



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

August 21, 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 Council Member Roger Hypes gave the invocation.

M/S/A Council Members Rusty Efird and Roger Hypes (6-0)
Motion to excuse Mayor Huber and Council Member Mandy Watson

3. Adopt Agenda

M/S/A Council Members Barry Sims and De-Dee Nathan (6-0)
Motion to adopt the agenda as presented

4. Minutes - adopt July 10. 2025

M/S/A Council Members Barry Sims and Rusty Efird (6-0)
Motion to approve the July 10, 2025 minutes

July 10, 2025

5. Financial Reports

City Manager Cesar Correa notated that the reports presented reflect the first month of our new fiscal year. Please remember that until October, our General Fund is going to be showing a deficit. This is only temporary

until our revenues, especially for ad valorem taxes, begin to come in during the month of September. In the meantime, we operate with cash available in our fund balance. This is our standard operating procedure, and not a cause for concern. General Fund expenditures exceeded revenues by \$355,241.24 and Wastewater Fund revenues exceeded expenditures by \$142,728.81. The auditors completed their field work in 2 days this week. A big thank you to Finance Director Stephania Morton for all of her hard work.

Financial Summary

6. Mayor's Report

Nothing to report at this time.

7. Manager's Report

City Manager Cesar Correa presented to Council the GFOA Distinguished Budget Presentation Award. The GFOA awarded the City this prestigious award for our efforts in presenting a clear and transparent budget to our residents. He then presented a Capital Reserve Fund Resolution to Council for approval of System Development Fees. This is a resolution that the Council adopts each year following the end of the prior fiscal year. It is our way of accounting for the collection and use of system development fees (SDFs). Please note that the City used all SDFs collected through last fiscal year for the purpose of completing the North Basin sewer infrastructure improvements. We began this current fiscal year of 25/26 with zero SDFs available. Public Works Director Tim Flieger and his team completed the revised pavement condition study. We are pleased to report that since 2019 the overall grade of all city streets has improved. Thank you for your commitment to allocating all Powell Funds (and often additional funds) to ensure we can continue to improve the condition of roads. Finally, Mr. Correa reviewed purchase orders for Council approval.

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

Motion to approve purchase orders

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

Motion to adopt the Capital Reserve Fund Resolution for system development fees for fiscal year 2025/2026

GFOA - Distinguished Budget Presentation Award

Resolution - Capital Reserve Fund for System Development Fees

2025 Pavement Condition Study

Purchase Orders

8. Administration/HR

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

9. Parks

We are pleased to officially announce that the City of Locust received a \$500,000 accessibility in parks grant for improvements to the Officer Jeff Shelton Memorial Park. A majority of the funds will be used to replace the playground equipment and make it more accessible. The rest of the funds, and our matching funds, will be

used to complete other improvements and enhancements to the park. The improvements include accessibility, drainage, parking, and playground changes. Park Director Emily Jones gave a presentation on the changes that will be made to the universal playground.

The Parks Department completed an after-season survey for parents and coaches. We evaluated the responses from both the surveys and comments from the last meeting by concerned parents to present a comprehensive set of recommendations. These recommendations were presented to the Locust Parks & Recreation Advisory Board for consideration. The Advisory Board presented a favorable recommendation for the Council's consideration. While these changes are operational, we wanted to publicly present them for the Council's knowledge and approval, and to address the comments you received last month. Park Director Emily Jones and Athletic Coordinator Hunter Williams gave a presentation on the survey results and the recommendations for improvements going forward. The City Council gave their full support in the presented operational changes and thanked Park Director Emily Jones and Athletic Coordinator Hunter Williams for all of their hard work.

Concert this Saturday, the Tim Clark Band and several vendors. Concert finale in September featuring the Tams and fireworks.

Accessible Parks Grant Program - Award

Athletics Survey Results - Goals For Improvement

10. Facilities

Council Member Barry Sims spoke about the work being done in the new Cresswinds community. He then notated that Public Works Director Tim Flieger and his team worked with DR Horton to ensure the new roads in The Crossroads subdivision met our design standards. DR Horton completed minor repairs identified by Locust Public Works, and we are prepared to accept the roads for public ownership and maintenance. A resolution was presented to accept Autumn Sage Dr, Flame Azalea Ct, Sycamore Crossing Ct, Carolina Hemlock Dr, Yellow Birch Dr, Beech Tree, Hickory Ridge Dr, and Dogwood Creek Dr. as City of Locust streets.

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

Motion to adopt a resolution accepting Autumn Sage Dr, Flame Azalea Ct, Sycamore Crossing Ct, Carolina Hemlock Dr, Yellow Birch Dr, Beech Tree, Hickory Ridge Dr, and Dogwood Creek Dr. as City of Locust streets.

Resolution to Accept Roads - The Crossroads (pods 2-5)

11. Public Works

Mayor Pro-tem Larry Baucom reviewed the flow report. Thank you to the entire public works team for all of their hard work.

Wastewater Flow Report - July 2025

12. ABC, Economic Development & Small Business Support

A Local Government Opinion Resolution was presented to Council for adoption. Following our form of government change in 2023, the ABC Raleigh office is requiring that we adopt the attached resolution to reflect the change of City Manager Cesar Correa's title from City Administrator to City Manager. The Local

Government Opinion is the form that businesses are required to submit to sell/distribute beer, wine, and/or mixed beverages within the City of Locust. Mr. Correa is then responsible for reviewing both the applicant and location for approval.

M/S/A Council Members Rusty Efird and Barry Sims (6-0)

Motion to adopt the Local Government Opinion Resolution notating the change in title for the City of Locust's form of government.

ABC - Local Government Opinion Resolution

13. Public Safety

Council Member Roger Hypes reviewed the monthly police department statistics report, highlighting neighborhood and business checks. The officer of the month for July was SRO Daniel Longtin.

Monthly Report

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report. He then asked Council to please schedule a public hearing for the September 11, 2025, meeting for a site plan amendment submitted by Greater Life Church. Last month City Manager Cesar Correa and Police Chief Jeff Shew presented the City Council with recommendations for text changes to the code of ordinances for Locust. Specifically, Chapter 71 – Parking, and Chapter 72 – Golf Carts and Electrically Powered Vehicles. The changes were reviewed by Council.

Public Hearing opened at 8:07pm for proposed ordinance text change for Chapter 71 - Parking Regulations: No one spoke for or against

Public Hearing closed at 8:07pm

Public Hearing opened at 8:08pm for proposed ordinance text change for Chapter 72 - Golf Carts and Electrically Powered Vehicles: No one spoke for or against

Public Hearing closed at 8:08pm

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

Motion to schedule public hearing for September 11, 2025, meeting for a site plan amendment submitted by Greater Life Church

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

Motion to approve proposed ordinance text change for Chapter 71 - Parking Regulations (changes attached)

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

Motion to approve proposed ordinance text change for Chapter 72 - Golf Carts and Electrically Powered Vehicles (changes attached)

Monthly Report - July 2025

Schedule Public Hearing - Site Plan Amendment for Greater Life Church

Public Hearing: Code of Ordinance Text Changes

15. Public Comment Period:

No one signed up to speak.

16. Board Closing Comments

Thank you to all who came out this evening. Congrats to the Parks Department for all they do and all their hard work on gaining the accessibility in parks grant. Congrats to City Manager Cesar Correa and Finance Director Stephania Morton on receiving the distinguished budget award. Thank you to the entire City staff for all they do. Very thankful for the Locust Police Department for their friendliness and dedication to the safety of their residents.

17. Executive Session

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

Motion to enter into executive session GS: 143-318.11 (5) at 8:30pm

Out of executive session at 8:52pm

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

Motion to allow City Manager Cesar Correa to negotiate the purchase of 125 Coley Store Rd not to exceed \$380,000.

18. Adjourn

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

Motion to adjourn at 8:55pm

Amy Furr, City Clerk

Stephen Huber, Mayor