



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

April 10, 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 7:00pm

2. Presentation of Colors, Prayer

Mayor Huber and Citizen Levi Farmer led in the Pledge of Allegiance and Council Member Rusty Efird gave the invocation.

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

3. Adopt Agenda

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

4. Minutes - adopt March 13th and 15th, 2025

M/S/A Council Members Larry Baucom and Barry Sims (6-0)
Motion to approve the March 13, 2025 and March 15, 2025 Budget Workshop minutes

March 13, 2025

March 15, 2025 Budget Workshop

5. Financial Reports

City Manager Cesar Correa reviewed that General Fund revenues exceed expenditures by \$1,812,794.60 and that Wastewater revenues exceed expenditures by \$3,128,792.23. He also noted that revaluation notices have been delivered. We have not had a lot of inquiries. Once we receive base estimates from Clinton Swaringen later this month, we will be able to present a more accurate number for tax revenue neutral. In the meantime, feel free to direct folks to my attention if they have any questions.

Financial Summary - March 2025

6. Mayor's Report

We had a very productive budget workshop last month. Exciting things are happening in Locust and Mayor Huber invited all to continue to come back and see what all is going to transpire this next fiscal year. Saturday night is the City's first movie night with a mariachi band. Bring out your families.

7. Manager's Report

City Manager Cesar Correa reviewed purchase orders and thanked staff for all of their hard work. I'd like for you to please mark your calendars for the next Stanly County COG meeting. It will take place in Locust on May 20th we will be hosting the meeting at Brentwood Farms. The meeting begins at 6:30pm followed by a short program where Stanly County will provide an update on the opioid settlement funds. I wanted to let you know that P&Z Director Scott Efird and I continue to work with our consultants. We will have a booth at the upcoming April 12th Movie Night in Locust to collect feedback from the public. Cabarrus County Commissioners received a recommendation to amend their fee schedule for the upcoming fiscal year for services related to the Fire Marshal's office. The recommendation includes charging the towns of Midland, Mount Pleasant and City of Locust. I am waiting to confirm the intended charge for Locust. Both Midland and Mount Pleasant have expressed opposition to this charge. City Manager Cesar Correa is asking for a consensus from Council to express opposition to the Cabarrus County Commissioners.

This is an update on our discussion from the budget retreat regarding sewer expansion projects. Please see attached for a copy of the maps/estimates of each of the projects we've identified for expansion. Here is a brief description/reminder of each:

- **Gravity Outfall Improvement:** This is the 2nd half of a gravity line expansion. All of the flow from the new Creekview station (which now bypasses Meadow Creek Vacuum) comes through here. Originally planned with the North Basin Improvements, we split this up due to the anticipated costs of the project. The engineering estimate is high, but it accounts for the average price of bids based on our project. That price is roughly \$600/linear foot. However, the contractor who performed the project for us got the award with a price of \$300/linear foot. This is our main priority for expansion. Our recommendation is to proceed with engineering design, and depending on cost will determine whether we can complete projects 2 and 3 listed below.
- **Vacuum Expansion on W. Main Street:** This project would extend vacuum sewer on the eastbound side of W. Main Street. The area that would be serviced is roughly from Food Lion to the 3 Queens Cuisine restaurant. This would be the second priority as it would allow for additional commercial expansion along W. Main Street. We considered the possibility of expanding with low pressure, which was cheaper. However, low pressure infrastructure would severely limit the allowable flow to be discharged into this new line. We don't feel confident it could service commercial establishments, only residential or small professional services.

- **Mockingbird Lane Expansion:** If funds allow, we could consider this expansion. It would service the least number of units, assuming that all the parcels identified would connect to sewer.

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

Motion to move forward with sewer gravity outfall improvement project 1 off of Vella Dr

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

Motion to approve purchase orders

M/S/A Council Members Barry Sims and De-Dee Nathan (6-0)

Motion to instruct City Manager Cesar Correa to send a letter in opposition to Cabarrus County Commissioners for the additional fire marshall fee.

Sewer Service Expansion Projects

Fire Marshal Services - Cabarrus County

Purchase Orders

8. Administration/HR

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

9. Parks

Council Member Mandy Watson was absent so there was nothing to report at this time.

10. Facilities

Council Member Barry Sims stated that the City has advertised for bids for the senior center. We will open bids on May 7th and will look to award the contract during the June meeting. Second floor floors at City Hall were replaced and that was completed this week. City Hall will also be closed on Friday, April 25th to sand, restrain, and seal the hardwood floors downstairs. This will take place over multiple weekends.

11. Public Works

Council Member Larry Baucom reviewed the monthly flow report.

Wastewater Flow Report - March 2025

12. ABC, Economic Development & Small Business Support

Small businesses in Locust are really doing well. Zaxby's and Showmars are open and doing well.

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report and the Officers of the month for the month of March were Officer Adam Hartsell and Officer Jerry Wallace.

Monthly Report - March 2025

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report. Michael Bunch with Link Architecture-Clt was present to give a presentation on the conditional rezoning request for Caliber Corner in the business park on the corner of Kylie Court. Council was asked to set a public hearing for the May 8th meeting for the conditional rezoning request submitted by Cookout.

Public Hearing for the Conditional Rezoning Request for Caliber Corner opened at 7:50pm: Keith Brack of Brack Electric spoke for the project but also expressed concern about the proposed outside storage area and how high that materials can be stored above the fence line.

Public Hearing closed at 8:00pm

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

Motion to table the conditional rezoning request for Caliber Corner until the next meeting to give the builder the chance to address the concerns raised about the storage height in the storage lot.

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

Motion to schedule public hearing for the conditional rezoning request submitted by Cookout on Thursday, May 8, 2025

Monthly Report - March 2025

Conditional Rezoning - Caliber Corner

Schedule Public Hearing - Conditional Rezoning: Cook Out

15. Public Comment Period:

No one signed up to speak

16. Board Closing Comments

Thank you everyone who came out. Council Member Roger Hypes brought a concern about the speeders and traffic at the entrance to the Meadows. Thank you to the entire police department for all of their work in keeping our city safe. The lot where QT is being built looks great. Thank you to the staff for all they do to keep things moving smoothly at the City.

17. Executive Session

M/S/A Council Members Barry Sims and Larry Baucom (6-0)

Motion to enter into executive session at 8:15pm GS: 143-318.11 (5)

Out of executive session at 8:49pm

M/S/A Council Members Roger Hypes and Barry Sims (6-0)

Motion to award contract for Market St/Post Office Connector Road to S&F Contracting for \$98,750 and engage the 2 parties for the land swap.

18. Adjourn

M/S/A Council Members Barry Sims and Rusty Efird (6-0)
Motion to adjourn at 8:51pm

Amy Furr, City Clerk

Stephen Huber, Mayor