



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

July 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

Mayor Tem Pro Larry Baucom called the meeting to order at 7:01pm

2. Presentation of Colors, Prayer

Mayor Pro Tem Larry Baucom 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 Barry Sims (6-0)
Motion to excuse Mayor Huber and Council Member Roger Hypes

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

4. Minutes - adopt June13, 2024

M/S/A Council Members Harry Fletcher and Barry Sims (6-0)
Motion to approve the June 13, 2024 minutes

June 13, 2024

5. Financial Reports

City Manager Cesar Correa and Finance Director Stephania Morton have been busy working on closing out the fiscal year. We are happy to report that we are finishing with a very strong fiscal year end reporting. I anticipate presenting finalized/closed books during the August meeting. Revenues exceed expenditures in the General Fund by \$740,605.26 and this is after the \$1.2M payment for the new Parks & Recreation property we purchased in June. Please know that this surplus amount will increase upwards of \$1M. We are still missing 1 small property tax check as well as 2 sales tax checks that will be journal entries by our auditors. We are currently showing that expenditures exceed revenues in the Wastewater Fund by \$1,996,282.95 but please know that the Wastewater Fund did not operate in a deficit for FY 24-25. We are working with our auditors, who will put together the final journal entries to clean up the books. We have revenue scheduled to be received in FY 24-25 that is part of our NC State sewer project appropriation. The auditors will reflect that as realized revenue for our FY 23-24 budget. Once it's all settled, the Wastewater Fund will reflect a surplus to be transferred to fund balance reserves. We don't know what that amount is yet. The Locust ABC store finished another strong year with realized revenues just in 1% excess of prior year. For the very first time, not including mixed-beverage purchases, the retail component sold over \$4M. City Manager Cesar Correa presented a System Development Fee – Capital Reserve Resolution to Council. This resolution is passed every July to account for the SDF proceeds we received in FY 23-24. By law, we are only able to spend these funds on projects identified in the SDF study. We entered FY 23-24 with a balance of \$1,114,856.62, and accrued an additional \$244,050.00 in FY 23-24. We also spent \$921,493.35 for the North Basin Sewer Improvements as planned. Our remaining balance, entering FY 24-25 is \$437,413.27.

M/S/A Council Members Harry Fletcher and Rusty Efird (6-0)
Motion to adopt the System Development Fee Capital Reserve Resolution

Monthly Report - June 2024

System Development Fees - Capital Reserve Resolution

6. Mayor's Report

Nothing to report at this time. Mayor Pro Tem Larry Baucom thanked City Manager Cesar Correa and staff for all their hard work.

7. Manager's Report

Purchase orders and year-end budget amendments were approved. City Manager Cesar Correa reminded those of you whose Council terms are expiring and any resident who is interested, that the Stanly County Board of Elections began accepting filings on 7.5.2024 and it will run until Friday 7.19.2024 at noon. City Manager Cesar Correa gave a Land Use plan update. This capital project was discussed during our budget retreat in March. It's an opportunity to review our current Land Use Plan from 2014, and to make appropriate changes and updates to it. By law, we are required to "reasonably" update this plan in order to maintain our land development regulations. I had an opportunity to price the work with 2 different consultants. Because the cost of the project is expected to be less than \$50,000 it qualifies as a Mini-Brooks Act exemption in NC purchasing laws. It essentially means that we are able to select a consultant, without the need of a Request for Qualifications. I contacted Benesch, who recently completed our Parks & Rec Master Plan, and Centralina who recently completed Stanly County's Land Use Plan. My recommendation to City Council is to award the contract to Centralina. They completed this project for Stanly County about 18 months ago, and they are familiar with our area/demographics. As part of the County's project, they had to collect public input in Locust and they met with all City Managers in Stanly County. I believe that this knowledge and established working relationship will be advantageous to the completion of this project. The proposed cost for the Land Use Plan Update is \$49,200.

Another reason for recommending Centralina is that they have an anticipated start date of August 1st.

Earlier this year you received a petition from Mr. Lloyd to amend the noise ordinance to become stricter for the Brew Room. Chief Shew and I have talked about this quite a bit, and he recently helped me with tasking officers in completing field contacts to document the levels of noise during Friday/Saturday evening hours when live music and karaoke is playing. We found that decibel readings in front city hall were in compliance with the allowable decibel readings in the ordinance. However, we still feel that some changes to the ordinance may be in order. In particular, we think we need to include a new section for the regulation of noise in Locust Town Center. Town Center is a mixed-use area, and the individual commercial/residential regulations currently included in our ordinance don't provide for proper regulation of noise in Town Center. City Manager Cesar Correa presented a draft ordinance for review updating the noise regulations, specifically in town center. A public hearing needs to be set for the August 8th meeting.

Public Works Director Tim Flieger and I had an opportunity to work with AWCK to put together a sketch for proposed changes to Town Center traffic. The proposal is that a portion of Harrison Lane in front of the Library becoming 1-way. This will require additional pavement markings, stop bars, and new signage. We looked at the possibility of reconfiguring parking along this section of Harrison Lane to create additional parking. However, it would not meet the required separation between parking spaces for fire protection. Also working with Mr. Flieger and AWCK for the Market St and USPS connection, we were able to identify the layout and anticipated budget for this improvement. The cost, which is very conservative, comes at \$134,000. The quote does not include design and engineering. I met with Matthew Harris who reviewed the layout with me, and is in agreement to provide the City with the appropriate right of way for the connection. If Council wishes to proceed with this improvement we could use our FY 24-25 Powell Fund allocation or fund balance reserves for the construction of this project. City Manager Cesar Correa thanked the staff for all they do.

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 Michael Haigler (6-0)
Motion to approve budget amendments

M/S/A Council Members Harry Fletcher and Michael Haigler (6-0)
Motion to award contract to Centralina Regional Council to update the Land Use Plan

M/S/A Council Members Harry Fletcher and Michael Haigler (6-0)
Motion to set a public hearing for August 8, 2024 to update the noise ordinance to include town center residential and mixed use

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)
Motion to approve traffic plan update to town center, Harrison road and additional stop signs at Market St and Ray Kennedy Dr

M/S/A Council Members Harry Fletcher and Michael Haigler (6-0)
Motion to approve USPS connection to Market St and proceed with the project

Land Use Plan Update - Contract Award

Noise Ordinance - Update

Town Center Traffic Improvements

USPS & Market Street Connector

Purchase Orders

Budget Amendments

8. Administration/HR

Nothing to report at this time

9. Parks

Fall sports registration is underway. July 20th, next summer concert 6-9pm.

10. Facilities

The latest Senior Center floor plan was presented for approval. Once Council approves the plan, the architects will complete the final design, and then we can advertise and accept bids.

M/S/A Council Members Barry Sims and Harry Fletcher (6-0)

Motion to approve design and floor plan for Senior Center

Senior Center - Floor Plan Approval

11. Public Works

Flow report was reviewed by Council Member Larry Baucom.

Monthly Wastewater Flow Report - June 2024

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efirm reviewed the great year that the ABC Store had this past fiscal year. Also that QT closed on their property earlier this week. Zaxby's is looking to begin construction any moment now. And lastly Riley's Dog Retreat received their CO, and is scheduled to open mid-July.

13. Public Safety

City Manager Cesar Correa reviewed the Monthly police department statistics. June Officer of the month was SRO Daniel Longtin.

Monthly Public Safety Report

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report. Also, During the June 27th Planning & Zoning Board meeting, Dr. Jason Martin presented a site-plan change request for his 2nd new facility off Professional

Park Drive. After grading the site for the 1st property, they had to raise the first building to accommodate grade. They now need to add a retaining wall to accommodate the 2nd building. In addition, they will be expanding their parking lot and adding about 8 new spots. P&Z Board unanimously presented a favorable recommendation. We will ask you to please schedule a public hearing for the August 8th meeting for Dr. Martin's site plan change.

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)
Motion to set public hearing for conditional re-zoning request from Jason Martin, Locust Property Holdings, LLC for August 8, 2024

Monthly Report - June 2024

Schedule Public Hearing - Site Plan Change Dr. Martin

15. Public Comment Period:

No one signed up to speak

16. Board Closing Comments

Things are looking good in the City. Thank you to all who came out to the meeting. Thank you to City Manager Cesar Correa and the staff for being good stewards of the City's money.

17. Adjourn

M/S/A Council Members Harry Fletcher and Barry Sims (6-0)
Motion to adjourn at 8:16pm

Amy Furr, City Clerk

Stephen Huber, Mayor