



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

September 14, 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 submitted by M/I Homes:
No one spoke for or against

Public hearing for the zoning amendment submitted by PVG Trucking
No one spoke for or against

Mayor Huber called the meeting to order at 7:03pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Mario Miller gave the invocation

3. Adopt Agenda

M/S/A Council Members Michael Haigler and Roger Hypes (5-0)
Motion to excuse Council Members Larry Baucom and Barry Sims

M/S/A Council Members Harry Fletcher and Rusty Efird (5-0)
Motion to adopt the agenda as presented

4. Minutes - adopt (August 10, 2023)

M/S/A Council Members Harry Fletcher and Roger Hypes (5-0)
Motion to adopt the August 10, 2023 minutes

August 10, 2023 Minutes

5. Financial Reports

City Manager Cesar Correa gave an overview of the City's financials, noting a few items. Expenditures exceed Revenues in the general fund by \$602,748.20. This is to be expected as we are awaiting property tax revenues to come in. In the wastewater fund, revenues exceed expenditures by \$253,355.40. Our first sales tax distribution for the current fiscal year will come in on or about 9/15 and will be reflected in the October financials. The ABC store finished their fiscal year audit, and the City will receive the end of year distribution in the upcoming days. The auditors completed field work during the week of August 21st. We anticipate presenting audit results during the November 9th meeting.

Financial Summary - August 31, 2023

6. Mayor's Report

Mayor Huber announced that he was present for the dedication of the new campsites at the Locust park. There was a great turnout and thanked Park Director Emily Jones and Program Coordinator Jessica Honeycutt for all of their hard work.

7. Manager's Report

Purchase orders were reviewed. Sewer Improvements - Resolution of Tentative Award: Contract 3: The City will use all of the available ARPA funds to pay for this contract in the amount of \$2.3M. The City received 2 (two) grants from the State with ARPA funds that total \$1.3M, and our direct distribution of \$1M will be used to cover the remaining balance. Because ARPA funds are to be used, NCDEQ needed additional documentation and approval. Council will need to adopt a resolution of tentative award in order for NCDEQ to release the funding. Sewer Improvements - Resolution of Award: Contract 4: The City will use a portion of our System Development Fee proceeds to cover the \$960,848.75 contract. No ARPA funds will be used for this contract, and there's no additional information NCDEQ requires. Buzzed Viking is under new ownership. They submitted a special event application for their Skol-tober festival to be held behind City Hall. This is the same event they successfully hosted (without any issues) in 2022. They are coming to City Council for approval because they wish to sell beer. All of their applicable permits and insurance have been submitted, and off-duty police officers have been hired for this event. Council had allocated \$30,000 in the budget for new Christmas decorations throughout the city. But we find ourselves in need of a new Christmas tree this year. Our current tree was purchased 16 years ago, and it's nearing the end of its life. Last season, the lights in the top panel stopped working, and our staff had to get creative to get us through the season. We are not confident that the tree will work the full season, and replacement parts are either unavailable or don't match our tree. We would like to purchase a new 22 foot Carolina Tower Christmas Tree along with additional decorations for both city hall and the welcome to Locust sign. The new tree alone costs \$24,800 but it will hopefully last us 16 years again. We are requesting an additional \$18,588.59 in funding towards Christmas decorations. I am confident that our budget can accommodate this additional expense without a need to allocate fund balance reserves.

M/S/A Council Members Harry Fletcher and Roger Hypes (5-0)
Motion to approve purchase orders

M/S/A Council Members Michael Haigler and Roger Hypes (5-0)
Motion to adopt resolution of tentative award for sewer improvement contract 3 to Dellinger, Inc

M/S/A Council Members Michael Haigler and Roger Hypes (5-0)
Motion to adopt resolution of tentative award for sewer improvement contract 4 to BRS, Inc

M/S/A Council Members Harry Fletcher and Michael Haigler (5-0)
Motion to approve purchase of Christmas tree and decorations

M/S/A Council Members Harry Fletcher and Michael Haigler (5-0)
Motion to approve special event application requested by Buzzed Viking

Resolution of Tentative Award: North Basin Sewer Improvements - Contract 3

Resolution of Award: North Basin Sewer Improvements - Contract 4

Special Event Application: Buzzed Viking - Skoltober

Purchase of Christmas Decorations

Purchase Orders

8. Administration/HR

Nothing at this time

9. Parks

Basketball registration is open. 6 teams in volleyball. End of summer celebration is this Saturday, Red Dirt Revival will be playing and it will end with fireworks. Lots of sponsors and vendors will be present. Sept 29th Kids Night Out. Sept 30th Family Movie Night featuring Mario. Farmers Market is Tuesday and Thursdays. Christmas Parade will be December 2nd. Jon Wood with Benesch gave a presentation on the completed master plan for parks and rec and their findings, areas for improvement and recommendations.

M/S/A Council Members Michael Haigler and Rusty Eford (5-0)
Motion to adopt the 2023 City of Locust Parks and Rec Master Plan

Presentation: Master Plan for Parks & Recreation

10. Facilities

Update on our new Senior Center. City Manager Cesar Correa met with the selected consultants last month to review the scope of work for this project. They are working on the proposal, which should be submitted in the upcoming days. I anticipate kicking off our meetings with stakeholders later this month.

Update on Senior Center

11. Public Works

Thanks to the entire PW Department for all of their hard work in chasing a leak in the line.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

ABC Store just finished up their audit. Thanks to the staff there for all of their hard work. ModWash is looking to have a soft opening next Friday. Nice to have new owner of Buzzed Viking here this evening.

13. Public Safety

August 2023 department summary reviewed by Council Member Roger Hypes. Officer of the month was Officer Godek and congratulations on his nuptials. Sept 28th the Locust Police Department will hold a presentation on fraud and scams that target the senior adults in the community.

Public Safety Report - August 2023

14. Planning & Zoning

Monthly report was given. A presentation was given by M/I Homes for a proposed development on 218 acres on Meadowcreek Church Road. A Memorandum of Agreement was reached and presented for approval. There is 184 proposed homes and a minimum of 33% undisturbed areas which equates to about 72 acres. There are amenities proposed. PVG Trucking requested to be removed from conditional zoning back to base zoning. Council was asked to set 2 nonpublic hearings for the October 12th meeting for conditional rezoning requests submitted by TwentyFour West Martekplace and All All Phase Auto.

The decision was made to table the vote for M/I Homes until the October 12th meeting

M/A Council Member Michael Haigler (No Second Needed) (4-1)

Motion to approve zoning amendment submitted by PVG Trucking designating the subject property to CBI with site plan and proposed elevations to be consistent with the 2014 Land Use Plan

Council Member Harry Fletcher was the "Nay" vote

M/S/A Council Members Michael Haigler and Harry Fletcher (5-0)

Motion to set public hearing for conditional rezoning request on October 12th submitted by TwentyFour West Marketplace

M/S/A Council Members Michael Haigler and Harry Fletcher (5-0)

Motion to set public hearing for conditional rezoning request on October 12th submitted by All Phase Auto

Monthly Report - August 2023

Conditional Rezoning: M/I Homes

Zoning Amendment: PVG Trucking

Schedule Public Hearing for 24 West Market Place

Schedule Public Hearing for All Phase Auto Repair

15. Public Comment Period:

Bruce Wilhoit came to speak on the Locust Fall Festival on October 31st 6-8pm. He invited the City and Council to come out and set up a booth. Looking to have the biggest crowd yet and it's completely free to patrons.

16. Board Closing Comments

Glad to see a large crowd tonight and appreciate that they are invested in their City and hearing about what is going on. Good things going on and coming to Locust between the Parks Master Plan and new developments. Thank you to all those who came out to speak and present projects. Thanks to City Manager Cesar Correa and P&Z Director Scott Efird for all of their hard work on working to address Council concerns and plans on the new development proposed.

17. Executive Session

M/S/A Council Members Harry Fletcher and Roger Hypes (5-0)

Motion to enter into executive session GS 143-318.11 (5) at 9:07pm

Out of executive session at 9:48pm

18. Adjourn

M/S/A Council Members Harry Fletcher and Roger Hypes (5-0)

Motion to adjourn at 9:48pm

Amy Furr, City Clerk

Stephen Huber, Mayor