



Locust City Council

Minutes Joel Huneycutt Community Room

7:00 PM

September 12, 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 Council Member Roger Hypes gave the invocation

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to adopt the agenda as presented

4. Minutes - adopt August 8, 2024

M/S/A Council Members Harry Fletcher and Rusty Efird (7-0)
Motion to adopt the August 8, 2024 minutes

August 8, 2024

5. Financial Reports

City Manager Cesar Correa reviewed the financial summary noting that the General Fund expenditures exceed revenues by \$568,361.71 and to please remember that this is standard for the first few months of the fiscal year. By the next meeting, our property tax revenue will start coming in, and the budget will look much better. Also that the Wastewater Fund expenditures exceed revenues by \$589,101.29 I'm happy to report that we received a reimbursement from NCDEQ last month in the amount of \$1,313,858 We have also been able to

connect with NCDEQ to have a better understanding of when we will be reimbursed. We also received another reimbursement from NCDEQ and should be receiving another one soon. We had our auditors in the office last week. Originally, they were scheduled to be here all week. However, Finance Director Stephania Morton did such a good job providing the required information that the auditors were able to finish in just 3 days. Despite their best efforts, they could not find any material deficiencies. They are confident our audit will be submitted to the LGC by the October 31st deadline, and we should expect them to present the audit report to Council during the December Council meeting.

Financial Summary - August 31, 2024

6. Mayor's Report

Mayor Huber recognized Chief of Police Jeff Shew and he took an opportunity to recognize SRO Daniel Longtin and Sgt. Tucker for their efforts/success in the Junior Detective Summer Camp. They were presented with the Community Service Commendation and the Commendation for Leadership, respectively. Also we are pleased to inform you that we've received 2 (two) prestigious awards from the Government Finance Office Association (GFOA) last month. Both awards were presented to the Council. They were as follows: The Certificate of Achievement for Excellence in Financial Reporting. This award was established to "encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare annual comprehensive financial reports that evidence the spirit of transparency and full disclosure" This is our 2nd year in a row receiving this award and the Distinguished Budget Presentation Award. This award reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. This is our 4th year in a row receiving this award.

LPD Recognition

Presentation of GFOA Awards

7. Manager's Report

City Manager Cesar Correa reviewed the Engineering Proposal for the Market Street/USPS Connector. Public Works Director Tim Flieger assisted in receiving quotes from engineering firms to design the new connector road from Market Street to the USPS. We are prepared to make a recommendation to award the contract to Chambers Engineering. The amount of the contract for the design, which includes surveying costs, is \$13,900. Once design is completed, we will be able to obtain quotes for the construction work. The City issued an RFQ Award for the Coley Store Water Line. We only received one submission from Chambers Engineering to work with us on this project. As a reminder, this is a water line required for the new Kolter Homes project. The funding is supposed to come to Locust from the NC State budget. Please know that neither the City or County will spend any of our own funds until we receive confirmation that the \$2M appropriation is approved. Until then, we are positioning ourselves to be ready to start as soon as funding is confirmed. A recommendation was presented for disposition of obsolete equipment. As part of our North Basin Sewer Improvements, we had to upsize the size of 1 generator at the 200N pump station. The old generator does not fit/work with any of our other stations, and we don't have another use for it. We would like to ask for the Council's permission to dispose of this equipment using our GovDeals account. This platform allows us to auction and collect bids for the equipment in accordance with NC purchasing laws. Policy updates to the Employee Personnel Handbook were presented. Thank you to my staff for all they do.

Purchase orders were reviewed.

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)

Motion to award the contract to Chambers Engineering for the design services for the Market Street/USPS connection

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

Motion to award the contract to Chambers Engineering for the design services for the Coley Store Water Line Project

M/S/A Council Members Michael Haigler and Larry Baucom (7-0)

Motion to approve disposal of the obsolete equipment request for the not-in-use generator via GovDeals

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)

Motion to approve and adopt Personnel Handbook update to include newly enacted general statute

M/S/A Council Members Larry Baucom and Barry Sims (7-0)

Motion to approve purchase orders

Engineering Proposal for Market Street/USPS Connector

RFQ Award for Coley Store Water Line

Disposal of Obsolete Equipment

Personnel Handbook Update

Purchase Orders

8. Administration/HR

Congratulations to the City Staff on receiving the two awards presented earlier this evening and thanks to them for all they do.

9. Parks

Fall baseball and soccer have begun. Volleyball has an increase in the number of participants. Basketball registration opens on Oct 1st. This Saturday movie night featuring Kung Fu Panda 4, next Saturday is last concert featuring Chunky Daddy Band and fireworks. Farmers Market is wrapping up next week. Earlier this summer we asked for permission to advertise for volunteers to join a new Parks & Recreation Advisory Board. This was a recommendation found in our 2023 Parks & Rec Master Plan, and it's a tool to help increase our scores in various grant applications. I'm pleased to report that Emily Jones received a lot of strong applicants for this board. Park Director Emily Jones has requested the following be appointed to the Park Advisory Board for the following terms: Dr. Kara Finch - 3 year term, Blair Dover - 3 year term, Kerry Sanford - 2 year term, Rachael Cummings - 2 year term and Lucia Downer - 2 year term. After the initial term all appointments will have a 3 year term. Currently the plan is to meet the first Monday of the month at 6pm. Last month we received notification that we did not receive an award under the current funding cycle for the PARTF application. This project would've provided matching funds for new pickle ball courts in the Athletic Complex. However, we learned that additional funding is available for the accessible parks grant. We are hoping to apply

for this second round in March 2025 to receive matching funds to replace the playground equipment at the Jeff Shelton Memorial Park.

M/S/A Council Members Mandy Watson and Harry Fletcher (7-0)

Motion to appoint Dr. Kara Finch - 3 year term, Blair Dover - 3 year term, Kerry Sanford - 2 year term, Rachel Cummings - 2 year term and Lucia Downer - 2 year term to the Park Advisory Board

Appoint Parks & Recreation Advisory Board Members

10. Facilities

Met with the seniors regarding the selection of interior materials for the new Senior Center.

11. Public Works

Wastewater flow report was reviewed by Council Member Larry Baucom. Thank you to the entire department for all their hard work.

Wastewater Report - August 2024

12. ABC, Economic Development & Small Business Support

ABC store is doing well. Sales are up over last year. It's nice to see all the local business full this evening. Things are going good.

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report. Congratulations to Sgt Tucker and Officer Longtin for their efforts in the Jr. Detective Camp. Officer of the month was Officer Tim Flieger, Jr.

Monthly Report - August 2024

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly P&Z Report. This rezoning is for a new residential subdivision off Vella Drive. The proposed project includes a total of 52 units in approximately 38 acres. The new neighborhood proposes 2 types of uses within the community, single family and age restricted. There is a total of 13 age restricted units and 39 single family units. The age restricted units will be similar to Kolter Homes, where the HOA and deed restrictions will prohibit buyers younger than 55 years old and children under the age of 18 from living in this section. The single-family homes will have a minimum lot size requirement of half acre, and a minimum lot width of 100 feet. Maverick Building is a local builder who seeks to develop and build all the units. All of the units are proposed to be built with brick, stone and or stucco. Hardy plank is also to be used, but mainly for accenting purposes instead of the primary siding material. This project received unanimous favorable recommendation from the Locust Planning & Zoning Board. Please see attached for a copy of the rezoning packet, which includes site plan and proposed elevations. If approved, an MOU outlining all of the site-specific conditions will be executed between the City and builder. Max Thomusseit with Maverick Building gave a presentation on the Frances Estates project. He gave a brief introduction and then reviewed the proposed project with site specific conditions.

Public Hearing was opened for the proposed conditional rezoning by Maverick Builders - Frances Estates at 8:02pm - No one signed up to speak
Public hearing was closed at 8:04pm

M/S/A Council Member Michael Haigler (no seconded needed) (7-0)
Motion to approve the conditional rezoning request by Maverick Builders for Frances Estates proposed on Vella Dr.
Unanimous favorable recommendation by P&Z Board

Monthly Report - August 2024

Public Hearing: Conditional Rezoning for Frances Estates

15. Public Comment Period:

Brandon Bailey - 104 S Beverly Dr - The Practice Green, indoor golf practice. He introduced himself and gave an overview of his business. Opening September 26th.

Bruce Wilhoit - 232 Christy Ln - Spoke about the upcoming fall festival to be held on Thursday, October 31st and invited Council to come out for the festivities.

16. Board Closing Comments

Thank you to all who came out this evening to see what all is going on at the City. Thank you to Max with Maverick Builders and we are looking forward to you braking ground. Welcome to the new business The Practice Green. Thank you to all the staff for all they do. Congrats to City Manager Cesar Correa and Finance Director Stephania Morton on their awards. Looking forward to all the events coming up. Thank you to Stg Tucker and Officer Longtin for their dedication to the younger generation and investing in the Jr Detective Camp. Thank you to Park Director Emily Jones and her staff for all they do at the ball fields.

17. Executive Session

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to enter into executive session GS: 143-318.11(5) at 8:38pm

Out of executive session at 9:15pm

M/S/A Council Members Larry Baucom and Harry Fletcher (7-0)
Motion to allow City Manager to negotiate purchase of properties at the corner of N Central Ave and E Market St, not to exceed \$250,000.

18. Adjourn

M/S/A Council Members Michael Haigler and Rusty Efird (7-0)
Motion to adjourn at 9:20pm

Amy Furr, City Clerk

Stephen Huber, Mayor