



Locust City Council Meeting

Minutes

Joel Huneycutt Community Room

7:00 PM

December 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

Meeting was called to order at 7:02pm

2. Presentation of Colors, Prayer

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

M/S/A Council Members Harry Fletcher and Rusty Efird (6-0)
Motion to excuse Council member Mandy Watson

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)
Motion to adopt agenda as amended

4. Minutes - adopt November 9, 2023.

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to adopt the November 9, 2023 minutes

November 9, 2023

5. Financial Reports

City Manager Cesar Correa reviewed the revenues and expenditures for the general fund and wastewater funds noting that the general fund revenues exceed expenditures through November 30, 2023 by \$1,024,591.36 and

that the wastewater revenues exceed expenditures through November 30, 2023 by \$664,425.98. Also noted is that over the last 2.5 years we've been using ARPA funds to supplant the costs of wastewater treatment. The last of the available funds was used in November 2023. As of November 30, 2023 the City has used all of the available ARPA funds Locust received. The supplanted dollars are now found in our wastewater fund balance reserve, which are intended to be used towards the North Basin Sewer Improvements. Auditors will present the 2022-2023 FY audit at the January 11, 2024 Meeting

6. Mayor's Report

Mayor Huber mentioned an unsolved case from 20 years ago today. The Chance Smith case. Mayor Huber invited Assistant Chief O'Connor to present the newest Locust LPD Officer, Officer Paul Dover. Officer Dover is a Locust resident with previous law enforcement experience coming from the City of Concord. The City was approached by Mr. John Owen Tucker who is pursuing his Eagle Scout project. He'd made a presentation to City Council for his proposed plan to build an orienting course (map and compass) in the Locust Athletic Complex. Mr. Owen and his parents have been working with Parks & Rec Director Emily Jones on how/where is to best accommodate this project. Mr. Owen is requesting permission to complete this project.

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)
Motion to give permission to move forward with Eagle Scout project

Introduction of new LPD Officer - Officer Paul Dover

Eagle Scout Project - John Owen Tucker

7. Manager's Report

Purchase orders and budget amendments were reviewed. The City is working with our engineers to make some modifications to the contract that was recently awarded for an upsize in gravity sewer to the North Basin for Contract 4. The contract originally accounted for a 12in gravity line upsizing. But following interest from new projects such as M/I Homes and Kolter Homes, our engineers recommend increasing the diameter of the gravity line to 15in. The change order represents an increase of \$84,475.00 or approximately 8% of the total project costs. This project, including the proposed change order, is fully funded by existing System Development Fees. City Manager Cesar Correa presented the 2024 Council Meeting Dates and 2024 City Holiday Schedule. City Manager Cesar Correa Thanked the entire staff for a great year.

M/S/A Council Members Larry Baucom and Harry Fletcher (6-0)
Motion to approve change order 1 for the North Basin Contract 4

M/S/A Council Members Larry Baucom and Harry Fletcher (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 Roger Hypes (6-0)
Motion to adopt 2024 Council Meeting Dates

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to adopt 2024 City Holiday Schedule

Change Order - North Basin Sewer Improvements, Contract 4

2024 Council Meeting Dates

2024 Holiday Schedule

Purchase Orders

Budget Amendments

8. Administration/HR

Nothing to report at this time

9. Parks

Reindeer bells are in the park and Santa's mailbox will stay up until Christmas Eve. Light up Locust map is up. Great job to the entire parks department for their hard work on the Tree Lighting event and the Christmas parade

10. Facilities

On 12/6 the City held a drop-in session for the seniors to hear from the architects designing the new facility. Seniors voted from November 20th through yesterday on different compotes and features. Following their input period, CPL will have an opportunity to incorporate as much of their wants into a schematic design for the new facility. As soon as preliminary designs are available, they will be shared with the community for additional input prior to final design approval.

11. Public Works

Public Works has had a great year

Wastewater Flow Tracking - November 2023

12. ABC, Economic Development & Small Business Support

Nothing to report at this time

13. Public Safety

Welcome to new officer, Officer Paul Dover. November statistics report was reviewed by Council Member Roger Hypes. Officer of the month for November was Officer Adam Hartsell. All of the officer just completed their annual firearms qualifying and the average of the entire department was over 96% which is well above the 70% mandated for the state of North Carolina. This year was the 9th year for the annual Shop with a Cop that had an impact on 15 children and their families. Officer Tim Flieger Jr received a letter of accomodation from a citizen for going above and beyond the call of duty.

LPD November 2023 Summary

14. Planning & Zoning

Council Member Haigler reviewed the monthly activity report. The P&Z Board has a number of seats coming up for re-appointment. Fortunately, all of the incumbent members wish to continue participating on this board. We are asking that the following members Tim Fesperman, James Baucom, Joseph Abbatiello, and Lanna Thomas be reappointed to the P&Z Board. Board Member Todd Stutts resigned from the board last month after relocating to the Oakboro. We are also recommending that De-Dee Nathan be appointed a full member, thus leaving an alternate member vacancy. We will open application period for P&Z alternate vacancy with your approval. FYI, we anticipate Dillon Beatty to resign in 2024; he will be relocating to Stanfield. The Planning & Zoning Board had its busiest year ever with 13 conditional rezoning cases. On November 28th we treated the members to an appreciation dinner at the Local Room to thank them for their service in 2023. Council should be proud of the Board's efforts this year. Their input led to a number of helpful changes to plans prior to arriving to City Council for approval. Conditional rezoning request and presentation was given by QuikTrip. This project received a favorable recommendation from Locust Planning & Zoning Board. Public Hearing was opened following the QT presentation: Talon Penrose, Crossroads subdivision spoke in favor of the proposed QT.

Conditional rezoning request and presentation was given by Taylor morrison for the Bell Ave proposed project. This project received a favorable recommendation from Locust Planning & Zoning Board. In addition, there was a recommendation to extend a connection to Oakdale Drive for additional access. Developer studied the possibility of Oakdale Drive connection, which proved difficult for their development goals. Instead, they presented comprehensive traffic improvements to access on Hwy 24/27 that were well-received by NCDOT. NCDOT is studying an RCI (Reduce Conflict Intersection) at Ray Kennedy Drive, and they believe this traffic improvement helps the chances of the RCI project being approved. Public Hearing was opened following the Taylor Morrison presentation: No one spoke for or against

On November 28th the Planning & Zoning Board voted unanimously to present City Council with a favorable recommendation for the proposed [Kolter Homes Cresswind project](#). We are requesting Council to schedule a public hearing for the January 11, 2024 meeting. At that time, Council will hear a presentation from Kolter Homes, will hold a public hearing on the conditional rezoning, and proceed with discussion and vote.

There are 2 (two) property owners, whose properties are under contract for purchase with Kolter Homes, filing petitions for voluntary annexation. B&C Land Farming LLC and Mr. & Mrs. Kevin O'Connor. Council needs to instruct the City Clerk, by resolution, to investigate the sufficiency of these petitions. Council will receive certification results during the January 11th meeting, and assuming they meet the requirements for voluntary annexation, then Council will schedule a public hearing for February 8th and then vote on them. These annexations are site-specific conditions for the Kolter Homes conditional rezoning application.

Last month P&Z Director Scott Efird, Council Member Larry Baucom and I met with Larry Huneycutt. Mr. Huneycutt currently owns the house and land where the Dabb's house is located (corner of S Central and Hwy 24/27). Mr. Huneycutt has made the commitment to 1) donate the house and 2) physically relocate the house to a new location at his expense. However, someone else will have to be responsible for grading a pad for the new house that will also require a new foundation. In conversations with Chris Mooney from Stanly County Building Inspections, we also know that an architect will be needed to inspect the integrity of the house and design appropriate repairs. We are working with a local builder to obtain a quote for the grading, foundation, and repairs budget for relocation next to the community building off Officer Jeff Shelton Drive. At this time, I

would anticipate the work in the \$300k to \$400k range. The relocation must take place before QT closes on the property in April 2024.

M/S/A Council Member Michael Haigler (no second needed) (6-0)

Motion to approve the conditional rezoning request for QuikTrip designating the subject property as City Center – Conditional (CC-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 (6-0)

Motion to defer vote on the Bell Ave, Taylor Morrison conditional rezoning until the next available meeting.

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)

Motion to reappoint the following members to the P&Z Board, Tim Fesperman, James Baucom, Joseph Abbatiello, and Lanna Thomas

M/S/A Council Members Michael Haigler and Roger Hypes (6-0)

Motion to appoint De-Dee Nathan to fill the vacant seat left by Todd Stutts when he resigned due to moving out of Locust

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)

Motion to schedule a public hearing for January 11th for the Kolter Homes/Cresswinds project

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)

Motion to adopt a resolution to investigate the sufficiency of the annexation petition submitted by B&C Land Farming, LLC

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)

Motion to adopt a resolution to investigate the sufficiency of the annexation petition submitted by Kevin & Kelly O'Connor

M/S/A Council Members Michael Haigler and Roger Hypes (6-0)

Motion to allow the City to advertise for an alternate for the P&Z Board and accept applications

Monthly Report - November 2023

Planning & Zoning Board Appointments

Conditional Rezoning - QT

Conditional Rezoning - Taylor Morrison at Belle Ave.

Schedule Public Hearing - Kolter Homes, Cresswind at Rocky River

Petitions for Voluntary Annexation

Dabb's House Preservation

15. Public Comment Period:

Charles Cline Maple Street asked Council to look at updating or creating an ordinance around firearm discharge and target shooting.

Gary Tucker with the Locust Museum spoke about preserving the Dabbs House

County Commissioner Peter Asciutto spoke about the Elfie 5k. Locust Leprechaun 5k is coming and there will be a lot of participants. He also spoke on several accomplishments with the county and the upcoming election.

16. Board Closing Comments

Thank you to all those who came out tonight. Thank you to Commissioner Asciutto for the updates. Thank you to Gary Tucker and thank you for all of his work at the museum. Thank you to Mr. Cline for voicing his concern. Take time this season to help others. Merry Christmas and Happy New Year to all.

17. Executive Session

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)

Motion to enter into executive session at 9:40pm

GS: 143-318.11 (4)(5)

Out of executive session at 10:29

M/S/A Council Members and (6-0)

Motion to approve and instruct Cesar Correa to continue with conversations for property acquisition

18. Adjourn

M/S/A Council Members Harry Fletcher and Rusty Efird (6-0)

Motion to adjourn at 10:30pm

Amy Furr, City Clerk

Stephen Huber, Mayor