



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

June 8, 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 - 2023-2024 Budget - No one spoke for or against

Public Hearing - System Development Fee - No one spoke for or against

Mayor Huber called the meeting to order at 7:01 pm

2. Presentation of Colors, Prayer

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

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)

Motion to adopt agenda as presented

4. Minutes - adopt May 11, 2023

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)

Motion to approve May 11, 2023 minutes

May 11, 2023

5. Financial Reports

New auditors will be in the upcoming months and look to present the audit in November. The City is in the last month of the fiscal year, and we are pleased with how it is turning out. Revenues in the General Fund surpassed our expectations. We always take a very conservative approach, but revenue sources such as sales tax, ABC sales, and investments performed exceptionally well. As of May 31, 2023: revenues exceed expenditures in the general fund by \$2,072,716.94 and in the waste water fund by \$1,775,656.04.

Financial Summary - May 11, 2023.

6. Mayor's Report

An ordinance to formally change the City of Locust's form of government was presented. This process began during the budget retreat when Council agreed to pursue the change in our city charter. The change in our form of government was presented to the public via resolution of intent during the April 2023 meeting. Council held a public hearing during the May 2023 meeting but did not receive input from the public. The council is now able to vote on the ordinance to change our form of government. The change will go into effect July 1, 2023.

M/S/A Council Members Larry Baucom and Rusty Efird (7-0)

Motion to adopt the ordinance to amend the City Charter and change the City of Locust form of government from mayor-council to council-manager with an effective date of July 1, 2023.

An Ordinance Amending The City Charter of Locust To Adopt The Council-Manager Form Of Government

7. Administrator's Report

Purchase orders and budget amendments were reviewed. Council heard from The Wooten Co. during the April 2023 meeting, who presented the results of our new system development fee study. Following that meeting, we enacted a 45-day public comment period as required by law to adopt the new fee. The deadline for comment submission has ended, and we did not receive any public comment. Our new study justified upwards of \$5,790 per connection. Given the pending legislation, it is my recommendation that we pursue a fee per connection, as opposed to per gallon. In discussions with PW Director Tim Flieger and P&Z Director Scott Efird, we are recommending the following: Increase our system development fee from \$2,500 to \$5,000 per connection. And at the same time, eliminate the \$2,500 tap fee. The \$5,000 per connection fee is justified by our new system development study. Additionally, with the number of permits we issue annually, it would make it easier for staff to maintain records more efficiently. Council received a printed copy of our Fiscal Year 2023-2024 Budget, which will be submitted to the GFOA (Government Finance Officer Association) for the Distinguished Budget Presentation Award.

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)

Motion to adopt \$5700 system development fee per connection

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

Motion to adopt 2023-2024 FY budget

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 Michael Haigler (7-0)

Motion to approve budget amendments

System Development Fee Adoption

FY 2023-2024 Budget Adoption

Purchase Orders

Budget Amendments

8. Administration/HR

The City received an application for a Special Event in the backyard of City Hall. This event requires Council approval due to the sale of beer. The event is hosted by Sunny Days Market "Sizzlin' Summer Market" and will be held on July 8, 2023 from 9am to 5:30pm. Buzzed Viking and Brew Room are invited as beer vendors. Application shows detailed lay out of the event set up. Thank you to the entire staff for all their hard work.

M/S/A Council Members Harry Fletcher and Rusty Efir (7-0)
Motion to approve special event permit for Sunny Days Market

Special Event Application: Sunny Day Markets

9. Parks

Spring sports have grown exponentially. Master plan is almost complete. New RecDesk software to launch in July for sports and reservations. Jessica Hineycutt is the new full-time Program Coordinator. Lots of summer events and camps planned. Sprinkler event planned for this Saturday. Top Gun Maverick planned for Saturday evening. Ballfield campout scheduled for the end of June and the farmers market is going great on Tuesday and Thursday's. Rentable campsites will be ready to rent in July.

10. Facilities

Two resolutions were presented for the acceptance of streets for public ownership and maintenance. This is for the following subdivisions: Whispering Hills and Crossroads phase 1. Please know that all of these streets have been inspected by our staff and built to our standards. They will be added to the Powell Map in order to start receiving funding from NCDOT.

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to adopt roads Prosperous Path, Comfort Way, Gentle Bend Cove, Contentment Dr, and Babbling Brook Ln.

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to adopt roads Saddlebred Ln, and Sweetfern Ln

Resolution to Accept Streets for Public Ownership and Maintenance: Whispering Hills Subdivision

Resolution to Accept Streets for Public Ownership and Maintenance: Crossroads Subdivision

11. Public Works

Flow is good. Public Works department continue to do a great job keeping the City beautiful.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

Two new businesses opened last month. Carolina Hemp company and The Consignment Barn. Two events this past month with the Stanly Chamber for local businesses to mingle.

13. Public Safety

Kyle Fairfield resigned this past month as a reserve officer. We wish him well in his future endeavors. May Officer of the Month was SRO Daniel Longtin. His rapport with the students and residents and employees alike is commendable. He also won the walk challenge where he stepped about 188 miles. He goes above and beyond. Police Department was active this month on business and residence checks. Mutual aid request by Oakboro for the week of the fourth of July.

M/S/A Council Members Roger Hypes and Michael Haigler (7-0)

Motion to approve mutual aid to the Town of Oakboro for their 4th of July celebrations

14. Planning & Zoning

81 new home permits as of May. A public hearing needs to be scheduled for the July 13th meeting to consider a conditional rezoning for Zaxby's. Council will receive a full rezoning packet leading to the next Council meeting.

M/S/A Council Members Michael Haigler and Larry Baucom (7-0)

Motion to set a public hearing for the conditional rezoning request submitted by Zaxby's for July 13, 2023

Schedule Public Hearing: Conditional Rezoning for Zaxby's

Monthly Report - May 2023

15. Public Comment Period:

Maria Sarris introduced herself and her business, Charlotte Black Car Service. Full service car service. License and insured.

16. Board Closing Comments

Nice to see those who have come out to the meeting. Finishing up this year very well and looking forward to the next fiscal year. Amazing to see the City completely debt free. Looking forward to the events and business in the next few months. Congrats to SRO Longtin on being May's Officer of the month, he truly deserves it. Invite your friends to the meetings to find out what's happening in Locust.

17. Executive Session

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)

Motion to enter into executive session at 8:31pm

Out of executive session at 8:49pm

M/S/A Council Members Harry Fletcher and Michael Haigler (7-0)
Motion to adopt a policy to no longer issue proclamations in the City of Locust

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to approve the the updated employment contract for City Manager Cesar Correa

18. Adjourn

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to adjourn at 8:51pm

Amy Furr, City Clerk

Stephen Huber, Mayor