



Locust City Council Meeting Agenda Joel Huneycutt Community Room

7:00 PM
March 13, 2025

Mayor Council Members

Mayor Steve Huber
Mayor Pro-Tem Larry Baucom, Mandy
Watson, Roger Hypes, De Dee Nathan,
Mike Haigler, Barry Sims, and Rusty Efird

- | | | |
|---------------------|---|---------------|
| Call to Order: | 1. Call to Order | Mayor Huber |
| | 2. Presentation of Colors, Prayer | Mayor Huber |
| | 3. Adopt Agenda | |
| | 4. Minutes - adopt February 13, 2025 | Amy Furr |
| | • February 13, 2025 | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - February 2025 | |
| | 6. Mayor's Report | Mayor Huber |
| | • Stanly County Revaluation - Clinton Swaringen, Stanly County Tax Assessor | |
| | • Locust Police Department - 2024 Citizen of the Year | |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • Regional Hazard Mitigation Plan | |
| | • Purchase Orders | |
| | 8. Administration/HR | De Dee Nathan |
| | 9. Parks | Mandy Watson |
| | 10. Facilities | Barry Sims |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Report - February 2025 | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |
| | 13. Public Safety | Roger Hypes |
| | • Public Safety Report - February 2025 | |
| | 14. Planning & Zoning | Mike Haigler |
| | • Monthly Report - February 2025 | |
| | • Conditional Rezoning: Greater Life Church | |

- Planning & Zoning Board Appointment
- Schedule Public Hearing: Conditional Rezoning for Caliber Corner

15. Public Comment Period:

16. Board Closing Comments

17. Executive Session

18. Adjourn

Next Scheduled Council Meeting - Saturday, March 15, 2025



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

February 13, 2025

Mayor
Council Members

Mayor Steve Huber
Mayor Pro-Tem Larry Baucom, Mandy
Watson, Roger Hypes, De Dee Nathan, Mike
Haigler, Barry Sims, and Rusty Efird

1. Call to Order

Meeting was called to order at 7:01pm

2. Presentation of Colors, Prayer

Mayor Pro-Tem Larry Baucom led in the Pledge of Allegiance and P&Z Director Scott Efird gave the invocation.

M/S/A Council Members Rusty Efird and De-Dee Nathan (6-0)

Motion to excuse Mayor Stephen Huber and Council Member Roger Hypes

3. Adopt Agenda

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

Motion to adopt agenda as presented

4. Minutes - adopt January 9th and 23rd, 2025

M/S/A Council Members Rusty Efird and Mandy Watson (6-0)

Motion to adopt minutes from January 9, 2025 and Special Joint Meeting from January 23, 2025

January 9, 2025

January 23, 2025 Joint Meeting

5. Financial Reports

City Manager Cesar Correa reviewed financials notating that General Fund revenues exceed expenditures by \$1,529,006.19, and Wastewater revenues exceed expenditures by \$3,358,171.68. North Basin improvements will finish up next month so please expect a list of budget amendments next month.

Financial Summary - January 2025

6. Mayor's Report

Mayor Pro-Tem Larry Baucom recognized Chief of Police Jeff Shew who presented the 2024 Chief Steven "Smitty" Smith Officer of the Year Award. The nominations were Corporal Ryan Tran-Thompson, Officer Eric Fore and Officer Adam Hartsell. He then recognized finalist Officer Eric Fore and gave a brief overview of his contributions this past year and then recognized finalist Officer Adam Hartsell and gave a brief overview of his contributions this past year as well. He then awarded Corporal Ryan Tran-Thompson with the 2024 Chief Steven "Smitty" Smith Officer of the Year Award and spoke about his contributions to the department and Locust this past year, notating tat he received 8 nominations from fellow officers within the department.

LPD - Officer Of The Year Award

7. Manager's Report

Purchase orders were reviewed. City Manager Cesar Correa explained that last year Council was made aware of a grant opportunity to improve accessibility and playground equipment at the Officer Jeff Shelton Memorial Park. While we met a number of the grant application requirements with our 2023 Master Plan for Parks & Rec, we needed a public input session for the purpose of accessibility for individuals with physical, mental or intellectual disabilities. Park Director Emily Jones and her team were able to collect feedback, which is being incorporated into the application. To be able to submit the application, we need for Council to approve the proposed certification. A copy of the application and site plan will be shared with Council once finalized. We would like to apply for the maximum \$500,000 to replace the playground equipment and improve accessibility around the memorial park. Actively working on our up coming budget for FY 2025/2026 and looking forward to our budget retreat. Met with department heads to go over requests and their 5 year plans. Tax Administrator Clinton Swaringen will be here next month.

M/S/A Council Members Barry Sims and De-Dee Nathan (6-0)
Motion to approve certification for the Accessibility Parks Grant Application

M/S/A Council Members De-Dee Nathan and Rusty Efird (6-0)
Motion to approve purchase orders

Accessible Parks Grant Application

Purchase Orders

8. Administration/HR

Council Member De-Dee Nathan noted there was nothing to report at this time.

9. Parks

Council Member Mandy Watson noted that Park Director Emily Jones is at the annual Parks Director conference. Last year Council approved for Scout John Owen Tucker to build an orientation map/course in the City's park facilities. Mr. Tucker spoke and presented to Council an update to the project. A 1 mile, 10 point, orienteering course. Laminated copies of the map and compasses are available to check out at the park.

Eagle Scout Project - John Owen Tucker

10. Facilities

Council Member Barry Sims stated bids go out next month for construction of the Senior Center. Finalizing the audio/visual system to make sure it is conducive for the facility and the seniors using it.

11. Public Works

Council Member Larry Baucom reviewed the flow report and thanked the department for all of their hard work.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird stated there was nothing to report at this time.

13. Public Safety

Council Member Roger Hypes was not present to there was nothing to report at this time.

Pubic Safety Report - January 2025

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report. He then asked for Council to schedule a public hearing for the conditional rezoning request submitted by Greater Life Church for March 13, 2025. Also, the City received an application from Sharell Salzedo to serve as a P&Z Board Alternate.

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

Motion to schedule a public hearing for March 13, 2025 for the conditional rezoning request submitted by Greater Life Church

M/S/A Council Members Michael Haigler and De-Dee Nathan (6-0)

Motion to appoint Sharell Salzedo as an alternate to the P&Z Board

Monthly Report - January 2025

Schedule Public Hearing: Greater Life Church

P&Z Board Appointment

15. Public Comment Period:

No one signed up to speak

16. Board Closing Comments

Thank you to everyone who came out. This is an amazing community and excited to work with the board and citizens. Thankful for the quality of officers and leadership we have in Locust and congrats to the finalist for officer of the year and the winner. Thank you to Eagle Scout John Owen Tucker for his project at the park. Thank you to public works department for all they do especially in the nasty weather. Have a wonderful Valentine's Day. Thanks to Office Manager Wendy Lowder and Front Desk Staff Mandy Thomas for all they do for Locust.

17. Adjourn

M/S/A Council Members Michael Haigler and Mandy Watson (6-0)

Motion to adjourn at 7:49

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - FEBRUARY 28, 2025
FISCAL YEAR ENDING 6/30/2025

GENERAL FUND

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 2,660,358	\$ 2,200,000	\$ 2,804,817	127.49%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 50,740	\$ -	\$ 13,150	0.00%
FRANCHISE TAXES	\$ 258,134	\$ 230,000	\$ 133,666	58.12%
SALES TAXES	\$ 1,723,637	\$ 1,225,000	\$ 909,931	74.28%
CABLE VISION FRANCHISE	\$ 19,434	\$ 21,000	\$ 9,735	46.36%
SOLID WASTE	\$ 301,447	\$ 265,000	\$ 310,266	117.08%
BUSINESS REGISTRATION/PERMITS	\$ 49,605	\$ 10,000	\$ 47,768	477.68%
POWELL FUND	\$ 168,669	\$ 165,500	\$ 192,876	116.54%
ALL OTHER REVENUES	\$ 1,540,788	\$ 648,000	\$ 784,031	120.99%
	\$ 6,772,813	\$ 4,764,500	\$ 5,206,240	109.27%

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 777,672	\$ 808,500	\$ 565,197	69.91%
CENTRAL SERVICES	\$ 119,488	\$ 81,750	\$ 133,291	163.05%
PUBLIC SAFETY	\$ 1,757,271	\$ 1,960,500	\$ 1,273,565	64.96%
PUBLIC WORKS	\$ 606,275	\$ 528,450	\$ 362,330	68.56%
POWELL FUND/STREETS	\$ 172,130	\$ 308,600	\$ 98,391	31.88%
SANITATION	\$ 535,645	\$ 500,000	\$ 384,673	76.93%
PARKS & RECREATION	\$ 1,777,305	\$ 575,700	\$ 626,325	108.79%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ -	\$ 1,000	\$ 2,000	0.00%
TRANSFER TO WASTE WATER	\$ -	\$ -	\$ -	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%

\$ 5,745,787	\$ 4,764,500	\$ 3,445,772	72.32%
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Y-T-D FUND BALANCE INCREASE

\$ 1,027,026	\$ -	\$ 1,760,467	
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Sales Tax Revenue Summary

July 2024	\$ 158,712.75	rec'd 9/13/2024
Aug 2024	\$ 145,855.96	rec'd 10/15/2024
Sept 2024	\$ 150,105.96	rec'd 11/15/2024

Oct 2024	\$ 144,707.24	rec'd 12/13/2024
Nov 2024	\$ 148,720.93	rec'd 1/14/2025
Dec 2024	\$ 161,828.29	rec'd 2/18/2025

ABC Income Summary

July 2024	\$ 25,429.92	incl'd LEO Qtr Dist.
August 2024	\$ 23,390.42	rec'd 9/3/2024
Sept 2024	\$ 23,390.42	rec'd 10/2/2024

Oct 2024	\$ 143,793.33	incl'd LEO Qtr Dist./Final & ABC monthly/final 23-24
Dec 2024	\$ 46,780.84	for Nov & Dec 2024 Dist
Jan 2025	\$ 2,536.25	for LEO Qtr Dist.
Feb 2025	\$ 23,390.42	for Jan 2025

WASTE WATER FUND

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 7,649	\$ 1,000	\$ 990	99.00%
INTEREST INCOME	\$ 112,892	\$ 10,000	\$ 14,103	141.03%
NEW DEV SEWER TAP FEES	\$ 12,500	\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 125,067	\$ 115,000	\$ 79,270	#DIV/0!
USER FEES	\$ 1,675,638	\$ 1,115,000	\$ 1,125,521	100.94%
SYSTEM DEVELOPMENT FEE	\$ 244,050	\$ 225,000	\$ 205,450	68.93%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 4,803,757	\$ -	\$ 7,950,872	0.00%
	\$ 6,981,553	\$ 1,466,000	\$ 9,376,207	639.58%

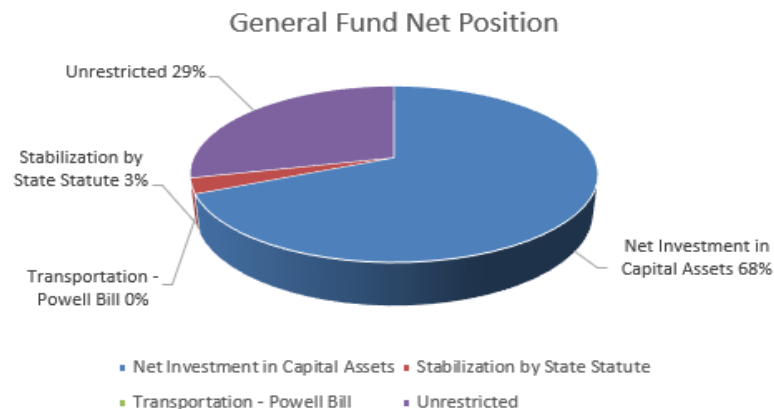
	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 301,464	\$ 304,100	\$ 205,718	67.65%
WASTE COLLECTION & TREATMENT	\$ 1,017,547	\$ 1,161,900	\$ 777,424	66.91%
CAPITAL PROJ - N BASIN PS	\$ 1,009	\$ -	\$ 5,177,384	0.00%
CAPITAL PROJ - MEADOWCREEK PS	\$ -	\$ -	\$ 102,299	#DIV/0!
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
	\$ 1,320,020	\$ 1,466,000	\$ 6,262,825	427.20%

Y-T-D FUND BALANCE INCREASE

\$ 5,661,533	\$ -	\$ 3,113,382	0.00%
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GENERAL FUND INVESTMENT POSITION

	6/30/2024
Total Fund Balance	
Net Investment in Capital Assets	12,787,871.00
Stabilization by State Statute	523,450.00
Transportation - Powell Bill	2,332.00
Unrestricted	5,345,011.00
Subtotal	\$ 18,658,664.00



Stanly County 2025 Revaluation

Clinton Swaringen - Stanly County Tax Administrator

Charles Johnson - Revaluation Director

Why do we have to perform Revaluations?

NC State Law Requirement
NC G.S. 105-286 (a)

State law requires Stanly County to revalue all properties within the county at least once every eight years to maintain equitable and uniform property values.

Stanly County reassesses property values every four years to limit the impact of the Revaluation and more fairly distribute the tax burden.

What does Revaluation mean?

Determining the fair market value of all the properties in Stanly County based on the same date.

The County Assessor must appraise all real property at its fair market value as defined in NC G.S. 105-283.

Fair market value = “the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used.”

In other words, how much could the owner expect to receive for the property if it was sold on a certain date.

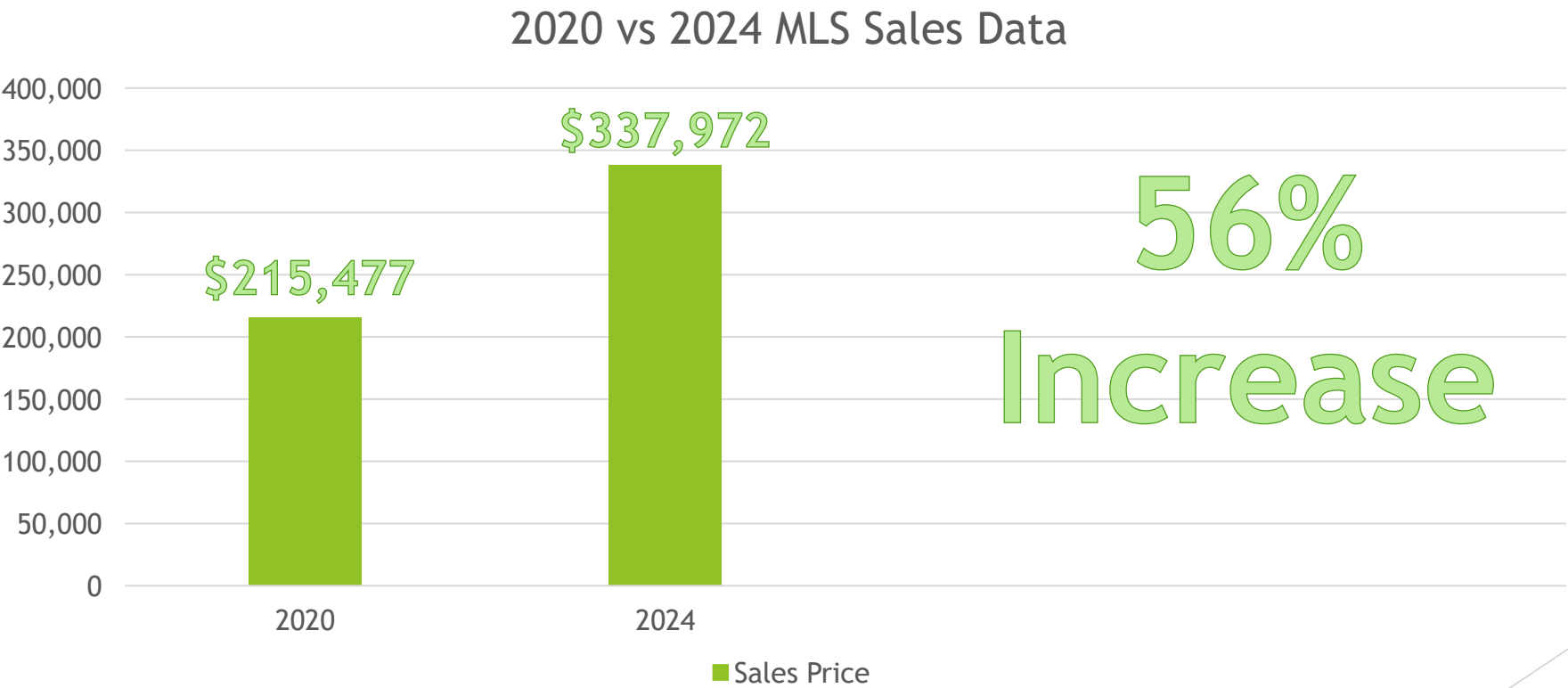
The date for the 2025 Revaluation is:

January 1, 2025

The tax office sets property values to reflect current fair market value for all properties in Stanly County.

The tax office gathers sales data, using the help of appraisal specialist to provide data that is not readily available to the tax office.

2020 vs 2024 MLS Sales Data for Stanly County Residential Property



Will the Revaluation change my property value?

For most properties, the revaluation will create a change in value, but not all property values will change at the same percentage.

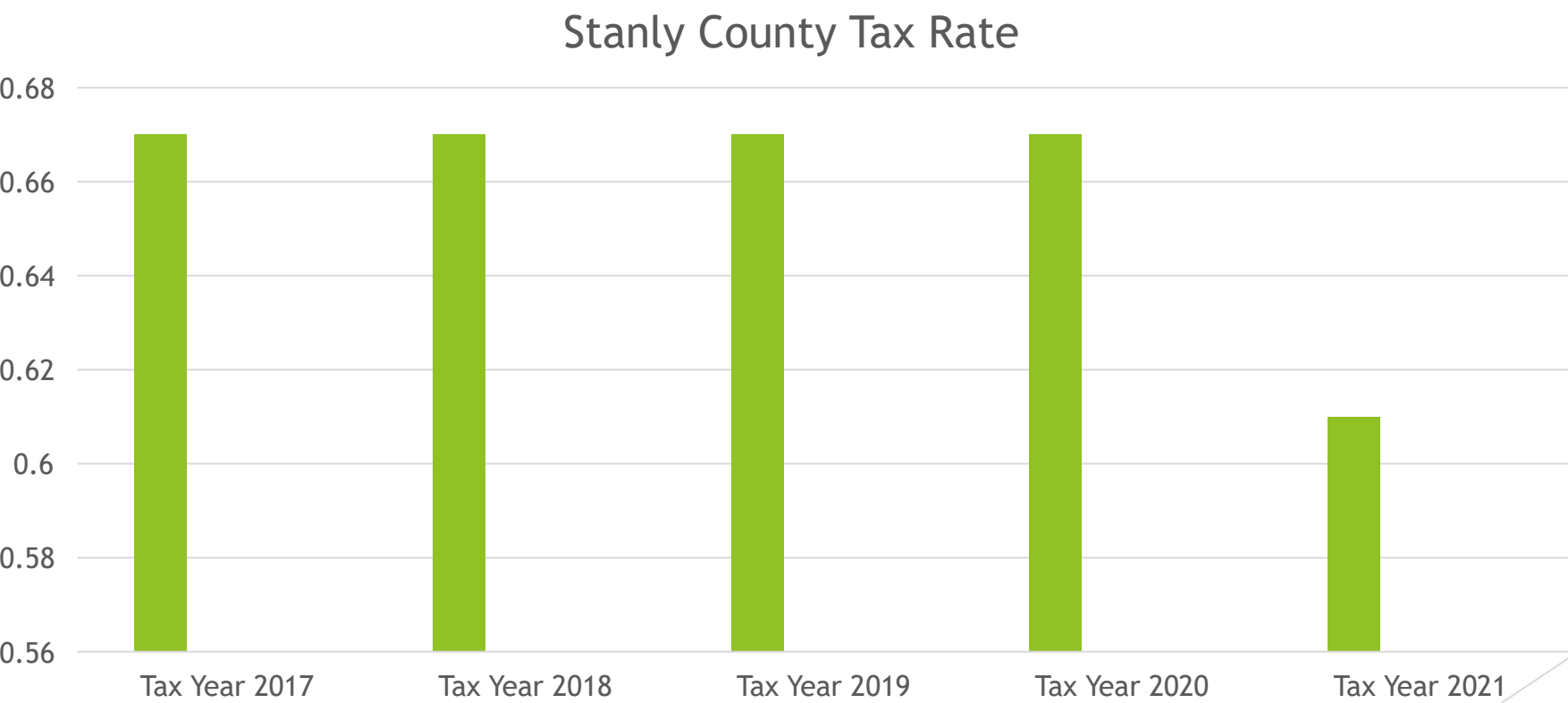
Increases or decreases will change by neighborhood and property type. These changes can be impacted by market forces.

Areas of the county experiencing high growth could see values increase more than with areas of slower growth.

Although the value of your property does affect your share of taxes, it is only half of the equation needed to calculate your tax bill.

The property tax rate is the other half of the equation that determines the amount of taxes you pay.

During the last Revaluation in 2021, Stanly County lowered its property tax rate from 67 cents per \$100 of Value to 61 cents per \$100 Value.



The Stanly County property tax rate is determined by the budgetary needs to run Stanly County Government.

Municipalities and Fire Districts also collect property taxes based on their unique needs.

Governing Boards of these taxing units decide what services the jurisdiction will provide and how much revenue is needed to provide these services.

Will the Revaluation make my property tax bill higher?

At this point in time, that answer is unknown. The tax rate will not be set until the Stanly County Commissioners and Town Councils set their budgets for FY 25/26 and approve their rates in June 2025.

Example to provide insight into a property tax bill:

- ◆ 2024 Tax Value of Home and Land = \$100,000
- ◆ $\$100,000 / 100 = \$1,000$
- ◆ $\$1,000 \times .61$ (Current Tax Rate) = ***\$610 in yearly taxes***



Rate



Example to provide insight into a “potential” property tax bill:

- ◆ 2025 Tax Value of Home and Land = \$140,000 (40% Increase)
- ◆ $\$140,000 / 100 = \$1,400$
- ◆ $\$1,400 \times .50$ (Possible 2025 Tax Rate) = *\$700 in yearly taxes*



Rate



Example to provide insight into a “potential” property tax bill:

- ◆ 2025 Tax Value of Home and Land = \$130,000 (30% Increase)
- ◆ $\$130,000 / 100 = \$1,300$
- ◆ $\$1,300 \times .50$ (Possible 2025 Tax Rate) = *\$650 in yearly taxes*



Rate



Why can't we use other revenue sources?

Property taxes are the primary revenue source for local governments in North Carolina.

Cities and counties don't collect income taxes and can't implement additional sales taxes without approval from the NC General Assembly.

In Stanly County, property taxes make up 50 percent of the county's revenue.

50%

When will I receive my revaluation notice?

The Stanly County Tax Office anticipates sending these notices March 17-21, 2025.

How can I appeal my value if I disagree?

If you feel your property is improperly assessed your new value notice will include instructions on how to appeal.

Given the number of parcels in Stanly County (Approximately 42,000), mistakes can be made during a Revaluation.

The appeal process will begin with an informal review with a certified Stanly County Appraiser.

The property owner has the burden to prove that the value assigned by the tax office is incorrect.

The following reasons for lowering property value are not valid points:

The phrase “It’s too HIGH!” ←

The phrase “My value went up 40%!” ←

These arguments do not prove value. They don’t use market analysis, sales, or condition of the property to prove a valid point.

After your informal appeal with your appraiser, you will receive a notice informing you of the Stanly County's Tax Office decision.

This decision could result in a decrease, increase, or no change to your value.

If you are satisfied with this decision then no further action is required on your part.

Can I appeal if I disagree with my informal hearing decision?

Once you have received your informal appeal notice of decision you may request a formal appeal to the Stanly County Board of Equalization and Review.

The Stanly County Board of Equalization and Review is a five member board appointed by the Stanly County Commissioners to serve in special session to hear appeals between the taxpayer and the Stanly County Tax Office.

Each side presents their case for value before this board (like court) and then the Board of E & R makes a decision.

After your formal appeal with the Board of E & R, you will receive a notice informing you of the Stanly County Board of E & R's decision.

This decision could result in a decrease, increase, or no change to your value.

If you are satisfied with this decision then no further action is required on your part.

Can I appeal if I disagree with my Board of E & R hearing decision?

Once you have received your formal appeal notice of decision you may request for an appeal with the NC Property Tax Commission in Raleigh.

The NC Property Tax Commission is a five member board appointed by the NC Governor and NC General Assembly to hear appeals between the taxpayer and the Stanly County Tax Office.

You must have a hearing with the Stanly County Board of Equalization and Review before you can appeal to the NC Property Tax Commission.

The NC Property Tax Commission operates exactly like a courtroom. Businesses (LLC, Inc., etc.) are required to have legal representation before the NC Property Tax Commission per law. Individuals may appear pro se.

After your appeal to the NC Property Tax Commission you may appeal to the NC Court of Appeals and ultimately to the NC Supreme Court (although these appeals are rare).

What is the goal of Revaluation?

The goal of Revaluation is to create an equitable way to determine property values so all residents pay their fair share of taxes.

It is our goal to treat every citizen fairly and show them great customer service throughout this Revaluation process. This includes citizens who want to appeal or citizens who just have questions.

We have established a dedicated Revaluation phone line for questions and appeal appointments:

704-986-3662

Written Appeals should be mailed
to:

Stanly County Tax Administration
201 South Second Street
Albemarle, NC 28001
Attn: 2025 Revaluation Appeal

Questions?



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

RESOLUTION ADOPTING THE CABARRUS STANLY UNION REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within the City of Locust are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the City of Locust desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and.

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the City of Locust has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

WHEREAS, it is the intent of the City Council of the City of Locust to fulfill this obligation in order that the City will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the City;

NOW, THEREFORE, be it resolved that the City Council of the City of hereby:

1. Adopts the Cabarrus Stanly Union Regional Hazard Mitigation Plan.
2. Vests City of Locust Emergency Management with the responsibility, authority, and the means to:
 - (a) Inform all concerned parties of this action.
 - (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints City of Locust Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the City of Locust City Council for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the March 13, 2025

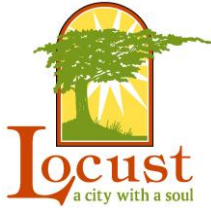
Steve Huber, Mayor
City of Locust City Council

Attest:

Amy Furr, City Clerk
City of Locust

Certified by: _____ (SEAL)

Date: _____



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Purchase Order Requests – 3/13/2025

Purchase Request # 5713

Vendor: Chambers Engineering, PA

For: Invoice 12287 Whispering Hills

Amount: \$ 1,598.40

Charge Code: 061-005-07400-52103 WW – Professional Services

Remaining Budget: \$2,624.29

Purchase Request # 5715

Vendor: Chambers Engineering, PA

For: Inv 12294 Pine Bluff

Amount: \$ 2,016.90

Charge Code: 061-005-07400-52103 WW – Professional Services

Remaining Budget: \$607.39

Purchase Request # 5716

Vendor: Chambers Engineering, PA

For: Inv 12295 General Services – Jan 2025

Amount: \$ 2,925.00

Charge Code: 061-005-07400-52103 WW – Professional Services

Note: will update remaining balance after budget amendments are completed

Purchase Request # 5718

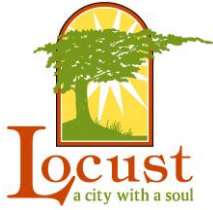
Vendor: Carolina Environmental Response Team

For: WW Emergency-WW Station Main0MCVSSSB-Pump Failure

Amount: \$ 1,867.39

Charge Code: 061-005-07400-54103 WW – Emergency Expense

Note: will update remaining balance after budget amendments are completed



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Purchase Order Requests – 3/13/2025

Purchase Request # 5724

Vendor: Carolina Environmental Response Team

For: WW Emergency -WW Station Main – Pump/Haul 200N & CVLS-SP

Amount: \$2,315.71

Charge Code: 061-005-07400-54103 WW – Emergency Expense

Note: will update remaining balance after budget amendments are completed

Purchase Request # 5729

Vendor: Dana Safety Supply

For: Police – Ammo for Training

Amount: \$1,037.88

Charge Code: 011-005-04300-53501 Police – Training

Remaining Budget: \$2,155.44

Purchase Request # 5731

Vendor: M.C. Schroeder Equipment Co.

For: WW – Station Main-VP Main – Pump Service Material

Amount: \$5,655.00

Charge Code: 061-005-07400-53100 WW – Supplies

Remaining Budget: \$19,842.83

Purchase Request # 5732

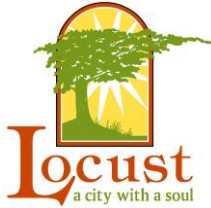
Vendor: R.S. Braswell Co. Inc.

For: Public Works – Fleet Maintenance – Cooling System Service

Amount: \$1,477.24

Charge Code: 011-005-04400-53105 PW – Fleet Maintenance

Remaining Budget: \$3,878.38



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Purchase Order Requests – 3/13/2025

Purchase Request # 5735

Vendor: The Tim Clark Band LLC

For: Park – Band Fee Deposit

Amount: \$1,425.00

Charge Code: 011-005-06000-53109 Parks – Program Services

Remaining Budget: \$12,856.40

Purchase Request # 5736

Vendor: BRS, Inc.

For: WW Emergency – System Repairs at Whispering Hills

Amount: \$5,600.00

Charge Code: 061-005-07400-54103 WW – Emergency

Note: will update remaining balance after budget amendments are completed

Purchase Request # 5740

Vendor: Hydrox.

For: WW – Emergency – System Main – Utility Locate

Amount: \$2,700.00

Charge Code: 061-005-07400-54103 WW – Emergency Expense

Note: will update remaining balance after budget amendments are completed

Purchase Request # 5741

Vendor: Express Plumbing Services Inc.

For: WW System Main – Service Connection @1004 to Circle

Amount: \$ 2,240.00

Charge Code: 061-005-07400-54101 Other Maintenance

Remaining Budget: \$22,776.48

Locust Wastewater
Monthly Metering

Monthly Wastewater Flow Recordings

<u>Date</u>	<u>Time</u>	<u>Meter</u>	<u>Daily Total</u>	<u>Recorded Rain Fall(")</u>
Saturday, February 1, 2025	11:59:59 PM	417573.1	417579.1	
Sunday, February 2, 2025	11:59:59 PM	796014.0	378440.9	
Monday, February 3, 2025	11:59:59 PM	1143572.8	347558.8	
Tuesday, February 4, 2025	11:59:59 PM	1486866.5	343293.8	
Wednesday, February 5, 2025	11:59:59 PM	1823995.6	337129.1	
Thursday, February 6, 2025	11:59:59 PM	2164010.6	340015.0	
Friday, February 7, 2025	11:59:59 PM	2501615.0	337604.4	0.04
Saturday, February 8, 2025	11:59:59 PM	2850278.4	348663.4	
Sunday, February 9, 2025	11:59:59 PM	3210180.0	359901.6	0.06
Monday, February 10, 2025	11:59:59 PM	3538546.2	328366.3	0.01
Tuesday, February 11, 2025	11:59:59 PM	3869635.0	331088.8	0.24
Wednesday, February 12, 2025	11:59:59 PM	4597301.9	727666.9	1.62
Thursday, February 13, 2025	11:59:59 PM	5149316.6	552014.7	
Friday, February 14, 2025	11:59:59 PM	5634525.0	485208.4	
Saturday, February 15, 2025	11:59:59 PM	6059671.9	425146.9	0.73
Sunday, February 16, 2025	11:59:59 PM	6600237.5	540565.6	0.10
Monday, February 17, 2025	11:59:59 PM	7038398.4	438160.9	
Tuesday, February 18, 2025	11:59:59 PM	7427062.2	388663.8	
Wednesday, February 19, 2025	11:59:59 PM	7800529.1	373466.9	
Thursday, February 20, 2025	11:59:59 PM	8169879.1	369350.0	0.04
Friday, February 21, 2025	11:59:59 PM	8541489.4	371610.3	
Saturday, February 22, 2025	11:59:59 PM	8920806.6	379317.2	
Sunday, February 23, 2025	11:59:59 PM	9304925.0	384118.4	
Monday, February 24, 2025	11:59:59 PM	9661647.2	356722.2	
Tuesday, February 25, 2025	11:59:59 PM	10012896.6	351249.4	
Wednesday, February 26, 2025	11:59:59 PM	10360920.0	348023.4	
Thursday, February 27, 2025	11:59:59 PM	10703615.9	342695.9	
Friday, February 28, 2025	11:59:59 PM	11052190.6	348574.7	
Monthly Total			11052196.6	2.84
Daily Average		394721.31		



FEBRUARY 2025 SUMMARY

FEBRUARY 2025

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	265
Traffic Stops Conducted	448
Business And Neighborhood Patrols	2,782
Arrest Charges Made	32
Citation Charges Issued	179
Warnings Issued	321
Traffic Crashes Reported	22
Total Activities Attended By LPD	3,495

FEBRUARY 2025 OFFICER OF THE MONTH



Officer Tim Flieger Jr.

- 254 Patrols Completed
- 33 Citation Charges (19 Speeding Charges)
- 40 Warnings Issued (12 Speed Warnings)
- 9 Arrest Charges (1st In Department)
- 71 Traffic Stops
- 40 Calls Attended

“Officer Flieger successfully completed requirements through the state to be a certified speed RADAR operator and the benefit to our department and the safety of motorists on Locust streets and highways was immediately seen. His contributions citing and warning excessive speeders in Locust will be invaluable to our department’s much needed speed enforcement efforts.”

-Chief of Police Jeff Shew-

Planning and Zoning

February 2025

4 New House Permits
Summit, 503 Prop

SDH,

1 Commercial upfit

1 Carport

2 Signs

1 Remodel

1 Preliminary Review
Estates

Frances

1 Conditional Rezoning

Cook Out

9 New homes permitted as of 2/28/2025



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

MEMORANDUM

Date: March 3, 2025
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Conditional Zoning Amendment – Greater Life Church

BACKGROUND & PETITION INFORMATION

On December 9, 2024 the City of Locust received an application for a Zoning Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

Applicant: Greater Life Church Locust Inc.

Owner Information: N/A

Existing Zoning: Center City (CC)

Proposed Zoning: Center City – Conditional (CC-C)

Permitted Uses: All uses permitted in the Center City zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed use *Religious Institutions, more than 350 seats* is a conditional use in the Center City District.

Parcel ID Numbers: Stanly County PIN#: 5575-0342-2061

Area in Acres: +/- 6.14 acres

Site Description: This property is currently owned by Greater Life Church and is actively working with QT to develop the southwest corner of W. Main Street and S. Central Ave.

Adjacent Land Use: Commercial, Industrial, Institutional, and Vacant.

Surrounding Zoning: The property is surrounded by Center City to all sides.

Utility Service Provider: The property will be served by public water through Stanly County Utilities, and sewer provided by the City of Locust.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2014 Land Use Plan for commercial uses.

The property is currently zoned Open Space (CC). This amendment is reasonable because the property is adjacent to existing CC uses and according to the 2014 Land Use Plan. The City Center District “provides for revitalization, reuse, and infill development in Locust’s traditional City Center area. A broad array of uses is encouraged: shops, restaurants, services, work places, civic, educational, and **religious facilities**, and higher density housing.”

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) depicting the proposed improvements to the property.

Staff has reviewed the Site Plan and finds that it meets the standards of the City of Locust Land Development Ordinance.

POLICY IMPLICATIONS

The City of Locust Land Development ordinance and the North Carolina General statutes require the Planning & Zoning Board to make a recommendation on the zoning amendment.

On January 21, 2025 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted unanimously to recommend **approval** of the proposed Campus Business Institutional (CBI).

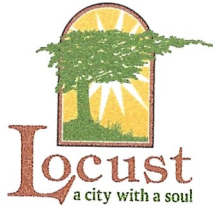
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist the Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the rezoning request designating the subject property as Center City – Conditional (CC-C) to be consistent with the 2014 Land Use Plan.



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Exhibit 1

Application for Conditional Zoning Change

Date: 12-9-2024

Applicant Name: Greater Life Church Locust Inc.

Company Name (if applicable) _____

Address: 103 Locust Ave, Locust NC 28097

Phone Number: 704-781-5119 (Cell) 919-606-8803

Address of Property Change: 103 Locust Ave, Locust NC 28097

Present Zoning District: Town Center

Requested Zoning District: _____

Applicant Signature: *Daniel Haskett*

The following information is required with the application:

- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning districts.
- (2) Comprehensive site plan.
- (3) Color renderings of the exterior. - Wood Shutter Green - Sherwin Williams
- (4) Comprehensive landscape plan
- (5) All signage "monument and building"
- (6) A fee of \$500 (non-refundable) must accompany this application.

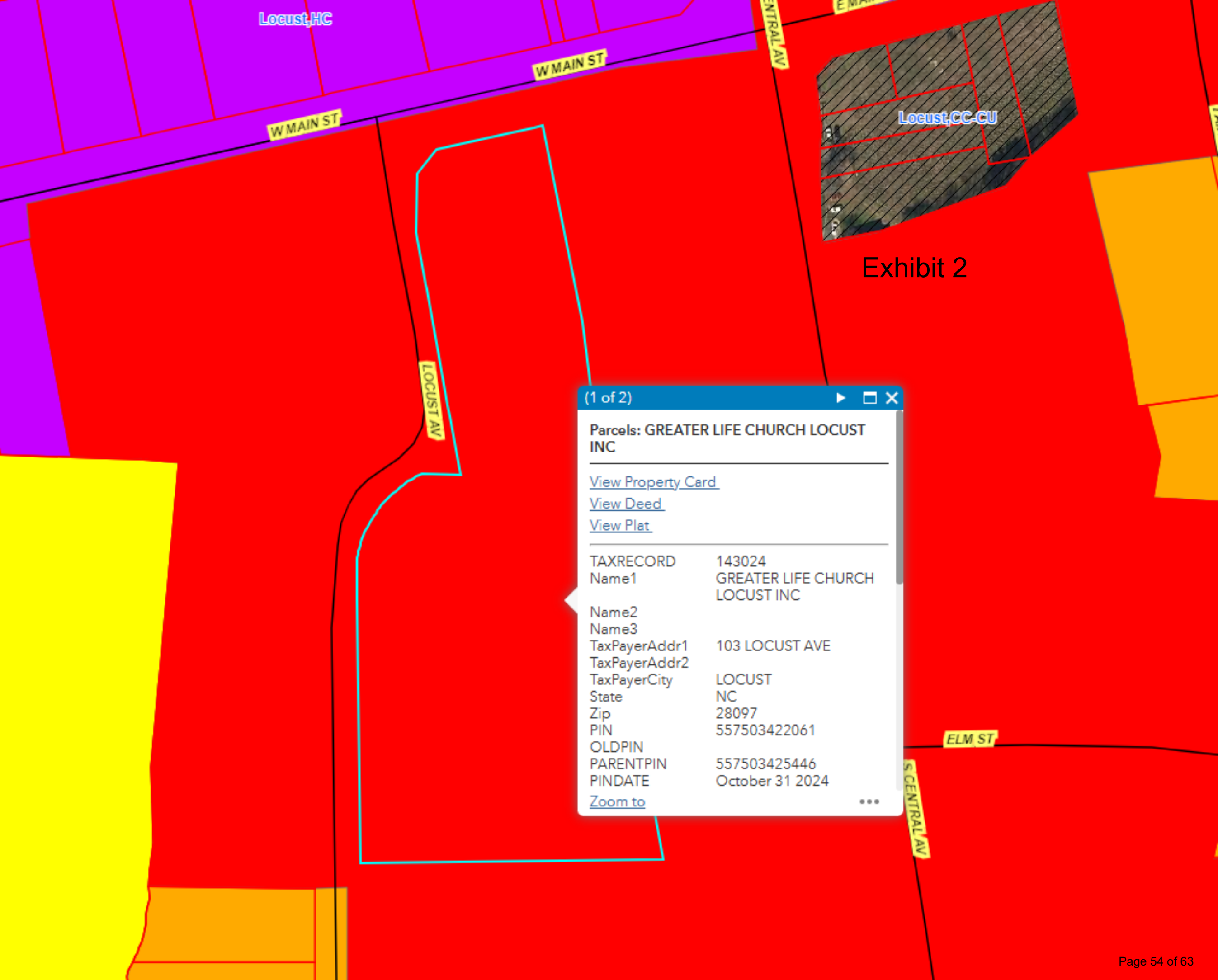


Exhibit 2

(1 of 2) ▶ □ ×

Parcels: GREATER LIFE CHURCH LOCUST INC

[View Property Card](#)
[View Deed](#)
[View Plat](#)

TAXRECORD	143024
Name1	GREATER LIFE CHURCH LOCUST INC
Name2	
Name3	
TaxPayerAddr1	103 LOCUST AVE
TaxPayerAddr2	
TaxPayerCity	LOCUST
State	NC
Zip	28097
PIN	557503422061
OLDPIN	
PARENTPIN	557503425446
PINDATE	October 31 2024

[Zoom to](#) ...

Exhibit 3

SOUTH CENTRAL AVE.

**QUICKTRIP
104 S. CENTRAL AVE.**

**LOCUST FIRE DEPT.
212 S. CENTRAL AVE.**

**LITTLE PROPERTY
302 S. CENTRAL AVE.**

EXISTING MONUMENT SIGN

PAVED PARKING (9)

PAVED PARKING (7)

PAVED PARKING (7)

PAVED PARKING (14)

EXISTING BUILDING

EXISTING GARAGE

**NEW SINGLE STORY BUILDING
APPROX.
17,500 SF**

CONNECTION TO SOUTH CENTRAL AVENUE

UTILITY EASEMENT

PAVED PARKING (16)

PAVED PARKING (16)

PAVED PARKING (16)

PAVED PARKING (16)

PAVED PARKING (16)

PAVED PARKING (16)

PAVED PARKING (16)

PAVED PARKING (16)

PAVED PARKING (16)

PAVED PARKING (16)

EXISTING TREE FIELD ALL TO REMAIN

PARKING OVERFLOW AREA

**FIRST BAPTIST CHURCH
320 S. CENTRAL AVE.**

LOCUST AVE.

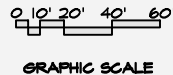
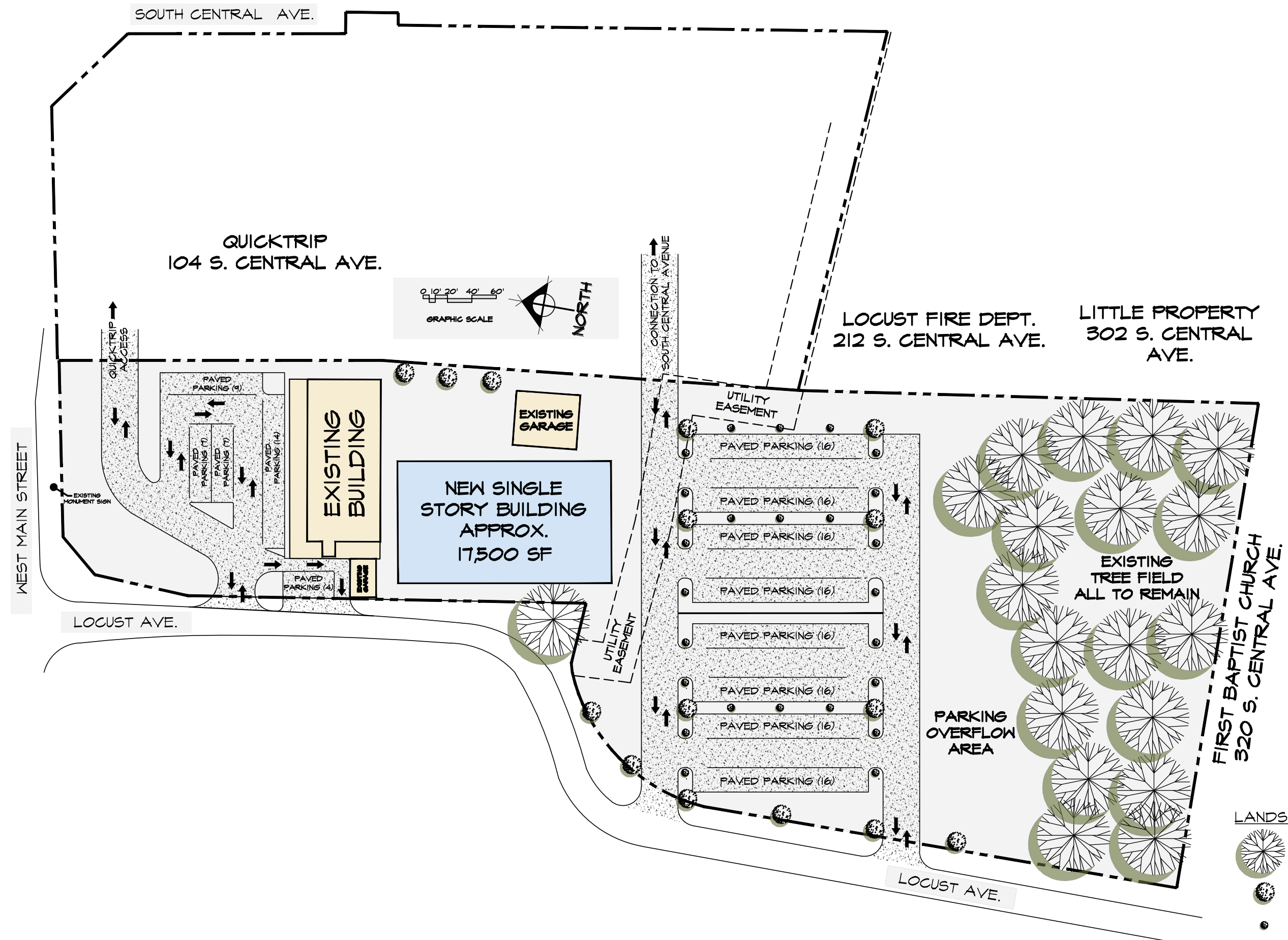
LANDSCAPE LEGEND

- EXISTING TREES
- NEW MEDIUM QTY. (15)
- NEW BUSHES QTY. (25)

Locust, North Carolina

SCALE: 1" = 80'-0"

12.08.202



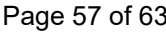
LANDSCAPE LEGEND

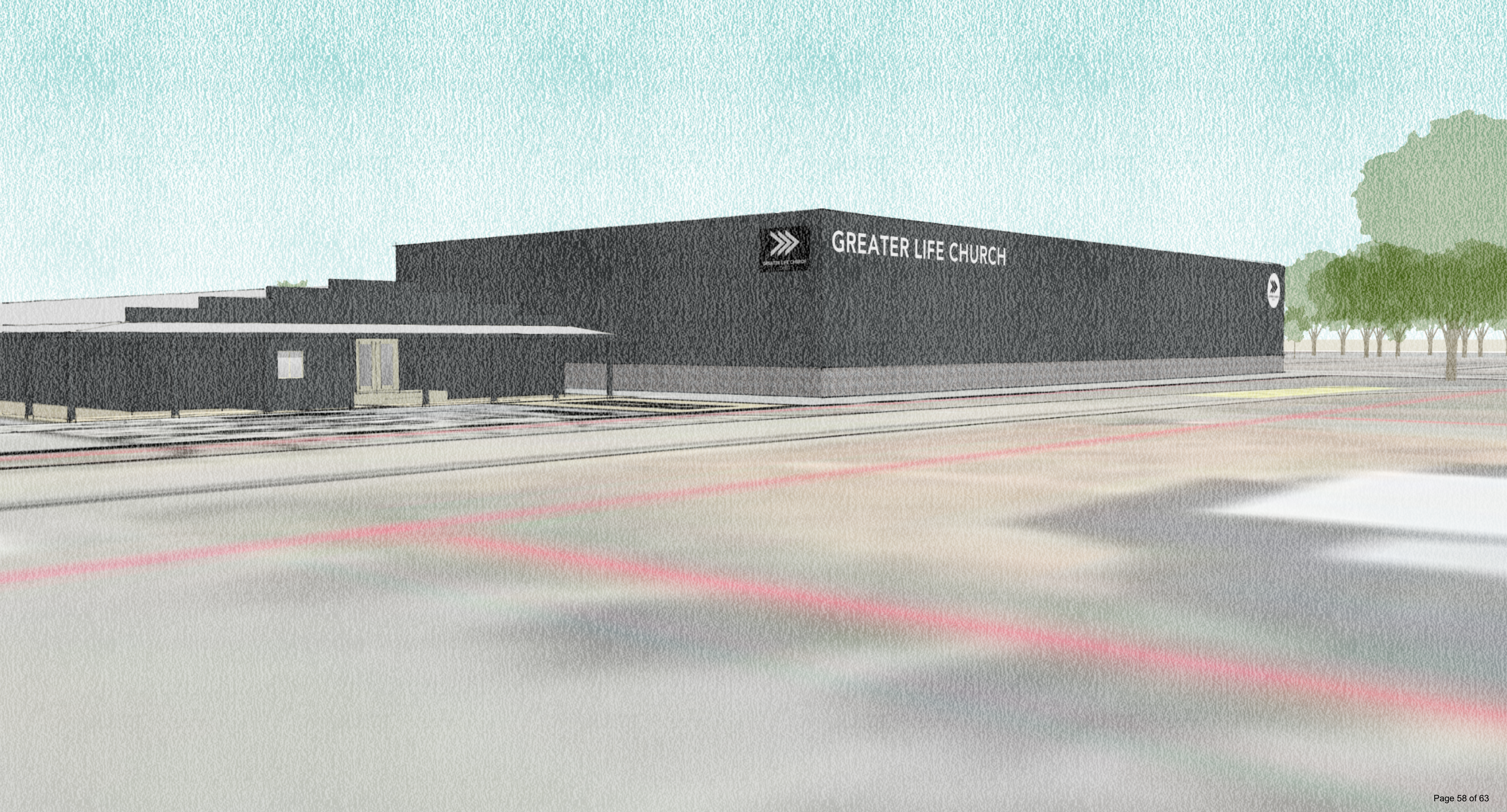
-  EXISTING TREES
-  NEW MEDIUM SIZE TREES QTY. (15)
-  NEW BUSHES QTY. (25)

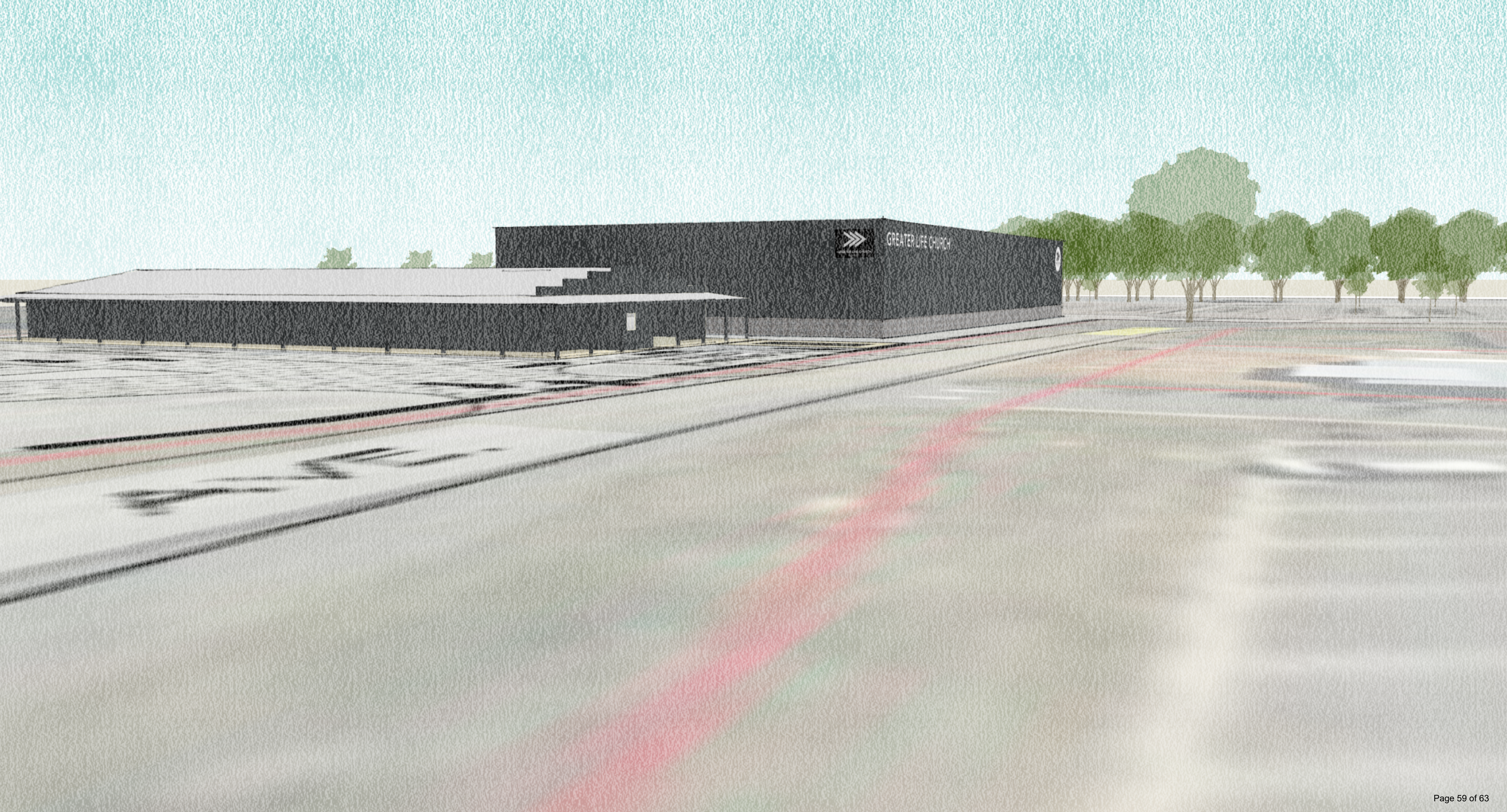
GREATER LIFE CHURCH LOCUST
Locust, North Carolina

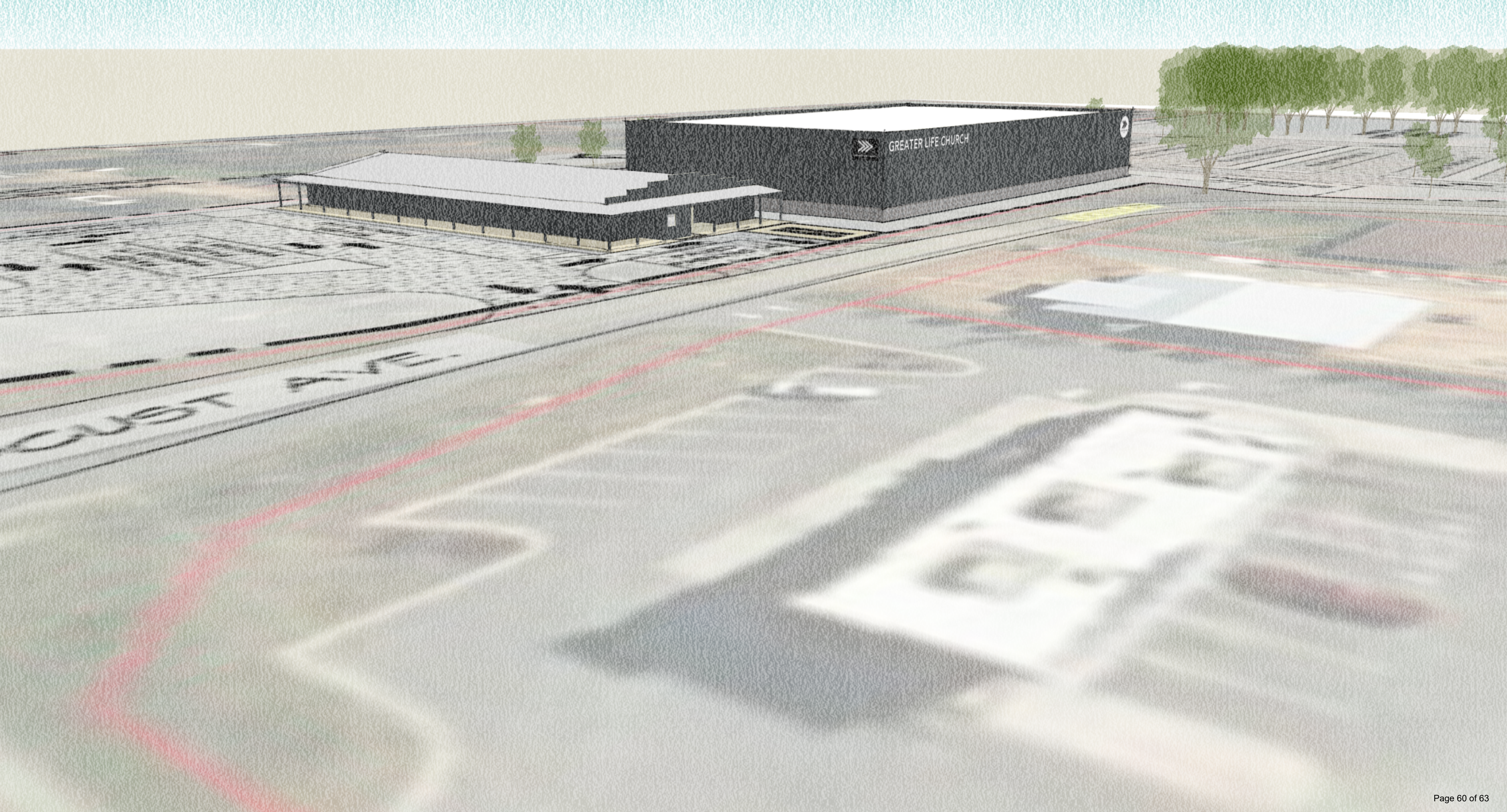
 **NEW SITE PLAN OPTION**
SCALE: 1" = 80'-0"

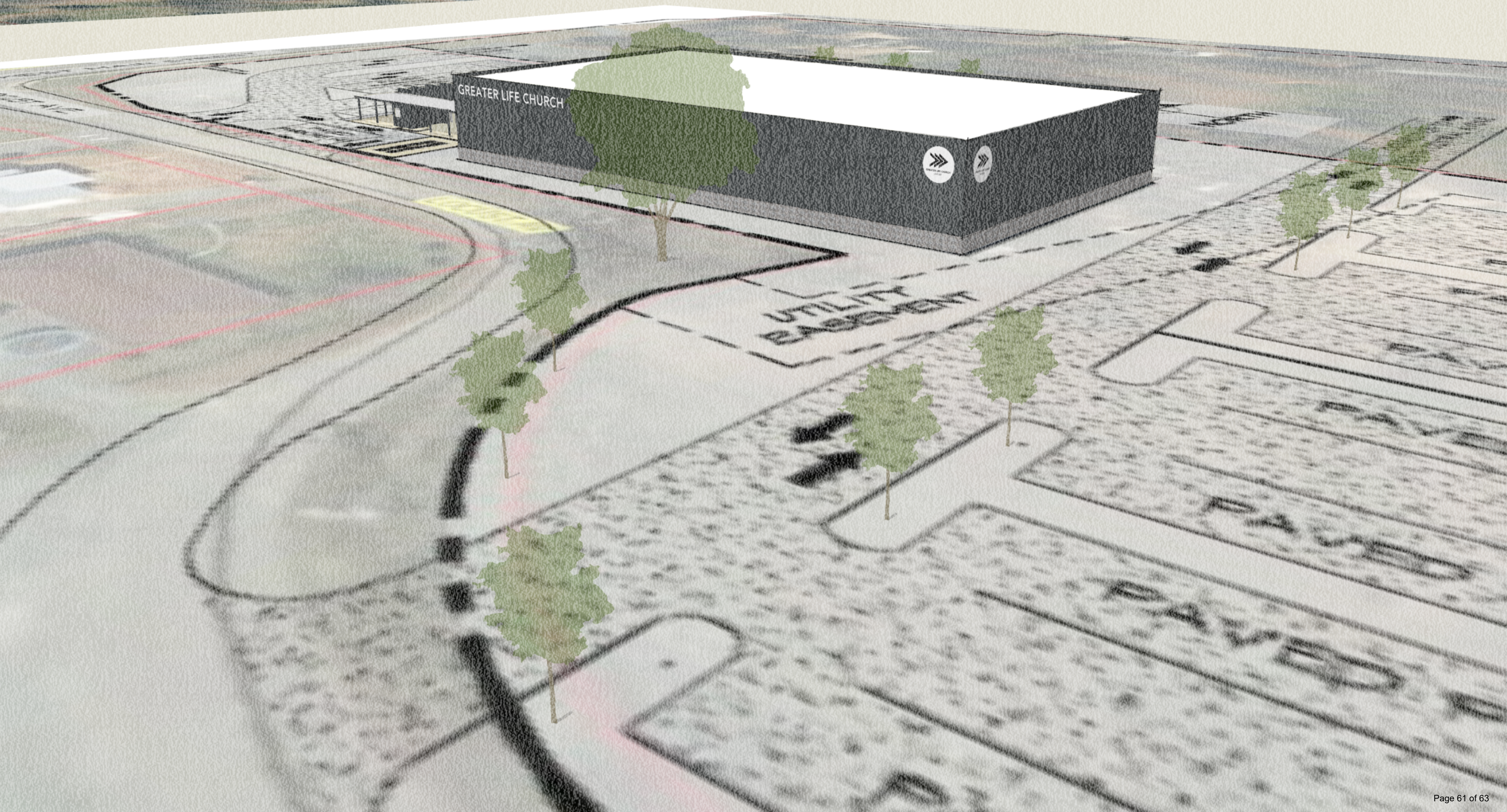
12.08.202













Planning and Zoning Board Application for Appointment

The Planning and Zoning Board meets the fourth Thursday of each month at 6:00 pm in Joel Huneycutt Community Room. Responsibilities will include attendance at monthly meetings where the board will review new development proposals and changes to the zoning and use of existing properties throughout Locust.

Name: Jarvis Williams

Address: 272 Autumn Sage Dr. Locust, NC 28097

Phone Number: 513-602-5216

Are you a resident of the City? Yes _____

Are you currently on any other boards or committees for the City? No _____

If yes, which ones: N/A _____

Do you have any special skills, experience or background which would assist you in working on this board? Internship with Cincinnati, OH suburb county working in the Planning and zoning department, Environmental education background, practicing Project management professional for long term projects.

Why are you interested in serving on this board? As a member of the community I believe it is important to have a voice in decision making to where the future of Locust lies. _____



Planning and Zoning Board Application for Appointment

Signature Jarvis Williams

Date 2/11/25

Please forward this application to Amy Furr at cityclerk@locustnc.com or to

City of Locust
Attn: Amy Furr
PO Box 190
Locust, NC 28097