



Locust City Council

Meeting Minutes

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

1. Call to Order

Mayor Huber called the meeting to order at 7:01pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Council Member Roger Hypes and the invocation.

M/S/A Council Members Larry Baucom and Rusty Efird (6-0)
Motion to excuse Council Member Mandy Watson

3. Adopt Agenda

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

4. Minutes - adopt February 13, 2025

M/S/A Council Members Larry Baucom and De Dee Nathan (6-0)
Motion to adopt the minutes from February 13, 2025

February 13, 2025

5. Financial Reports

City Manager Cesar Correa reviewed the financial noting that the General Fund revenues exceed expenditures by \$1,760,467.56, as well as the Wastewater Fund revenues exceed expenditures by \$3,113,382.01 as of February 28, 2025. The City is nearly complete with the North Basin Sewer Improvements,

and we anticipate the final payment being made sometime this month, which will allow us to work with our auditors to present a set of comprehensive budget amendments. The City received our largest ever sales tax distribution in the amount of \$161,828.29 as well. A friendly reminder that we will meet for our annual budget workshop this Saturday, March 15th, starting with breakfast at 7:30am. We have a lot of material to cover, so please arrive on time, well rested, and ready to participate.

Financial Summary - February 2025

6. Mayor's Report

Mayor Huber recognized Clinton Swaringen, Stanly County Tax Assessor, who then gave the Stanly County Revaluation Presentation to provide Council and the public with information regarding the 2025 property revaluation process and what it means for citizens of Stanly County and their tax bills.

Mayor Huber then recognized Police Chief Jeff Shew to award the Locust PD 2024 Citizen of the Year: Chief Shew asked took a few moments to recognize Mr. Mitchell Cagle as the 2024 Locust PD Citizen of the Year. He is the former manager of Locust Walmart. Mr. Cagle has been the most generous and willing manager to donate or help causes, often without being asked to help. Mayor Huber then gave a few brief remarks regarding Mr. Cagle's dedication to the Locust Police Department and the City of Locust. He then thanked him for all he has done.

Stanly County Revaluation - Clinton Swaringen, Stanly County Tax Assessor

Locust Police Department - 2024 Citizen of the Year

7. Manager's Report

City Manager Cesar Correa reviewed the purchase orders and then presented the Regional Hazard Mitigation Plan Resolution for Cabarrus, Stanly and Union Counties. This plan is years in the making with the collaborative effort of the EMS teams of Cabarrus, Stanly and Union Counties. The plan was prepared to meet all applicable FEMA and state requirements for hazard mitigation plans. Every county and municipality within these counties is required to adopt it. Thank you to the entire staff for all their hard work in preparation of the budget workshop this Saturday.

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

M/S/A Council Members Larry Baucom and Rusty Efird (6-0)
Motion to adopt the Regional Hazard Mitigation Plan Resolution for Stanly, Cabarrus and Union County.

Regional Hazard Mitigation Plan

Purchase Orders

8. Administration/HR

Council Member De-Dee Nathan had nothing to report at this time

9. Parks

Parks and Rec Director Emily Jones submitted our Accessibility Grant application earlier this month. Award notifications will likely be sent in June. Keep an eye out for the list of events and get plugged in and the City received a grant from the Stanly County Arts Council for entertainment for the movie night in the form of a mariachi band.

10. Facilities

Council Member Barry Sims gave an update on the Senior Center noting that construction documents are 95% finalized. We are working with an audio/visual team to ensure the building will meet the seniors needs. The City anticipates advertising for bids in April. The Council Chambers was in need of some repairs. The leak and ceiling damage was fixed. The damaged walls were also painted. The library leak was identified and the source of water leak in the entrance of the library building. The door/window was resealed, which worked after checking, following the last rain event. However, a portion of the carpet was damaged and will be replaced with some flooring to create a landing entrance for the library. City Manager Cesar Correa spoke to the librarians and informed them of the upcoming work. They were appreciative of the leak being fixed, and that we are working to address the damaged carpet. While the County provides the programming for this facility, the City owns and maintains the building.

11. Public Works

Council Member Larry Baucom recognized Public Works Director Tim Flieger and gave a big shout out to him and the Public Works team for all they have done. The flow report was reviewed. The repairs to the vacuum line at the corner of Smith Street and Hwy 200 resulted in a decrease of pump run time of about 50%. The North Basin Sewer Improvements are up and running. Gravity flow from Creekview no longer flows to the Meadow Creek Vacuum Station!

Wastewater Flow Report - February 2025

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird gave notice that the Showmars opening date was pushed back to a tentative opening of April 2nd. Zaxby's is still on track to open this coming Monday as far as we are aware. Farm Beauru also is looking to open in April. Also, Emricci's Pizzeria won the 2024 Small Business of the Year by the Stanly County Chamber of Commerce. He then thanked Chad and Tassa Whitley with Whitley's Automotive for being present this evening.

13. Public Safety

Council Member Roger Hypes reviewed the monthly police department statistics and congratulated Officer Tim Flieger Jr. for being February's Officer of the Month.

Public Safety Report - February 2025

14. Planning & Zoning

Council Member Michael Haiger reviewed the monthly report. P&Z Director Scott Efird received an application from Mr. Jarvis Williams for P&Z Board Alternate. This will fill the final vacant alternate seat for that board, and we are requesting that the Council appoint Mr. Williams to that vacant seat.

Motion to appoint Mr. Jarvis Williams as alternate to the P&Z Board

Council received a Conditional Rezoning request from Pastor Daniel Haskett of Greater Life Church. This is for a new sanctuary (approximately 17,500 sqft) to be built behind the current building. City Manager Cesar Correa reviewed the application and Jody Jackson, the architect, gave a brief presentation on the project.

Public Hearing Opened at 7:59pm : Chad Whitley, owner of Whitley Automotive, while in favor of the project, spoke about concerns regarding stormwater runoff.

Public Hearing Closed at 8:04pm

M/A Council Member Michael Haigler (no second needed) (6-0)

Motion to approve conditional rezoning request submitted by Greater Life Church parcel pin# 557503422061, 103 Locust Ave. Locust NC, designating the subject property as Center City – Conditional (CC-C) to be consistent with the 2014 Land Use Plan.

Council was also asked to please schedule a public hearing for a conditional rezoning request submitted by Russell Huntley for Caliber Corner for the April 10, 2025 meeting.

M/S/A Council Members Michael Haigler and Larry Baucom (6-0)

Motion to set a public hearing for April 10, 2025 for the conditional rezoning request submitted by Russell Huntley for Caliber Corner

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:

Robert Barringer, 202 Tanglewood Dr, spoke about the safety in his neighborhood with speeders. He presented a petition with signatures requesting speed humps/bumps to combat some of the dangers and make it more pedestrian-friendly and safer for the community.

16. Board Closing Comments

Remembering today as this is the anniversary of the loss of Ray Kennedy many years ago in the line of duty. Thank you to the police department and all they do. Thank you to everyone who came out. Thank you to Tim Flieger and his department. Thank you to Chad Whitley for coming out to express his concerns. Happy Birthday to Ms. Judy Godwin. Thank you to Mr. Clinton Swaringen for his presentation on the revaluation process that is happening this year. Excited about the growth of the community.

17. Executive Session

M/S/A Council Members Michael Haigler and Rusty Efird (6-0)

Motion to enter into executive session at 8:32pm GS: 143-318.11 (5)

Out of executive session at 8:50pm

18. Adjourn

M/S/A Council Members Larry Baucom and Rusty Efird (6-0)

Motion to adjourn at 8:50pm

Amy Furr, City Clerk

Stephen Huber, Mayor