



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

November 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 7:04pm

2. Presentation of Colors, Prayer

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

3. Adopt Agenda

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

4. Minutes - adopt October 9, 2025

M/S/A Council Members Rusty Efird and De-Dee Nathan (7-0)
Motion to approve the October 9, 2025 minutes

October 9, 2025

5. Financial Reports

City Manager Cesar Correa and Finance Director Stephania Morton worked with the auditors to add the final touches to the audit for fiscal year ending June 30, 2025. The audit was submitted to the Local Government Commission earlier this month. Nick Wicker with Strickland Hardee PLLC, will be present during the December 11th meeting to present the audit to City Council. He will report no findings in our audit, present some numbers as required by statute, and answer any questions you may have. A digital copy of the audit will be provided to you in anticipation of the December meeting, and you will also receive a hard copy for your records. Big thanks

to Finance Director Stephania Morton for her hard work getting everything for our smoothest audit year yet. General Fund revenues exceed expenditures by \$872,105.92 and Wastewater Fund revenues exceed expenditures by \$1,726,700.35.

Financial Summary - October 2025

6. Mayor's Report

7. Manager's Report

City Manager Cesar Correa reviewed purchase orders. Locust Police Department received possession of 2 (two) new Dodge Durango SUVs last month as part of our capital improvement plan. We are prepared to auction L-731 (2015 Charger) with 95,718 miles. Locust Public Works is also prepared to send the old Ford 5610 Tractor to auction; earlier this summer they received possession of the new tractor. We are asking Council to please approve disposing of the 2 vehicle assets. City Manager Cesar Correa reached out to NCDOT regarding the proposed traffic light at the intersection of Main Street and Meadow Creek Church Rd. They informed us that their conversations with Raleigh NCDOT took a bit longer, as they evaluated the intersection for traffic light design. Earlier last month, NCDOT Division 10 informed the City that Raleigh NCDOT required changes to the design due to the overhead utilities. These are power lines that run along the westbound lane. The original proposal with wood poles will not work with the overhead utilities. Instead, they presented an alternate design, but it will require a mast along the eastbound lane of Main Street. The original price was \$150k to \$190k depending on utilities. NCDOT can offer this alternative solution at \$200k. We are asking if Council would still like to proceed with this improvement, and if so, to please authorize the additional funds to complete the expense. Just want to take a moment to thank the West Stanly Fire Department for all of their hard work. They had to respond to 3 fires this past week and they were very diligent. Thank you to the entire staff for all of their hard work and all they do for the City.

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

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to approve asset disposal for the 2 vehicles to go to auction (1) PD Vehicle L-731 (2015 Charger) with 95,718 miles and (1) PW Vehicle Ford 5610 Tractor

M/S/A Council Members Rusty Efird and Michael Haigler (7-0)
Motion to approve additional funds to complete traffic light at Meadowcreek Church Rd not to exceed \$200k

LPD Vehicle Surplus

Meadow Creek Traffic Light - Update

Purchase Orders Approval

8. Administration/HR

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

9. Parks

Council Member Mandy Watson reminded everyone to join the City for the 2025 Christmas Tree Lighting Ceremony on 11/20 and for the annual Christmas Parade on 12/6. In between seasons with fall and winter sports and basketball will begin soon. November is Gratitude Graffiti here in Town Center and that will run from now until Thanksgiving. Letters to Santa will begin on November 20th and run until December 15th. Breakfast with Santa will be Saturday December 13th. The Reindeer Bell Hunt will begin soon. Light up Locust sign-ups are underway.

Locust Christmas Tree Lighting Ceremony & Christmas Parade

10. Facilities

Council Member Barry Sims gave an update on the senior center construction project. Framing is nearly finished, and the new building is starting to take shape.

City Manager Cesar Correa gave an update on the conversation surrounding the City of Locust Park Property – Master Plan Request For Qualifications (RFQ): Circling back to the conversation of a new PD station on the newly purchased property that was acquired after the Parks Master Plan was completed, I'd like to present Council with a recommendation to issue an RFQ to select a consultant to help design and master plan the new City property. The idea is for a consultant to recommend suggestions on how the property could be laid out to accommodate the YMCA, a new PD station, and additional park improvements. It would also show access to other properties for future acquisition/development. The RFQ would be ready to go out in December, and we would look to present a recommendation for a consultant for Council's approval during the January or February meeting in 2026. Following the design of the plan for the property, we can begin advertising for a design-build contract for a new PD station. Timing for this will coincide with the new senior center being completed in early spring 2026 and the end of fiscal year.

M/S/A Council Members Barry Sims and De-Dee Nathan (7-0)
Motion to issue a RFQ for the City of Locust Park Property – Master Plan

Senior Center Update

City of Locust - Land Master Plan RFQ

11. Public Works

Council Member Larry Baucom reviewed the flow report and thanked the public works department for all they do for the City.

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efir shared that earlier this fall the City completed the hotel feasibility study that City Council commissioned during the budget workshop. New restaurant opened up, Mexicali, in the West Main Plaza. The ABC Store sales are not as good as hoped. City Manager Cesar Correa had an opportunity to work closely with representatives from both the Stanly County Convention of Visitors Bureau (CVB) and Cabarrus County CVB (Explore Cabarrus). The consultant visited Locust in August, and received important feedback from businesses in the community to compile the report attached for your information. The highlight of the report is the confirmation that the Locust community can justify the development of a new hotel. According to the consultant, our community can support an Upper-Midscale to Upscale hotel with 80-90 rooms. The recommended brand is Hampton Inn & Suites with 85 guestrooms. This information has already been shared

with developers, and we hope to attract an interested developer in the near future. The full report is available on the City's website.

Hotel Feasibility Study - Update

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report and notated that the officer of the month for the month of October was Officer Caleb Whitley. Thank you to Chad Whitley, Dwayne Dietz and Jared Smith for their service to the United States in their respective branches of the military over Veterans Day.

Next, City Manager Cesar Correa and Chief of Police Jeff Shew spoke about a Flock Safety Trial – License Plate Readers and wanted to inform the Council that LPD and I are working to set up a trial period for new technology for LPD. The company is called Flock Safety and they provide license plate readers that assist law enforcement with various public safety measures. The cameras capture license plate numbers, vehicle makes and models, features of vehicles (for example: bumper stickers), and uses AI technology to run reports and notifications to law enforcement. The devices are solar-powered and use Wi-Fi technology similar to a smartphone to upload all the data to the cloud. Other organizations in both Stanly and Cabarrus County are implementing or using this technology, and they all communicate together. The goal is to experience the capabilities firsthand, and if satisfied to present a recommendation to City Council during 2026 budget workshop for consideration.

Monthly Report - October 2025

Flock Safety Trial - License Plate Readers

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report, then City Manager Cesar Correa reviewed the three rezonings, the proposed ordinance text change, the proposed voluntary annexation and scheduling 2 public hearing for next months meeting as follows:

Rezoning Vote for Two Bucks Saloon: Russel Fergusson, attorney for Two Bucks Saloon reached out on behalf of the applicant requesting Council to postpone the vote until the December 11th meeting. They would like to have additional time to review their application and presentation.

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to table conditional rezoning vote for Two Bucks Saloon until the December 11, 2025 meeting

Rezoning – 504 N. Central Ave: This rezoning request received a favorable recommendation from Locust P&Z during the 9/25 meeting to change the zoning designation from Light Highway Commercial (LHC) to General Residential (GR).

Public Hearing opened at 7:38pm - No one spoke for or against
Public Hearing closed at 7:38pm

M/A Council Member Michael Haigler (No Second Needed) (7-0)
Motion to approve the rezoning request designating the subject property parcel pin# 557501467287, 504 N Central Ave as General Residential (GR). The rezoning request is reasonable, and in the best interest of the

public, because it compliments an adjacent residential subdivision previously developed by the applicant; and it's consistent with the 2014 Land Use Plan within the Mixed-Use Corridor.

Voluntary Annexation – 6780 NC HWY 24-27 E: The voluntary annexation petition was submitted, and the sufficiency was certified by the City Clerk. After the public hearing, Council can vote on adopting the ordinance to extend the corporate city limits to include the named property.

Public Hearing opened at: 7:40pm - No one spoke for or against
Public Hearing closed at: 7:40pm

M/S/A Council Members Michael Haigler and Larry Baucom (7-0)
Motion to adopt an ordinance to extend the corporate city limits of the City of Locust to include parcel pin# 55653092660000 Cabarrus, 6780 NC Hwy 24/27, Midland NC to take effect 7/1/2026

Rezoning – 6780 NC HWY 24-27 E: Now they the City Council has voted to incorporate this parcel into the corporate city limits of Locust, a zoning classification is needed. This rezoning received a favorable recommendation from Locust P&Z during the 9/25 meeting to change the zoning designation from Open Space (OPS) to Highway Commercial (HC).

Public Hearing opened at: 7:43pm - No one signed up to speak
Public Hearing closed at: 7:43pm

M/A Council Member Michael Haigler (No second needed) (7-0)
Motion to approve the rezoning request designating the subject property parcel pin# 55653092660000 Cabarrus, 6780 NC Hwy 24/27, Midland NC as Highway Commercial (HC). The rezoning request is reasonable, and in the best interest of the public, because it brings the recently annexed property's use in compliance with the 2014 Land Use Plan for future commercial development along NC Hwy 24/27; and it's consistent with the 2014 Land Use Plan for "Commercial Corridor".

Ordinance: LDO Text Change Amendment – Article 7, Section 7.18 : This staff-initiated text change is the result of conversations with our engineers on ways to improve post-construction stormwater standards. Earlier this summer we received a lot of comments and complaints from residents about stormwater runoff following rain events. We explained to neighbors that given Locust's population and development density, we are not required by NCDEQ to enact our own Stormwater Utility. Whenever a project is developed, the erosion control and stormwater management is permitted through NCDEQ, and they act as the regulating agency. And because Locust's population and development density is so low, the criteria for retention and restrictions are very minimal. However, as the community grows, we are able to enhance some of our land development regulations or we can establish our own stormwater utility. Over the last few months, we worked with our engineers, and the text amendment you see attached is the recommendation that came out of those meetings. It will essentially require any new development that disturbs more than 1 acre or creates .25 acres of impervious surface, to provide retention for 2-, 10-, and 50-year storm events. Currently, NCDEQ only requires 2-year events. While we will still stay away from stormwater improvements within private property, we will adopt stricter standards for new developments, and we can still perform improvements within public right of way. This text amendment received a favorable recommendation from Locust P&Z during the 9/25 meeting.

Public Hearing opened at: 7:49pm - No one spoke for or against
Public Hearing closed at: 7:50pm

M/A Council Member Michael Haigler (No second needed) (7-0)
Motion to approve The proposed zoning text amendment is a reasonable, and it is in the best interest of the

public because it seeks to strengthen post-construction stormwater requirements for new construction; and it is consistent with the 2014 Land Use Plan, Section 2: Purpose of Plan

City of Locust Land Use Plan Update - Lela Imes with Centralina Regional Council gave a presentation based on the joint meeting with the City Council and P&Z Board and the goals set by both boards. They then engaged the community for feedback and are now here to present the update for approval. She spoke on the 6 big ideas that were focused on in the plan update and reviewed each one also with the updated land use map reviewed.

Public Hearing opened at: 8:12pm - No one signed up to speak

Public Hearing closed at: 8:12pm

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

Motion to adopt the 2025 updated land use plan with the changes to the portions to the properties for low-density residential and highway commercial and the City's property should be the parks open space. The proposed land use map and plan amendment is reasonable and in the best interest of the public because it updates the comprehensive land use plan adopted in 2014 to align with Locust's vision for growth; and It is consistent with Section 2: Purpose of Plan with the current 2014 Land Use Plan

Schedule Public Hearings: We will ask Council to please schedule 2 (two) public hearings for the December 11th meeting. Both of these public hearings received favorable recommendations from Locust P&Z during the 9/25 meeting

LDO Text Change – Zoning Districts Use Table: This is another staff-initiated amendment to our land development ordinances. The amendment proposes creating an additional commercial zoning district called "Regional Commercial" (RC) and adjusting the uses listed in the Use Table.

Rezoning: 6719 NC Hwy 24/27 E: This is a new conditional rezoning for the property next to the SECU. The proposed development includes Culver's and Biscuitville.

M/S/A Council Members Michael Haigler and Larry Baucom (7-0)

Motion to schedule a public hearing for the Land Development Ordinance text change and the conditional rezoning request submitted by BPD Elkin, LLC for the December 11, 2025, meeting.

Monthly Report - October 2025

Rezoning Vote: 2 Bucks Saloon (No Public Hearing)

Rezoning: 504 N. Central Avenue

Voluntary Annexation: 6780 NC HWY 24-27 E

Rezoning: 6780 NC HWY 24/27 E.

Ordinance: LDO Text Change Amendment - Article 7, Section 7.18

Ordinance: Adoption of Land Use Plan Update

Schedule Public Hearings:

- LDO Text Change - Zoning Districts Use Table
- Rezoning: 6719 NC Hwy 24/27 E

15. Public Comment Period:

Steve Dutton, 102 Delancy Street, introduced himself and spoke about his desire to serve on the P&Z Board as an alternate.

16. Board Closing Comments

Thank you to all who came out this evening. Thank you to City Manager Cesar Correa and all the City staff for all of their professionalism and all that they do. Happy Thanksgiving. Fall Festival was huge and a great success. Thank you to the Public Works Department and the Police Department for all that they do. Thank you to Mr. Dutton for his interest in volunteering for the City P&Z Board. We are blessed and have it good in Locust.

17. Executive Session

M/S/A Council Members Larry Baucom and De-Dee Nathan (7-0)
Motion to enter into executive session GS; 143-318-11 (3) at 8:33pm

Out of executive session at 8:56pm

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to set a special meeting for Tuesday, December 16th as a joint meeting with the Planning and Zoning Board at 6:00pm to review the traffic impact analysis ordinance.

18. Adjourn

M/S/A Council Members Michael Haigler and Roger Hypes (7-0)
Motion to adjourn at 8:58pm

Amy Furr, City Clerk

Stephen Huber, Mayor