



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

July 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 Pro-Tem Larry Baucom called the meeting to order at 7:00pm

2. Presentation of Colors, Prayer

Mayor Pro-Tem Larry Baucom led in the Pledge of Allegiance and Council Member Roger Hypes gave the invocation.

M/S/A Council Members De-Dee Nathan and Barry Sims (7-0)
Motion to excuse Mayor Huber from the meeting

3. Adopt Agenda

M/S/A Council Members Barry Sims and Michael Haigler (7-0)
Motion to adopt the agenda as presented

4. Minutes - adopt June 12, 2025

M/S/A Council Members Rusty Efird and De-Dee Nathan (7-0)
Motion to approve the June 12, 2025 minutes.

June 12, 2025

5. Financial Reports

City Manager Cesar Correa gave a fiscal year-end update stating that while the fiscal year ended June 30th, the City still has a number of revenues waiting to come in. These revenues will be accounted (with the help of our

auditors) through journal entries to reflect them in the FY 24-25 budget. These revenues include two sales tax disbursements, final ABC distribution and user fees in the wastewater budget. We are pleased to inform you that we had a very successful fiscal year. Some of our revenues (sales tax and investments in particular) performed much better than estimated. The surplus that you see reflected in these reports will be carried moving forward in the fund balance reserve. Once our auditors have completed the audit for FY 24-25, you will be provided with an update on our financial position. As it stands right now, General Fund revenues exceed expenditures by \$1,301,443.45. Likewise, the Wastewater Fund revenues exceed expenditures by \$2,628,757.85. A copy of the 2025-2026 Operating Budget and Capital Improvement Budget is available for review at City Hall.

Financial Summary - June 2025

6. Mayor's Report

Thank you to City Manager Cesar Correa and his staff for all that they do for the City and being fiscally responsible.

7. Manager's Report

City Manager Cesar Correa recognized Mayor Pro-Tem Larry Baucom on celebrating his 80th birthday on the 15th. He then reviewed the budget amendments and purchase orders. Next Mr. Correa, in conjunction with Chief of Police, Jeff Shew, reviewed Chapter 71 Parking Regulations and Chapter 72 Golf Carts of the City of Locust Code of Ordinances for updates to both ordinances and asked the Council to schedule a public hearing for the August 21st meeting. (Distinguish between City streets and DOT roads). City Manager Cesar Correa reminded Council that he will be out of the office next week. Thank you to all City staff for a great fiscal year and looking forward to another great fiscal year.

- **Chapter 72 – Golf Carts:** We are seeing a lot more golf carts in Locust. They are required to be registered by LPD. This is not for the purpose of generating revenue, but to ensure the vehicles can safely operate in city roads.
- **Chapter 71 – Parking Regulations:** We will be focusing on on-street parking within subdivisions.

M/S/A Council Members De-Dee Nathan and Michael Haigler (7-0)
Motion to approve budget amendments

M/S/A Council Members De-Dee Nathan and Michael Haigler (7-0)
Motion to approve purchase orders

M/S/A Council Members Roger Hypes and Rusty Efird (7-0)
Motion to approve purchase orders and invoices related to engineering fees for on-site services for the sewer infrastructure.

M/S/A Council Members Roger Hypes and Michael Haigler (7-0)
Motion to schedule a public hearing for August 21, 2025, for text changes to the code of ordinance for chapter 71 parking regulations and 72 golf carts.

Code of Ordinance Revision: Chapter 72 - Golf Carts and Other Electrically Powered Or Low-Speed Vehicles

Code of Ordinance Revision: Chapter 71 - Parking Regulations

Purchase Orders

Budget Amendments

8. Administration/HR

Council Member De-Dee Nathan thanked City manager Cesar Correa and all the City staff for all they do.

9. Parks

Council Member Mandy Watson recognized the Parks Department with a record-setting year of sports and events. Fall sports registration is open.

10. Facilities

Council Member Barry Sims spoke about the groundbreaking ceremony this morning for the new Senior Center. Construction is to begin on Monday, July 14th.

Senior Center Update

11. Public Works

Council Member Larry Baucom reviewed the monthly flow report.

Wastewater Report - June 2025

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird reported that the ABC store had a good year last year and excited to have Rock Therapy present this evening. Excited for the growth.

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report, noting that the officer of the month was Detective Jared Smith. He praised the department for all of their diligence in making field contacts and checking the neighborhoods. They also participated in the parade at the 4th of July celebration in Oakboro.

Monthly Report - June 2025

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report. A conditional rezoning request was presented by Rock Therapy for an indoor rock climbing gym in the Meadowcreek Business Park. Zack with Rock Therapy gave a powerpoint presentation showing the elevations, signage, and materials both inside and outside. There will be about 5,000 sq ft of indoor climbing space. There will be 2 separate styles of climbing. They will have monthly memberships and day passes. They will offer summer camps and discounts for military and public servants.

Public Hearing was opened at 7:44pm

No one spoke for or against

Public Hearing closed at 7:45pm

M/A Council Member Michael Haigler (no second needed) (7-0)

Motion to approve the conditional rezoning request submitted by Rock Therapy Gym 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.

Monthly Report - June 2025

Public Hearing: Conditional Rezoning - Rock Therapy

15. Public Comment Period:

Matt Salyer, 12971-A Austin Rd, spoke about the Parks and Rec Baseball season and some issues and concerns. He spoke about how he and his family and many other families volunteer their time to coach sports in Locust and other organizations within Locust. He spoke about coach Chris High and his integrity with the kids and parents during the season. Mr. High was asked to not come back as a coach and Mr. Salyer stated he is taking his contributions and volunteering time out of Locust to other places. He spoke how there are many other business owners and parents who invest their time and money to coach sports and bring their kids to play sports in Locust. He is requesting that the City take a look at their staff and protocols when it comes to this situation. Mayor Pro-Tem Larry Baucom stated that he does not want any citizen to feel unwelcome in our City. City Manager Cesar Correa met with Mr. High mealier this week and they both explained the situation and their point of view and Mr. High disagrees with the outcome.

Lindsey Huneycutt, 125 Coley Store Rd, spoke about the trees being cut down on her property by Kolter Homes and she was under the impression there was no approval for that. She thought an easement for a utility extension was needed. City Manager Cesar Correa offered to speak to her and the builder to bring a resolution to this situation.

16. Board Closing Comments

Thank you to all who have come out this evening. We appreciate the comments and concerns. Happy Birthday to Mayor Pro-Tem Larry Baucom. Thank you to City Manager Cesar Correa and all of the City staff for all of their hard work. Exciting to see the new Senior Center to begin on Monday. Be cautious of the new traffic pattern in Town Center. Thank you to Rock Therapy for their investment in Locust. NC is the top state in the US to do business in. It says a whole lot about the people.

17. Executive Session GS: 143-318.11 (5)

M/S/A Council Members Michael Haigler and Rusty Efird (7-0)

Motion to enter into executive session GS: 143-318.11 (5) at 8:27pm

Out of executive session at 9:39pm

M/S/A Council Members De-Dee Nathan and Rusty Efird (7-0)

Motion to approve beginning negotiations to purchase 125 Coley Store Rd as additional park property with a beginning offer of tax value.

18. Adjourn

M/S/A Council Members Barry Sims and Michael Haigler (7-0)

Motion to adjourn at 9:41pm

Amy Furr, City Clerk

Stephen Huber, Mayor