



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

November 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

Mayor Huber called the meeting to order at 7:02pm

2. Presentation of Colors, Prayer

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

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Barry Sims (6-0)
Motion to excuse Council Member Mandy Watson

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

4. Minutes - adopt October 10, 2024

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)
Motion to approve the October 10, 2024 minutes

October 10, 2024

5. Financial Reports

City Manager Cesar Correa announced that our auditors submitted our fiscal year ending 2024 audit to the Local Government Commission last month. The City received confirmation that the LGC approved our audit and

had no comments/findings! Big thanks to Finance Director Stephania Morton for working with our auditors to get this submitted in good standing. Our auditors will be present at the December 12th meeting to present the audit as required by statute. He presented a copy of the ACFR (Annual Comprehensive Financial Report). In the General Fund, revenues exceed expenditures by \$1,118,515.92. Also in the Wastewater Fund revenues exceed expenditures by \$1,485,224.31. The City has also received several reimbursements back from the State. The process for reimbursement remains slow, but fortunately it does not impact our cash flow. The City received the ABC's final distribution for sales for fiscal year ending 6/30/2024 in the amount of \$112,607 *these funds will be reflected in the December 2024 Financial Summary since they were deposited during the month of November*. It's almost time to start prepping for the next fiscal year budget.

Financial Summary - October 2024

6. Mayor's Report

Mayor Huber took a few minutes to recognize Council Member Harry Fletcher for his over 2 decades of service to the citizens of Locust. Council Member Harry Fletcher was presented with a handmade Locust plaque in appreciation for his many years of service by City Manager Cesar Correa and Chief of Police Jeff Shew and each Council Member and employee took a moment to say a few words of thanks and encouragement. Mayor Huber then, conceded the floor to Chief of Police Jeff Shew who presented Officer Eric Fore with a commendation for his efforts in organizing the donation drive for the Western NC communities impacted by hurricane Helene. Just a friendly reminder to the Council that liaison appointments will be reorganized at next month's meeting and if you have any requests for departments that you'd like to report on, please let Mayor Huber or City Manager Cesar Correa know.

Recognition of Service - Harry Fletcher

Recognition - Officer Eric Fore

Reorganization Meeting - Liaison Appointments Reminder

7. Manager's Report

Congrats to Mayor Huber, Council Members Haigler, and Council Member Ebird on their re-election and the newly elected Ms. De-Dee Nathan. Purchase orders were reviewed. Following the adoption of the latest revision of our employee handbook, City Clerk Amy Furr and City Manager Cesar Correa worked on putting together an elected official's policy manual. The main reason for this manual is to comply with the recent statute regarding the prohibition of pornography, which includes City Council Members. While the employee handbook applies to all employees, it does not cover elected officials. This manual covers items such as conflict of interest, orders of procedure, working with City Manager/City Clerk, etc. The policy manual was reviewed by Council. City Manager Cesar Correa also stated that the City is about to receive Sgt. Whitley's new vehicle, and we have an older Charger that is ready to be auctioned. He is asking for permission to dispose of the asset. City Manager Cesar Correa thanked all the veterans and wished everyone a Happy Thanksgiving.

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

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to adopt Elected/Appointed Officials Policy Manual

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)
Motion to approve asset disposal for the outdated 2014 Police Dodge Charger

Elected Officials Policy Manual

Disposal of LPD Vehicle

Purchase Orders

8. Administration/HR

Nothing to report at this time

9. Parks

With the vacancy on the Parks Advisory Board, the board had their regular meeting on Monday, November 4th and made the recommendation to appoint Mr. Felix Salzedo to the vacancy. Next Thursday is the City Tree Lighting ceremony between 5-8pm. Wreaths and banners have been put up. Christmas parade is Saturday, December 7th.

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to appoint Felix Salzedo to the Parks Advisory Board for a 2 year term

Park Advisory Board Appointment

10. Facilities

The Public Works department identified some repairs at the museum and dugouts that require Council approval. The dugout needs some new siding and roof shingles, the museum has cosmetic issues with old materials that are broken and/or rotted. The total cost of both repairs is \$5,800. Council reviewed the quote for the repairs.

M/S/A Council Members Barry Sims and Rusty Efird (6-0)
Motion to approve repairs to both the museum and the dugouts at the ballfields.

Park Museum and Athletic Complex Repairs

11. Public Works

The flow report was reviewed by Council Member Larry Baucom. Public Works Director Tim Flieger informed City Manager Cesaro Correa that his team was able to identify a leak in the vacuum system that's been causing a lot of issues. The issue is located along Hwy 200 and Lions Club Dr. The problem is accessing the leak, which is deep underground. The City received a quote from Dellinger, who is currently installing other sewer projects for the City, to repair the leak. The quote is for \$10,400. The work is intrusive and better suited for a big contractor rather than, fixing with our own staff/equipment. Tim Flieger is confident that repairing this leak will result in the system running much more efficiently and reducing the use of electricity. He believes it will pay for itself in about 10–12 months. The quote for repair was reviewed by Council.

M/S/A Council Members Larry Baucom and Harry Fletcher (6-0)
Motion to approve vacuum system repair by Dellinger.

Wastewater Report - October 2024

Vacuum Leak Repair

12. ABC, Economic Development & Small Business Support

ABC Board Chair Margaret Peacock is up for reappointment. She has requested to be reappointed to the board as well as reappointed as chair for a 3 year term. The new UPS Store is opening soon. Showmars is looking to locate in the old Hwy 55/La Casa de los Churros building.

M/S/A Council Members Rusty Efird and Harry Fletcher (6-0)
Motion to appoint Margaret Peacock to the ABC Board and appoint her as chair of that board for a 3 year term.

ABC Appointment

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report. The officer of the month for October was SRO Officer Daniel Longtin. He thanked Officer Eric Fore and the entire department for their dedication to the citizens of Locust and beyond.

Public Safety Report - October 2024

14. Planning & Zoning

Following the election, P&Z Board Member De-Dee Nathan was elected to the City Council and had submitted her resignation from the P&Z Board respectively. Board Alternate Jeff Claiborne will fill her vacant seat and that leaves the alternate seat vacant. The City was also made aware that P&Z Board Member Lanna Thomas will retire her seat in December and that will leave another seat vacant. The City opened up applications and are recommending Matthew Sanford for the vacant alternate seat. City Manager Cesar Correa also requested to open up applications to fill the two impending vacant alternate seats on the P&Z Board. Council Member Michael Haigler reviewed the monthly report.

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)
Motion to appoint Matthew Sanford to the P&Z Board as an alternate

M/S/A Council Members Michael Haigler and Harry Fletcher (6-0)
Motion to advertise for the vacancies on the P&Z Board

During the October meeting, Council received a petition for voluntary annexation of 9782 Quail Run Road and instructed City Clerk Amy Furr to certify the petition. Council has received the certified petition and is asked to adopt a resolution fixing the date and scheduling the public hearing for the December 12th meeting when Council will vote on the annexation. As a reminder, this property is the new parcel that Kolter Homes seeks to incorporate into our city limits as part of the Cresswind community at Rocky River project. Kolter Homes is requesting for the annexation to be effective June 30, 2025 as permitted by statute.

M/S/A Council Members Michael Haigler and Barry Sims (6-0)

Motion to adopt a resolution fixing the date of the voluntary annexation petition public hearing for Thursday, December 12, 2024.

Council was presented with 4 rezoning applications and 1 text amendment to the LDO. The 5 public hearings and applicant presentations are as follows:

Council heard and reviewed a text amendment to the land development ordinance to allow auto upholstery as a new use in the current use table, to be permitted by right in HC, LHC and CBI.

Public Hearing: Opened at 7:59pm No one spoke for or against. Public Hearing closed at 8:00pm

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

Motion to approve the proposed text amendment to the use table in the land development ordinance to add auto upholstery permitted by right in HC, LHC and CBI

Jose Munoz - Champs Auto Sales: Submitted a conditional rezoning request for an Auto Sales lot at 164-A Browns Hill Rd. There will be no changes to the building, just a new sign of the same dimensions. The request is to move from HC to HC-C. There was some concern from the Council regarding the lack of space for parking the vehicles to sell and the traffic at that corner. Council Member Larry Baucom asked the Council to recuse Mr. Baucom due to his business being a direct competitor.

M/S/A Council Members Harry Fletcher and Michael Haigler (5-0)

Motion to recuse Council Member Larry Baucom from the vote

Public Hearing: Opened at 8:03pm No one spoke for or against. Public Hearing closed at 8:03pm

M/A Council Member Michael Haigler (4-1) Council Member Harry Fletcher was "nay" vote
Motion to approve conditional rezoning request submitted by Jose Munoz with Champs Auto for an Auto Sales lot at 164-A Browns Hill Rd parcel pin# 556504603264 designating the subject property as highway commercial-conditional (HC-C) with the associated site plan to be inconsistent with the 2014 Land Use Plan, and to amend the 2014 Land Use Plan to reflect the parcel as Commercial Corridor.

Kolter Homes: Presented a site plan amendment to include a new parcel of property and change their site plan and change some of the lots to a total of 1166 lots in the site plan with 14 acres of amenities.

Public Hearing: Opened at 8:25pm No one spoke for or against Public Hearing closed at 8:26pm

M/A Council Member Michael Haigler (6-0)

Motion to approve the site plan amendment request by Jolter Homes for the Cresswind at Rocky River Community with the associated site plan, proposed elevations, and site-specific conditions to be consistent with the 2014 Land Use Plan.

Sams Xpress Car Wash: Stephanie De Maiores with Cooper Legal Firm gave a presentation on the Sams Xpress Car Wash and fueling station that is proposed on one of the lots at the corner of Hwy 24/27 and Browns Hill Rd.

Public Hearing: Opened at 8:47pm No one spoke for or against. Public Hearing closed at 8:48pm

M/A Council Member Michael Haigler (6-0)

Motion to approve conditional rezoning request by Sams Xpress Car Wash for parcel pin #'s 556504700420 and 556504705367 designating the subject property as highway commercial - conditional (HC-C) with the associated site plan and proposed elevations to be consistent with the 2014 Land Use Plan.

New Life Church: Stephanie De Maioribus with Cooper Legal Firm presented a base zoning district change from OPS to CBI for New Life Church.

Public Hearing: Opened at 8:55pm No one spoke for or against Public Hearing closed at 8:55pm

M/A Council Member Michael Haigler (6-0)

Motion to approve the rezoning request submitted by New Life Church parcel pin# 556402791712 designating the subject property as Campus Business Institutional (CBI) to be consistent with the 2014 Land Use Plan.

Monthly Report - October 2024

Planning & Zoning Board Appointment

Voluntary Annexation - 9782 Quail Run Road

Public Hearing: Land Development Ordinance Text Change

Conditional Rezoning: Champs Auto

Site Plan Amendment: Kolter Homes - Cresswind at Rocky River

Conditional Rezoning: Sam's Express Car Wash

Rezoning: New Life Church

15. Public Comment Period:

Levi Farmer, 109 Dogwood St, spoke about street repaving on Dogwood St and asked for it to be repaired as it is bumpy for him and his bike.

Judy Godwin, 1404 West Main St, spoke about her concerns about the growth and the traffic on Hwy 24/27 and also that sewer is not available on the outgoing side of 24/27 (food lion side).

Wendy Taylor, 110 Kings Dr spoke about her frustration with Waste Pro regarding leaf pickup. Missing the vacuum pick up that was previously offered.

16. Board Closing Comments

Council Member Harry Fletcher made his last closing comments and that he appreciates the staff and the citizens of Locust. He hopes that those who come after him will have the community in mind. Congratulations to the incumbents who were re-elected and to Ms. Nathan who was newly elected. Thank you to those who signed up for the election and their willingness to serve. Thank you to all of those who came out to the meeting. Great meeting tonight and all of the good things coming to Locust. Happy Thanksgiving to all. Congrats to Commissioner Scott Efird on his re-election.

17. Adjourn

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

Motion to adjourn at 9:22pm

Amy Furr, City Clerk

Stephen Huber, Mayor