



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

October 12, 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: Conditional rezoning request for TwentyFour West Marketplace.
No one spoke for or against

Public Hearing: Conditional rezoning request for All Phase Everything Auto.
No one spoke for or against

Meeting called to order at 7:02pm

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 the agenda as amended

4. Minutes - adopt September 14, 2023

M/S/A Council Members Harry Fletcher and Rusty Efird (7-0)
Motion to approve the September 14, 2023 minutes

September 14, 2023

5. Financial Reports

The City's first distribution of property taxes and sales taxes was received in September. General Fund revenues exceed expenditures by \$1,084,486.58. Wastewater Fund revenues exceed expenditures by \$400,696.12. ABC store distribution received was \$20,340.17 plus end of FY distribution of \$34,086.91. Sales tax distribution received was \$148,794.48. We also received the Powell Bill distribution of \$75,473.94 and the SRO grant funds from Stanly County in the amount of \$36,666. Also, the auditors will be present at the November 9th meeting to present the audit for fiscal year 2022/2023.

Financial Summary - September 30, 2023

6. Mayor's Report

Mayor Huber recognized Asst. Chief of Police Kevin O'Connor who introduced the newly sworn officer, Officer Caleb Whitley. Mayor Huber also thanked young citizen Levi for his thoughtful gift.

Introduction of new LPD Officer Caleb Whitley

7. Manager's Report

Purchase orders and budget amendments were reviewed. Sewer Improvements – Resolution of Award for Contract 1 to Dellinger, Inc.: In September, the State budget was approved. This means that we can officially count on \$10M in funding that was provided for Locust water and sewer projects. These funds will help us pay the remaining balance of the North Basin Sewer Improvements. We will use the remaining portion of our System Development Fees first, and then utilize this funding to avoid using wastewater fund balance reserves. Please see attached for resolution of award, and back up information. Sewer Improvements – Resolution of Award for Contract 2 to Propst Construction Co., Inc: This is the remaining contract to be approved for the North Basin Improvements. We are currently working with both our engineers and NCDEQ to complete important changes to our plans. These changes will result in additional charges. The additional expenses will be accounted in a work exchange order, but we need to award the contract as the current bid expires in October 14th. The entire funding for Contract 2 will come from the \$10M appropriation we're scheduled to receive from the State. The City has also been allocated \$500,000 for the new Senior Center. City Manager Cesar CORrea publicly thanked the staff.

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

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

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adopt resolution awarding Sewer Improvement Contract 1 to Dellinger, Inc.

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adopt resolution awarding Sewer Improvement Contract 2 to Propst Construction Co., Inc.

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

Nothing to report at this time

9. Parks

Park Director Emily Jones is currently attending the Director's conference in Dallas, TX. Lots of events throughout October. 5K, movies, fall festival, basketball and the last few weeks of the farmers market. New offering at the park and in the backyard at City Hall will be Yoga.

10. Facilities

City Manager Cesar Correa looks to meet with the seniors to go over the plans for the new Senior Center

11. Public Works

Flow has been great and the department has done a great job managing the INI.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

ABC Board Member Joe Bishop wants to step down, so the board will have a vacancy and we will be accepting applications. Grand Re-Opening for Tailgators last Friday and ModWash will have their grand opening this coming Wednesday.

13. Public Safety

Department statistics were reviewed by Council Member Roger Hypes. Officers of the month for September were POII Josh Gardner and Officer Adam Hartsell. Both officers received a citizen accommodation for their diligence during a medical call they responded to.

Public Safety Summary - September 2023

14. Planning & Zoning

Representatives from M/I Homes came to present the updated site plan with the updated location of the cart path connecting to Dogwood Street. Planning report was reviewed by Council Member Michael Haigler.

M/A Council Member Michael Haigler (No Second Needed) (7-0)

Motion to To approve the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C) for TwentyFour West Marketplace with the associated site plan and proposed elevations, to be consistent with the 2014 Land Use Plan

M/A Council Member Michael Haigler (No Second Needed) (7-0)

Motion to To approve the conditional rezoning request designating the subject property as Highway

Commercial – Conditional (HC-C) for All Phase Everything Auto with the associated site plan and proposed elevations, to be consistent with the 2014 Land Use Plan

M/A Council Member Michael Haigler (No Second Needed) (7-0)

Motion to approve the residential project submitted by M/I Homes the conditional rezoning request designating the subject property as Open Space - Conditional (OPS-C) with the associated site plan and proposed elevations, to be consistent with the 2014 Land Use Plan

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

Motion to schedule public hearing for November 9,2023 for conditional rezoning request submitted by James Schad

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:

No one signed up to speak

16. Board Closing Comments

Glad to see those who came out this evening. Thanks to City Manager Cesar Correa and all City staff for all of their hard work. Good to see former Council Member JC Burris come out tonight. Welcome to newly sworn Officer Caleb Whitley. Good to see all the things happening in Locust. Thank you to Levi for his interest in the City. Thank you to Planning & Zoning Director Scott Efirm for everything he and his staff has done. Appreciate the Locust Police Department for their mutual aid in a traffic taskforce initiative with Cabarrus County and their efforts to keep the citizens safe.

17. Adjourn

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

Motion to enter into executive session GS: 143-318.11 at 8:21 pm

Out of executive session at 8:40 pm

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

Motion to adjourn at 8:41 pm