment Repairs      | 5,000   | 11,207.34 | (6,207.34) | 224%           |
| 10-600-353 Auto Repairs           | 0       | 0.00      | 0.00       |                |
| 10-600-354 Auto Supplies          | 1,500   | 280.10    | 1,219.90   | 19%            |
| 10-600-400 Materials              | 1,000   | 142.65    | 857.35     | 14%            |
| 10-600-450 Insurance & Bonds      | 10,000  | 9,808.76  | 191.24     | 98%            |
| 10-600-499 Misc. Expense          | 250     | 0.00      | 250.00     |                |
| 10-600-510 C/O Equipment          | 16,500  | 17,013.00 | (513.00)   | 103%           |
| 10-600-515 Contracted Services    | 29,000  | 6,911.72  | 22,088.28  | 24%            |
| 10-600-631 Street Lights          | 36,500  | 6,700.07  | 29,799.93  | 18%            |
| 10-600-635 Street Banners         | 0       | 0.00      | 0.00       |                |
| 10-600-650 Tipping Fees           | 0       | 0.00      | 0.00       |                |

# Budget vs Actual

Town of Badin

9/3/2026 8:22:53 AM

Page 5 Of 9

Period Ending 9/3/2026

## 10 General Fund

| Description                         | Budget    |      | YTD        | Variance    | Percent |
|-------------------------------------|-----------|------|------------|-------------|---------|
| 10-600-657 Tools                    | 850       |      | 0.00       | 850.00      |         |
| 10-600-658 Alley Maintenance        | 2,000     |      | 0.00       | 2,000.00    |         |
| 10-600-659 C/O Street Signs         | 0         |      | 0.00       | 0.00        |         |
| 10-600-660 C/O - Tractor            | 0         |      | 0.00       | 0.00        |         |
| 10-600-665 C/O - Mower              | 0         |      | 0.00       | 0.00        |         |
| Public Works Totals:                | 349,474   | 0.00 | 101,565.73 | 247,908.27  | 29%     |
| 10-700-260 Supplies                 | 0         |      | 0.00       | 0.00        |         |
| 10-700-331 Museum Utilities         | 5,500     |      | 1,235.35   | 4,264.65    | 22%     |
| 10-700-351 Land & Building          | 0         |      | 0.00       | 0.00        |         |
| 10-700-352 Equip. Repairs & Maint.  | 0         |      | 0.00       | 0.00        |         |
| 10-700-499 Misc. Expense            | 500       |      | 0.00       | 500.00      |         |
| 10-700-500 Equipment Purchases      | 500       |      | 0.00       | 500.00      |         |
| 10-700-645 West Badin Park Improve. | 2,680     |      | 22.68      | 2,657.32    | 1%      |
| 10-700-650 Christmas Lights         | 1,500     |      | 0.00       | 1,500.00    |         |
| 10-700-657 Tools                    | 0         |      | 0.00       | 0.00        |         |
| 10-700-660 East Badin Park Improve. | 2,680     |      | 0.00       | 2,680.00    |         |
| 10-700-668 Special Events           | 4,200     |      | 9,066.83   | (4,866.83)  | 216%    |
| 10-700-676 Museum Building Maint.   | 3,000     |      | 12.84      | 2,987.16    | 0%      |
| 10-700-690 Community Clean-up       | 5,320     |      | 369.52     | 4,950.48    | 7%      |
| 10-700-700 Badin Waterfront Park    | 50        |      | 12,800.00  | (12,750.00) | 25600%  |
| Parks & Recreation Totals:          | 25,930    | 0.00 | 23,507.22  | 2,422.78    | 91%     |
| Expenses Totals:                    | 1,311,370 | 0.00 | 323,747.02 | 987,622.98  | 25%     |

**Budget vs Actual**

Town of Badin

9/3/2026 8:22:53 AM

Page 6 Of 9

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Period Ending 9/3/2026

10 General Fund Totals:

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(179,308.30)

**Budget vs Actual**

Town of Badin

9/3/2026 8:22:53 AM

Page 7 Of 9

Period Ending 9/3/2026

**50 DRUG INTERDICTION FUND**

| Description                       | Budget |      | YTD  | Variance | Percent |
|-----------------------------------|--------|------|------|----------|---------|
| <b>Revenues</b>                   |        |      |      |          |         |
| 50-301-000 Drug Interdiction Fund | 10     |      | 0.00 | (10.00)  |         |
| 50-350-000 Interest Income        | 1      |      | 0.00 | (1.00)   |         |
| Revenues Totals:                  | 11     | 0.00 | 0.00 | (11.00)  |         |

**Budget vs Actual**

Town of Badin

9/3/2026 8:22:53 AM

Page 8 Of 9

Period Ending 9/3/2026

**50 DRUG INTERDICTION FUND**

| Description                           | Budget |      | YTD  | Variance | Percent |
|---------------------------------------|--------|------|------|----------|---------|
| Expenses                              |        |      |      |          |         |
| 50-401-000 Miscellaneous Expenditures | 11     |      | 0.00 | 11.00    |         |
| Totals:                               | 11     | 0.00 | 0.00 | 11.00    |         |
| Expenses Totals:                      | 11     | 0.00 | 0.00 | 11.00    |         |



## BADIN TOWN COUNCIL – ACTION REQUEST FORM

**DATE:** September 8, 2026

**TO:** Mayor and Council Members

**FROM:** Michael Ferris, Interim Town Manager

### BOARD ACTION REQUESTED:

No action requested.

### SUMMARY OF INFORMATION:

### MANAGER'S REPORT

1. Council Member Rife will attend the Stanly County CVB meeting 8:30 a.m. Wednesday, Sept. 9.
2. The next Regular Council meeting is 7 p.m. October 13, 2026 in Badin Town Hall.
3. Worked with Kentic/Windstream to have a dead tree laying on a line in the alley behind Elm Street removed. This tree was at risk of falling into the alleyway.
4. Discussed with a Kentetic representative about removing their lines from old poles around Town and making a connection to the new poles by the end of the calendar year. These are the locations where Duke Energy has set new poles and where there are 2 poles side by side
5. Thursday of last week Town Public Works personnel completed monthly brush collection.
6. Mulch delivered and spread in Parks.
7. Town has added small area to contractor mowing in Waterfront Park for improved appearance.
8. Side arm mower was repaired and back in service.
9. Met individually with Town staff and elected officials to understand Town and operations.

### ADVISORY COMMITTEE ACTION:

|                        |                      |
|------------------------|----------------------|
| <b>Committee</b> _____ | <b>Action</b> _____  |
| <b>For</b> _____       | <b>Against</b> _____ |

**BADIN TOWN COUNCIL – ACTION REQUEST FORM**

**DATE:** September 8, 2026  
**TO:** Mayor and Council Members  
**FROM:** Michael Ferris, Interim Manager

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**BOARD ACTION REQUESTED:**

Other Business

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**SUMMARY OF INFORMATION:**

Other Business

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**ADVISORY COMMITTEE ACTION:**

**Committee** \_\_\_\_\_

**Action** \_\_\_\_\_

**For** \_\_\_\_\_

**Against** \_\_\_\_\_

**Remarks:**

**BADIN TOWN COUNCIL – ACTION REQUEST FORM**

**DATE:** September 8, 2026  
**TO:** Mayor and Council Members  
**FROM:** Michael Ferris, Interim Town Manager

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**BOARD ACTION REQUESTED:**

Adjourn to a Closed Session Pursuant to NC General Statutes 143-318.11(a)(6) – Personnel.

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**SUMMARY OF INFORMATION:**

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**ADVISORY COMMITTEE ACTION:**

**Committee** \_\_\_\_\_

**Action** \_\_\_\_\_

**For** \_\_\_\_\_

**Against** \_\_\_\_\_

**Remarks:**