



Locust City Council Meeting

Agenda

Joel Huneycutt Community Room

7:00 PM

October 12, 2023

Mayor

Mayor Steve Huber

Council Members

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

Public Hearing: Conditional Rezoning - 24 West Market Place
Public Hearing: Conditional Rezoning - All Phase Auto Repair

- | | | |
|---------------------|--|----------------|
| Call to Order: | 1. Call to Order | Mayor Huber |
| | 2. Presentation of Colors, Prayer | Mayor Huber |
| | 3. Adopt Agenda | |
| | 4. Minutes - adopt September 14, 2023 | Amy Furr |
| | • September 14, 2023 | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - September 30, 2023 | |
| | 6. Mayor's Report | Mayor Huber |
| | • Introduction of new LPD Officer Caleb Whitley | |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • Resolution of Award: North Basin Sewer Improvements - Contract 1 | |
| | • Resolution of Award: North Basin Sewer Improvements - Contract 2 | |
| | • Purchase Orders | |
| | • Budget Amendments | |
| | 8. Administration/HR | Harry Fletcher |
| | 9. Parks | Mandy Watson |
| | 10. Facilities | Barry Sims |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Report | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |
| | 13. Public Safety | Roger Hypes |
| | • Public Safety Summary - September 2023 | |

14. Planning & Zoning

Mike Haigler

- Monthly Report - September 2023
- Conditional rezoning: M/I Homes
- Conditional Rezoning: 24 West Market Place
- Conditional Rezoning: All Phase Auto Repair
- Schedule Public Hearing: Conditional Rezoning for James Schad

15. Public Comment Period:

16. Board Closing Comments

17. Adjourn

Next Scheduled Council Meeting November 9, 2023



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, notating 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 Efird (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

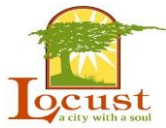
18. Adjourn

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



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - September 30, 2023
FISCAL YEAR ENDING 6/30/2024

GENERAL FUND

	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2024	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 2,247,687	\$ 2,000,000	\$ 1,496,844	74.84%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 43,216	\$ 40,000	\$ 8,920	22.30%
FRANCHISE TAXES	\$ 215,075	\$ 190,000	\$ 50,439	26.55%
SALES TAXES	\$ 1,477,529	\$ 1,100,000	\$ 148,794	13.53%
CABLE VISION FRANCHISE	\$ 22,236	\$ 17,500	\$ 4,967	28.38%
SOLID WASTE	\$ 260,669	\$ 250,000	\$ 183,063	73.23%
BUSINESS REGISTRATION/PERMITS	\$ 100,864	\$ 10,000	\$ 14,015	140.15%
POWELL FUND	\$ 144,341	\$ 145,100	\$ 75,480	52.02%
ALL OTHER REVENUES	\$ 578,113	\$ 514,950	\$ 294,314	57.15%
	\$ 5,089,729	\$ 4,267,550	\$ 2,276,836	53.35%

	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2024	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 598,245	\$ 690,750	\$ 223,043	32.29%
CENTRAL SERVICES	\$ 81,683	\$ 74,250	\$ 12,988	17.49%
PUBLIC SAFETY	\$ 1,513,229	\$ 1,740,500	\$ 525,454	30.19%
PUBLIC WORKS	\$ 357,497	\$ 386,050	\$ 94,126	24.38%
POWELL FUND/STREETS	\$ 207,446	\$ 322,000	\$ 68,475	21.27%
SANITATION	\$ 250,231	\$ 500,000	\$ 86,459	17.29%
PARKS & RECREATION	\$ 376,279	\$ 553,000	\$ 181,806	32.88%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ 2,103	\$ 1,000	\$ -	0.00%
TRANSFER TO WASTE WATER	\$ -	\$ -	\$ -	0.00%
DEBT SERVICE	\$ 1,607,417	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%
	\$ 4,994,131	\$ 4,267,550	\$ 1,192,350	27.94%
Y-T-D FUND BALANCE INCREASE	\$ 95,598	\$ -	\$ 1,084,487	

Sales Tax Revenue Summary

May 2023	\$ 129,641.75	rec. 7/15/2023
June 2023	\$ 139,946.57	rec. 8/16/2023
July 2023	\$ 148,794.48	rec'd 9/15/2023

ABC Income Summary

July 2023	\$ 20,340.17	
August 2023	\$ 3,215.25	LEO 4th QTR
August 2023	\$ 20,340.17	rec'd 9/1/2023
September 2023	\$ 34,086.91	FYE 2022-2023 Dist.
September 2023	\$ 20,340.17	rec'd 10/2/2023

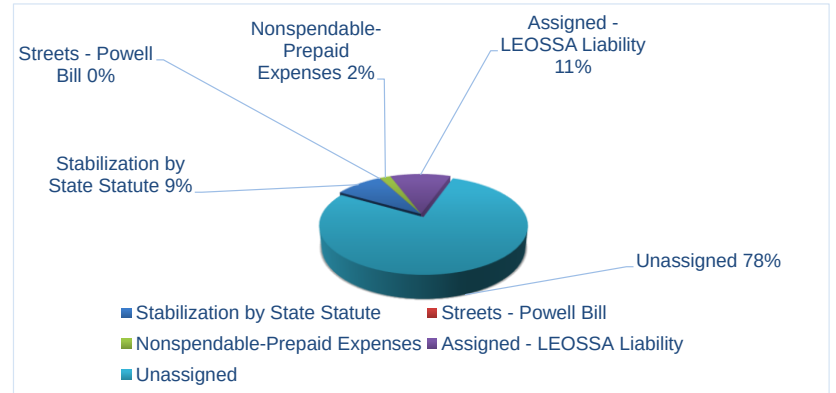
WASTE WATER FUND

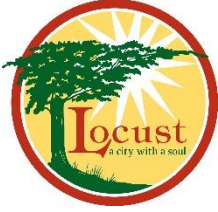
	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2024	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 7,692	\$ 1,000	\$ 150	15.00%
INTEREST INCOME	\$ 1,694	\$ 1,000	\$ 27,740	2773.96%
NEW DEV SEWER TAP FEES	\$ 565,000	\$ 100,000	\$ 10,000	0.00%
AVAILABILITY FEES	\$ 132,821	\$ 115,000	\$ 32,306	10.00%
USER FEES	\$ 1,343,641	\$ 1,000,000	\$ 419,696	41.97%
SYSTEM DEVELOPMENT FEE	\$ 612,308	\$ 100,000	\$ 50,700	28.09%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 210	\$ -	\$ 40	0.00%
	\$ 2,663,366	\$ 1,317,000	\$ 540,631	41.05%

	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2024	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 284,877	\$ 345,000	\$ 105,885	30.69%
WASTE COLLECTION & TREATMENT	\$ 943,942	\$ 972,000	\$ 31,773	3.27%
CAPITAL PROJ - REDAH/N BASIN PS	\$ 6,384	\$ -	\$ 2,278	0.00%
TRANSFER CAPITAL RESERVE	\$ -	\$ -	\$ -	#DIV/0!
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
	\$ 1,235,203	\$ 1,317,000	\$ 139,935	10.63%
Y-T-D FUND BALANCE INCREASE	\$ 1,428,163	\$ -	\$ 400,696	0.00%

GENERAL FUND INVESTMENT POSITIONS

Total Fund Balance	6/30/2022
Stabilization by State Statute	\$ 360,686
Streets - Powell Bill	\$ 2,266
Nondspendable-Prepaid Expenses	\$ 82,021
Assigned - LEOSA Liability	\$ 453,822
Unassigned	\$ 3,165,874
Subtotal	\$ 4,064,669





City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

RESOLUTION OF AWARD

WHEREAS, the **City of Locust**, North Carolina has received bids, pursuant to duly advertisement notice therefore, for construction of **Sanitary Sewer Improvements – Contract 1**; and

WHEREAS, **Chambers Engineering, PA**, Consulting Engineers have reviewed the bids; and

WHEREAS, **Dellinger Inc.** was the lowest bidder for the **Sanitary Sewer Improvements – Contract 1** in the total bid amount of **\$2,163,500.00**; and

WHEREAS, the consulting Engineers recommend **AWARD** to the apparent responsive, responsible lowest bidder.

NOW, THEREFORE, BE IT RESOLVED that AWARD is made to the apparent responsive, responsible lowest bidder in the Total Bid Amount of **\$2,163,500.00**

Name of Contractor	Amount
1. Dellinger Inc.	\$2,163,500.00

Upon motion of _____, seconded by _____, the above **RESOLUTION** was unanimously adopted.

This is 12th day of October 2023.

Steve Huber, Mayor

Attest:

Amy Furr, City Clerk



chambers
engineering, pa

129 North First Street | 704.984.6427 ph
Albemarle, NC 28001 | www.ce-pa.com

Cesar Correa, City Manager
City of Locust
186 Ray Kennedy Drive
Locust, NC 28097

8/31/2023

Re: City of Locust
Sanitary Sewer Improvements - Contract 1 North
Recommendation of Award

Dear Mr. Correa:

The above referenced project was advertised for bidding on Thursday, August 17, 2023 at 2 PM EST at the City of Locust's conference room. Four bids were received, opened and read aloud. The bid tabulation is as presented in the attached Certified Bid Results.

After canvassing all bids received, it is our recommendation that this project be awarded to the apparent responsive, responsible low bidder, Dellinger Inc of Monroe, NC for the total bid amount of \$2,163,500.00.

The proposed contract award would be on a unit price and/or lump sum basis with reimbursement for work completed compensated in accordance with the Contract Bid Form Unit Price schedule or the proposed Schedule of Values. Again, thank you for your time and efforts in this matter. I am available at your convenience should you need additional information or assistance.

Sincerely,

A handwritten signature in blue ink that reads "Rachel C. Carter".

Rachel C. Carter, PE
Project Manager

Attach: Certified Bid Results
Unit Price Bid Tabulation

CERTIFIED BID RESULTS

Project	Sanitary Sewer Improvements – Contract 1 North
Description	Certified Bid Results
Owner	City of Locust
Bid Opening Date/ Time	Thursday, August 17, 2023 @ 2:00 PM EST

Bid Rank	Bidder	NC License No.	Bid Bond	MBE/WBE Compliance	Total Base Bid
1	Dellinger, Inc.	5992	X	X	\$2,163,500.00
2	Hall Contracting Corporation	5689	X	X	\$2,846,700.00
3	Propst Construction Co., Inc.	1323	X	X	\$3,069,460.00
4	State Utility Contractors, Inc.	17793	X	X	\$3,451,525.00

I, Rachel C Carter, PE, hereby certify that the above tabulation of Bids is true and accurate to the best of my knowledge and that all Bids were received and processed in accordance with the requirements of the solicitation and Contract Documents.

Signed this the 30th day of August, 2023



Rachel C. Carter, PE



Owner: City of Locust
Project Name: Contract 1 North
Description: Bid Tabulation

Dellinger, Inc.				Hall Contracting Corporation			
No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price	Unit Price	Total Line Price
1.0	Mobilization (3% Bid Max.)	Lump Sum	1	\$ 63,000.00	\$ 63,000.00	\$ 49,400.00	\$ 49,400.00
1.1	Clearing & Grubbing	Acre	4	\$ 7,000.00	\$ 28,000.00	\$ 21,250.00	\$ 85,000.00
1.2	8" AWWA C900 DR18 PVC FM	Plan Linear Feet	4,900	\$ 55.00	\$ 269,500.00	\$ 101.50	\$ 497,350.00
1.3	8" Ductile Iron Pipe PC 350 Fm	Plan Linear Feet	100	\$ 120.00	\$ 12,000.00	\$ 205.00	\$ 20,500.00
1.4	8" Ductile Iron Pipe PC 350 FM, Rest Joint	Plan Linear Feet	300	\$ 140.00	\$ 42,000.00	\$ 220.00	\$ 66,000.00
1.5	16" SCP Bore & Jack	Plan Linear Feet	300	\$ 1,000.00	\$ 300,000.00	\$ 2,100.00	\$ 630,000.00
1.6	8" 45 deg. Bend	Each	16	\$ 1,100.00	\$ 17,600.00	\$ 2,100.00	\$ 33,600.00
1.7	Connect to Exist. Manhole	Each	1	\$ 13,700.00	\$ 13,700.00	\$ 14,400.00	\$ 14,400.00
1.8	Air Release Valve & Manhole	Each	5	\$ 9,900.00	\$ 49,500.00	\$ 11,500.00	\$ 57,500.00
1.9	Replace Gravel Driveways, 6" Thick	Square Foot	200	\$ 2.00	\$ 400.00	\$ 52.00	\$ 10,400.00
2.0	Replace Asphalt Driveway	Square Foot	2,400	\$ 17.00	\$ 40,800.00	\$ 12.00	\$ 28,800.00
2.1	Replace Concrete Driveway	Square Foot	100	\$ 30.00	\$ 3,000.00	\$ 55.00	\$ 5,500.00
2.2	Erosion Control - Sediment Fence	Plan Linear Feet	4,900	\$ 5.00	\$ 24,500.00	\$ 11.00	\$ 53,900.00
2.3	Erosion Control - Inlet Protection	Each	9	\$ 900.00	\$ 8,100.00	\$ 150.00	\$ 1,350.00
2.4	Seeding & Mulching, Temporary	Acre	4	\$ 1,600.00	\$ 6,400.00	\$ 2,500.00	\$ 10,000.00
2.5	Seeding & Mulching, Permanent	Acre	4	\$ 2,400.00	\$ 9,600.00	\$ 3,100.00	\$ 12,400.00
2.6	Cleanup & Certification	Plan Linear Feet	5,300	\$ 3.00	\$ 15,900.00	\$ 2.00	\$ 10,600.00
2.7	Trench Rock Excavation	Cubic Yard	375	\$ 220.00	\$ 82,500.00	\$ 160.00	\$ 60,000.00
Lump Sum Items							
North Pump Station Improvements					\$ 1,177,000.00		\$ 1,200,000.00
Total Base Bid					\$ 2,163,500.00		\$ 2,846,700.00

*Denotes lowest bid



Owner: City of Locust
Project Name: Contract 1 North
Description: Bid Tabulation

Propst Construction Co., Inc.

State Utily Contractors, Inc.

No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price
1.0	Mobilization (3% Bid Max.)	Lump Sum	1	\$ 41,500.00	\$ 41,500.00
1.1	Clearing & Grubbing	Acre	4	\$ 5,000.00	\$ 20,000.00
1.2	8" AWWA C900 DR18 PVC FM	Plan Linear Feet	4,900	\$ 105.00	\$ 514,500.00
1.3	8" Ductie Iron Pipe PC 350 Fm	Plan Linear Feet	100	\$ 230.00	\$ 23,000.00
1.4	8" Ductile Iron Pipe PC 350 FM, Rest Joint	Plan Linear Feet	300	\$ 250.00	\$ 75,000.00
1.5	16" SCP Bore & Jack	Plan Linear Feet	300	\$ 1,275.00	\$ 382,500.00
1.6	8" 45 deg. Bend	Each	16	\$ 1,850.00	\$ 29,600.00
1.7	Connect to Exist. Manhole	Each	1	\$ 14,750.00	\$ 14,750.00
1.8	Air Release Valve & Manhole	Each	5	\$ 12,500.00	\$ 62,500.00
1.9	Replace Gravel Driveways, 6" Thick	Square Foot	200	\$ 10.00	\$ 2,000.00
2.0	Replace Asphalt Driveway	Square Foot	2,400	\$ 20.00	\$ 48,000.00
2.1	Replace Concrete Driveway	Square Foot	100	\$ 60.00	\$ 6,000.00
2.2	Erosion Control - Sedimet Fence	Plan Linear Feet	4,900	\$ 3.00	\$ 14,700.00
2.3	Erosion Control - Inlet Protection	Each	9	\$ 500.00	\$ 4,500.00
2.4	Seeding & Mulching, Temporary	Acre	4	\$ 1,000.00	\$ 4,000.00
2.5	Seeding & Mulching, Permanent	Acre	4	\$ 2,250.00	\$ 9,000.00
2.6	Cleanup & Certification	Plan Linear Feet	5,300	\$ 15.00	\$ 79,500.00
2.7	Trench Rock Excavation	Cubic Yard	375	\$ 150.00	\$ 56,250.00
Lump Sum Items					
North Pump Station Improvements				Lump Sum	\$ 1,682,160.00

*Denotes lowest bid

Total Base Bid

\$ 3,069,460.00

\$ 3,451,525.00

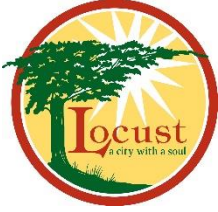


Owner: City of Locust
Project Name: Contract 1 North
Description: Bid Tabulation

Project Name:		Contract 1 North		Average Unit Price	
Description:		Bid Tabulation			
No.	Item Description	Unit	Est. Qty.	Total Line Price	
1.0	Mobilization (3% Bid Max.)	Lump Sum	1	\$	51,975.00
1.1	Clearing & Grubbing	Acre	4	\$	8,437.50
1.2	8" AWWA C900 DR18 PVC FM	Plan Linear Feet	4,900	\$	120.88
1.3	8" Ductie Iron Pipe PC 350 Fm	Plan Linear Feet	100	\$	212.50
1.4	8" Ductile Iron Pipe PC 350 FM, Rest Joint	Plan Linear Feet	300	\$	237.50
1.5	16" SCP Bore & Jack	Plan Linear Feet	300	\$	1,282.50
1.6	8" 45 deg. Bend	Each	16	\$	1,725.00
1.7	Connect to Exist. Manhole	Each	1	\$	14,712.50
1.8	Air Release Valve & Manhole	Each	5	\$	11,975.00
1.9	Replace Gravel Driveways, 6" Thick	Square Foot	200	\$	16.50
2.0	Replace Asphalt Driveway	Square Foot	2,400	\$	21.50
2.1	Replace Concrete Driveway	Square Foot	100	\$	48.75
2.2	Erosion Control - Sedimet Fence	Plan Linear Feet	4,900	\$	5.75
2.3	Erosion Control - Inlet Protection	Each	9	\$	462.50
2.4	Seeding & Mulching, Temporary	Acre	4	\$	1,300.00
2.5	Seeding & Mulching, Permanent	Acre	4	\$	1,962.50
2.6	Cleanup & Certification	Plan Linear Feet	5,300	\$	6.00
2.7	Trench Rock Excavation	Cubic Yard	375	\$	176.25
Lump Sum Items					
North Pump Station Improvements		Lump Sum	1	\$	1,422,290.00
Total Base Bid				\$	2,882,796.25

*Denotes lowest bid

*Denotes lowest bid



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

RESOLUTION OF AWARD

WHEREAS, the **City of Locust**, North Carolina has received bids, pursuant to duly advertisement notice therefore, for construction of **Sanitary Sewer Improvements – Contract 2**; and

WHEREAS, **Chambers Engineering, PA**, Consulting Engineers have reviewed the bids; and

WHEREAS, **Propst Construction Co., Inc.** was the lowest bidder for the **Sanitary Sewer Improvements – Contract 2** in the total bid amount of **\$3,309,350.00**; and

WHEREAS, the consulting Engineers recommend **AWARD** to the apparent responsive, responsible lowest bidder.

NOW, THEREFORE, BE IT RESOLVED that AWARD is made to the apparent responsive, responsible lowest bidder in the Total Bid Amount of **\$3,309,350.00**

Name of Contractor	Amount
1. Propst Construction Co., Inc.	\$3,309,350.00

Upon motion of _____, seconded by _____, the above **RESOLUTION** was unanimously adopted.

This is 12th day of October 2023.

Steve Huber, Mayor

Attest:

Amy Furr, City Clerk



chambers
engineering, pa

129 North First Street | 704.984.6427 ph
Albemarle, NC 28001 | www.ce-pa.com

Cesar Correa, City Manager
City of Locust
186 Ray Kennedy Drive
Locust, NC 28097

8/31/2023

Re: City of Locust
Sanitary Sewer Improvements: Contract 2 - Creekview
Recommendation of Award

Dear Mr. Correa:

The above referenced project was advertised for bidding on Thursday, August 17, 2023 at 2:40 PM EST at City of Locust's conference room. Four bids were received, opened, and read aloud. The bid tabulation is as presented in the attached Certified Bid Results.

After canvassing all bids received, it is our recommendation that this project be awarded to the apparent responsive, responsible low bidder, Propst Construction Co., Inc. of 170 Blume Ave SW, Concord, NC 28025 in the amount of \$3,309,350.00 which includes the Base Bid and Alternate 1 bid items.

The proposed contract award would be on a unit price and/or lump sum basis with reimbursement for work completed compensated in accordance with the Contract Bid Form Unit Price schedule or the proposed Schedule of Values. Again, thank you for your time and efforts in this matter. I am available at your convenience should you need additional information or assistance.

Sincerely,

Rachel C. Carter, PE
Project Manager

Attach: Certified Bid Results
Unit Price Bid Tabulation

CERTIFIED BID RESULTS

Project Description	Sanitary Sewer Improvements – Contract 2 Creekview
Owner	Certified Bid Results
Bid Opening Date/ Time	City of Locust Thursday, August 17, 2023 @ 2:40 PM EST

Bid Rank	Bidder	NC License No.	Bid Bond	MBE/WBE Compliance	Total Base Bid	Total Alternate 1	Total Base Bid + Alternate 1
1	Propst Construction Co., Inc.	1323	X	X	\$2,794,150.00	\$515,200.00	\$3,309,350.00
2	Hall Contracting Corporation	5689	X	X	\$3,405,815.00	\$675,000.00	\$4,080,815.00
3	Dellinger, Inc.	5992	X	X	\$3,535,850.00	\$458,800.00	\$3,994,650.00
4	State Utility Contractors, Inc.	17793	X	X	\$3,843,500.00	\$674,825.00	\$4,518,325.00

I, Rachel C Carter, PE, hereby certify that the above tabulation of Bids is true and accurate to the best of my knowledge and that all Bids were received and processed in accordance with the requirements of the solicitation and Contract Documents.

Signed this the 30th day of August, 2023



Rachel C Carter, PE



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Albemarle, NC 28001 | www.ce-pa.com

Owner: City of Locust
Project Name: Contract 2 - Creekview
Description: Bid Tabulation

Propst Construction Co., Inc.

Hall Contracting Corporation

Base Bid:

No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price	Unit Price	Total Line Price
1.0	Mobilization (3% Bid Max.)	Lump Sum	1	\$ 45,000.00	\$ 45,000.00	\$ 66,170.00	\$ 66,170.00
1.1	Clearing & Grubbing	Acre	8	\$ 7,500.00	\$ 60,000.00	\$ 21,275.00	\$ 170,200.00
1.2	8" AWWA C900 DR18 PVC FM	Plan Linear Feet	10,350	\$ 60.00	\$ 621,000.00	\$ 85.00	\$ 879,750.00
1.3	8" Ductie Iron Pipe PC 350 FM	Plan Linear Feet	300	\$ 200.00	\$ 60,000.00	\$ 165.00	\$ 49,500.00
1.4	8" Ductile Iron Pipe PC 350 FM, Rest Joint	Plan Linear Feet	200	\$ 235.00	\$ 47,000.00	\$ 200.00	\$ 40,000.00
1.5	16" SCP Bore & Jack	Plan Linear Feet	200	\$ 1,275.00	\$ 255,000.00	\$ 1,800.00	\$ 360,000.00
1.6	8" 90 Deg. Bend	Each	16	\$ 1,975.00	\$ 31,600.00	\$ 2,600.00	\$ 41,600.00
1.7	8" 45 Deg. Bend	Each	3	\$ 1,950.00	\$ 5,850.00	\$ 4,600.00	\$ 13,800.00
1.8	8" 22.5 Deg. Bend	Each	3	\$ 1,625.00	\$ 4,875.00	\$ 4,600.00	\$ 13,800.00
1.9	8" 11.5 Deg. Bend	Each	4	\$ 1,550.00	\$ 6,200.00	\$ 3,700.00	\$ 14,800.00
2.0	Connect to Existing Manhole	Each	1	\$ 10,825.00	\$ 10,825.00	\$ 16,495.00	\$ 16,495.00
2.1	Air Release Valve	Each	8	\$ 12,500.00	\$ 100,000.00	\$ 14,500.00	\$ 116,000.00
2.2	Replace Gravel Driveway, 6" Thick	Square Feet	500	\$ 10.00	\$ 5,000.00	\$ 31.00	\$ 15,500.00
2.3	Replace Asphalt Driveway	Square Feet	500	\$ 30.00	\$ 15,000.00	\$ 25.00	\$ 12,500.00
2.4	Replace Concrete Driveway	Square Feet	300	\$ 25.00	\$ 7,500.00	\$ 25.00	\$ 7,500.00
2.5	Replace Gravel Track	Square Feet	3,200	\$ 5.00	\$ 16,000.00	\$ 20.00	\$ 64,000.00
2.6	Replace Concrete Sidewalk	Square Feet	1,000	\$ 20.00	\$ 20,000.00	\$ 15.00	\$ 15,000.00
2.7	Erosion Control - Sediment Fence	Plan Linear Feet	10,350	\$ 3.00	\$ 31,050.00	\$ 11.00	\$ 113,850.00
2.8	Erosion Control - Inlet Protection	Each	2	\$ 500.00	\$ 1,000.00	\$ 275.00	\$ 550.00
2.9	Seeding & Mulching, Temporary	Acre	8	\$ 1,000.00	\$ 8,000.00	\$ 2,500.00	\$ 20,000.00
3.0	Seeding & Mulching, Permanent	Acre	8	\$ 2,250.00	\$ 18,000.00	\$ 3,200.00	\$ 25,600.00



Owner: City of Locust
Project Name: Contract 2 - Creekview
Description: Bid Tabulation

Propst Construction Co., Inc.

Hall Contracting Corporation

3.1	Cleanup & Certification	Plan Linear Feet	10,850	\$ 15.00	\$ 162,750.00	\$ 2.00	\$ 21,700.00
3.2	Trench Rock Excavation	Cubic Yard	750	\$ 150.00	\$ 112,500.00	\$ 170.00	\$ 127,500.00

Lump Sum Items

Creekview Pump Station Improvements	Lump Sum	1		\$ 1,150,000.00		\$ 1,200,000.00
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Total Base Bid

\$ 2,794,150.00

\$ 3,405,815.00

Alternate 1:

No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price	Unit Price	Total Line Price
A1.0	Clearing & Grubbing	Acre	2	\$ 9,500.00	\$ 19,000.00	\$ 35,000.00	\$ 70,000.00
A1.1	8" 90 Deg. Band	Each	3	\$ 1,975.00	\$ 5,925.00	\$ 4,700.00	\$ 14,100.00
A1.2	8" 11.25 Deg. Bend	Each	4	\$ 1,950.00	\$ 7,800.00	\$ 3,650.00	\$ 14,600.00
A1.3	Air Release Valve	Each	2	\$ 10,375.00	\$ 20,750.00	\$ 16,000.00	\$ 32,000.00
A1.4	Replace Concrete Driveway	Square Feet	150	\$ 60.00	\$ 9,000.00	\$ 55.00	\$ 8,250.00
A1.5	Erosion Control - Sediment Fence	Plan Linear Feet	1,550	\$ 3.00	\$ 4,650.00	\$ 11.00	\$ 17,050.00
A1.6	Erosion Control - Inlet Protection	Each	2	\$ 500.00	\$ 1,000.00	\$ 250.00	\$ 500.00
A1.7	Seeding & Mulching	Acre	2	\$ 2,250.00	\$ 4,500.00	\$ 3,500.00	\$ 7,000.00
A1.8	Cleanup & Certification	Plan Linear Feet	1,550	\$ 10.00	\$ 15,500.00	\$ 2.00	\$ 3,100.00
A1.9	Trench Rock Excavation	Cubic Yard	125	\$ 150.00	\$ 18,750.00	\$ 260.00	\$ 32,500.00
A2.0	2" SDR 21 PVC Force Main	Plan Linear Feet	1,000	\$ 35.00	\$ 35,000.00	\$ 75.00	\$ 75,000.00
A2.1	2" 90 Deg. Bend	Each	1	\$ 1,000.00	\$ 1,000.00	\$ 100.00	\$ 100.00
A2.2	2" 45 Deg. Bend	Each	2	\$ 1,000.00	\$ 2,000.00	\$ 215.00	\$ 430.00
A2.3	12" SDR 35 PVC Gravity Sewer, 0-6'	Plan Linear Feet	75	\$ 95.00	\$ 7,125.00	\$ 95.00	\$ 7,125.00
A2.4	12" SDR 35 PVC Gravity Sewer, 6-10'	Plan Linear Feet	550	\$ 105.00	\$ 57,750.00	\$ 120.00	\$ 66,000.00



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Owner: City of Locust
Project Name: Contract 2 - Creekview
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Propst Construction Co., Inc.

Hall Contracting Corporation

A2.5	4' Dia. Doghouse Manhole, 0-6'	Each	1	\$ 5,550.00	\$ 5,550.00	\$ 7,245.00	\$ 7,245.00
A2.6	4' Dia. Manhole, 6-10'	Each	4	\$ 6,225.00	\$ 24,900.00	\$ 11,250.00	\$ 45,000.00
A2.7	Grinder Pump Station Allowance	Lump Sum	1	\$ 275,000.00	\$ 275,000.00	\$ 275,000.00	\$ 275,000.00

Total Alternate 1

\$ 515,200.00

\$ 675,000.00

*Denotes lowest bid

Total Base Bid + Alternate 1

\$ 3,309,350.00

\$ 4,080,815.00



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Owner: City of Locust
Project Name: Contract 2 - Creekview
Description: Bid Tabulation

Dellinger, Inc.

State Utility Contractors, Inc.

Base Bid:

No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price	Unit Price	Total Line Price
1.0	Mobilization (3% Bid Max.)	Lump Sum	1	\$ 90,000.00	\$ 90,000.00	\$ 74,000.00	\$ 74,000.00
1.1	Clearing & Grubbing	Acre	8	\$ 10,000.00	\$ 80,000.00	\$ 14,000.00	\$ 112,000.00
1.2	8" AWWA C900 DR18 PVC FM	Plan Linear Feet	10,350	\$ 55.00	\$ 569,250.00	\$ 149.00	\$ 1,542,150.00
1.3	8" Ductie Iron Pipe PC 350 FM	Plan Linear Feet	300	\$ 125.00	\$ 37,500.00	\$ 220.00	\$ 66,000.00
1.4	8" Ductile Iron Pipe PC 350 FM, Rest Joint	Plan Linear Feet	200	\$ 145.00	\$ 29,000.00	\$ 265.00	\$ 53,000.00
1.5	16" SCP Bore & Jack	Plan Linear Feet	200	\$ 1,000.00	\$ 200,000.00	\$ 755.00	\$ 151,000.00
1.6	8" 90 Deg. Bend	Each	16	\$ 1,200.00	\$ 19,200.00	\$ 1,950.00	\$ 31,200.00
1.7	8" 45 Deg. Bend	Each	3	\$ 1,100.00	\$ 3,300.00	\$ 1,850.00	\$ 5,550.00
1.8	8" 22.5 Deg. Bend	Each	3	\$ 1,100.00	\$ 3,300.00	\$ 1,750.00	\$ 5,250.00
1.9	8" 11.5 Deg. Bend	Each	4	\$ 1,000.00	\$ 4,000.00	\$ 1,700.00	\$ 6,800.00
2.0	Connect to Existing Manhole	Each	1	\$ 12,000.00	\$ 12,000.00	\$ 16,000.00	\$ 16,000.00
2.1	Air Release Valve	Each	8	\$ 10,000.00	\$ 80,000.00	\$ 14,000.00	\$ 112,000.00
2.2	Replace Gravel Driveway, 6" Thick	Square Feet	500	\$ 2.00	\$ 1,000.00	\$ 2.00	\$ 1,000.00
2.3	Replace Asphalt Driveway	Square Feet	500	\$ 18.00	\$ 9,000.00	\$ 37.00	\$ 18,500.00
2.4	Replace Concrete Driveway	Square Feet	300	\$ 30.00	\$ 9,000.00	\$ 30.00	\$ 9,000.00
2.5	Replace Gravel Track	Square Feet	3,200	\$ 2.00	\$ 6,400.00	\$ 2.00	\$ 6,400.00
2.6	Replace Concrete Sidewalk	Square Feet	1,000	\$ 30.00	\$ 30,000.00	\$ 26.00	\$ 26,000.00
2.7	Erosion Control - Sediment Fence	Plan Linear Feet	10,350	\$ 5.00	\$ 51,750.00	\$ 4.00	\$ 41,400.00
2.8	Erosion Control - Inlet Protection	Each	2	\$ 1,800.00	\$ 3,600.00	\$ 300.00	\$ 600.00
2.9	Seeding & Mulching, Temporary	Acre	8	\$ 1,600.00	\$ 12,800.00	\$ 1,500.00	\$ 12,000.00
3.0	Seeding & Mulching, Permanent	Acre	8	\$ 2,400.00	\$ 19,200.00	\$ 3,000.00	\$ 24,000.00



Owner: City of Locust
Project Name: Contract 2 - Creekview
Description: Bid Tabulation

				Dellinger, Inc.		State Utility Contractors, Inc.	
3.1	Cleanup & Certification	Plan Linear Feet	10,850	\$ 3.00	\$ 32,550.00	\$ 4.00	\$ 43,400.00
3.2	Trench Rock Excavation	Cubic Yard	750	\$ 220.00	\$ 165,000.00	\$ 175.00	\$ 131,250.00
Lump Sum Items							
	Creekview Pump Station Improvements	Lump Sum	1		\$ 2,068,000.00		\$ 1,355,000.00
Total Base Bid					\$ 3,535,850.00		\$ 3,843,500.00

Alternate 1:

No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price	Unit Price	Total Line Price
A1.0	Clearing & Grubbing	Acre	2	\$ 10,000.00	\$ 20,000.00	\$ 14,000.00	\$ 28,000.00
A1.1	8" 90 Deg. Band	Each	3	\$ 1,200.00	\$ 3,600.00	\$ 1,950.00	\$ 5,850.00
A1.2	8" 11.25 Deg. Bend	Each	4	\$ 1,000.00	\$ 4,000.00	\$ 1,700.00	\$ 6,800.00
A1.3	Air Release Valve	Each	2	\$ 10,000.00	\$ 20,000.00	\$ 14,000.00	\$ 28,000.00
A1.4	Replace Concrete Driveway	Square Feet	150	\$ 30.00	\$ 4,500.00	\$ 30.00	\$ 4,500.00
A1.5	Erosion Control - Sediment Fence	Plan Linear Feet	1,550	\$ 5.00	\$ 7,750.00	\$ 4.00	\$ 6,200.00
A1.6	Erosion Control - Inlet Protection	Each	2	\$ 1,800.00	\$ 3,600.00	\$ 300.00	\$ 600.00
A1.7	Seeding & Mulching	Acre	2	\$ 2,400.00	\$ 4,800.00	\$ 3,000.00	\$ 6,000.00
A1.8	Cleanup & Certification	Plan Linear Feet	1,550	\$ 3.00	\$ 4,650.00	\$ 4.00	\$ 6,200.00
A1.9	Trench Rock Excavation	Cubic Yard	125	\$ 250.00	\$ 31,250.00	\$ 175.00	\$ 21,875.00
A2.0	2" SDR 21 PVC Force Main	Plan Linear Feet	1,000	\$ 20.00	\$ 20,000.00	\$ 105.00	\$ 105,000.00
A2.1	2" 90 Deg. Bend	Each	1	\$ 200.00	\$ 200.00	\$ 100.00	\$ 100.00
A2.2	2" 45 Deg. Bend	Each	2	\$ 200.00	\$ 400.00	\$ 100.00	\$ 200.00
A2.3	12" SDR 35 PVC Gravity Sewer, 0-6'	Plan Linear Feet	75	\$ 46.00	\$ 3,450.00	\$ 230.00	\$ 17,250.00
A2.4	12" SDR 35 PVC Gravity Sewer, 6-10'	Plan Linear Feet	550	\$ 54.00	\$ 29,700.00	\$ 235.00	\$ 129,250.00



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Owner: City of Locust
Project Name: Contract 2 - Creekview
Description: Bid Tabulation

				Dellinger, Inc.		State Utility Contractors, Inc.	
A2.5	4' Dia. Doghouse Manhole, 0-6'	Each	1	\$ 5,500.00	\$ 5,500.00	\$ 12,000.00	\$ 12,000.00
A2.6	4' Dia. Manhole, 6-10'	Each	4	\$ 5,100.00	\$ 20,400.00	\$ 5,500.00	\$ 22,000.00
A2.7	Grinder Pump Station Allowance	Lump Sum	1	\$ 275,000.00	\$ 275,000.00	\$ 275,000.00	\$ 275,000.00
Total Alternate 1				\$458,800.00		\$674,825.00	
Total Base Bid + Alternate 1				\$ 3,994,650.00		\$4,518,325.00	

*Denotes lowest bid



Owner: City of Locust
Project Name: Contract 2 - Creekview
Description: Bid Tabulation

Average

Base Bid:

No.	Item Description	Unit	Est. Qty.	Unit Price
1.0	Mobilization (3% Bid Max.)	Lump Sum	1	\$ 68,792.50
1.1	Clearing & Grubbing	Acre	8	\$ 13,193.75
1.2	8" AWWA C900 DR18 PVC FM	Plan Linear Feet	10,350	\$ 87.25
1.3	8" Ductie Iron Pipe PC 350 FM	Plan Linear Feet	300	\$ 177.50
1.4	8" Ductile Iron Pipe PC 350 FM, Rest Joint	Plan Linear Feet	200	\$ 211.25
1.5	16" SCP Bore & Jack	Plan Linear Feet	200	\$ 1,207.50
1.6	8" 90 Deg. Bend	Each	16	\$ 1,931.25
1.7	8" 45 Deg. Bend	Each	3	\$ 2,375.00
1.8	8" 22.5 Deg. Bend	Each	3	\$ 2,268.75
1.9	8" 11.5 Deg. Bend	Each	4	\$ 1,987.50
2.0	Connect to Existing Manhole	Each	1	\$ 13,830.00
2.1	Air Release Valve	Each	8	\$ 12,750.00
2.2	Replace Gravel Driveway, 6" Thick	Square Feet	500	\$ 11.25
2.3	Replace Asphalt Driveway	Square Feet	500	\$ 27.50
2.4	Replace Concrete Driveway	Square Feet	300	\$ 27.50
2.5	Replace Gravel Track	Square Feet	3,200	\$ 7.25
2.6	Replace Concrete Sidewalk	Square Feet	1,000	\$ 22.75
2.7	Erosion Control - Sediment Fence	Plan Linear Feet	10,350	\$ 5.75
2.8	Erosion Control - Inlet Protection	Each	2	\$ 718.75
2.9	Seeding & Mulching, Temporary	Acre	8	\$ 1,650.00
3.0	Seeding & Mulching, Permanent	Acre	8	\$ 2,712.50



Owner: City of Locust

Project Name: Contract 2 - Creekview

Description: Bid Tabulation

Average

3.1	Cleanup & Certification	Plan Linear Feet	10,850	\$	6.00
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3.2	Trench Rock Excavation	Cubic Yard	750	\$	178.75
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Lump Sum Items

	Creekview Pump Station Improvements	Lump Sum	1	\$	1,443,250.00
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Total Base Bid				\$	3,394,828.75
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Alternate 1:

No.	Item Description	Unit	Est. Qty.	Total Line Price	
A1.0	Clearing & Grubbing	Acre	2	\$	17,125.00
A1.1	8" 90 Deg. Band	Each	3	\$	2,456.25
A1.2	8" 11.25 Deg. Bend	Each	4	\$	2,075.00
A1.3	Air Release Valve	Each	2	\$	12,593.75
A1.4	Replace Concrete Driveway	Square Feet	150	\$	43.75
A1.5	Erosion Control - Sediment Fence	Plan Linear Feet	1,550	\$	5.75
A1.6	Erosion Control - Inlet Protection	Each	2	\$	712.50
A1.7	Seeding & Mulching	Acre	2	\$	2,787.50
A1.8	Cleanup & Certification	Plan Linear Feet	1,550	\$	4.75
A1.9	Trench Rock Excavation	Cubic Yard	125	\$	208.75
A2.0	2" SDR 21 PVC Force Main	Plan Linear Feet	1,000	\$	58.75
A2.1	2" 90 Deg. Bend	Each	1	\$	350.00
A2.2	2" 45 Deg. Bend	Each	2	\$	378.75
A2.3	12" SDR 35 PVC Gravity Sewer, 0-6'	Plan Linear Feet	75	\$	116.50
A2.4	12" SDR 35 PVC Gravity Sewer, 6-10'	Plan Linear Feet	550	\$	128.50



Owner: City of Locust

Project Name: Contract 2 - Creekview

Description: Bid Tabulation

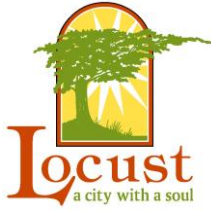
Average

A2.5	4' Dia. Doghouse Manhole, 0-6'	Each	1	\$	7,573.75
A2.6	4' Dia. Manhole, 6-10'	Each	4	\$	7,018.75
A2.7	Grinder Pump Station Allowance	Lump Sum	1	\$	275,000.00

Total Alternate 1 \$ 580,956.25

*Denotes lowest bid

Total Base Bid + Alternate 1 \$ 3,975,785.00



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Purchase Order Requests – 10/12/2023

Purchase Request # 5096

Vendor: Barbee's Garage

For: Police – L744 Brake Repair and Vehicle Service

Amount: \$ 1,150.45

Charge Code: 011-005-04300-53105 Police – Motor Vehicle Expense

Remaining Budget: \$ 48,317.09

Purchase Request # 5097

Vendor: Fortline, Inc.

For: WW – Station Maintenance – Main – 200N LS #3-CV Main

Amount: \$ 1,290.00

Charge Code: 061-005-07400-53100 WW – Supplies

Remaining Budget: \$ 27,253.21

Purchase Request # 5098

Vendor: Covalen

For: WW – Station Maintenance – Low Pressure System Main

Amount: \$ 3,380.47

Charge Code: 061-005-07400-53100 WW – Supplies

Remaining Budget: \$ 23,872.74

Purchase Request # 5109

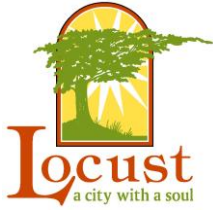
Vendor: Joseph McManus

For: Streets – Red Bridge Blvd-Locust Valley-Delancy Street Maintenance

Amount: \$ 36,050.00

Charge Code: 011-005-04500-54103 Streets – Paving and Repairs

Remaining Budget: \$ 102,650.00



City of Locust
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Locust, North Carolina 28097-0190
(704) 888-5260

Purchase Order Requests – 10/12/2023

Purchase Request # 5110

Vendor: Uwharrie Bank Credit Card – NC Recreation & Parks Assoc.

For: State Conference Registration Fees for Three Park Staff Employees

Amount: \$ 1,065.00

Charge Code: 011-005-06000-53502 Parks – Continuing Education

Remaining Budget: \$ 483.47

Purchase Request # 5115

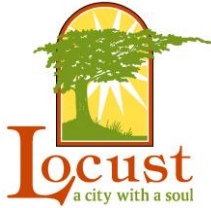
Vendor: Deeck Mechanical

For: Govt. Center Routine Maintenance

Amount: \$ 1,179.00

Charge Code: 011-005-04200-54260 Govt. Center

Remaining Budget: \$ 55,953.25



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Requested Budget Amendments 10/12/2023

General Fund

Revenues:

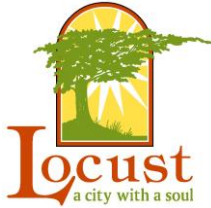
\$5,099.00 011-004-03800-03881 Vehicle Sale

\$5,099.00 **Total Revenue Increase**

Expenditures:

(\$956.00)	011-005-04100-51251 Admin – Life Insurance
\$956.00	011-005-04100-55100 Admin – Insurance – Property
\$523.00	011-005-04300-55101 Police – Liability Insurance
\$4,576.00	011-005-04300-55500 Police – Capital Outlay
(\$500.00)	011-005-04500-51252 Streets – Other Insurance
\$500.00	011-005-04500-52107 Streets – Mapping/Legal
(\$204.00)	011-005-04500-53502 Streets – Continuing Education
\$204.00	011-005-04500-55101 Streets – Property Liability Ins.
(\$749.00)	011-005-06000-51240 Parks – Worker’s Comp
\$195.00	011-005-06000-53102 Parks – Office Supplies
<u>\$554.00</u>	011-005-06000-55100 Parks – Property Liability Ins.

\$5,099.00 **Total Expenditure Increase**



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Requested Budget Amendments 10/12/2023

Wastewater Fund

Revenues:

\$1,714.00	061-004-03000-03065 WW Interest Income
<u>\$2,278.00</u>	061-004-07000-07100 WW System Development Fees

<u>\$3,992.00</u>	Total Revenue Increase
--------------------------	-------------------------------

Expenditures:

\$1,258.00	061-005-07100-51240 WW Worker's Comp
\$456.00	061-005-07100-55100 WW Property Insurance
<u>\$2,278.00</u>	061-005-07500-55508 Capital Project N. Basin

<u>\$3,992.00</u>	Total Expenditure Increase
--------------------------	-----------------------------------

Locust Wastewater
Monthly Metering

Monthly Wastewater Flow Recordings

<u>Date</u>	<u>Time</u>	<u>Meter</u>	<u>Daily Total</u>	<u>Recorded Rain Fall(")</u>
Friday, September 1, 2023	11:59:59 PM	319247.8	319247.8	
Saturday, September 2, 2023	11:59:59 PM	625789.4	306541.6	
Sunday, September 3, 2023	11:59:59 PM	923281.2	297491.9	
Monday, September 4, 2023	11:59:59 PM	1229850.6	306569.4	
Tuesday, September 5, 2023	11:59:59 PM	1524011.9	294161.3	
Wednesday, September 6, 2023	11:59:59 PM	1823412.5	299400.6	0.06
Thursday, September 7, 2023	11:59:59 PM	2138232.5	314820.0	0.92
Friday, September 8, 2023	11:59:59 PM	2448977.2	310744.7	0.01
Saturday, September 9, 2023	11:59:59 PM	2807883.8	358906.6	0.71
Sunday, September 10, 2023	11:59:59 PM	3190089.1	382205.3	0.01
Monday, September 11, 2023	11:59:59 PM	3510038.4	319949.4	
Tuesday, September 12, 2023	11:59:59 PM	3817090.9	307052.5	
Wednesday, September 13, 2023	11:59:59 PM	4127217.8	310126.9	
Thursday, September 14, 2023	11:59:59 PM	4431037.5	303819.7	0.04
Friday, September 15, 2023	11:59:59 PM	4730365.3	299327.8	0.01
Saturday, September 16, 2023	11:59:59 PM	5036806.3	306440.9	
Sunday, September 17, 2023	11:59:59 PM	5386765.6	349959.4	0.58
Monday, September 18, 2023	11:59:59 PM	5715819.1	329053.4	
Tuesday, September 19, 2023	11:59:59 PM	6028708.1	312889.1	
Wednesday, September 20, 2023	11:59:59 PM	6335867.8	307159.7	0.07
Thursday, September 21, 2023	11:59:59 PM	6643005.0	307137.2	0.05
Friday, September 22, 2023	11:59:59 PM	6944232.2	301227.2	
Saturday, September 23, 2023	11:59:59 PM	7277384.4	333152.2	0.28
Sunday, September 24, 2023	11:59:59 PM	7617271.0	339886.6	
Monday, September 25, 2023	11:59:59 PM	7939742.3	322471.3	
Tuesday, September 26, 2023	11:59:59 PM	8248177.0	308434.8	0.03
Wednesday, September 27, 2023	11:59:59 PM	8543187.6	295010.6	
Thursday, September 28, 2023	11:59:59 PM	8849900.4	306712.8	
Friday, September 29, 2023	11:59:59 PM	9149760.1	299859.7	
Saturday, September 30, 2023	11:59:59 PM	9459252.3	309492.2	
Monthly Total			9459252.3	2.77
Daily Average		315308.41		

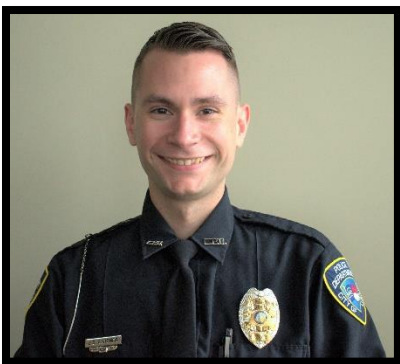


SEPTEMBER 2023 SUMMARY

SEPTEMBER 2023

CATEGORY	AMOUNT
Total Offenses Reported	177
Incident Reports Taken	146
Business And Neighborhood Patrols	1,923
Arrest Charges	42
Citation Charges	207
Warnings Issued	177
Traffic Crashes Reported	25

September 2023 Co-Officers of the Month



PO2
Josh D. Gardner



Officer
Adam L. Hartsell

For the month of September, rotation partners Josh Gardner and Adam Hartsell combined for 353 completed patrols, 134 traffic stops, 116 citation charges, 58 warnings issued, and 18 arrest charges including 4 driving while impaired arrests. Both officers also received a citizen commendation from a Locust resident who suffered a serious seizure that they believed was life threatening and Officers Gardner and Hartsell arrived on scene and stabilized him until medical responders arrived. They stated, "I am able to express my sincere gratitude and let them know I am aware how close I was to possibly dying, so, in my mind and heart, they saved my life."

STARTS OCTOBER 9TH!!!

NO SHAVE



2023 **2023**

NOVEMBER 15TH



Warrior Jace
Drive Out DIPG Warrior Jace Foundation™

Episode 3

Revenge Of The Beards

SPONSOR AN OFFICER

ANY DONATION

ALL GOES TO CHARITY!

Planning and Zoning

September 2023

2 New House permits

Hucks, Summit

1 Remodel

2 New Signs

1 New Commercial

Martin.

1 Garage

1 Pool

2 Rooftop solar

Code enforcement

172 New housing as of September 30, 2023



Amber Glen



Agenda

- Introduction of Team Members
- Information on M/I Homes
- Site Location
- Proposed Site Plan and Additional Details

Team Members



Derek Stabel
Land Acquisition Manager



Chris Todd, PE
Senior Project Manager



M/I HOMES

Company Footprint

Founded and Focused on the Eastern United States

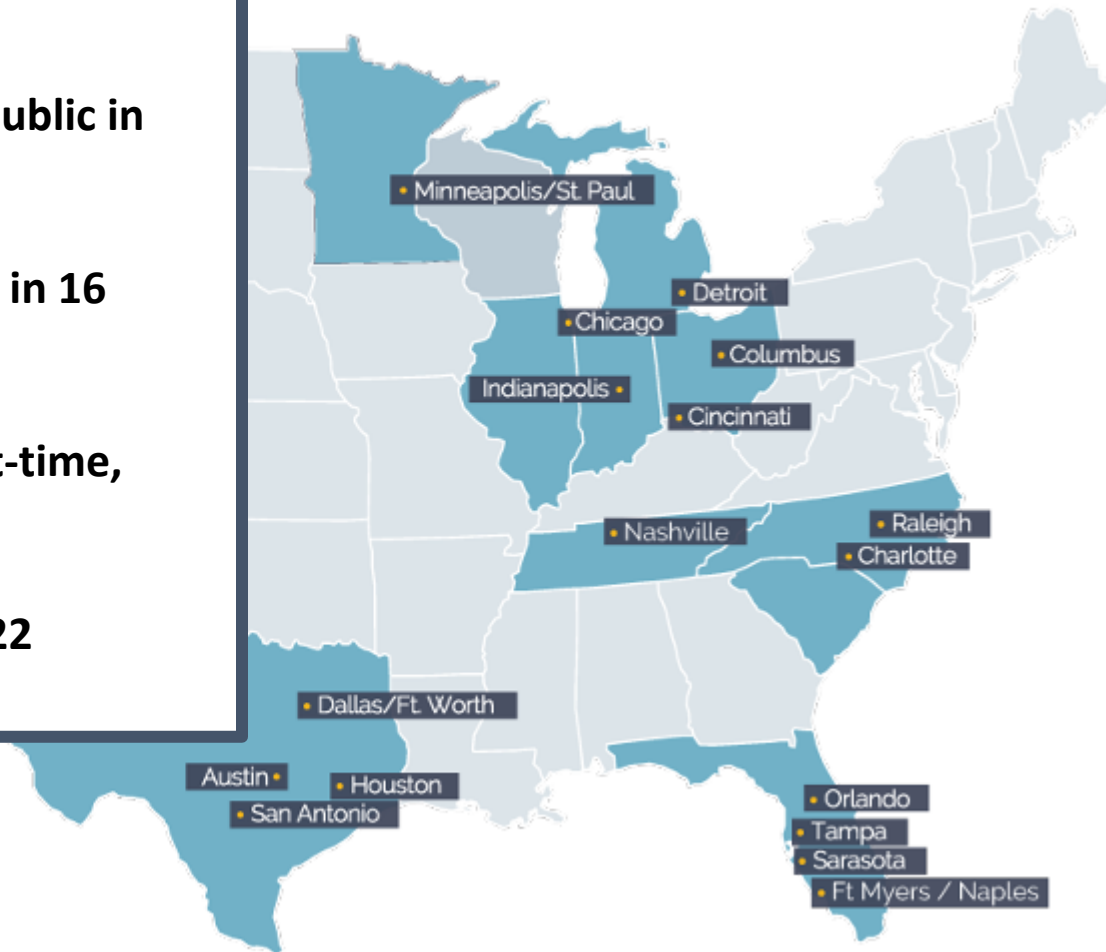
One of the Nations leading Homebuilders - #13 on BUILDER 100

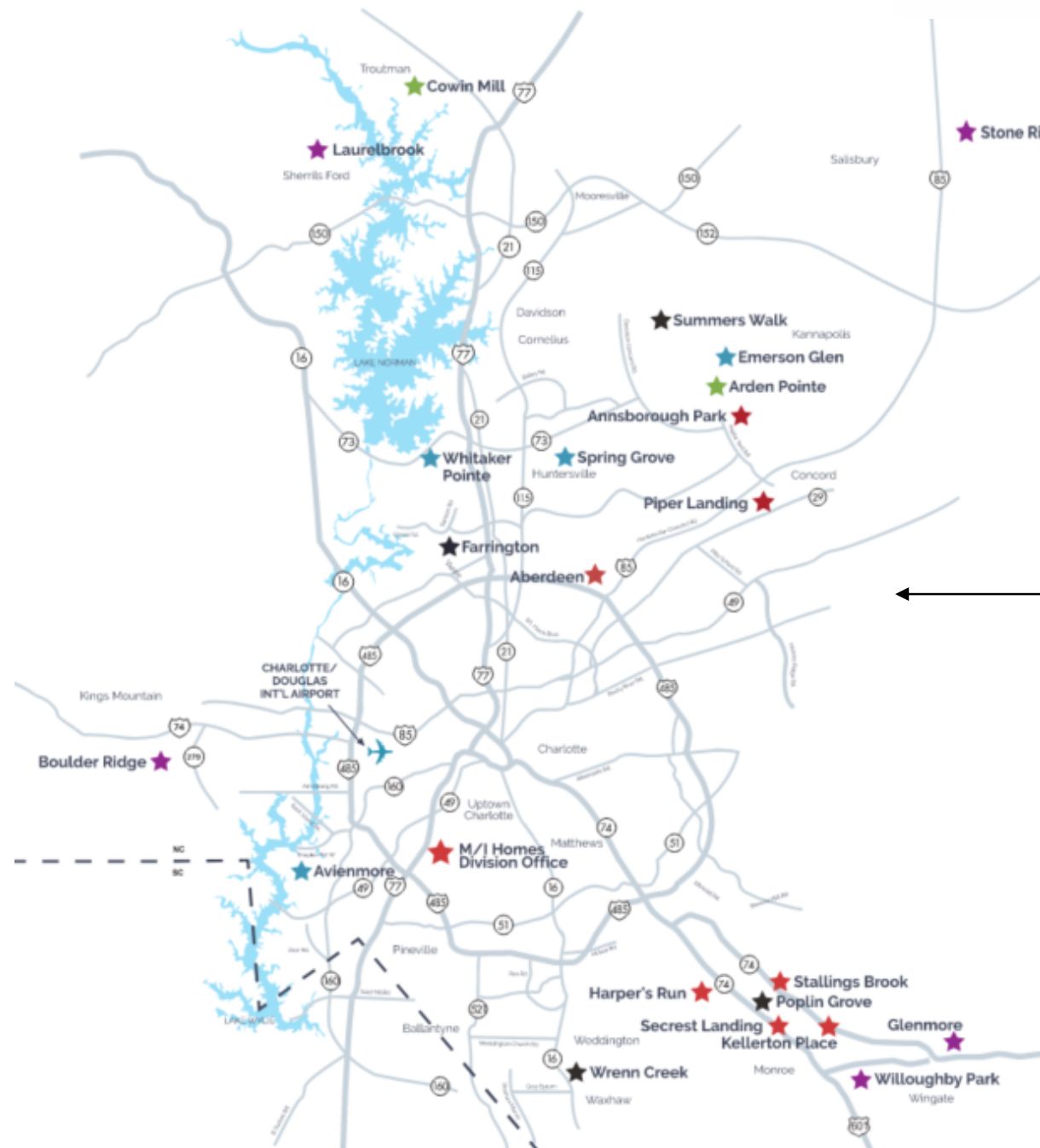
MI Homes was founded in 1976; Went public in 1993

MI Homes is Selling in 200 Communities in 16 Markets (at 3/31/2023)

Diversified Customer base including first-time, move-up, and active adult buyers

Entered Nashville in 2021 /Naples in 2022



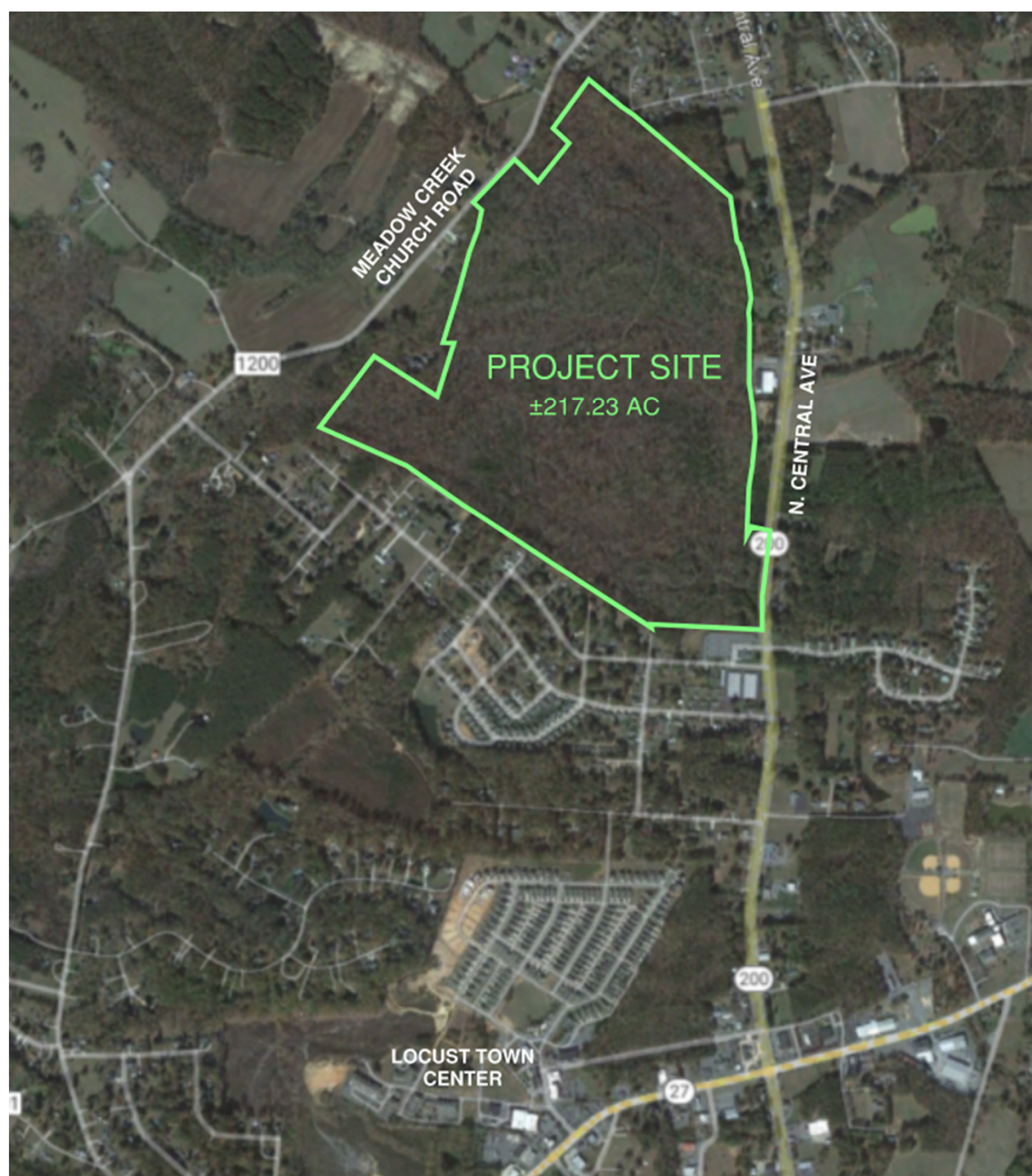


Neighborhood Location



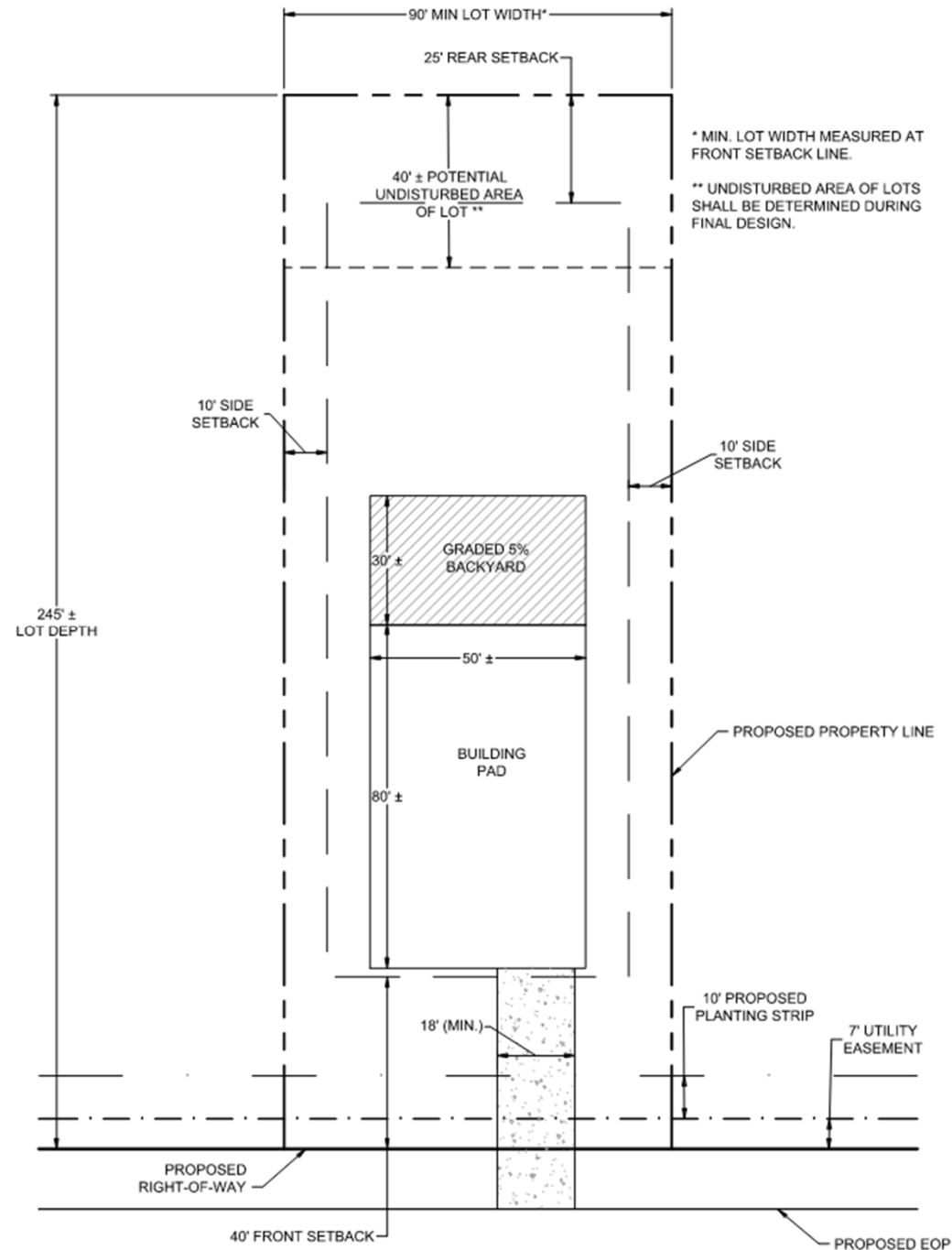
M/I HOMES

Site Location



Typical Lot Diagram

- Typical Lot Size: 90' x 245'
- Minimum Lot Size: 22,000 SF



© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd



Street Imagery



Street Imagery





Rezoning Plan

- 184 Total Proposed Units
- Street Connections to North Central Road, Meadow Creek Church Road, and Foxworth Drive
- Potential golf cart path connections to Hickory Street and Summit Street
- Sidewalk connection along North Central Road
- Minimum 71.7 acres Undisturbed (33%)
- Amenity Area and Common Open Space
- Natural Surface Trails



Undisturbed
Area

Representative Exterior Elevations



Representative Exterior Elevations



Representative Exterior Elevations



*Elevations are representative in nature and subject to change without warning based on feedback from municipal staff and market conditions.

Representative Exterior Elevations



Representative Exterior Elevations



Contact Information

Derek Stabel

Land Acquisition Manager

(980) 248-4392

dstabel@mihomes.com

Jeremy Horton, PE

Director of Land Entitlements

(704) 597-4535

jhorton@mihomes.com



M / I HOMES



M/I HOMES






TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.


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*Imagery is representative in nature and subject to change without warning based on feedback from municipal staff and market conditions.



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

MEMORANDUM

Date: October 6, 2023
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557503322009

BACKGROUND & PETITION INFORMATION

On July 26, 2023, the City of Locust received an application for a Conditional Zoning Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

Applicant: Sherman Green

Owner Information: 24 West Market Place

Existing Zoning: Highway Commercial (HC)

Proposed Zoning: Highway Commercial – Conditional (HC-C)

Permitted Uses: All uses permitted in the Highway Commercial zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed use *Furniture & Home Furnishings* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 557503322009 and 557503322230

Area in Acres: 0.85 acres combined.

Site Description: This property is the former PVG Trucking and O’Riley’s building. Sits across the street from Locust Town Center.

Adjacent Land Use: Commercial (O’Riley’s, Deeter Realty, Blended Café), Neighborhood Residential, and Vacant.

Surrounding Zoning: The property is surrounded by Highway Commercial on all sides, except south where it’s surrounded by Neighborhood Residential.

Utility Service Provider: The property will be served by public water through Stanly County Utilities, and sewer provided by the City of Locust.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2014 Land Use Plan for commercial uses.

The property is currently zoned Highway Commercial. This amendment is reasonable because the property is adjacent to existing commercial uses. The amendment allows for the growth and expansion of the City's commercial tax base and sales taxes, thus providing opportunities for local jobs for the community.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3), but no proposed changes to the current building elevations, for the overall development of the property that will be attached to the approval of the conditional rezoning should the City choose to support this request.

Staff has reviewed the Site Plan and finds that it meets the standards of the City of Locust Land Development Ordinance.

POLICY IMPLICATIONS

The City of Locust Land Development ordinance and the North Carolina General statutes require the Planning & Zoning Board to make a recommendation on the zoning amendment.

On August 24, 2023 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend ***approval*** of the proposed Highway Commercial – Conditional (HC-C) zoning designation.

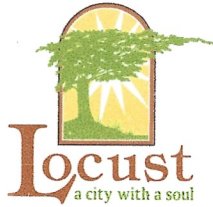
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist the Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the conditional rezoning request 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.



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Application for Conditional Zoning Change

Date: 7/26/2023

Applicant Name: Sherman Green

Company Name (if applicable) Twentyfour West Marketplace

Address: 403 West Main Street, Locust, NC 28097

Phone Number: 330-421-7616

Address of Property Change: 403 West Main Street, Locust, NC 28097

Present Zoning District:

Requested Zoning District:

Applicant Signature: *Shm C Green*

The following information is required with the application:

- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning districts.

(2) Comprehensive site plan.

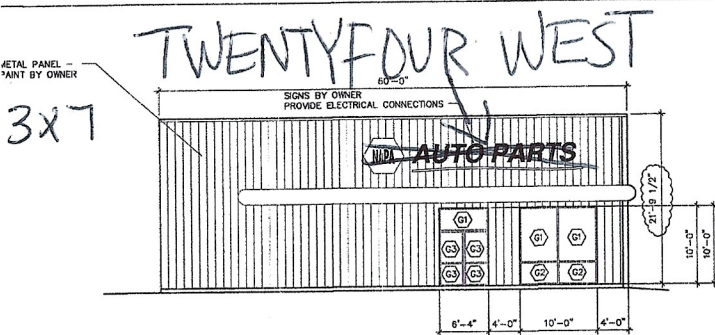
(3) Color renderings of the exterior.

(4) Comprehensive landscape plan

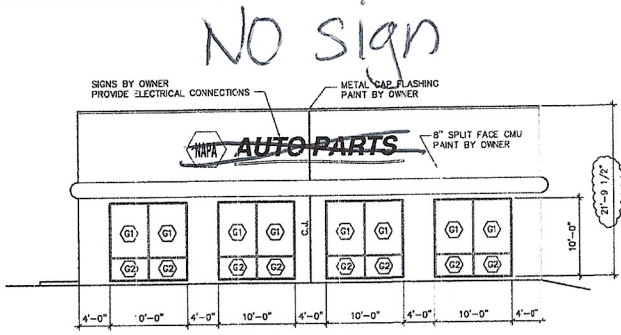
(5) All proposed signage (monument and/or building mounted)

(6) A fee of \$500 (non-refundable) must accompany this application.

*No color change.
No change to landscaping.*



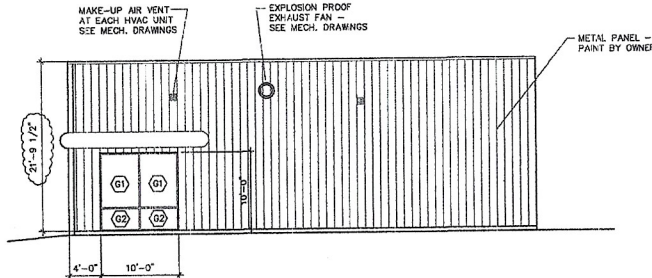
4 Entry Side Elevation
A2 SCALE: 1/8" = 1'-0"



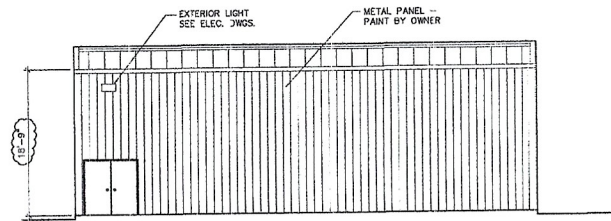
2 Front Elevation
A2 SCALE: 1/8" = 1'-0"

GLAZING LEGEND:

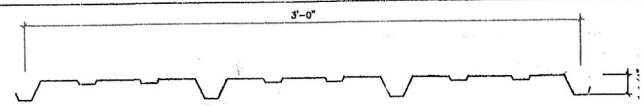
- G1 1" INSULATED GLASS - ALUMINUM FRAME
- G2 1" TEMPERED INSULATED GLASS - ALUMINUM FRAME
- G3 1/4" TEMPERED GLASS - ALUMINUM FRAME



1 Side Elevation
A2 SCALE: 1/8" = 1'-0"

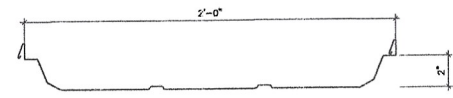


2 Rear Elevation
A2 SCALE: 1/8" = 1'-0"



5 WALL PANEL DETAIL
A2 SCALE: 3" = 1'-0"

NCI BUILDING COMPONENT "A" PANEL - 26 GAUGE GALVALUME FINISH - PAINT NAPA BLUE BY OWNER



6 ROOF PANEL DETAIL
A2 SCALE: 3" = 1'-0"

NCI BUILDING COMPONENT STANDING SEAM TYPE "ULTRA DEK" 24 GAUGE GALVALUME FINISH

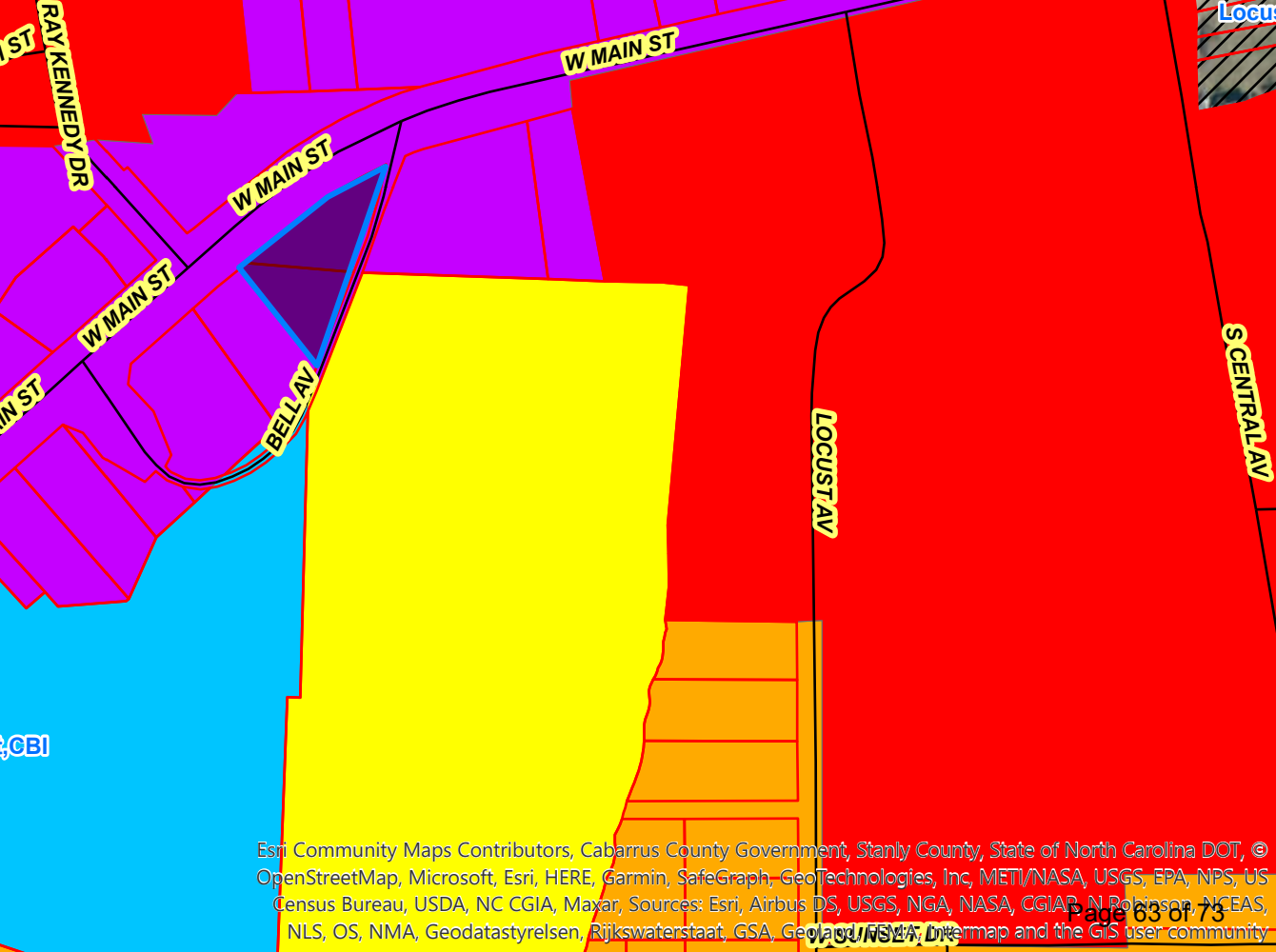


Philip F. Ritchie, P.E.
3233 Markersville Ave. Charlotte, NC 28210
(704) 581 7425

NAPA Auto Parts
Ritchie Hardware Company
403 WEST MAIN STREET
Locust, NC

OWNER	DATE	REVISION
Ritchie Hardware Company P O Box 1190 Concord, NC 28026	11/9/01	
	01/14/02	REV 1

A2



TWENTYFOUR WEST Marketplace

City of Locust

Post Office Box 190 Locust, NC 28097-0190 (704) 888-5260 Fax (704) 888-1566
Planning and Zoning Department

APPLICATION FOR SIGN PERMIT

Company Name: Twentyfour West Marketplace

Manager/President Colin Green / Tricia Green

Location Address 403 West Main Street
Locust, NC 28097

Tax ID # _____ Pin # _____

Mailing Address 403 West Main Street
Locust, NC 28097

Property Owner Ritchie Hardware Company
(If different from applicant)

Owner Address: 1714 Landfall Drive
Wilmington, NC 28405

Phone Number: Mitchell 704-785-5081
Zone: _____

Inside City Limits: _____ In Extraterritorial Jurisdiction: _____

Signature: _____

Date: _____

A site plat plan is required showing accurate placement of the proposed sign, written Description or sketch photo, with dimensions and content. For wall signs, dimensions of the building wall on which the sign is to be affixed and the location and size of existing wall signs shall also be included.

96 Inches

**TWENTYFOUR WEST
MARKETPLACE**

36 Inches



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

MEMORANDUM

Date: October 6, 2023
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557501486574

BACKGROUND & PETITION INFORMATION

On July 28, 2023, the City of Locust received an application for a Conditional Zoning Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

Applicant: Bryant and Julie Lloyd

Owner Information: All Phase Auto

Existing Zoning: Highway Commercial (HC)

Proposed Zoning: Highway Commercial – Conditional (HC-C)

Permitted Uses: All uses permitted in the Highway Commercial zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed use *Automobile Repair* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 557501486574

Area in Acres: 2.7 acres.

Site Description: This property has 2 (two) businesses on-site. The top business will be utilized for automobile repair. The bottom business will keep their current use.

Adjacent Land Use: Commercial (Power Stream Industries), Open Space residential, and Vacant.

Surrounding Zoning: The property is surrounded by Open Space Residential on all sides.

Utility Service Provider: The property will be served by public water through Stanly County Utilities, and sewer provided by the City of Locust.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2014 Land Use Plan for commercial uses.

The property is currently zoned Highway Commercial. This amendment is reasonable because the building is adjacent to existing commercial uses. The amendment allows for the growth and expansion of the City's commercial tax base and sales taxes, thus providing opportunities for local jobs for the community.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3), but no proposed changes to the current building elevations, for the overall development of the property that will be attached to the approval of the conditional rezoning should the City choose to support this request.

Staff has reviewed the Site Plan and finds that it meets the standards of the City of Locust Land Development Ordinance.

POLICY IMPLICATIONS

The City of Locust Land Development ordinance and the North Carolina General statutes require the Planning & Zoning Board to make a recommendation on the zoning amendment.

On August 24, 2023 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend ***approval*** of the proposed Highway Commercial – Conditional (HC-C) zoning designation.

Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist the Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the conditional rezoning request 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.



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Application for Conditional Zoning Change

Date: 7/28/23

Applicant Name: Bryant Lloyd & Julie Lloyd

Company Name (if applicable) All Phase LLC

Address: 607 North Central Ave, Locust, NC 28097

Phone Number: (704) 781-5143

Address of Property Change: 607 N. Central Ave. Locust NC 28097

Present Zoning District: HC

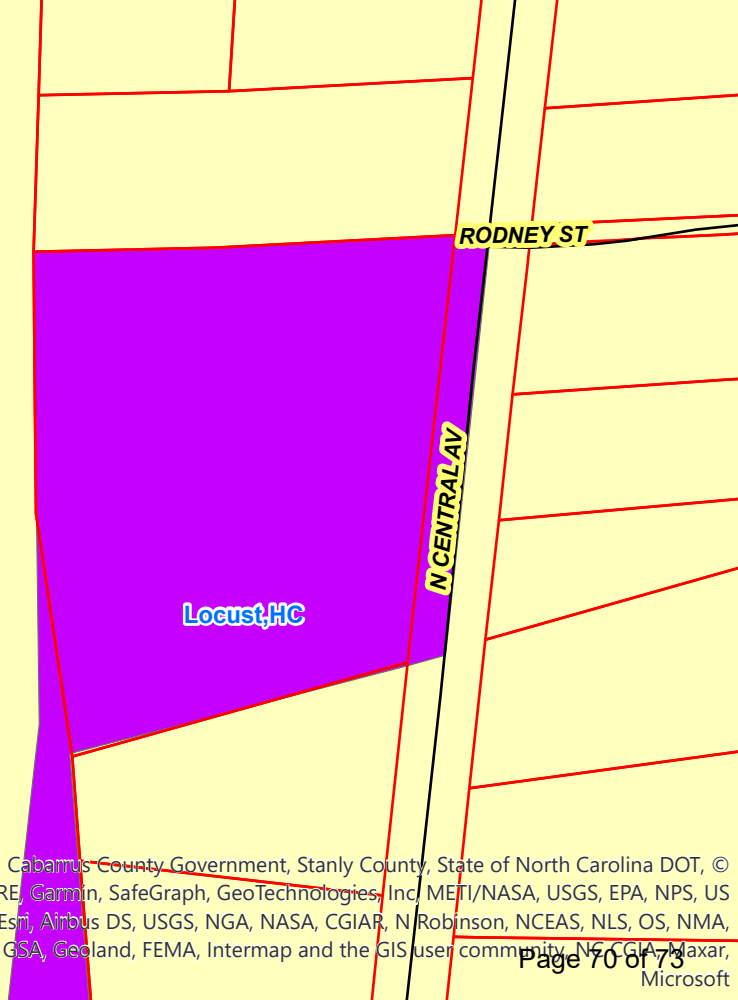
Requested Zoning District: HC (DC)

Applicant Signature:

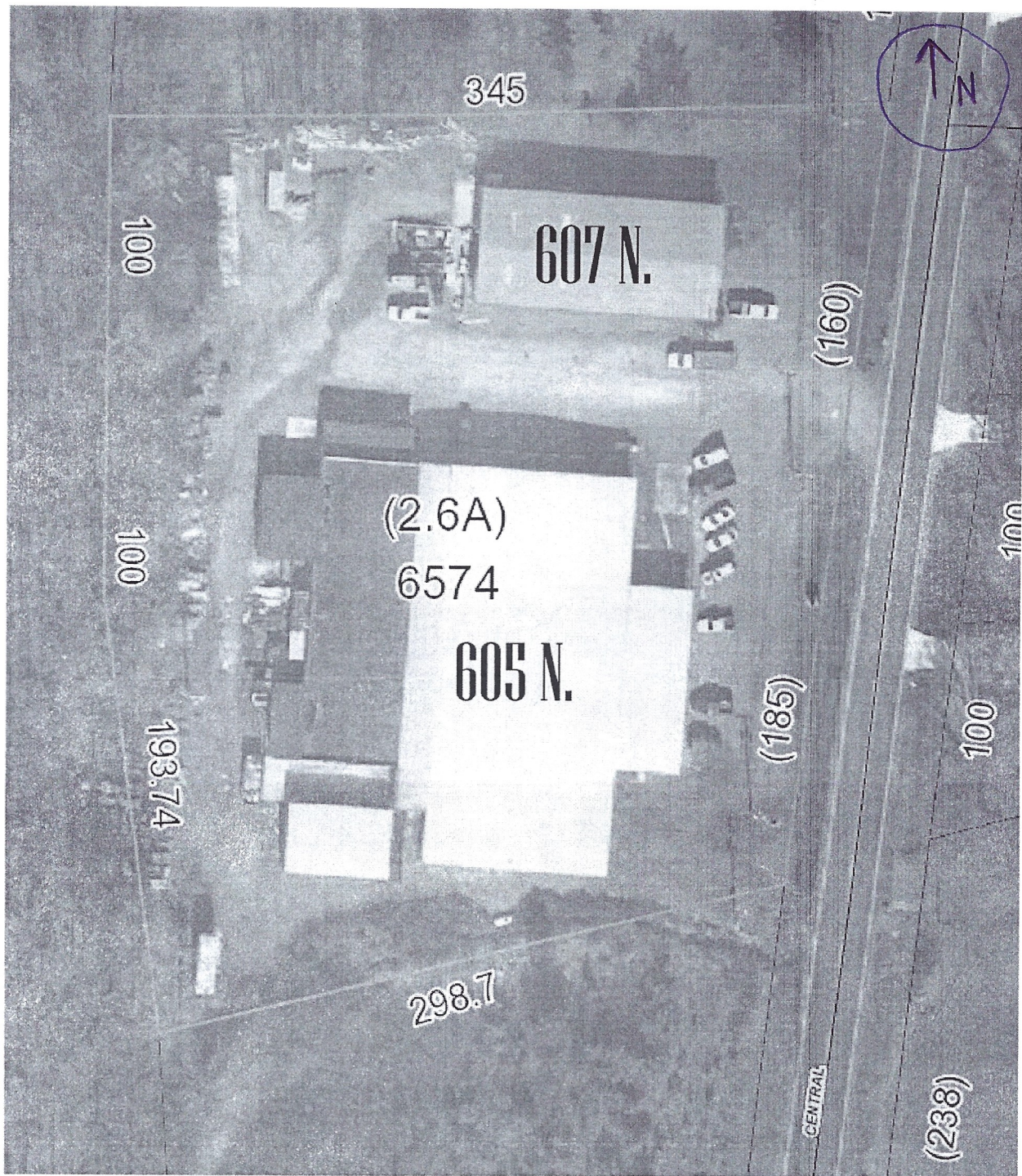
Bryant Lloyd & Julie Lloyd

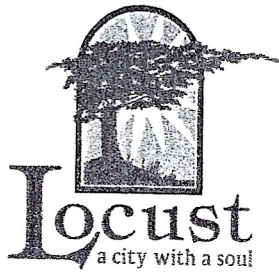
The following information is required with the application:

- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning districts.
- (2) Comprehensive site plan.
- (3) Color renderings of the exterior.
- (4) Comprehensive landscape plan
- (5) All proposed signage (monument and/or building mounted)
- (6) A fee of \$500 (non-refundable) must accompany this application.



605 & 607 North Central Ave. Locust, NC





City of Locust

PO Box 190
Locust, NC 28097
PH: 704-888-5260

Planning and Zoning Department

Application for a Sign Permit

Date: 7/24/23

Company Name: All Phase everything auto

Manager/President: Bryant Lloyd / Julie Lloyd

Location Address: 607 North Central Ave
Locust, NC 28097

Tax # 87-1649730 Pin # _____

Mailing Address: 3907 Melissa Drive
Harrisburg, NC 28075

Property Owner (if different from applicant) Roger Cullen

Owner Address: 605 North Central Ave.
Locust, NC 28097

Phone Number: 980-734-9103

Zone: _____

Inside City Limits: Y N In Extraterritorial Jurisdiction: Y N

Applicant Signature: Bryant Lloyd / Julie Lloyd

A site plan is required showing accurate placement of the proposed sign, written description or sketch photo with dimensions and content. For wall signs, dimensions of the building wall on which the sign is to be affixed and the location and size of existing wall signs shall also be included.

Service All Makes
And Models

Tire Repair & Balace

Brakes

All Phase

Vehicle
Diagnostics

Restorations

Inspections: Coming Soor

704-781-5143

 **Call Now**

**607 N. Central Ave.
Locust, NC 28097**

**SUPPORT
SMALL
Business**