



Locust City Council Meeting

Minutes

Joel Huneycutt Community Room

7:00 PM

February 8, 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 7:01pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Chaplain Eddie Barbee gave the invocation

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to excuse Council Member Roger Hypes

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to adopt the agenda as presented

4. Minutes - adopt January 11, 2024

M/S/A Council Members Harry Fletcher and Michael Haigler (6-0)
Motion to adopt the January 11, 2024 minutes

January 11, 2024

5. Financial Reports

More that halfway through the fiscal and the City is looking good. General Fund revenues exceed expenditures by \$2,029,310.90. This also includes the \$500,000 grant for the new Senior Center. Wastewater Fund revenues exceed expenditures by \$666,982.90. Sales tax distribution received was \$143,070.14.

Financial Summary - January 30, 2024

6. Mayor's Report

Mayor Huber recognized the entire public works department and all those who assisted for their outstanding work during the sewer emergency last month. Public Works Director Tim Flieger was also congratulated on his CPWP-M certification that he received and was presented with a framed certificate. Chief Jeff Shew and Chief Steven Smith's wife Melissa Smith presented the LPD Officer of the Year award to Timmy Hartsell. Corporal Ryan Tran-Thompson was awarded with the Department Leadership award and Officer Adam Hartsell was awarded with Traffic Officer of the year. West Stanly Fire Chief Dakota Raborn was present to speak on the state of the fire department. Chief Raborn gave a presentation to the Council on the statistics of the department over 2023 and the needs and plans for the department in 2024.

Recognition: Locust Department of Public Works

LPD - Officer Of The Year Award

Presentation: West Stanly FD " State of the FD"

7. Manager's Report

Budget amendments and purchase orders were reviewed. We have a municipal election coming up in November. Council needs to set filing fees. Historically, filing fees have been \$10 for Mayor and \$10 for Council Members. The recommendation is for those fees to remain the same. Our annual Deer Urban Archery Season application is up for renewal for 2025 with NC Wildlife.

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to approve purchase orders

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to approve budget amendments

M/S/A Council Members Harry Fletcher and Barry Sims (6-0)
Motion to adopt election filing fees for the office of mayor and council member to remain at \$10

M/S/A Council Members Barry Sims and Michael Haigler (6-0)
Motion to approve application for the 2025 Urban Archery Season

2024 Election Filing Fees

Deer Urban Archery Season Renewal

Purchase Orders

Budget Amendments

8. Administration/HR

Council Member Harry Fletcher reminded council members about our annual budget workshop on Saturday, March 9th beginning at 7:30am.

Reminder: FY 2024-2025 Budget Retreat on Saturday, March 9, 2024 at 7:30am

9. Parks

Basketball season is underway with 141 kids participating. Spring sports registration will end Feb 20th. The 2024 events calendar is posted and lots of fun things are happening. Kids night out continues and remember to pre-register. Farmers Market will begin soon. The dog park is closed temporarily because of new sewer pipes being installed.

10. Facilities

Council Member Barry Sims gave an update on the new Senior Center project. We had another stakeholder meeting to review the preliminary floor plan for the new senior center. This included members of the West Stanly Senior Center, YMCA, Stanly County Library Services, and Stanly County Senior Services. Our consultants are going to clean up the floor plan following additional input from the group, and expect to have a revised floor plan for approval in the upcoming weeks. The proposed building will be a single story building as adding stairs, mechanical room and elevator on the first floor was occupying nearly 800sqft. It was only giving us an extra 1,500sqft on the second floor while eating a significant portion of our budget towards the building. By repurposing the previously designated space for stairs, mechanical and elevator, the approximate size of the new facility is going to be around 7,500sqft. We had previously intended to physically connect the building with a new handicap entrance to the library. This is changing slightly. In order to connect the building to the side of the library, we would have to raise the new senior center almost 4ft. That is both costly and not great for senior accessibility. We are still exploring ways to provide additional handicap access to the library, but plans are moving towards having the facility at ground level for better accessibility. The City has also already received the \$500,000 grant.

Senior Center Update

11. Public Works

Flow was overall consistent over the last month even with all of the rainfall. The entire department is commended for all of their work during the sewer emergency.

Wastewater Flow Report - January 2024

12. ABC, Economic Development & Small Business Support

ABC Board Member Michael Graham is up for re-appointment and would like to be appointed to a 2 year term as to stagger the board members expiring terms.

M/S/A Council Members Rusty Efrid and Harry Fletcher (6-0)
Motion to appoint Michael Graham to a 2 year term to expire in December 2025

ABC Board Appointment

13. Public Safety

Nothing to report at this time

Monthly Report - January 2024

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report. 2 voluntary annexation ordinances were presented to Council for consideration. B&C Land Farming, LLC Pin# 557604828727 and Kevin & Kelly O'Connor Pin# 557604827518 If approved, these annexations will be effective June 30, 2024.

Public Hearing opened for the annexation request submitted by B&C Land Farming Pin# 557604828727: No one spoke for or against

Public Hearing opened for the annexation request submitted by Kevin & Kelly O'Connor Pin# 557604827518: No one spoke for or against

Conditional rezoning request (OPS to CBI-C) was presented by Scott Caprenter of Brentwood Farms. This is for the wedding venue the Carpenter Family is pursuing for commercial uses within their bona fide farm. This rezoning received a favorable recommendation from P&Z during the December 2023 P&Z meeting.

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

Motion to take a 5 minute recess

Public Hearing was opened for the conditional rezoning request submitted by Scott Carpenter with Brentwood Farms:

Dave Grigg of 203 Brentwood Drive spoke about some concerns down the road when the possibility the venue gets sold that the conditions are tied to the property. He is also concerned with the amount of traffic that would come with the venue and the driveway to the venue is directly across from his home and he would like to see some type of buffer for headlights. Roselin Walton of Brentwood Dr spoke against the conditional rezoning and having a business on that property. Russel Lavoie spoke about his concerns that this business will have on his property and the neighborhood. Angela Lavoie spoke about her concerns regarding his access point to the property. Judy Tucker spoke about a property available to purchase to allow the business access for a driveway to 24/27. Ed Curlee of Brentwood Dr spoke about his concern about it being open for business and the traffic concerns. Public Hearing closed at 9:05pm

Staff presented a number of changes to the LDO regarding dimensions for minimum lot size, density and width for OPS, NR, GR and CC and residential single family for CC from permitted by right to conditional to the P&Z Board during the December 2023 meeting for consideration. The Board presented Council with a favorable recommendation for the following:

Zoning District	Minimum Lot Size (sq ft)	Maximum Density (per acre)	Minimum Lot Width	Minimum Lot Depth
OPS	From 30,000 current to 44,000 new	1 (no change)	From 100 current to 120 new	From 300 current to 367 new
NR	From 20,000 current to 30,000 new	from 2 current to 1 new	From 90 current to 110 new	From 225 current to 273 new
GR	20,000 (no change)	2 (no change)	From 90 current to 100 new	From 225 current to 200 new
CC	From 5,000 current to 10,000 new	From 10 current to 4 new	From 50 current to 60 new	From 100 current to 168 new

Public hearing was opened for the proposed text changes to the LDO: Judy Godwin spoke in favor of the LDO changes

City manager, Cesar Correa took a moment to address the concerns from the public who attended our last meeting regarding the proposed Kolter Homes project.

M/S/A Council Members Larry Baucom and Harry Fletcher (6-0)
Motion to approve voluntary annexation of B&C Land Farming Pin# 557604828727

M/S/A Council Members Larry Baucom and Harry Fletcher (6-0)
Motion to approve voluntary annexation of Kevin & Kelly O'Connor Pin# 557604827518

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)
Motion to table conditional rezoning request until the March 14, 2024 meeting

M/A Council Member Michael Haigler (No Second Needed) (6-0)
Motion to adopt text change ordinance for the Land Development Ordinance

Monthly Report - January 2024

Voluntary Annexations

Conditional Rezoning: Brentwood Farms

Land Development Text Changes

Public Comment Response from January 11th

15. Public Comment Period:

Jeff Claiborne, 564 Church Street, spoke about property development, zoning laws and case laws. He spoke about eminent domain and nuisances to the community and what boundaries the Council has and how he appreciates the efforts of the Council and their diligent effort to address the concerns of the citizens and their fairness.

Wendy Growcock Health Educator with the Stanly County Health Department spoke about the community health assessment. Please get the word out and participate March 1st through March 29th.

16. Board Closing Comments

Thank you to those who came out to speak regarding the community and voicing their concerns. Congrats to those officers who were awarded tonight and the entire police department for all they do and thank you to the entire public works department for all their hard work. Thank you to the fire department for all of their dedication and all they do for our community. Thank you to Cesar and his staff for all they do. Thank you to the Carpenter family for their presentation. The community health assessment is vital to Stanly County, and we need to do whatever we can to get the word out. Early voting begins next week. Please keep Council Member Hypes and his wife in your thoughts and prayers.

17. Adjourn

M/S/A Council Members Harry Fletcher and Rusty Efird (6-0)
Motion to adjourn at 9:56pm

Amy Furr, City Clerk

Stephen Huber, Mayor