



Locust City Council Meeting

Minutes

Joel Huneycutt Community Room

7:00 PM

May 11, 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: Amend the City of Locust Charter to change the form of government to Council/Manager
No one spoke for or against. Closed at 7:02pm

PUBLIC HEARING: Conditional rezoning request for Mavis Brothers Tire HC-HC(C)
No one spoke for or against. Closed at 7:02pm

PUBLIC HEARING: Conditional rezoning request for Locust Property Holdings HC-HC(C)
No one spoke for or against. Closed at 7:02pm

Call to order at 7:02pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Council Member Roger Hypes gave the invocation.

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)
Motion to excuse Council Member Michael Haigler

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to adopt agenda as presented

4. Minutes - adopt April 13th

April 13 Minutes

5. Financial Reports

With 2 months in the fiscal year left, the City is in a great position and both funds are performing well. The General Fund revenues exceed expenditures by \$2,137,208.11 as of April 30, 2023. Even with the recent items that Council approved, including the paving of Smith and Maple streets, we should have a surplus of approximately \$2M going into fund balance reserve. ABC distribution for April (in the amount of \$22,598.83) was received on May 2nd, so you don't see it reflected in the total above. Sales Tax: February distribution was our lowest for the fiscal year. But it's not uncommon as it represents January sales tax. This month is usually slower given the holiday shopping season. Wastewater Fund revenues exceed expenditures by \$1,473,758.77 as of April 30, 2023. We continue to use ARPA funds to supplant the cost of wastewater treatment. This surplus will carry onto fund balance reserve, which will be used to pay for the North Basin Improvements. ARPA reporting: Please know that Finance Director Stephania Morton and I completed our annual ARPA compliance report on April 12th

Financial Summary - April 30, 2023

6. Mayor's Report

The National Day of Prayer was well attended and the speakers were well spoken. Update on Park Master Plan. Jon Wood with Benesch who is conducting our Parks & Rec master plan spoke about where the City is at in the process and what is left to complete. 2 focus group session have taken place. The first one was on Tuesday 5/9 from 6-8pm at the athletic complex. This date was chosen because spring sports are in full swing, and we want to get good participation from the community. The second was a drop-in session earlier today from 4-6pm. Now our consultant will begin compiling the results and recommendations into our master plan. We will be presenting a plan for adoption during the June 8th or July 13th meetings.

7. Administrator's Report

Purchase orders and budget amendments were reviewed. City Administrator Cesar Correa presented the proposed 2023-2024 budget that included updated property valuations from both Stanly and Cabarrus Counties. The recommendation is to keep the tax rate the same and user fees the same. The SRO grant has been confirmed for the upcoming fiscal year. We will receive the same distribution of \$36,666 to offset the salary and wages for SRO Daniel Longtin. We don't normally budget this as a revenue. However, since we have confirmation that it will come in, we've added it to the budget. We appreciate your support in letting us purchase some of the pre-approved capital equipment in the current budget. It allowed us to free up some cash flow in the budget. The budget ordinance you see attached reflects the changes. Recommendation to turn our part-time events coordinator position to full-time. It would require an additional \$26,810 to cover the remaining salary and wages for this position. Please know that the budget ordinance you see attached includes this position funded full-time for the upcoming fiscal year. Jessica Honeycutt, who serves this position, has been a great addition to the team. Our Master Plan is nearing completion, and the results will justify the additional help. We received our health, vision and dental plan renewals for the upcoming fiscal year. Vision stayed flat and dental increased by only 3.5%, however health increased by 27%. This is the first increase in our renewal in at least 7 years. We worked with our insurance broker to quote other plans, and this remains the most affordable option at this time. And while the increase is significant, it did not throw a wrench in the

budget. We currently budget dental, vision and health benefits with a 25% increase in the budget you receive during the budget retreat. We have been very fortunate that every other year we've either stayed flat or it's decreased. A candidate has been identified to fill one of the vacant patrol positions. The officer has patrol experience from other agencies and lives in Stanly County. The officer passed oral board review with veteran LPD officers, and is currently going through background checks. It's likely that the officer can start prior to July 1st. If that is the case, I would like to ask for your permission to bring this officer on staff as soon as the paperwork is complete. A public hearing to adopt the 2023-2024 budget needs to be scheduled for the June 8th meeting. City Administrator Cesar Correa presented a memorandum of understanding in partnership with Stanly County regarding the Proposed Senior Center to be constructed adjacent to the library.

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to approve purchase orders

M/S/A Council Members Larry Baucom and Harry Fletcher (6-0)
Motion to approve budget amendments

M/S/A Council Members Harry Fletcher and Barry Sims (6-0)
Motion to set a public hearing June 8th to adopt the 2023-2024 budget

M/S/A Council Members Harry Fletcher and Barry Sims (6-0)
Motion to approve memorandum of understanding with Stanly County for the Senior Center and authorize City Administrator Cesar Correa to sign on the City's behalf.

Purchase Orders

Budget Amendments

FY 23-24 Budget Introduction

Schedule Public Hearing for FY 23-24 Budget Adoption

MOU for New Senior Center

8. Administration/HR

9. Parks

Several events happening. Hands on Locust, May 20th. Muffins for Mothers Day and a Family Movie night Cars. Then Rio 2 another family movie night and a Locust Cinema Party featuring Maverick. Farmers Market has added a new day and time to the schedule. Tuesday's from 4:30pm-7:30pm and Thursdays from 8:00am - 1:00pm

Master Plan Update by Benesch

10. Facilities

Installation of the new internet is complete at the PW facility. HVAC system at the library has gone out and recommendation is to replace the unit.

11. Public Works

Public Works Department has done a great job with beautifying the City and Park area. Had a couple high water days last month.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

Stanly County Chamber will be having a business after hours at the Local Room May 18th 5:00pm-7:00pm

13. Public Safety

Police Department has done a great job patrolling the streets and completing neighborhood checks and business checks. Officer Ryan Tran-Thompson was Officer of the Month for the month of April. Officer Tim Hartsell was awarded an accommodation bar for executing stop sticks efficiently.

Monthly Summary - April 2023

14. Planning & Zoning

Planning and Zoning report was presented. Conflict of interest statement was read. Presentations were given by Allen Mosley for Mavis Tires and Brakes and Michael Newman and Dr. Jason Martin, DDS for Locust Property Holdings, LLC

M/A Council Members (no second needed) Harry Fletcher (6-0)

Motion to approve the conditional rezoning request by MavisTires and Brakes parcel pin# 556504504174, yet to be subdivided, designating the subject property as Highway Commercial – Conditional (HC-C) with the associated site plan and proposed elevations, to be consistent with the 2014 Land Use Plan

M/A Council Members (no second needed) Harry Fletcher (6-0)

Motion to approve the conditional rezoning request by Locust Property Holdings parcel pin# 556504703584 designating the subject property as Highway Commercial – Conditional (HC-C) with the associated site plan and proposed elevations, to be consistent with the 2014 Land Use Plan

Monthly Report

Conditional Rezoning: Mavis Tire & Brake

Conditional Rezoning: Locust Property Holdings, LLC

15. Public Comment Period:

No one signed up for public comment period.

16. Board Closing Comments

Thank you to all who are in attendance. Thank you to the staff for all their hard work and the budget presentation. Happy Mother's Day and Happy Memorial Day. Thank you to the County Commissioners for their partnership on the Senior Center. Thank you to the Council for all they do. Thank you to Dr. Martin for your continued investment in the City of Locust.

17. Adjourn

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to adjourn at 8:29pm

Amy Furr, City Clerk

Stephen Huber, Mayor