



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

March 12, 2026

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 7:02pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Council Member Roger Hypes 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 Barry Sims (6-0)
Motion to adopt the agenda as presented

4. Minutes - adopt February 12, 2026

M/S/A Council Members Rusty Efird and De-Dee Nathan (6-0)
Motion to adopt the February 12, 2026 minutes

February 12, 2026

5. Financial Reports

City Manager Cesar Correa reviewed the financial statements noting that the General Fund revenues exceed expenditures by \$1,789,751.16 and the Wastewater revenues exceed expenditures by \$2,106,102.86 as of February 28, 2026. A reminder that this year's budget workshop will be on Saturday 3/21 at 7:30am for breakfast. Please plan on arriving by 7:15am.

Financial Summary - February 2026

Budget Workshop FY 26 - Reminder

6. Mayor's Report

Mayor Huber congratulated Council Member Larry Baucom for being the Stanly County Chamber of Commerce's Citizen of the year for 2025. Filing fees historically \$10 for mayor and council members. Filing period of July 7-17, 2026

M/S/A Council Members Michael Haigler and De-Dee Nathan (6-0)
Motion to set filing fees for mayor and council members to \$10

7. Manager's Report

City Manager Cesar Correa reviewed purchase orders and budget amendments.

M/S/A Council Members De-Dee Nathan and Rusty Efird (6-0)
Motion to approve purchase orders

M/S/A Council Members Larry Baucom and De-Dee Nathan (6-0)
Motion to approve budget amendments

He then presented the voluntary annexation ordinance for 2016 N. Central Ave. A public hearing followed the ordinance presentation.

Public Hearing opened at 7:11pm - no one signed up to speak for or against
Public Hearing closed at 7:11pm

M/S/A Council Members Michael Haigler and De-Dee Nathan (6-0)
Motion to adopt voluntary annexation ordinance for 2016 N Central Ave submitted by Ross Furr Homes, LLC parcel pin# 557603335911 extending the corporate city limits for the City of Locust

Next, the City received a request from a Scout Rd resident to reduce the speed limit. P&Z Director Scott Efird and City Manager Cear Correa confirmed that the road is a Rural Lane as per our land development ordinance, with a designed speed of 25mph. Current speed limit is 35mph.

M/S/A Council Members Michael Haigler and Roger Hyoes (6-0)
Motion to approve speed reduction request for Scout Road from 35mph to 25mph

Additionally the City received a request to adopt a resolution urging Congress members to oppose legislation that would allow larger/heavier trucks on the roads. The proposed legislation would increase the maximum weight to 97,000 lbs (up from the current 88,000) and increase the length of trucks by an additional 10 feet of what is currently allowed. Council decided to table for further information till the April meeting.

As part of the City's NCDEQ grant reimbursement compliance requirements, we needed to add sections to our procurement policy that covers the use of state/federal grant dollars. The policy was reviewed by Council.

M/S/A Council Members Larry Baucom and De-Dee Nathan (6-0)

Motion to adopt procurement policy update

Following Council's joint meeting with the P&Z board discussing transportation improvements, Council decided to proceed with the selection of a traffic engineer consultant. At this time, City Manager Cesar Correa asked for Council's permission to issue an RFQ to begin the selection process. We anticipate presenting a recommendation during the May 2026 meeting.

M/S/A Council Members Michael Haigler and Rusty Efird (6-0)
Motion to issue RFQ for Traffic Engineering Firm

Locust Police Department seeks to dispose of old lockers that are not being used anymore. There is an opportunity to donate them to the kennel where K-9 Rico was obtained from. The request is for Council to approve the donation of the old lockers to the kennel.

M/S/A Council Members De-Dee Nathan and Roger Hypes (6-0)
Motion to approve LPD asset disposal of old lockers

Voluntary Annexation - 2016 N. Central Ave.

Scout Road Speed Limit Reduction Request

Coalition Against Bigger Trucks Request

Procurement Policy Update

Traffic Engineering Firm RFQ

LPD Equipment Disposal

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 was not present and there was nothing to report at this time. The City's event calendar is complete and available online or at City Hall.

10. Facilities

Council Member Barry Sims gave an update on the Senior Center construction. Roof is complete and things are moving along quickly.

Senior Center Update

11. Public Works

Council Member Larry Baucom reviewed the flow report and thanked the public works department for all that they do. Subcommittee met with the County Manager and their subcommittee to continue negotiations regarding sewer consolidation.

Wastewater Flow Report - February 2026

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird spoke about the Biz Exchange. They host an event monthly and P&Z Director Scott Efird spoke about all of the projects happening in Locust at this month's meeting. Buzzed Viking has re-opened and is doing well.

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report. The officer of the month for February was Officer Caleb Whitley. Then Chief of Police Jeff Shew presented the 2025 LPD Citizen of the Year Award to the West Stanly Fire Department. He briefly spoke about how the fire department works collaboratively with the Locust Police Department. Mayor Huber then spoke a few words about the department and what they mean to the western end of the County and Locust as a whole.

Monthly Report - February 2026

Citizen Of The Year Award - West Stanly Fire Department

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report.

A conditional rezoning request was submitted and presented for 2016 N Central Ave by Ross Furr Homes, LLC. Site plan, elevations, materials and stormwater runoff was reviewed. A public hearing followed the presentation.

Public Hearing opened at 8:05pm No one spoke for or against
Public Hearing closed at: 8:05pm

M/A Council Member Michael Haigler (no second needed) (6-0)

Motion to approve conditional rezoning request submitted by Ross Furr Homes parcel pin#557603335911 designating the subject property as General Residential – Conditional (GR-C). The rezoning request is reasonable, and in the best interest of the public, because the proposed development is expected to generate sustainable residential development, and it's consistent with the 2025 Land Use Plan.

Land Development Ordinance Text Change- Transportation Impact Analysis: Following the Council's joint meeting with the P&Z board, our traffic engineer consultant finished the proposed text changes to our TIA Ordinance. This proposed ordinance was presented to P&Z, who voted a favorable recommendation to Council. A public hearing followed the ordinance presentation and review.

Public Hearing opened at: 8:10pm No one spoke for or against

Public Hearing closed at: 8:10pm

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

Motion to adopt Land Development Ordinance Text Change- Transportation Impact Analysis The proposed zoning text amendment is reasonable, and it is in the best interest of the public because it seeks to strengthen transportation mitigation; and It is consistent with the 2025 Land Use Plan.

Land Development Ordinance Text Change – Zoning Districts: This comes out of our recent 2025 Land Use Plan Update. We are recommending creating a new commercial zoning district called “Regional Commercial” and it will regulate certain commercial uses along Hwy 24/27. The purpose of it is to separate some of the commercial uses from the Highway Commercial District, and clean up the use table. Because it's a new zoning district, we need to add it to the use table and assign uses. We also need to include it with the Conditional Overlay Districts. This proposed text change was presented to P&Z who voted a favorable recommendation to Council. A public hearing followed the ordinance presentation and review.

Public Hearing opened at: 8:17pm No one spoke for or against

Public Hearing closed at: 8:18pm

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

Motion to adopt Land Development Ordinance Text Change –Zoning Districts The proposed zoning text amendment is reasonable, and it is in the best interest of the public because it seeks to clarify the property uses within zoning districts; and It is consistent with the 2025 Land Use Plan, Section 2: Purpose of Plan.

Earlier this month, the City received a request for Council to please consider allowing residents to keep chickens inside city limits. Currently, farm animals are not allowed inside city limits. Council decided to not change the ordinance at this time.

Finally, Council was asked to schedule (2) public hearings for conditional rezoning requests submitted by Locust Mower and Dennis Patterson HVAC for the April 9, 2026, meeting.

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

Motion to set public hearings for conditional rezoning requests submitted by Locust Mower and Dennis Patterson HVAC for the April 9, 2026, meeting

Monthly Report - February 2026

Conditional Rezoning: Ross Furr for 2016 N. Central Ave.

LDO Text Change - Transportation Impact Analysis

LDO Text Change - Zoning District Update

Chicken Inside City Limits Request

Schedule Public Hearings

15. Public Comment Period:

No one signed up to speak

16. Board Closing Comments

Thank you to all who came out and congrats to the WSFD on their award for 2025 City of Locust Citizen of the year. Thank you to the Police Department for all that they do. Thank you to Ross Furr Homes, LLC and their continuation of the legacy their parents and grandparents built. St Patrick's Day is coming up. This is an amazing community, and we are so proud of our community. Congrats to Larry Baucom on his award and proud to have him on our Council. Thank you to Office Supervisor Wendy Lowder for coming out and all that you do for the City.

17. Adjourn

M/S/A Council Members Barry Sims and De-Dee Nathan (6-0)
Motion to adjourn at 8:41pm

Amy Furr, City Clerk

Stephen Huber, Mayor