



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

October 10, 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 7:05pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Chaplain Mario Miller gave the invocation.

Council Member Michael Haigler was not present and considered unexcused

3. Adopt Agenda

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

4. Minutes - adopt September 12, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to approve the September 12, 2024 minutes

September 12, 2024 Minutes

5. Financial Reports

City Manager Cesar Correa reviewed the monthly financial reports, notating the following; The City's first big distribution of property taxes came in last month. Revenues exceed expenditures by \$1,114,939.72 in the General Fund. Finally, our reimbursement checks for the sewer project are also coming in so revenues exceed

expenditures by \$806,115.83 in the Wastewater Fund. The City received \$158,712.75 for sales tax and this is the highest sales tax distribution we've ever received. Finally, we received our first Powell (transportation funds) distribution in the amount of \$96,431.41.

Financial Summary - September 2024

6. Mayor's Report

Mayor Huber thanked all those who were part of the Summer Concert Finale and how wonderful of a time it was. He then recognized Tim Swaringen who presented City of Locust Planning & Zoning Director Scott Efird with an award for Outstanding Zoning Official of the Year by his association. Mayor Huber then gave a few remarks about the impact Scott Efird has had on the City of Locust.

7. Manager's Report

Purchase orders and the budget amendment for FYE 2024 was reviewed. City Manager Cesar Correa reviewed with Council some City assets that are in need of disposal. Following the purchase of our new LPD service firearms, the old pistol and ammo holsters are ready to be disposed of. We will try to give them to another agency in the state that may have a need for them, but if not, we'll need permission to discard them. At our last meeting we asked for permission to dispose of an old generator via GovDeals. We are also preparing to receive at least one more generator as it gets replaced by the sewer projects. Due to recent weather events, we are actively working with NC Rural Water to identify communities or utilities in the Western part of NC that could use these generators. Our intention is to give the generators to another public agency or utility as allowed by NC statutes. City Manager Cesar Correa took a moment to recognize the staff for all they do and specifically Officer Eric Fore, the Police Department, and the Public Works department for their efforts to provide aid to those in the western part of the state after Hurricane Helene came through. He then introduced Kasey Brooks who is the new Executive Director of the CVB and Bob Remsburg who works part-time with the CVB. Kasey Brooks then spoke a little about the CVB, Visit Stanly, and the purpose of the organization. Congrats to Planning and Zoning Director Scott Efird and all his accomplishments with the City.

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

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to approve budget amendment for FYE 2024

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)
Motion to approve asset disposal of the ammo and pistol holsters, and generator

City Manager Cesar Correa would like to ask for Council's permission to commission an update to our marketing and demographics materials provided by Retail Strategies. The last set of information we have dates back to 2021 numbers, and he believes we could benefit from this information given the amount of interest for commercial development in Locust. The cost to update the materials is \$2,000. Our economic development budget has \$1,000 so we would need an additional \$1,000. Council reviewed the agreement with Retail Strategies, and the full list of deliverables.

M/S/A Council Members Roger Hypes and Barry Sims (6-0)
Motion to approve agreement and update of marketing and demographic information with Retail Strategies

Disposal of Obsolete LPD Equipment

Retail Strategies - Update on Market & Demographics

Purchase Orders

Budget Amendments - FY 24

8. Administration/HR

Nothing to report at this time.

9. Parks

Summer Concert Finale was the best turnout yet. Movie night this Saturday, Inside Out. Basketball sign-ups are still on going. Mark your calendars for the Christmas parade on December 7th and the Tree Lighting Ceremony on november21st.

10. Facilities

Design is underway for the new senior center. Stakeholders met in September to select finishes and colors for the new senior center. The goal is to advertise for construction bid in mid first quarter of 2025.

11. Public Works

Council Member Larry Baucom thanked the department for all their efforts in aiding the western part of NC. The company installing the natural gas line has hit out utility line a few times causing some repair work to be completed. The monthly flow report was reviewed and notated there was a singular day with the most gallons ever reported sent to the treatment facility. With all of the rain the department has done a great job managing infiltration.

Wastewater Report - September 2024.

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird thanked the Council for extending the relationship with Retail Strategies.

13. Public Safety

Council Member Roger Hypes reviewed the monthly report and the September Officer of the Month was Officer Eric Fore. Chief Shew introduced new officer, Officer Jerry Wallace. Chief Shew then spoke briefly about the dedication and and efforts of the department to gather donations and take them to the areas in need.

Monthly Report - September 2024.

Introduction of new LPD Officer - Officer Jerry Wallace

14. Planning & Zoning

Council Member Michael Haigler was not present, so City Manager Cesar Correa reviewed the monthly report. There are 5 public hearings that the Council is being asked to set for the November 14th meeting. Three public

hearings for conditional rezoning for Sams Xpress Car Wash, Kolter Homes and Mr. Munoz, one public hearing for a text change to allow auto upholstery as a permitted use in the highway commercial district, and one public hearing to change the base zoning district for a parcel of property owned by New Life Church. Council also received a voluntary contiguous annexation petition submitted by Joseph Selle and Alicia Siebert of 9782 Quail Run Road and Council was presented with a resolution to instruct City Clerk, Amy Furr to investigate the petition.

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for a text change to allow auto upholstery as a permitted use in the highway commercial district for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for conditional re-zoning request submitted by for Mr. Munoz for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for conditional re-zoning request submitted by Sam's Car Wash for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for conditional re-zoning request submitted by Kolter Homes for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for rezoning request for a base zoning district change submitted by New Life Church from OPS to CBI for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to adopt resolution to instruct the City Clerk to certify the petition for contiguous annexation of 9782 Quail Run Rd, Locust nc

Monthly Report - September 2024.

Schedule Public Hearings

Voluntary Annexation Request - 9782 Quail Run Rd.

15. Public Comment Period:

Tracy Efird, 106 Walnut Creek Rd, spoke on behalf of her mother, Mary Furr, in appreciation of the wonderful work that the staff in the public works department did for her mother after the storm. They went above and beyond, and she just wanted to let everyone know how much appreciated their presence and help were.

16. Board Closing Comments

Thank you to all who came out this evening. Congratulations to P&Z Director Scott Efird on receiving his award. Thank you to all the staff and all that they do for the City of Locust. Thank you to all who have provided aid to those in the western part of NC, and please keep those who were affected in your prayers. Good luck to all the

candidates who are running in the election and please get out and vote. Congrats to Kasey Brooks and Cesar Correa for all they do with the CVB. Early voting begins October 17th. Mayor Huber gave a few remarks regarding the power of being involved in local government and volunteering your time and how it's the citizens' responsibility to hold those who are elected in those positions to high standards and keeping them accountable.

17. Adjourn

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)
Motion to adjourn at 8:12pm

Amy Furr, City Clerk

Stephen Huber, Mayor