



# **Locust City Council Meeting Minutes Joel Huneycutt Community Room**

7:00 PM

March 14, 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 by Mayor Pro Tem Larry Baucom at 7:00pm

## **2. Presentation of Colors, Prayer**

Mayor Pro Tem Larry Baucom led in the Pledge of Allegiance Council Member Rusty Efird and gave the invocation

M/S/A Council Members Harry Fletcher and Barry Sims (6-0)  
Motion to excuse Mayor Stephen Huber and Council Member Roger Hypes

## **3. Adopt Agenda**

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

## **4. Minutes - adopt February 8, 2024**

M/S/A Council Members Harry Fletcher and Rusty Efird (6-0)  
Motion to adopt February 8, 2024 minutes

**February 8, 2024**

## **5. Financial Reports**

Both the General Fund and the Wastewater Fund continue to perform well into the last quarter of the fiscal year. In the General Fund, revenues exceed expenditures by \$2,214,929.11 (Please remember this includes \$500,000 for the Senior Center funding we received from the State). In the Wastewater Fund, revenues exceed expenditures by \$543,971.32. These balances are as of the end of February. We have been presented with a new audit contract from Strickland Hardee, PLLC. We will ask for your permission to enter into a contract with our auditors to perform the financial audit for our fiscal year ending June 30, 2024. Sales tax continues to be a great source of revenue.

M/S/A Council Members Harry Fletcher and Barry Sims (6-0)  
Motion to approve new audit contract with Strickland Hardee, PLLC

## **Financial Summary - February 2024.**

### **FY 2023-2024 Audit Contract**

#### **6. Mayor's Report**

Mayor Huber was absent and Mayor Pro Tem Larry Baucom thanked everyone who was in attendance.

#### **7. Manager's Report**

Budget amendments and purchase orders were reviewed. The Locust Police Department was recently informed that Motorola increased the cost of maintenance for our radios. This prompted Stanly County to bring the service in-house. The County is able to offer a discounted maintenance agreement to our agency, costing only \$100/year per radio. The total service agreement cost will be \$3,400.00 and will include comprehensive radio support. City Manager Cesar Correa presented the agreement with a memorandum of understanding to Council for approval. He also presented the North Basin Sewer Capital Project Ordinance for adoption.

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

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

M/S/A Council Members Harry Fletcher and Rusty Efird (6-0)  
Motion to approve agreement with Stanly County for maintenance for the Locust Police Department Radios

M/S/A Council Members Harry Fletcher and Michael Haigler (6-0)  
Motion to adopt Capital Project ordinance for the North Basin Sewer Project

### **LPD Radio Maintenance Agreement**

### **North Basin Sewer Project - Capital Project Ordinance**

### **Purchase Orders**

### **Budget Amendments**

## **8. Administration/HR**

Nothing to report at this time

## **9. Parks**

Please take a look at the events that have been scheduled for the year and take some time to participate in those

## **10. Facilities**

Final plan should be ready at the next meeting for the new senior center

## **11. Public Works**

Flow report was great. Thank you to the entire department for all of their hard work.

## **12. ABC, Economic Development & Small Business Support**

There is an unexpected vacancy on the ABC Board. Mr. Rex Barbee who was appointed in late 2023 to serve on the ABC board submitted his resignation earlier this month. He suffered a fall, which rendered him immobile for the time being and unable to fulfill his role. Applications are available.

## **13. Public Safety**

Nothing to report at this time

## **Monthly Report - February 2024**

## **14. Planning & Zoning**

Monthly activity report was read by Council Member Michael Haigler. There are 3 conditional rezoning requests that were tabled and up for vote, Taylor Morrison/Bell Avenue Townhomes, Kolter Homes/Cresswinds and Scott Carpenter/Brentwood Farms. Public hearings have already taken place at previous meetings. Taylor Morrison/Bell Ave Townhomes developer wanted to locate another access to the townhomes and NCDOT has approved the additional access. Plan that was presented is exactly the same with no additional changes. Kolter Homes/Cresswinds project rezoning request was brought back up, the plan that is presented is the original plan of 1123 units. Everything else remains the same that was presented in January. Traffic study was completed and NCDOT made some recommendations and improvements that will need to be made to accommodate this project. Including but not limited to turn lanes and a traffic light will be warranted and must be installed once the 400th unit is permitted and the M/I Homes project will have 12 months once they begin and the 75th unit is permitted to have their turn lanes completed. Thank you to Mark Morgan and the NCDOT staff for all their hard work on this project. The Brentwood Farms conditional rezoning request was tabled at the last meeting to give City staff and the Carpenter Family the ability to address concerns from neighbors. City Manager Cesar Correa received several letters of support from neighbors for this project. Council Member Barry Sims commended Mr. Carpenter for addressing the issues of his neighbors but explained that he would vote "nay" due to Mr. Carpenter not following proper procedure for the conditional rezoning request. Council Member Rusty Eford commended Mr. Carpenter on addressing the concerns of his neighbors quickly and efficiently. Council Member Michael Haigler, Council Member Mandy Watson and Council Member Harry Fletcher thanked Mr. Carpenter for rectifying his failure to follow procedure and owning it and corrected his mistake.

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

Motion to allow a special public comment period regarding the conditional rezoning request Brentwood Farms

Public Comment Brentwood Farms:

David Grigg commended Mr. Carpenter for addressing all the concerns of the neighbors and spoke in favor of the project. Mr. Carpenter thanked his neighbors for allowing him to address their concerns. Cresta Love of 513 Brentwood Dr., Dan Meehan of 464 Brentwood Dr., Rev. Corey Colravy Pastor of Carolina Presbyterian Church and of 404 Renee Ford Rd., Robert James of 212 Brentwood Dr., Roland Banks of 122 Kingston Dr., Kelton Carpenter of 105 Brentwood Farms Dr., Ethan Morgan of 604 Renee Ford Rd., Patrick Guerrero of 604 Brentwood Dr., Rev Salatiel Chuc Associate Pastor of Carolina Presbyterian Church, Dan Markam of 202 Brentwood Dr., Grant Hartsell of 1207 W Main St., Makayla Long of 104 Pine St., Jeff Claiborne of 564 Church St., Camden Martin all spoke in favor of the conditional rezoning of Brentwood Farms. Russell Lavoie of 603 Brentwood Dr, also spoke in favor but had a concern about the conditions of the road with all of the added traffic.

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

Motion to approve to approve the conditional rezoning request by Taylor Morrison 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/A Council Member Michael Haigler (no second needed) (6-0)

Motion to approve the conditional rezoning request by Kolter Homes designating the subject property as Open Space – Conditional (OPS-C) with the associated site plan and proposed elevations, to be inconsistent with the 2014 Land Use Plan.)

M/A Council Member Michael Haigler (no second needed) (5-1)

Council Member Barry Sims was "nay" vote

Motion to approve the conditional rezoning request by Brentwood Farms designating the subject property as Campus Business & Institutional – Conditional (CBI-C) with the associated site plan and proposed elevations, to be inconsistent with the 2014 Land Use Plan.

## **Monthly Report - February 2024**

### **Conditional Rezoning: Taylor Morrison**

### **Conditional Rezoning: Kolter Homes**

### **Conditional Rezoning: Brentwood Farms**

#### **15. Public Comment Period:**

No one signed up to speak

#### **16. Board Closing Comments**

Thank you to everyone who came out this evening. Thank you for voicing your concerns and allowing positive progress. Thank you to Mark Morgan and all at NCDOT for all of their hard work. Thank you to City Manager

Cesar Correa and City staff for all they do. Easter is right around the corner. Please remember the reason for the season.

**17. Executive Session**

M/S/A Council Members Mandy Watson and Harry Fletcher (6-0)

Motion to enter into executive session at 8:28pm GS 143-318.11 (5)

Out of executive session at 9:02

M/S/A Council Members Rusty Efird and Michael Haigler (6-0)

Motion to approve sidewalk repair and paving a portion of Cathy Court and Bluffton Lane.

**18. Adjourn**

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

Motion to adjourn at 9:04pm

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Amy Furr, City Clerk

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Stephen Huber, Mayor