



Locust City Council Meeting

Minutes

Joel Huneycutt Community Room

7:00 PM

January 11, 2024

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 7:00pm

2. Presentation of Colors, Prayer

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

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Barry Sims (7-0)

Motion to adopt agenda as amended

4. Minutes - adopt December 14, 2023

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

Motion to adopt minutes from the December 14, 2023 meeting

City Manager Cesar Correa gave an update to the sewer emergency the City has been experiencing today. At 4:00am this morning an electrical fire took place in the control panel at the Meadowcreek pump station. The Public Works department have been hard at work trying to get this back on line. There have also been contractors and the City of Albemarle helping to remove waste and redeposit it for pumping. All of the other components of the pump station are working properly just the control panel that brings power to the station is fried. Hopefully things will be back up and running soon and we will keep the City and citizens updated.

December 14, 2023

5. Financial Reports

Our auditors submitted the audit to the LGC at the end of December. Nick Wicker, of Strickland Hardee PLLC, our auditors, was present to review the 2022/2023 FY audit. He was happy to report that there were no findings of any kind. The good news is that our financial position is strong! Our new Financial Summary page will reflect the new fund balance position as of the 6/30/2023 audit. Currently, the General Fund revenues exceed expenditures by \$1,303,242.41 and the Wastewater Fund revenues exceed expenditures by \$729,557.11 as of December 31, 2023. We received our 2nd disbursement of Powell Funds for the current fiscal year, and we received \$17,000 more than originally anticipated.

Financial Summary - December 2023

FY 22-23 Audit Presentation

6. Mayor's Report

Nothing to report at this time

7. Manager's Report

Budget amendments and purchase orders were reviewed. City Manager Cesar Correa asked Council to please start looking at their schedules for our upcoming budget retreat. We usually meet on a Saturday in March, our options are: March 9th, 16th or 23rd. Council Chambers will be unavailable on March 6th for primary early voting. The other thing we need to know is whether you'd like department heads to make budget presentations during the February and March Council meetings or if you'd like them to present during the Saturday budget retreat. Over the last 2 years, department heads presented during Council meetings, which led to a shorter Saturday budget retreat. Council decided to do the budget retreat on Saturday March 9th beginning at 7:30am. Council decided to bring department heads to present on that Saturday. He also asked for Council's permission to apply for the ICMA scholarship to attend the Harvard Kennedy Leadership program. If accepted, the scholarship would be in the amount of \$17,400 to attend a 3-week program at Harvard. Part of the application requires permission from my governing board.

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to approve purchase orders

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

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to approve application for scholarship for City Manager Cesar Correa for the Harvard Kennedy leadership Program

Schedule Budget Retreat Meeting

Harvard Kennedy School - Scholarship Application

Purchase Orders

Budget Amendments

8. Administration/HR

Council Member Harry Fletcher gave accolades to City Manager Cesar Correa for receiving his certification in finance and thanked both him and Finance Director Stephania Morton for all their hard work

9. Parks

Spring sports registration is underway. Next Kids Night Out is January 26th. Both can be registered for online.

10. Facilities

Nothing to report at this time

11. Public Works

Council Member Larry Baucom apologized for the sewer issue today and thanked the Public Works Department for their quick attention and dedication to resolving the issue.

Wastewater Flow Tracking - December 2023

12. ABC, Economic Development & Small Business Support

Nothing to report at this time

13. Public Safety

December statistics were reviewed by Council Member Roger Hypes. Chief Jeff Shew awarded Citizen of the Year to Chaplain Mario Miller. He also said a few words about Chaplain Miller and what he has brought to the citizens and people of Locust. Officer of the month for December were both officers, Officer Josh Gardner and Officer Eric Fore.

Monthly Report - December 2023

LPD Citizen of the Year 2023

14. Planning & Zoning

Council was asked to schedule 2 (two) public hearings for the February 8th meeting. These are the items discussed during the December 26th Planning & Zoning Board meeting. Council received a report/update on these items at the end of December for the conditional Rezoning for Brentwood Farms and the Land Development Ordinance Text Changes. Council received 2 (two) certificates of sufficiency completed by City Clerk Amy Furr, as instructed by Council last month. The next step requires for Council to schedule public hearings for the proposed annexations during the February 8th meeting. At this time Council will have the option to adopt an ordinance extending Locust's incorporated city limits. Council heard a presentation for a conditional rezoning from Kolter Homes for the Cresswind at Rocky River project. Kolter Homes has revised the site plan slightly to include 1105 units due to not being able to acquire a tract of land. Kolter Homes is also working with Stanly County Utilities on a Development Agreement for water improvements. Stanly County is

requiring improvements to surrounding water lines in order to ensure appropriate water supply and fire suppression pressure. We also received the Traffic Impact Analysis and we are waiting to meet with NCDOT to finalize traffic improvements.

Opened Public Hearing at 8:01pm - Conditional Rezoning for Kolter Homes - Gary Thomas, 18393 Coley Store Road - Spoke about living at the east entrance of the proposed project on Coley Store. He spoke about a concern about blind spots where that entrance is proposed. Jason and Eva McLean, 9580 Mission Church Road, live on 25 acres that would abut the project and are requesting trees and buffers to preserve land. Dennis Liles (and brother), 9408 Mission Church Rd, farms land that abuts the community and wants to know how the proposed community will affect his farm and animals and way of life. How will the new neighbors feel about the chicken litter smell and the saw mill kicking on in the early morning and the potential of the cows getting out. He also wants to know how the project will affect the infrastructure. Eddie Barbee, 9972 Bethel Church, brought concerns about the City's infrastructure being able to handle the 1105 homes and will sewer be available for others nearby to tie onto the sewer system. Has not seen anyone conducting a traffic count. Talisa Linker, 18133 Coley Store Rd, had questions about 60/40 rule about involuntary annexation and the City potentially coming in to annex her property. Heidi Mitchell, 18323 Coley Store Rd, concern about safety on entrance on Coley Store Rd. Spoke about a blind curve and how her postal delivery person stated how dangerous it is to even pull over to deliver mail. Jessie Efird, 11527 Crestview Lane, spoke about concerns about having to take trees down or being inside the city limits. Ann Yow, 9688 Mission Church Rd. Is concerned on the environmental impact on protected turtles and birds. Joel Wing, 9795 Quail Run Road, questioned whether there is a plan to expand the police department to account for more officers to accommodate the impact of this community on the City? Christina Black, 150 Ray Kennedy Dr, Business Owner of RBC Music. Concerned about the impact to the internet with more people moving in? We already have so many issues and she has lost so much money with the outages and weak signals. Chris Freeman 21300 Hinson Farm Rd, spoke about concern on water runoff. What are they going to do to protect properties from the excess water. Keith Blackwelder, 10000 Bethel Church Rd, wants to know how sewer is going to handle the flow and who is footing the bill for the infrastructure. Public Hearing closed at 8:54pm

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

Motion to set a public hearing for Thursday February 8, 2023 for the conditional rezoning request submitted by Brentwood Farms

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

Motion to set a public hearing for Thursday February 8, 2023 for Locust Land Development Ordinance Text Changes to lot dimensions and table of uses

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

Motion to set a public hearing for Thursday February 8, 2023 for Voluntary Annexation of the property of B&C Land Farming LLC

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

Motion to set a public hearing for Thursday February 8, 2023 for Voluntary Annexation of the property of Kevin and Kelly O'Connor

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

Motion to delay the vote on the Conditional rezoning request submitted by Kolter Homes until the March 14th meeting

Monthly Report - December 2023

Schedule Public Hearings: Brentwood Farms, and Ordinance Text Changes

Voluntary Annexations - Certificates of Sufficiency

Voluntary Annexations - Schedule Public Hearings

Conditional Rezoning: Kolter Homes - Cresswind at Rocky River

15. Public Comment Period

George Crooker with the YMCA came to say thank you for all the the City has done with the new Senior Center and all the new projects going on in the City.

16. Board Closing Comments

It is good to see all the citizens who are in attendance and we appreciate your willingness to come out and express your concerns. Thank you to Chaplain Mario Miller and we are so thankful to have you part of our City. Thank you to the Public Works department and all they have done to combat the sewer issue today and to the staff for the way they all pitched in to help. Thank you to Kolter Homes for all you have done for the Cresswinds project. Thank you to Finance Director Stephania Morton and City Manager Cesar Correa for being good stewards of the City's money.

17. Executive Session

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

Motion to enter into executive session GS 143-318.11 (5) at 9:29pm

Out of executive session at 9:58pm

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

Motion to proceed with purchase of 10 acres of land on N Market St identified on the City of Locust Parks and Rec Master Plan

18. Adjourn

M/S/A Council Members Barry Sims and Harry Fletcher (7-0)

Motion to adjourn at 10:00pm

Amy Furr, City Clerk

Stephen Huber, Mayor