



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

April 13, 2023

Mayor
Council Members

Mayor Steve Huber
Mayor Pro-Tem Larry Baucom, Mandy
Watson, Roger Hypes, Harry Fletcher, Mike
Haigler, Barry Sims, and Rusty Efird

1. Call to Order

Public Hearing for the conditional rezoning request for Riley's Dog Retreat opened at 7:00pm and closed at 7:01pm

No one spoke for or against.

Public Hearing for the conditional rezoning request for S&S Esthetics opened at 7:01pm and closed at 7:01pm
No one spoke for or against.

Meeting was called to order at 7:01pm

2. Presentation of Colors, Prayer

Mayor Huber led the Pledge of Allegiance and Council Member Rusty Efird gave the invocation.

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)

Motion to adopt the agenda as presented

4. Minutes - adopt March 9th and 11th minutes

M/S/A Council Members Harry Fletcher and Rusty Efird (7-0)

Motion to approve the March 9, 2023 minutes

M/S/A Council Members Harry Fletcher and Rusty Efird (7-0)

Motion to approve the March 11, 2023 minutes

March 9, 2023

March 11, 2023

5. Financial Reports

The revenues for the general fund and the waste water funds continue to exceed the expenditures. The various other investments that the City participates in are performing extremely well. The City received another record breaking sales tax distribution for the month of March, coming in at \$154,458.87. The City will not receive a sales tax distribution in the month of April due to an internal issue with the Department of Revenue but the NOR assured municipalities that we would receive April and May distributions in May.

Financial Summary - March 31, 2023

6. Mayor's Report

Mayor Huber read both the proclamation for National Day of Prayer and National Infertility Awareness Week.

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to adopt National Day of Prayer Proclamation

M/S/A Council Members Michael Haigler and Rusty Efird (7-0)
Motion to adopt National Infertility Week Proclamation

Proclamation: National Day of Prayer

Proclamation: National Infertility Awareness Week

7. Administrator's Report

Purchase orders and budget amendments were reviewed. City Administrator Cesar Correa spoke on several topics:

The Interlocal Agreement with Stanly County regarding DEQ ARPA Grant: This agreement is for the additional \$500,000 in ARPA funds we received with the help of Rep. Wayne Sasser. Stanly County is the fiduciary agency, and this agreement is required for us to receive the funds. These funds are committed for the North Basin Sewer Improvements. NCDEQ has approved our project, and we are currently waiting for bid package approval.

The City's System Development Fee Study: I'm pleased to report that our work with The Wooten Company is wrapping up for a new system development fee study. As a reminder, we needed to complete this study again since our original study from 2018 is set to expire at the end of the fiscal year. We risk losing the ability to collect system development fees without this study in place. I'm also happy to report that Wooten can justify our SDF collection of \$2,500 per sewer connection. In fact, we can collect much more, but our recommendation is to consider approving the existing \$2,500 per connection fee. Ms. Genevieve Versteeg with The Wooten Co. attended the meeting to present the results of the study, and answer any questions Council may have. **Next steps:** We will need to begin a 45-day public comment period. The plan is for Council to adopt the new fee by resolution during the June 8th meeting. The fee schedule will reflect the new fee, and it will go into effect July 1, 2023.

Audit Contract for FY 2022-2023 Audit: We learned earlier this week that Wil Hunnecutt CPA's firm will no longer perform financial audits for municipalities. All of Mr. Hunnecutt's audit clients were referred to a new firm in Lexington called Strickland Hardee PLLC. Stephania and I had a good conversation with Travis Hardee, and we are prepared to present a recommendation to retain their services for our upcoming audit. Given the short notice, we are unable to issue a new RFQ to select a firm. The amount of this contract is permissible without an RFQ under NC Purchasing Laws. Punctual audits are on the radar of the NC General Assembly. The NCGA is considering a new bill that would penalize municipalities (by withholding sales tax revenue) for late audits. Mr. Hardee was present and introduced himself.

Powell Bill Update & Paving Repairs: Locust recently accepted new public roads (and will accept more in the upcoming months) that need to be added to our Powell Bill map. For the streets to be added to our Powell Bill map, they need to be measured and certified by a licensed surveyor. The City of Locust had always worked with Mr. Terry Dennis. Regrettably, Mr. Dennis passed away unexpectedly last October 2022. Since then, we have attempted to access his files for our Powell Bill map. Unfortunately, we have exhausted all efforts. This requires for us to retain a new consultant to certify and measure our roads. Thanks to Tim Flieger, we were able to secure a proposal from AWCK out of Kannapolis; this is the same firm that conducted our pavement condition study and street standards in 2019. We would like to contract with them to recertify our map, which is due July 20, 2023. Please know that without a certified map we risk losing approximately \$140,000 in Powell Bill distributions. These funds are allocated every year for paving repairs.

Paving repairs: Due to a healthy anticipated surplus in the General Fund, I asked Public Works Director Tim Flieger to explore the possibility of advancing our paving repairs schedule. Our contractor can provide a competitive price for a very comprehensive paving project. The idea is to pave all of Maple Street to complete Western Hills paving repairs, as well as Smith Street. **In total, we would be resurfacing approximately 7,200 linear feet of roads for a total of \$205,530.00** You may recall we followed a similar practice in 2021 when we resurfaced all Redah Avenue for \$116,453.11

Approval of 22-23 Capital Equipment: This is a separate list of Purchase Orders for Council's consideration. The list includes a number of projects that were pre-approved by Council during the March 11th budget retreat meeting. The goal is to purchase this equipment with current FY funds, and free up funds for the upcoming fiscal year. This is a practice we've followed over the last 4 or 5 years, and it's proven to be advantageous for our financials. **There are 3 (three) POs that were not discussed during our budget retreat.** POs 4898 and 4899 total \$14,907 and it's for sidewalk improvements/repairs in Meadow Creek Village. There is a section of sidewalk that needs to be replaced, and a gap between sidewalks that we intend to close. The new section of sidewalk, which crosses a stream, will also have a safety handrail. PO 4910 in the amount of \$4,485.00 is to replace our desk phones. Our current phones are close to 15 years old, and we are starting to experience issues and buttons not working properly.

M/S/A Council Members Larry Baucom and Michael Haigler (7-0)
Motion to approve budget amendments

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to approve purchase orders

M/S/A Council Members Harry Fletcher and Mandy Watson (7-0)
Motion to approve purchase orders

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to approve audit contract with Strickland Hardee PLLC

M/S/A Council Members Larry Baucom and Harry Fletcher (7-0)
Motion to adopt interlocal agreement with Stanly County regarding DEQ ARPA Grant funds

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to set public hearing for system development fee for June 8th meeting

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to approve memorandum of understanding with AWCK for Powell Map

M/S/A Council Members Michael Haigler and Barry Sims (7-0)
Motion to approve paving of Smith Street and Maple Street

Interlocal Agreement - DEQ ARPA Grant Funds

System Development Fee Study

Audit Contract for FY 2022-2023 Audit

Powell Bill Update & Paving Repairs

Approval of 2023-2024 Capital Equipment

Purchase Orders

Budget Amendments

8. Administration/HR

Following up on the discussion the Council had during the budget retreat in regards to changing the City of Locust's form of government from Mayor-Council to Council-Manager, we are presenting the first step in the process by requesting adoption of the resolution of Intent that specifies the change to our city charter. We will also request Council to schedule a public hearing for the May 11th meeting regarding the change to the charter and then Council will have the opportunity to approve the amendment during the June 8th meeting.

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adopt resolution of intent to amend the city charter to change the form of government from Mayor-Council to Council-Manager

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to set a public hearing for the May 11, 2023

Resolution of Intent - City Charter Amendment to Adopt Council-Manager Form of Government

9. Parks

Movie nights for the next two weekends. Both will have a preshow event and performance. Update on the master plan for the park and have received community surveys back and are looking to do public input sessions at the park. Things are moving forward smoothly.

10. Facilities

The Public Works Building currently has phone and internet services through AT&T with the bill running about \$233 per month. AT&T will no longer be servicing the area and we have decided to go with T-Mobile. This will warrant improvements to the building, including an antenna, router and wiring. The new bill will cost around \$30 per month. This project will improve the quality, reliability, speed of service as well as extend to both the shop and administrative buildings. SimpleCom will be completing the installation.

M/S/A Council Members Barry Sims and Michael Haigler (7-0)

Motion to approve the purchase order for the antenna and the routers and wiring and installation

Public Works - Internet & Network Improvements

11. Public Works

Flow report was reviewed. Thank you to the entire department for all they do to keep the streets clean.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

West Stanly Business Network sponsored an event at the Brew Room with local business owners. New restaurant in the old Hardees building hopefully May 1st.

13. Public Safety

Officers of the month were Detective Brittany Tucker and SRO Daniel Longtin. Thank you to the entire department.

March 2023 Summary

14. Planning & Zoning

P&Z Report was read. An ethical awareness and conflict of interest statement was read by Mayor Huber to Council prior to hearing any conditional rezoning cases and no conflict was made known. Riley's Dog Retreat gave an overview of the changes regarding the parking lot and the addition of a couple of windows. S&S Esthetics gave a presentation on the proposed building. Own 6 acres on HWY 24/27 near Locust welcome sign. It includes a deceleration lane. 1.2 million investment. Council was asked to schedule 2 public hearings for the May 11th meeting for conditional rezoning requests made by Mavis Brothers Tire and Locust Property Holding (Jason Martin DDS).

M/A Council Member Michael Haigler (no second needed) (7-0)

Motion to approve the conditional rezoning request by Riley's Dog Retreat designating the subject property as Highway Commercial – Conditional (HC-C) parcel pin# 557504821726, yet to be subdivided, with the associated site plan, signage, and proposed elevations, to be consistent with the 2014 Land Use Plan

M/A Council Member Michael Haigler (no second needed) (7-0)

Motion to approve the conditional rezoning request by S&S Esthetics designating the subject property as Highway Commercial – Conditional (HC-C) parcel pin# 55652062760000 with the associated site plan, signage, and proposed elevations, to be consistent with the 2014 Land Use Plan

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to set a public hearing for conditional rezoning request for Mavis Tire for May 11th meeting

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to set a public hearing for conditional rezoning request for Locust Property Holdings (Jason Martin, DDS) for May 11th meeting

Monthly Report

Conflict of Interest Statement

Conditional Rezoning: Riley's Dog Retreat

Conditional Rezoning: S&S Esthetics

Schedule Public Hearings for Conditional Rezoning

15. Public Comment Period:

16. Board Closing Comments

Good to see Locust growing and thank you to the staff. Great working with the Council. Thank you to all who came out to the meeting. Welcome to Rebecca with Riley's Dog Retreat and Heath, Skylar and Summer with S&S Esthetics and thank you for investing in Locust. Thank you to the Council for being progressive and seeing and hearing what is best for the community. Great to see new faces.

17. Executive Session: Personnel

M/S/A Council Members Larry Baucom and Harry Fletcher (7-0)
Motion to enter into executive session GS 143-318.11 Personnel at 8: 48pm

Out of executive session at 9:35pm

M/S/A Council Members Harry Fletcher and Mandy Watson (7-0)
Motion to write a letter of reprimand to member of an appointed board

18. Adjourn

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adjourn at 9:37pm

Amy Furr, City Clerk

Stephen Huber, Mayor