



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

December 11, 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 7:06pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and gave the invocation

3. Adopt Agenda

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

4. Minutes - adopt November 13, 2025

M/S/A Council Members Barry Sims and De-Dee Nathan (7-0)
Motion to adopt the November 13, 2025 minutes

November 13, 2025

5. Financial Reports

City Manager Cesar Correa reviewed the monthly financial report notating that the General Fund revenues exceed expenditures by \$825,823.40 and the Wastewater revenues exceed expenditures by \$1,803,685.19. The fiscal year ending audit for 2024-2025 was submitted to the Local Government Commission and the City is waiting for approval. The auditors will come to the January 2026 meeting to present the audit.

Financial Summary - November 2025

6. Mayor's Report

Mayor Huber thanked those who came out to the Christmas Tree Lighting and the parade and the staff that participated in the events. Both events were a great success.

7. Manager's Report

City Manager Cesar Correa presented the 2026 City of Locust Holiday Schedule, the 2026 City Council and P&Z Board Meeting Dates. He also presented and reviewed purchase orders and budget amendments, making a point to discuss the oversight in budgeting within the Public Works budget line-items. When entering the budget numbers in the spreadsheet, an extra zero was added to the line item. The correct amount is \$17,500 but \$175,000 was accidentally entered, and in doing so, the City over-budgeted by \$157,500. It was not caught sooner because the budget is balanced. But as we reviewed our November expenses, the line item caught our attention. I am really sorry and embarrassed, and we need a budget amendment to correct it. The list of budget amendments includes a decrease of \$157,500 (the over-budgeted amount) in line item 011-005-04000-51210 FICA Expense for Public Works. These funds will offset other expenses within Public Works and shift the remaining \$155,848 towards street paving. He then discussed one additional Public Works vehicle that is ready for surplus and is asking the Council for permission to take it to auction. The vehicle is a 2007 Chevy Silverado with 161,006 miles. Thank you to all City staff for all they have done in 2025 and we are looking forward to 2026.

M/S/A Council Members Larry Baucom and De-Dee Nathan (7-0)
Motion to adopt the 2026 City of Locust Holiday Schedule

M/S/A Council Members Barry Sims and De-Dee Nathan (7-0)
Motion to adopt the 2026 List of Council Meeting Dates

M/S/A Council Members Barry Sims and De-Dee Nathan (7-0)
Motion to adopt the List of P&Z Board Meeting Dates

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

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

M/S/A Council Members Larry Baucom and Roger Hypes (7-0)
Motion to approve surplus vehicle for PW Department

2026 Holiday Schedule

2026 Meeting Schedule

Public Works - Vehicle Surplus

Purchase Orders

Budget Amendments

8. Administration/HR

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

9. Parks

Council Member Mandy Watson reviewed the monthly parks report. The Annual Tree Lighting and Christmas Parade were well attended. Several events are still going strong through December. Breakfast with Santa, Reindeer Bell Hunt and Light Up Locust. Basketball camp will be over the Christmas break. Thank you to the park staff for all of their hard work. Athletic Coordinator Hunter Williams was present to share an update regarding our fall sports season. You may recall that the Council received some complaints following the spring season. Parks & Rec identified areas of improvement, and earlier this fall implemented the new changes. Hunter Williams spent a few minutes sharing the results of our latest sports satisfaction survey, as well as explaining how these changes improved working relationships with coaches. The City sent out almost 400 emails and received 56 responses representing 35 teams. There was a lot of positive feedback regarding the changes that were implemented.

Fall Sports Update

10. Facilities

Council Member Barry Sims gave an update on the construction of the new senior center. While the building is almost dried in, the contractor is starting to fall behind schedule. Part of the delay is caused by weather, and part by staffing shortages. The City is now looking at mid-April 2026 for opening.

Senior Center Update

11. Public Works

Council Member Larry Baucom reviewed the monthly flow report and thanked the Public Works department for all of their hard work.

Wastewater Flow Report - November 2025

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird presented an ABC Board re-appointment for Michael Graham. Rocky River Vineyards will be closing at the end of the month.

M/S/A Council Members Rusty Efird and Barry Sims (7-0)
Motion to re-appoint Michael Graham to the ABC Board for a 3 year term

ABC Board Appointment

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report. The officer of the month for the month of November was Detective Jared Smith. Then a dispatch agreement was reviewed. This fiscal year Stanly County

transitioned to a new dispatch operating system. The cost of the dispatch services is managed by Stanly County, who then bills the respective agencies that use the dispatch services. This agreement formalizes the relationship between Locust Police Department and Stanly County moving forward under the new platform. Council was asked to authorize City Manager Cesar Correa to execute the dispatch agreement. Sergeant Brandon Stancil received an officer spotlight for November 2025. He is the longest tenured officer for the Locust Police Department.

M/S/A Council Members Roger Hypes and De-Dee Nathan (7-0)
Motion to approve the dispatch agreement with Stanly County and allow City Manager Cesar Correa to execute the agreement

Public Safety Report - November 2025

LPD Dispatch Agreement

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report. He then reviewed the P&Z Board re-appointments of Jeff Claiborne, Chuck Cowherd, and Amanda Pasquarello to 4 year terms.

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to re-appoint Jeff Claiborne, Chuck Cowherd and Amanda Pasquarello to the P&Z Board to 4 year terms. And Alternate Steve Dutton for a 4 year term.

M/S/A Council Members Michael Haigler and Rusty Efirm (7-0)
Motion to allow for an additional public comments for the Two Bucks conditional re-zoning with a caveat of 5 - 2 minute spokespersons for or against to be held after the presentation.

Conditional Rezoning: Two Bucks: Brandon Drier with Two Bucks presented changes to the conditional rezoning request to the Two Bucks and Sweet Lew's BBQ application. Notating community demographics and market for a food and beverage establishment. Specifying the growth Locust is having and the influx of the different demographics that have moved into the area. Expressing interest in participating in the local City-sponsored events. He spoke about the tin roof awning on the proposed Sweet Lew's side of the establishment. He presented exterior elevations and materials. Fundraising opportunities. He then reviewed their other 4 locations with photos of outside and inside each location showing the aesthetics. Sunday-Thursday close at 10pm, Friday and Saturday close 11pm.

Public Comment opened at: 8:47pm, Mark Tarbox spoke in favor of the conditional rezoning. He spoke about how family oriented Two Bucks is and how accommodating they are to veterans and how they invest in the community. Joanne Ogle spoke in favor of Two Bucks and how family-friendly they are and inviting and inclusive the establishments are. Walter Harkey spoke in favor of and spoke about how inviting the establishment is and that the patrons are like family and all of the community involvement Two Bucks contributes. Jorey Chesman spoke about how positive the atmosphere is and how giving and inviting the business owners are. Ashley Martin spoke about the joy the owners and patrons bring each day, urging Council to allow them to invest in the community.

Harry Fletcher spoke against the conditional rezoning and that most who moved out this way came out to get away from the hustle and bustle of the big city. Noreen Kualii spoke against the conditional rezoning because of residential homes and their close proximity to the establishment and the noise and smell from the smokestacks.

Public Comment closed at: 9:04pm

M/ Council Member Michael Haigler (no second needed) (3-4)

Motion to adopt and approve the conditional rezoning request submitted by Two Bucks parcel pin#'s 557503106854, 557503107828, and 557503104794 designating the subject property as Highway Commercial – Conditional (HC-C). The rezoning request is reasonable, and in the best interest of the public, because it repurposes a vacant building, increases ABC sales, and provides opportunities for local jobs in the community; and it's consistent with the 2025 Land Use Plan for "Commercial Corridor"

Motion failed

De-Dee Nathan, Roger Hypes, Barry Sims, Larry Baucom (Nay votes)

Conditional Rezoning: 6719 NC Hwy 24/27 E - BPD Elkin, LLC, Stephanie DeMaioribus with Cooper Legal Firm, presented a conditional rezoning of the property to include office space, Culvers and a Biscuitville. A traffic impact analysis has been completed and included in the presentation. Site elevations and exterior specifics and signage were presented.

Public Hearing opened at: 8:03 pm

Public Hearing closed at: 8:03 pm

No one spoke for or against

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

Motion to adopt and approve the conditional rezoning request and ordinance submitted by BPD Elkin, LLC, Cabarrus PIN# 556530285600. The proposed rezoning is reasonable, and it is in the best interest of the public, because it allows for the growth and expansion of the city's commercial tax base and sales taxes. It is consistent with the 2025 Land Use Plan for "Commercial Corridor"

Land Development Ordinance Text Change, Section 2.5 Use Table: To include Technology and Infrastructure, Data Centers, Telecommunication Hubs and EV Charging Stations.

Public Hearing opened at: 8:07 pm

Public Hearing closed at: 8:08 pm

No one spoke for or against

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

Motion to adopt and approve the Land Development Ordinance text change to section 2.5 of the ordinance regarding the use table to include Technology and Infrastructure

Monthly Report - November 2025

Conditional Rezoning: 2 Bucks Saloon

Conditional Rezoning: 6719 NC HWY 24/27 E

Public Hearing: LDO Text Change - Section 2.5 Use Table

Planning & Zoning Board Appointments

15. Public Comment Period:

No one signed up to speak

16. Board Closing Comments

Thank you to all who came out. Merry Christmas and Happy New Year. Council Members Larry Baucom and Barry Sims spoke about representing the community and what is best for the City of Locust. Mayor Huber also made some comments regarding his admiration for the Council and staff for the way they handle themselves. City Manager Cesar Correa spoke to the Council about how proud he is at the way they handled the disagreements and differences of opinions.

17. Adjourn

M/S/A Council Members Larry Baucom and De-Dee Nathan (7-0)
Motion to adjourn at 9:42pm

Amy Furr, City Clerk

Stephen Huber, Mayor