



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

August 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

Mayor Huber called the meeting to order at 7:00pm

2. Presentation of Colors, Prayer

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

3. Adopt Agenda

M/S/A Council Members Larry Baucom and Rusty Efird (7-0)
Motion to adopt the agenda as presented

4. Minutes - adopt July 11, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adopt the July 11, 2024 minutes

July 11, 2024

5. Financial Reports

The City has finished up the first month of our fiscal year. We have a lot expenses for annual dues and software costs that go out within the first month and not a lot of revenues coming in as of yet. But this is normal and things will begin to level out in the next couple of months. Finance Director Stephania Morton continues to work with the auditors, who will be in the office last week of August to conduct field work. In the General Fund expenditures exceed revenues by \$347,064.09 and in the Wastewater Fund expenditures exceed revenues by

\$837,360.90 Please note that we are still waiting on NCDEQ for reimbursements.

Monthly Report - July 2024

Purchase Orders

6. Mayor's Report

Thank you to Mayor Pro Tem Larry Baucom for filling in for the Mayor during the July meeting. George Crooker with the Stanly County YMCA came to give a presentation regarding the newly announced YMCA proposed for the City of Locust. He opened with the mission of the YMCA. The project is in 2 phases. The first phase is the renovation of the current YMCA in Albemarle to make it more user friendly. This renovation will take between 12-15 months set to begin in early 2025. Phase two is the newly proposed YMCA facility in Locust to be located on Art Lane. The facility will be roughly 30,000 sq ft to include a natatorium, fitness and youth areas, full gym, child watch areas and locker rooms. Under the proposed MOA between the City of Locust and the YMCA, once certain milestones are met, the City will convey 4 acres to the facility. Looking to break ground in late 2026, early 2027 and take approximately 18 months to complete. Fundraising campaign began today with the goal of raising 17 million for this facility.

Stanly County Family YMCA Presentation

7. Manager's Report

Purchase orders were reviewed. City Manager Cesar Correa asked for permission to issue an RFQ for engineering services for the construction administration of the Coley Store Water Line project, to enter into a memorandum of understanding with Stanly County for the construction and transfer of the new infrastructure, and to enter into a memorandum of understanding with Kolter Homes for any additional costs associated with the project not otherwise covered by the State grant. Also since our meeting last month, I've received a dozen emails with concerns from Locust Town Center residents regarding the proposed new traffic pattern in Town Center at the "traffic triangle" and Harrison Lane. In addition, some Council members have received additional emails/calls from residents expressing concerns. For the time being, Public Works has ordered "Keep Right" signs that we will install as soon as they are delivered. As we try to address the neighbor's concerns and/or come up with alternate solutions, we will keep the existing traffic pattern but with the new signs.

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

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to allow the City to issue a RFQ for engineering services for the construction administration of the Coley Store Water Line project

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to enter into a MOA with Stanly County for the Coley Store Water Line project

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to enter into a MOA with Kolter Homes for Coley Store Water Line project

Coley Store Water Line RFQ

Update on Town Center Traffic

8. Administration/HR

Nothing to report at this time

9. Parks

Volleyball registration is open, there are a limited number of spots and it closes in early Sept. Fall soccer and baseball will have a record number of participants this year. Aug 17th next concert featuring Cat5. Aug 24th family movie night featuring Migration. Christmas parade is December 7th at 1:00pm. Looking for City residents to volunteer for the new park Advisory Board, please apply online. Council Member Mandy Watson congratulated Park Director Emily Jones on completion of her Certified Parks & Rec Professional designation.

10. Facilities

Nothing to report at this time

11. Public Works

We have experienced a lot of rain lately.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

Nothing to report at this time

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report. SRO Longtin and Detective Sergeant Tucker hosted a Jr Detective Camp for rising 4th and 5th graders. It was a great success. July officer of the month was Officer Caleb Whitley.

Monthly Report

14. Planning & Zoning

Locust Property Holdings and Dr. Jason Martin presented a site plan revision to his project (approved through conditional rezoning). The Locust Planning & Zoning Board presented a unanimous favorable recommendation for Council. Because the original project was approved through a conditional rezoning, any changes to the previously approved project require Council approval. There will be the addition of some parking spaces and a couple of retaining walls due to the grading of the lot.

Public Hearing for Conditional Rezoning of Locust Property Holdings: No one spoke for or against

M/A Council Member Michael Haigler (no second was needed) (7-0)

Motion to approve the conditional rezoning request site plan amendment for Locust Property Holdings/Dr. Martin request with the associated site plan and proposed elevations, and find it to be consistent with the 2014 Land Use Plan.

Council received a petition requesting consideration of a stricter noise ordinance a couple of months ago. Chief Jeff Shew and City Manager Cesar Correa had an opportunity to work together on the proposed changes to the noise ordinance. Updated noise ordinance was reviewed. City Manager Cesar Correa spoke to the text changes in the noise ordinance regarding decibel levels, times allowed, and the mixed use designation as this is a mixed use area in Town Center. He explained how the reading were conducted and the distance at which the readings were to be completed. Council discussed adjusting the decibel level to 70, which is meeting in the middle from the 60 it is currently and the 80 that is currently proposed.

Opened at 7:41pm Public Hearing for Text Changes to Noise Ordinance: David Lloyd, 216 Harrison Lane, spoke against the changes to the noise ordinance. He expressed his concerns with the mixed use designation and the 80 decibel limit. Roland Banks, 122 Kingston Dr, spoke against the text changes proposed to the noise ordinance. He asked why the raise of the decibel levels from 60-80 decibels. Brian Phillips, 614 Ardsley Dr, Spoke in favor of the noise ordinance text changes. He spoke about the love of the mixed use area and the connectivity. He wants to make sure that the City works diligently with those on both sides to meet in the middle in a fair way. Matt Harris 175 Ray Kennedy Dr, part owner of the Brew Room, spoke about the Brew Room came to be and the vision of the Town Center. Michael Rasmussen, 175 Ray Kennedy, GM of the Brew Room. He spoke on the efforts the Brew Room takes to manage the decibel levels and the other things they do to ensure that they are good neighbors to those in the Town Center. Shelia Allison, patron and local real estate agent, spoke in favor of the noise ordinance text changes and in support of the Brew Room. Clive Leek, patron of the Brew Room and spoke in favor of the noise ordinance text changes and support of the Brew Room. Public Hearing closed at 8:15pm

M/S/A Council Members Harry Fletcher and Larry Baucom (5-2)
Motion to adopt text change for noise ordinance
Council Member Michael Haigler and Council Member Barry Sims were "nay" votes

The Locust Planning & Zoning Board received a conditional rezoning application from Maverick Builders for a new residential project off Vella Drive. The project consists of 50 units, 38 of them are single family units in lots sized between ½ acre and ¾ acre. They are presenting the remaining 12 units as a pocket age restricted community in smaller lots (70' wide) These lots, much like the Kolter Homes lots, will have HOA and deed restrictions. All 50 units are proposed with all brick, stone or stucco. The developer proposes the use of hardy plank, but not as the main siding material. The P&Z Board presented a unanimous favorable recommendation. Council needs to set a public hearing for the September 12, 2024, meeting to hear the conditional rezoning request and presentation.

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to set a public hearing for Maverick Builders conditional rezoning request on Vella Dr. on September 12, 2024

Monthly Report

Public Hearing: Dr. Martin Site Plan Revision

Schedule Public Hearing: Frances Estates Conditional Rezoning

Public Hearing: Noise Ordinance Update

15. Public Comment Period:

Anatoly Repinetsky 413 Kiser Lane, and Nate Smith, 425 Kiser Lane spoke about the traffic changes in Town Center around the traffic triangle. He asked that the City please not turn Harrison into a one way street. He expressed his concerns with the increased traffic and the potential for accidents and injuries to the children and residents. Spoke about increasing the markings to ensure residents can follow the correct path. Thank you to Council for all their hard work and their dedication to the City and citizens of Locust.

16. Board Closing Comments

Thank you to all who came out this evening and those who came to speak out about their concerns. We welcome all comments and we strive to do what's best for all the citizens and business owners in the City. We sincerely hope that they all come out again to see how the City and Council take the things of the City serious. Excited to see the proposed YMCA that was presented this evening. Thank you to the staff for all their hard work. Congrats to Park Director Emily Jones on her certification. Public, Prayer, Patience, Participation. Very thankful for all. Proud that this Council had the forethought to supply a SRO for Locust Elementary School. Please exercise your right to vote.

17. Executive Session

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to enter into executive session at 9:14pm GS 143-318.11 (5)

Out of executive session at 9:49pm

18. Adjourn

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adjourn at 9:50pm

Amy Furr, City Clerk

Stephen Huber, Mayor