



Locust City Council Meeting Agenda Joel Huneycutt Community Room

7:00 PM
April 9, 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.

[IGNORE_INDENT]

Call to Order:	1. Call to Order	Mayor Huber
	2. Presentation of Colors, Prayer	Mayor Huber
	3. Adopt Agenda	
	4. Minutes - adopt March 12, 2026 and March 21, 2026	Amy Furr
	• March 12, 2026	
	• March 21, 2026	
Reports:	5. Financial Reports	
	• Financial Report - March 2026	
	6. Mayor's Report	Mayor Huber
Department Reports:	7. Manager's Report	Cesar Correa
	• Resolution: Coalition Against Bigger Trucks	
	• NCLM Grant Services Amendment	
	• Senior Center - Data/Security/IT Change Order	
	• Surplus Equipment - PD Tasers	
	• Surplus Equipment - DPW Bucket Truck	
	• Contract for AP Grant Design Services	
	• Purchase Orders	
	• Budget Amendments	
	8. Administration/HR	De-Dee Nathan
	9. Parks	Mandy Watson
	10. Facilities	Barry Sims
	• Senior Center Update	
	11. Public Works	Larry Baucom
	• Wastewater Report - March 2026	
	12. ABC, Economic Development & Small Business Support	Rusty Efird

13. Public Safety

Roger Hypes

- Monthly Report - March 2026

14. Planning & Zoning

Mike Haigler

- Monthly Report - March 2026
- P&Z - ETJ Board Member Appointment.
- Site Plan Amendment - Locust Mower
- Conditional Rezoning: Dennis Patterson
- Schedule Public Hearing: Site Plan Amendment for Riley's Retreat

15. Public Comment Period:

16. Board Closing Comments

17. Adjourn

18. Executive Session

Next Scheduled Council Meeting - May 14, 2026



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 police 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



Locust City Council Meeting Minutes Joel Huneycutt Community Room

8:00 AM

March 21, 2026

**Mayor
Council Members**

Mayor Steve Huber
Mayor Pro-Tem Larry Baucom, Mandy
Watson, Roger Hypes, Harry Fletcher, Mike
Haigler, Barry Sims, and Rusty Efird

1. Call to Order

Meeting was called to order at 8:00am

2. Opening Remarks

City Manager Cesar Correa gave opening remarks about how the schedule would flow and that there has not been a better time to live, work, and play in Locust. He gave an overview of what each department would be presenting. He then let the Council know that he and his family would be moving to Locust later this year. He also spoke about City Clerk Amy Furr being the longest tenured clerk at 15 years, celebrating that 15-year mark today.

3. Department Presentations

Finance - Director Stephania Morton

Finance Director Stephania Morton presented the Finance Departments and the City's 10 list.



Top Ten Financial Wins For Locust 2016-2026

- Please hold your applause and remain seated until Number One...



9. Smoother Roads, Happier Commutes

- 31,469 feet (5.96 miles) paved or resurfaced
- \$1,003,771 invested
- Added 1.86 miles to city limits for a total of 27.49 miles



7. Smart Sell-Offs

- 19 vehicles, trailer, tractor w/mower sold
- \$103,900 recovered



Locust Sales Tax Revenue 2016-2026

FY	Original Budget	Amended Budget	Actual / Received	Variance
2016-2017	\$ 595,000.00	\$ 595,000.00	\$ 707,680.30	\$ 112,680.30
2017-2018	\$ 605,000.00	\$ 613,000.00	\$ 746,645.04	\$ 133,645.04
2018-2019	\$ 605,000.00	\$ 608,136.00	\$ 835,227.59	\$ 177,086.59
2019-2020	\$ 630,000.00	\$ 630,000.00	\$ 873,816.08	\$ 243,816.08
2020-2021	\$ 710,000.00	\$ 864,617.00	\$ 1,052,817.40	\$ 188,200.40
2021-2022	\$ 800,000.00	\$ 800,000.00	\$ 1,477,529.28	\$ 677,529.28
2022-2023	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,596,424.32	\$ 596,424.32
2023-2024	\$ 1,100,000.00	\$ 1,435,993.00	\$ 1,723,637.47	\$ 287,644.47
2024-2025	\$ 1,225,000.00	\$ 1,314,000.00	\$ 1,886,620.30	\$ 552,620.30
2025-2026	\$ 1,225,000.00	\$ 1,225,000.00	\$ 1,007,296.21	\$ (217,703.79)
			<u>\$ 11,889,696.98</u>	



10. More People Power

- Employees grew from 26 full time employees (2016) to 34 (2026)
- Added staff across Police, Public Works and Wastewater Departments



8. A Fleet That Means Business

- In the last 10 years, added 29 vehicles, 3 trailers, 1 ATV, 1 golf cart and 11 different types of equipment
- \$1,349,080.16 invested over the last 10 years



6. Sales Tax Success

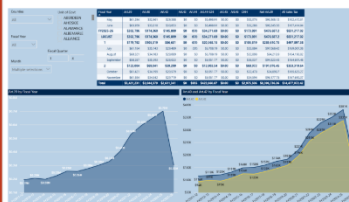
- \$11,889,696.98 sales tax revenue received 2016-2026



Sales and Use Tax



Locust Sales Tax 2016-2026



- Sales tax rates are not uniform for all municipalities
- Stanly Co. and Cabarrus Co. are 7% sales tax rate
- NC State sales and use tax is 4.75%
- Article 39, 40, 42, 46 are "local options" = 2.25%
- Cabarrus Co. = Ad valorem
- Stanly Co. = Per Capita





5. Locust Spirits

- \$2,128,645.66 in ABC income 2016-2026



ABC SALES

FY	Retail # of Cans	Retail Sales (Amount)	MTB Sales (Amount)	Total Sales (Amount)	Difference (Amount)	FYTD +/- (Amount)
2016/2017	71,023	1,624,433.00	88,294.00	1,712,727.00	198,127.00	13.08%
2017/2018	75,148	1,765,774.00	84,222.00	1,849,996.00	137,269.00	8.03%
2018/2019	80,469	1,843,684.00	85,955.00	1,929,759.00	176,763.00	9.66%
2019/2020	86,144	2,617,435.00	83,081.00	2,700,496.00	671,737.00	33.11%
2020/2021	101,811	3,204,741.00	184,745.00	3,389,486.00	688,990.00	25.31%
2021/2022	113,225	3,989,665.00	202,988.00	4,202,653.00	813,177.00	23.99%
2022/2023	141,206	3,989,638.00	298,672.00	4,247,310.00	44,647.00	1.06%
2023/2024	144,885	4,907,858.00	278,298.00	5,206,143.00	38,833.00	0.91%
2024/2025	140,855	4,206,306.00	263,861.00	4,292,287.00	6,144.00	0.14%
2025/2026	91,816	2,653,933.00	174,767.00	2,828,700.00	(131,371.00)	-3.06%

Source: Heather Hughey, ABC General Manager
Data through 02/28/2025



3. Investing in the City

- Total expenditures for both General Fund and Wastewater Fund is \$62,194,139.00 for the last ten years



1. Locust Is Debt-Free

- General Fund debt free 6/21/2022 – paid off USDA - City Hall loan
- Wastewater Fund debt free 10/11/2019 – paid off NCDEQ - wastewater improvements loan



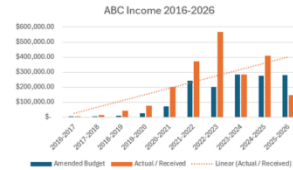
ABC INCOME

FY	Original Budget	Amended Budget	Actual / Received	Variance
2016-2017	\$ 2,500.00	\$ 2,500.00	\$ 7,733.14	\$ 5,233.14
2017-2018	\$ 5,525.00	\$ 5,525.00	\$ 18,391.10	\$ 12,866.10
2018-2019	\$ 10,000.00	\$ 10,000.00	\$ 45,390.56	\$ 35,390.56
2019-2020	\$ 25,000.00	\$ 25,000.00	\$ 75,182.72	\$ 50,182.72
2020-2021	\$ 60,000.00	\$ 72,575.00	\$ 202,429.71	\$ 129,854.71
2021-2022	\$ 85,000.00	\$ 144,851.00	\$ 171,207.45	\$ 126,456.45
2022-2023	\$ 200,000.00	\$ 202,625.00	\$ 564,525.89	\$ 361,900.89
2023-2024	\$ 275,000.00	\$ 285,845.00	\$ 285,845.61	\$ 0.61
2024-2025	\$ 275,000.00	\$ 275,000.00	\$ 419,786.20	\$ 135,786.20
2025-2026	\$ 280,000.00	\$ 280,000.00	\$ 149,343.20	\$ (130,656.70)
			\$ 2,128,645.66	

*Note: Received amount for 2025-2026 is through February 2026.

Variance is the difference between amended budget and actual amounts.

FY	Distribution per Month
2017-2018	\$ 1,299.00
2018-2019	\$ 2,698.08
2019-2020	\$ 5,988.92
2020-2021	\$ 9,438.83
2021-2022	\$ 12,589.83
2022-2023	\$ 22,588.83
2023-2024	\$ 20,340.17
2024-2025	\$ 23,390.42
2025-2026	\$ 17,509.25



4. Revenues Roll In

- Total revenue collected: \$78,651,100.00 for General Fund and Wastewater Fund for the last ten years



2. The Locust Glow-Up

- Major growth from **3066** population in 2016 to **6737** population in 2025
- Households in 2016 were **1244** and in 2025 there were **2007** households
- Park program participants was **453** in 2016 and increased to **1130** in 2025
- Budget was **\$2,725,505** in 2016 and **\$5,062,000** FY 2025-2026 budgeted for the general fund
- Locust Tax Rate 0.36 per \$100 in 2016 and today is 0.29 per \$100
- Eliminated vehicle fees of \$10.00 per vehicle for Locust residents
- Avg household is \$318,000 > \$86.85 per household for all City services (e.g. police, sewer, parks, garbage and recycle collections)



Top Ten Financial Wins For Locust 2016-2026

10. More People Power
9. Smoother Roads, Happier Commutes
8. A Fleet That Means Business
7. Smart Sell Offs
6. Sales Tax Success
5. Locust Spirits
4. Revenues Roll In
3. Investing In The City
2. The Locust Glow Up
1. Debt Free

Feel Free to Clap, Rejoice or Sing!

Police Department - Chief Jeff Shew

Chief Jeff Shew and Assistant Chief Kevin O'Connor gave a presentation on the recap of 2025/2026 and goals for 2026/2027.

2025/2026 Recap

"Let's Try This Again"



Cadet Matthew G. Bascom
- Union County Detention Officer
- Able To Give Mayor Huber A Run For His Money
- "The Unstoppable Force Meets The Immovable Object"

FULLY STAFFED ONCE AGAIN!.....KINDA
- Council Approved Cadet Program Again
Results In Quality Hire.....To Be "Operational" By Late 2026



HIGH CALL VOLUME, HIGH ACTIVITY LEVEL

2025/2026 Recap

STILL MEETING THE CHALLENGES OF GROWTH.....AGAIN

TOTAL DISPATCHED-ATTENDED CALLS							
EIGHT-YEAR NUMBER COMPARISON							
CATEGORY	2018	2019	2020	2021	2022	2023	2024
Total Dispatched/Attended Calls	5,728	5,834	5,986	5,771	6,704	7,769	7,648

DEPARTMENT RECORDS

Confirmed Criminal Incident Positive Clearance - 87.1%
33,223 Neighborhood & Business Patrols

OTHER
Lowest Property/Financial Crime Offense 8 Since 2017
4,264 Traffic Stops (4,598 Total Enforcement Actions)
69 DWI Arrests
Reported Crashes On Streets & Highways Decreased By 1

2025/2026 Recap

PURCHASE ACHIEVEMENTS



NEW TRAFFIC ENFORCEMENT FOCUS VEHICLE =
800 Traffic Stops, 995 Enforcement Actions, 32 DWI Arrests

REPLACED 15-YEAR OLD INTERVIEW ROOM CAMERA SYSTEM FOR MORE RELIABLE RECORDING, STORAGE, AND EFFICIENT TRANSMISSION



2025/2026 Recap

CONTINUED COMMUNITY INVOLVEMENT



LOCUST JR. DETECTIVE CAMP

2020 STRATEGIC PLAN

How'd We Do?



LOCUST POLICE DEPARTMENT 2021

2020 GOALS

- Invest in equipment and supplies to maximize the safety and efficiency of our law enforcement officers.
- Advance the professional development and training of our law enforcement officers.
- Continue to support the Special Resource Officer program in Locust.
- Foster specific programs that encourage dialogue between LPO and citizens, representatives of the community, and interest groups.
- Enhance internal and external communication to ensure clear and consistent communication within the Department and throughout the community.

2026+ STRATEGIC PLAN

Where We're Going...



LOCUST POLICE DEPARTMENT 2026

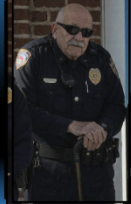
WE'VE PROMISED YOU LOCUST, NC 28097

CHIEF JEFF S. SHEW (704) 888-4744

2026+ STRATEGIC PLAN

Where We're Going...

RECRUITMENT/RETENTION



2026+ STRATEGIC PLAN

Where We're Going...

PREPARING FOR THE FUTURE



2026+ STRATEGIC PLAN Where We're Going...



COMMUNITY ENGAGEMENT

2026/2027 BUDGET GOALS



2026/2027 GOALS MOSTLY NORMAL OPERATING EXPENSES



2026/2027 GOALS FLOCK SAFETY LPRS "GAME CHANGING TECHNOLOGY"

> USED BY OVER 4,000 AGENCIES IN U.S.
 > PROVEN RESULTS EVERYWHERE...AND HERE ALREADY!
 > TWO LPD FELONY ARREST CASES IN 2025 WERE AIDED BY FLOCK LPR IN OTHER CITIES.
 > 19 LEADS EXHAUSTED (8 FELONY) INVESTIGATIONS FROM JANUARY TO SEPTEMBER 2025 COULD HAVE BEEN FURTHERED BY FLOCK LPR.

2026/2027 GOALS FLOCK SAFETY LPRS "GAME CHANGING TECHNOLOGY"

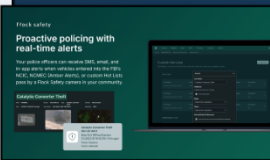
What this is:

- License Plate Recognition (LPR)
- Gathers objective evidence and facts about vehicles, not people
- Alerts police of wanted vehicles
- Used to solve crime
- Adheres to all state laws

What this is not:

- Not facial recognition
- Not collection of biometric or sensitive information
- Not used for tracking speed or parking violations
- Data automatically deletes every 30 days

Proactive policing with real-time alerts



2026/2027 GOALS FLOCK SAFETY LPRS "GAME CHANGING TECHNOLOGY"

ALL EXISTING ARE TALKING OF TALKING OF TRACKING OF TRUCKS

Across traffic, also from one of the largest police departments in the world, we have been able to track down vehicles in real-time, and make them more visible to the public.

DETECTING FOR TRUCKS AND TRUCKS

Using vehicle for most common or emergency response, they make the most sense.

TRAFFIC MONITORING

Continuously report your vehicle's location, and make the most sense.

RESILIENCE PLANNING

Continuously report your vehicle's location, and make the most sense.

EMERGENCY MANAGEMENT

Continuously report your vehicle's location, and make the most sense.

ECONOMIC DEVELOPMENT

Continuously report your vehicle's location, and make the most sense.

2026/2027 GOALS FLOCK SAFETY LPRS "THE GAME IS ALREADY CHANGING"

LPD TRIAL RESULTS **ALREADY** (First 2 Weeks)

- Stolen Vehicle Recovery
- Hit & Run Incident Solved
- Well-Being Check Victim Located
- Long Time Absconder Caught
- Felony Fugitive Stopped And Apprehended

Traffic Data Collection

Plug into One of the Nation's Largest Roadway Sensor Networks

Real-time traffic data collection allows for faster response times, and more accurate data collection. This data is used to improve traffic flow, and to make better decisions about traffic management.

Planning & Zoning - Director Scott Efird

P&Z Director Scott Efird presented an overview of the last fiscal year and what the plans are for the upcoming fiscal year.

New Housing



Year	Number of Permits	Fees Collected
2020	99	\$399,600
2021	172	\$891,900
2022	163	\$823,900
2023	172	\$862,700
2024	74	\$335,500
2025	149	\$865,800

2025 Median Home Values

- Albemarle = \$177,813
- Oakboro = \$261,247
- Badin = \$105,081
- Norwood = \$256,082
- Locust = \$318,509
- Stanfield = \$316,662
- New London = \$176,511
- Richfield = \$182,862
- Red Cross = \$226,491
- Misenheimer = \$175,959
- Stanly County = \$225,549



Commercial Projects

Year	New Permits	Remodel	Fees Collected
2022	7 New	8 Up Fit	\$1000 PVG \$6000 Crossroads Pool&Cabana \$10,295 Hwy 55 \$1000 Jersey's Mikes \$1000 Starbucks \$200 Buzzed Viking
2023	8 New	8 Up Fit	\$14,750 Dr Jason Martin, DDS, PA \$14,750 PVG Trucking \$23,500 Zaxby's \$11,000 Mavis Tire \$11,000 Riley's Retreat
2024	4 New	7 Up Fit	\$17,000 ERG \$14,750 Farm Bureau
2025	11 New	12 Up Fit	\$14,750 Zenn Group \$21,000 Cook-out \$21,000 Sam's Express \$14,750 QT



Miscellaneous Fees Collected

Permits	
Fence, Storage Building, Remodel	\$8,150
Signs	\$1,300
Commercial Upfits	\$2,800
Plan Reviews	
Amber Glen, Cresswinds, Francis Estates	\$25,225
Conditional Rezoning Fees	
Total - 8 cases	\$4,000
Total Fees Collected for 2025	
Residential, Commercial, and Miscellaneous Fees	\$1,005,675

Minimum Housing Codes

- 0 total cases
- 0 resolved cases
- 0 on-going
- 0 on hold
- 2025 total cost \$ 0



Current Project Update

- MI Homes
- Cresswinds Rocky River
- Bell Ave Town Homes
- Sam's Express
- Frances Estates

Future Projects



Public Works - Director Tim Flieger

Public Works Director Tim Flieger thanked the Council for all they do to support the City and their staff. He gave an overview of what the public works department does and the year in review.

OVERVIEW

The Department of Public Works serve Locust residents by providing the following resources:

City Beautification Resources Division
Maintains the street scenes, trash clean-up, and decorations/banners along both city and state-maintained streets/roads.

Fleet Resources Division
Maintenance and repairs of the administrative vehicles and all public works vehicles and equipment.

Facilities Resources Division
Maintenance and repair of all city buildings and facilities, including the Local Athletic Complex and OISAP.

Solid Waste Resources Division
Work together with Waste Pro USA to provide all solid waste services such as trash, recycling, bulky/white goods collection, and leaf collection.

Transportation Resources Division
Maintenance and repair of all city sidewalks, storm water control devices, and streets.

Wastewater Resources Division
Maintenance and repair of the City's wastewater collection system, including 13 lift stations, nearly 842 gravity manholes, 284 vacuum pits, and approximately 60 miles of sewer line that serves nearly 2100 connections.

WORKFORCE DISTRIBUTION

LABOR HOUR

Annual Labor Hour Distribution (Last Year)



TASKS

Annual Tasks Per Division (Last Year)



City Beautification Resources Division

Labor Report- 275 Tasks equaling 935 HRS
Christmas Decoration Program (Phase 3)
-The Square (Silhouettes and String Light decorations)

Fleet Resources Division

Labor Report- 293 Tasks equaling 370 HRS
Rolling Stock Replacement Program
-Retired PW003 (2007 Chevy 1500) and Replaced it with PW011 (F150)
-Retired (1989) Ford 5610 Tractor w/Alamo Mowing Decks, Replaced with (2025) Bobcat U6573 Tractor w/Flex Wing Cutter
Equipment Acquisition
-Added Toro Dingo TX1300 Compact Utility Loader
-Added (2) Wanco LED Compact Vertical Light Towers

PUBLIC WORKS Year in Review



PUBLIC WORKS Year in Review

Facility Resources Division

Labor Report- 2001 Tasks equaling 1287 HRS
DPW Facility Improvement Project
-Completed the landscape shop addition to the operations building adding nearly 600 sq. ft. of dry space that can be used for maintenance or storage.

Transportation Resources Division

Labor Report- 77 Tasks equaling 325 HRS
Pavement Rehabilitation Program (UPCOMING)
-Patched and Resurfacing Approx. 104,500 Sq. Ft of roadway
(Danita Dr.-Dogwood St-Hickory St)

Wastewater Resources Division

Labor Report- 1095 Tasks equaling 1605 HRS
System Growth
Newly Online Connection- Meadow Creek Village SD- Whispering Hills SD- Amber Glen SD
Connections Under Construction- Cresswinds SD- Austin Village SD- Frances Estate SD

PUBLIC WORKS Year in Review



PUBLIC WORKS Upcoming Projects

Upcoming Capital Budget Projects

Fleet Resources

Fleet Maintenance Program

(Truck)- Rolling Stock
Replacement of PW005 with a new F350 w/Landscape 12-14' Bed. PW005 is 18 yrs. old with 152,000+ miles. (\$67,000)

PUBLIC WORKS Upcoming Projects

Upcoming Capital Budget Projects

DPW-DPR-DOT Resources

Fleet Maintenance Program (Equipment)-

Addition of a F750 Switch and Go truck w/grapple loader, leaf loader, and dumpster. This would be Step 1 in of our Solid Waste Expansion. This is one unit that will be utilized for multiple tasks making us more versatile. (\$305,000)



PUBLIC WORKS Upcoming Projects

Upcoming Capital Budget Projects

Facility Resources

Government Center Landscape Restoration Project-

New landscape plan will include approximately 265 plants, bushes, and trees. Irrigation will also be updated along with new sod.

(\$100,000)

PUBLIC WORKS Upcoming Projects

Upcoming Capital Budget Projects

Fleet Resources

Fleet Maintenance Program (Equipment)-

Addition of a Tire Changing Machine w/Balancer. As we expand our Fleet Services and to include the Police Department it will be imperative that we maximize efficiency both operational and financially. Adding this equipment will aid in that effort. (\$8,000)



PUBLIC WORKS Upcoming Projects

Upcoming Capital Budget Projects

Fleet Resources

Fleet Maintenance Program (Equipment)- Addition of a ProPac 200 Broadcast Spreader

The Benefits of a Great Topdressing Program

Enhanced Surface Safety and Quality

Improved Drainage, Soil Structure, and Turf Growth

Faster Recovery and Turf Growth

Improved Playability

(\$25,000)



PUBLIC WORKS Upcoming Projects

Upcoming Capital Budget Projects

DPW-DPR-DOT Resources

Fleet Maintenance Program (Equipment)

Tree/Arboreal Resource Request

Boardwalk Landfill

Project: GPS-based technology greatly minimizes waste of material and time, ultimately saving costs annually.

Problem and Goals

The GPS-based technology infrastructure is single, accurate, and professional grade. The vehicle can also point camera type and brand, allowing unique viewing opportunities.

Summary

The system works on all types of surfaces, allowing us to use it for pavement markings as well, whether on asphalt, gravel, or dirt.

(\$14,000)

PUBLIC WORKS Upcoming Projects

Upcoming Capital Budget Projects

DPW-DPR-DOT Resources

Fleet Maintenance Program (Equipment)

NEW F550 45' Articulating/Telescopic Bucket Truck

Our current truck is 25 years old and has 153,000 miles on it. Not only has it become unreliable, but we've outgrown its limited capabilities. This greatly limits us from trimming mature trees and installing our Christmas tree. This purchase will allow us to perform more work in-house and eliminate annual equipment rental costs.



PUBLIC WORKS Upcoming Projects

Upcoming Capital Budget Projects

City Beautification Resources

Christmas Decoration Program- Decking the Halls throughout City continues!! Our multi-year plan that will include various areas across town heads to the western side this year!! This project will include the expense of constructing electrical services to power the decorations and the decorations themselves. (\$40,000)

Parks & Recreation - Director Emily Jones

Parks and Rec Director Emily Jones thanked staff for all of their help. She gave an overview of 2025 programs and events, noting how Program Coordinator Jessica Honeycutt has done an exceptional job growing our city events. She then presented her 2026/2027 budget requests.

2025 Program and Events Review

- Strong Leadership & Growth:** With dedicated program coordination, event attendance and sponsorships continue to grow year over year.
- Inclusive & Engaging Events:** Programs and events continue to evolve to be more inclusive, interactive, and welcoming for residents of all ages and abilities.
- Farmers Market Success:** The Farmers Market remains a strong community asset with committed vendors and a growing emphasis on shopping local.
- Expanded & New Programming:** Signature events continue to expand—such as the Christmas Tree Lighting adding a rock wall and City-owned bubble house—while new programs are launched through grant funding, including a walking program debuting in Spring 2026.

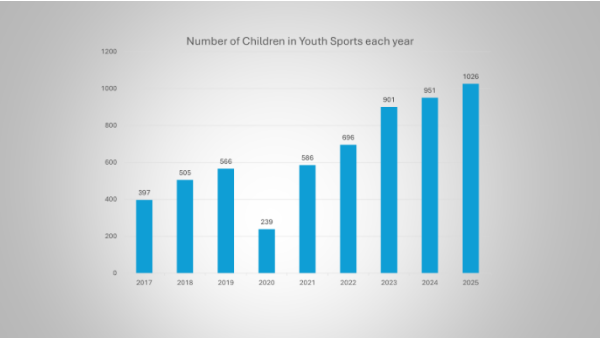
2026 Overview

- 8 Movie Nights
- 4 Concerts – 2 fireworks shows
- 5 Months of weekly Farmers Market
- 6 Special Events
- 5 Christmas Celebrations



2025 Athletics Review

- **Resident-First Access & Affordability:** Youth athletics programs continue to prioritize Locust residents through a resident-only registration window and fee structure that keeps participation affordable for taxpayers.
- **Meeting Growing Demand:** The department continues to adapt to increasing demand by maximizing all available facilities, expanding schedules, and filling teams to capacity to serve as many youth as possible.
- **Coach Retention & Support:** We invest in our volunteer coaches through creative financial incentives that show appreciation, support retention, and strengthen program quality.
- **Sustained Growth with Fiscal Responsibility:** Youth athletics participation has grown from 397 participants in 2017 to 1,026 in 2025, while the program budget has increased at a much slower pace.



2026 Athletics

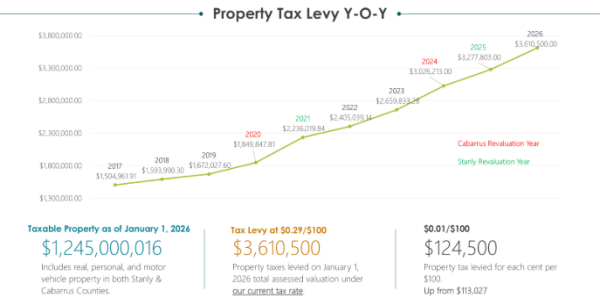
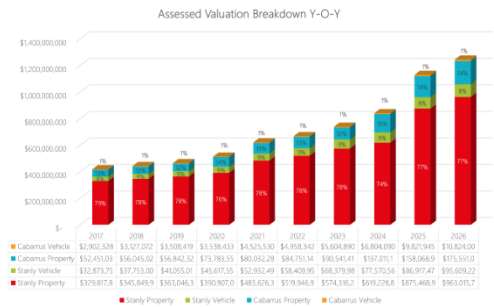
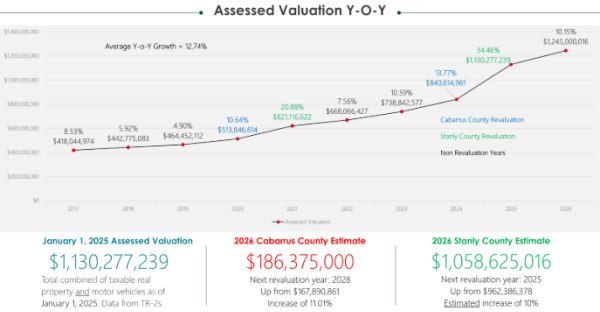
- Fee Structure Evaluation
- Program Expansion
- Facility Improvements
- Expanded Facility Use

Future Park Plans

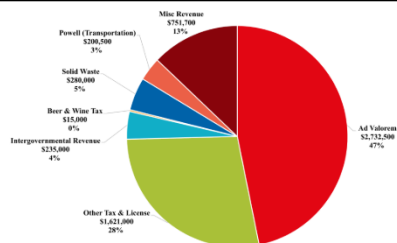
- **Planning for Tennis/Pickleball complex in New Park Property.**
 - Located behind Advance Auto
 - Add parking in Lions Club Drive (replace old tennis courts).
- **Athletic Complex Improvements**
 - Repair Musco Lighting
 - New bleachers, updated dugouts, batting cage improvements
- **Relocate Museum and Offices**
 - Relocate Senior Nutrition Program to Locust Senior Center
 - Relocate Locust Historical Society to Locust Community Building
 - Renovate current museum building to house a community center.
- **Master Plan and develop Town Green**
- **Master Plan and develop park at "Locust Tree"**

4. Budget Overview - Proposed Budget Ordinance

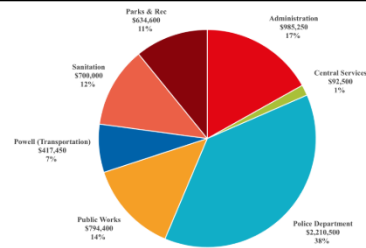
City Manager Cesar Correa gave the budget overview and the proposed budget ordinance.



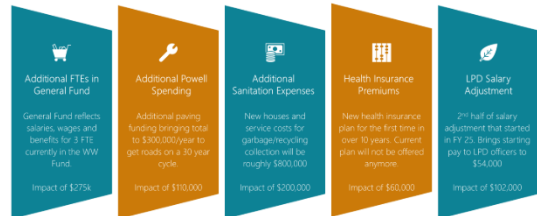
General Fund – Projected Revenues



General Fund – Projected Expenditures



Notable Expenditure Increases



Budget Options to Consider

Due to continued and steady growth of property valuations and sales tax, we can review these options to give residents a break in their taxes or fees.

- FY 26-27: Reduce tax rate from \$0.29 to \$0.28**
 - Estimated budget impact of \$125,000
 - Average savings of \$32/year
- FY 27-28: Reduce tax rate from \$0.28 to \$0.27**
 - Estimated budget impact of \$137,000
 - Average savings of \$32/year
- FY 28-29: Elimination of Solid Waste Fee**
 - Estimated budget impact of \$300,000+
 - Savings of \$120/year
 - Following purchase of new garbage/recycling carts.
- FY 29-30: Stanly County Revaluation**
 - Tax Revenue Neutral calculation required. Likely another reduction in tax rate.

City of Locust – Capital Improvement Plan – General Fund FY 25 – FY29					
Project	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030
04300 - Central Services					
Council Chambers Improvements	\$15,000	\$0	\$15,000	\$0	\$0
Senior Center Construction	\$3,000,000	\$0	\$0	\$0	\$0
USPS-Market Street Connection	\$110,000	\$0	\$0	\$0	\$0
04300 - Public Safety					
Vehicle Fleet	\$130,000	\$0	\$130,000	\$0	\$130,000
Body/Dash Cam Program	\$40,000	\$40,000	\$40,000	\$40,000	\$0
PD Equipment	\$0	\$25,000	\$25,000	\$25,000	\$25,000
PD Facility	\$0	\$3,000,000	\$0	\$0	\$0
04400 - Parks & Recreation					
Equipment Purchases	\$80,000	\$8,000	\$40,000	\$0	\$40,000
Vehicle Fleet	\$0	\$67,000	\$0	\$40,000	\$0
Christmas Decorations	\$40,000	\$40,000	\$40,000	\$0	\$0
Facility Improvements	\$15,000	\$60,000	\$0	\$110,000	\$0
04500 - Powell Fund - Transportation					
Paving Equipment	\$102,000	\$0	\$35,000	\$0	\$0
TIA Ordinance Update	\$15,000	\$0	\$0	\$0	\$0
Pavement Condition Study	\$15,000	\$0	\$0	\$0	\$0
04700 - Environmental Protection					
Vehicle Fleet	\$150,000	\$155,000	\$0	\$0	\$0
Equipment	\$0	\$500,000	\$0	\$30,000	\$30,000
Economic Development					
Hotel Feasibility Study	\$15,000	\$0	\$0	\$0	\$0
Parks & Recreation					
Vehicle Fleet	\$40,000	\$40,000	\$0	\$0	\$0
Grant Match	\$308,350	\$0	\$500,000	\$0	\$500,000
Equipment	\$0	\$101,000	\$0	\$0	\$0
Property Acquisition	\$100,000	\$0	\$250,000	\$0	\$500,000
Master Plan Improvements	\$0	\$0	\$200,000	\$500,000	\$500,000
TOTAL:	\$4,176,350	\$4,036,000	\$1,275,000	\$735,000	\$1,725,000

Strategic Goals

- Strengthening Professional Governance, Fiscal Stewardship, and Organizational Excellence.
- Enhancing Quality of Life through Accessible, Connected, and Engaging Recreation Opportunities.
- Delivering Professional, Responsive, and Community-Oriented Public Safety Services.
- Guiding Responsible Growth Through Modernized Processes and Clear Policy.
- Expanding Infrastructure Capacity and Operational Efficiency to Support Community Growth.

M/S/A Council Members Roger Hypes and Rusty Efid (7-0)
Motion to proceed with purchase and contract for FLOCK Safety Program

M/S/A Council Members Larry Baucom and Mandy Watson (7-0)
Motion to engage in conversation about property purchase identified in Park Master Plan

5. Strategic Plan Update - 2026-2030

The City of Locust continues to experience steady growth, increased service demands, and evolving community expectations. The 2025–2030 Strategic Plan builds upon the strong foundation established in the previous planning cycle while positioning the City for long-term sustainability, service excellence, and responsible growth.

This plan reaffirms our Mission, Vision, and Core Values while advancing a more performance-driven approach to governance. Each strategic priority includes measurable objectives to ensure transparency, accountability, and continuous improvement.

The City of Locust remains committed to preserving our community's character while preparing thoughtfully for the future.

VISION

Locust is the preferred community where people fulfill their dreams of home, leisure, and work.

MISSION

Our mission is to plan and prioritize for the citizens' well-being through equitable and quality services, focusing on cost-efficient government.

CORE VALUES

Preserve our community history
Encourage family values
Maintain quality of life
Stewardship of public resources

STRATEGIC FRAMEWORK

This Strategic Plan is organized around departmental priorities that support citywide goals of:

Responsible growth management.
High-quality public services.
Community engagement and trust.
Infrastructure investment and sustainability.
Organizational excellence and fiscal stewardship.

Progress toward these priorities will be measured annually and reported to City Council and the public.

GENERAL GOVERNMENT

Strategic Focus: Strengthening Professional Governance, Fiscal Stewardship, and Organizational Excellence.

The City of Locust operates under the Council-Manager form of government, a structure designed to promote professional municipal government administration, policy-driven governance, and accountability to residents. As the City continues to grow, maintaining accountable governance practices, fiscal discipline, and transparency will remain foundational priorities.

Over the next five years, the City will focus on reinforcing professional governance standards, expanding training opportunities for elected and appointed officials, ensuring responsible financial planning, and maintaining best practices in financial reporting.

Goal 1: Reinforce the Council-Manager Form of Government

Objective: Strengthen adherence to the Council-Manager model by promoting role clarity, professional development, and ethical governance practices.

The Council-Manager form of government hinges on a clear distinction between policy leadership (City Council) and administrative implementation (City Manager). Continued education and reinforcement of this framework supports effective decision-making and organizational stability.

Key Performance Indicators:

Encourage participation in professional governance organizations and conferences.
Conduct annual orientation and training sessions for elected officials.
Provide annual refresher training on Council-Manager roles and responsibilities.

Goal 2: Expand Professional Development for Elected and Appointed Officials

Objective: Identify structured and ongoing training opportunities for elected officials and appointed board members to strengthen policy leadership and decision-making.

The City will encourage participation in courses offered through the UNC School of Government and the North Carolina League of Municipalities, as well as other relevant training providers.

Key Performance Indicators:

Ensure at least one formal training opportunity annually for Council and Board members.

Encourage newly elected officials to attend government orientation courses within their first year of service.

Provide annual Board training sessions for Planning & Zoning and Parks Advisory Boards.

Goal 3: Fiscal Management and Long-Term Financial Planning

Objective: Preserve strong fiscal stewardship through disciplined budgeting, long-term forecasting, and proactive capital planning.

Key Performance Indicators:

Update and maintain a five-year Capital Improvement Plan (CIP) annually.

Maintain fund balance levels consistent with adopted financial policies.

Conduct long-range financial revenue and expenditure forecasts.

Goal 4: Transparent and Efficient Government Practices

Objective: Promote transparency, accountability, and public confidence through recognized best practices in financial reporting and communication.

Key Performance Indicators:

Maintain GFOA Distinguished Budget Presentation Award.

Maintain GFO Certificate of Achievement for Excellence in Financial Reporting.

Expand public access to financial information.

Goal 5: Invest in Professional Staff Development

Objective: Support employee development and leadership training to ensure long-term organizational sustainability.

Key Performance Indicators:

Provide annual professional development opportunities for department heads.

Encourage credentialing and certification programs.

Develop internal succession planning framework.

Strategic Outcome: By 2030, the City of Locust will have:

Reinforced commitment to the Council-Manager form of government.

Established consistent professional development expectations for elected officials and appointed officials.

Maintained strong fiscal discipline and long-term capital planning.

Strengthened employee professional development to support sustained growth.

PARKS & RECREATION

Strategic Focus: Implementation of the 2023 Master Plan to Enhance Quality of Life Through Accessible, Connected, and Engaging Recreation Opportunities. The City of Locust is committed to expanding recreational access, modernizing facilities, and strengthening community engagement through year-round programming.

The City of Locust's 2023 Parks & Recreation Master Plan establishes a long-term vision for expanding recreational access, modernizing facilities, enhancing connectivity, and meeting the needs of a growing population. Over the next five years, the City will prioritize implementation of this plan through disciplined capital investment planning, strategic partnerships, and pursuit of grants.

The Parks & Recreation strategy for 2026-2030 focuses on five key priorities: Master Plan implementation, facility expansion, parkland acquisition, greenway connectivity, and expanded programming.

Goal 1: Implementation of the 2023 Parks & Recreation Master Plan

Objective: Advance priority projects identified in the 2023 Master Plan through phased capital investment.

Key Performance Indicators:

Completion of ADA upgrades at Officer Jeff Shelton Memorial Park.

Initiate or complete at least 40% of identified Master Plan priority projects by 2030.

Submit a minimum of two grant applications annually to support implementation.

Increase overall resident satisfaction with parks and recreation services.

Publish an annual Master Plan progress update to Council.

Goal 2: Expand and Modernize Recreational Facilities

Objective: Construct and improve high-demand recreational facilities to accommodate community growth and program expansion.

Key Performance Indicators: Construct a new pickleball/tennis complex.

Enhance and expand parking at the Locust Athletic Complex.

Improve the existing baseball/softball complex.

Continue partnership efforts with Stanly County Family YMCA for a new branch in Locust.

Goal 3: Expand Parkland and Secure External Grant Funding

Objective: Strategically acquire parkland and pursue grant funding consistent with Master Plan priorities.

Key Performance Indicators:

Submit at least one PARTF application during each eligible funding cycle.

Secure a minimum of \$500,000 in PARTF or other grant funding by 2030.

Acquire priority parkland parcels identified in the Master Plan.

Goal 4: Develop Connected Greenways and Trails

Objective: Improve connectivity between parks, neighborhoods, schools, and the Locust Town Center through strategic greenway development.

Key Performance Indicators:

Construct additional walking trails and greenway segments consistent with the Master Plan.

Improve resident perception of walkability and connectivity.

Goal 5: Expand Year-Round Programming and Community Engagement

Objective: Increase program offerings, expand partnerships, and grow participation across all age groups.

Key Performance Indicators:

Increase total program offerings by 2030.

Increase annual program participation.

Achieve 85% or greater participation satisfaction rating.

Increase adult recreation opportunities.

Strategic Outcome: By 2030, the City of Locust will have:

Expanded recreational access,

Strengthened community partnerships,
Increased program capacity,
Secured external funding,
Implemented significant components of the 2023 Parks & Recreation Master Plan – ensuring that Locust remains a preferred community for home, play, and work.

PUBLIC SAFETY

Strategic Focus: Delivering Professional, Responsive, and Community-Oriented Public Safety Services in a Growing community.

As the City of Locust continues to grow, public safety services must expand strategically to meet increasing service demands while maintaining high standards of professionalism, efficiency, and community trust. Over the next five years, the City will focus on strengthening recruitment and retention, modernizing facilities and technology, enhancing school and community partnerships, and preparing for long-term operational sustainability.

The Public Safety strategy for 2026-2030 is organized around five key priorities: facility expansion, workforce development, technology investment, school resource expansion, and community engagement.

Goal 1: Construct a Modern Public Safety Facility to Meet Current and Future Needs

Objective: Build a new police station strategically located to improve emergency response times and accommodate future departmental growth. The proposed facility will provide adequate operational space, facilitate patrol access to primary roadways, and support long-term staffing expansion.

Key Performance Indicators:

Improve patrol access to primary roadways.

Increase equipment and evidence storage space.

Increase operational space per officer to meet professional standards.

Goal 2: Strengthen Recruitment and Retention in a Competitive Labor Market

Objective: Maintain authorized staffing levels through proactive recruitment strategies, enhanced partnerships, and competitive retention efforts.

Key Performance Indicators:

Maintain staffing at 90–100% of authorized strength.

Reduce average time to fill vacancies.

Increase annual application pool.

Strategic Initiative: Stanly Community College Partnership

The Locust Police Department will enhance its partnership with Stanly Community College, particularly upon completion of the new Basic Law Enforcement Training (BLET) facility at the Crutchfield Campus. Partnership benefits may include:

Establishing formal recruitment agreement with Stanly Community College.

Enhanced participation in BLET training sessions.

Sponsoring BLET recruiting events.

Hiring BLET cadets as vacancies allow.

Goal 3: Invest in Technology, Equipment, and Operational Readiness

Objective: Modernize equipment and technology to enhance officer safety, reporting efficiency, and data-

driven community policing.

Key Performance Indicators:

Maintain fleet replacement schedule.

Implementation of License Plate Readers.

Goal 4: Strengthen Community Engagement and Public Trust

Objective: Build strong relationships with all segments of the Locust community through proactive communication and engagement activities.

Key Performance Indicators:

Increase number of community outreach events.

Conduct annual public safety satisfaction survey.

Expand participation in neighborhood and civic group meetings.

Goal 5: Expand School Resource Officer (SRO) Program

Objective: Strengthen relationships with students, families, and educators through proactive school engagement.

Key Performance Indicators:

Maintain SRO presence in Locust Elementary School.

Expand SRO summer camp program.

Study the feasibility of an additional SRO for Carolina Christian School.

Strategic Outcome: By 2030, the City of Locust will have:

Completed construction of a modern police facility.

Maintained stable staffing levels in a competitive labor market.

Established a sustainable recruitment partnership with Stanly Community College.

Expanded school-based engagement efforts.

Strengthened public trust through proactive community engagement.

PLANNING & ZONING

Strategic Focus: Guiding Responsible Growth Through Modernized Processes and Clear Policy.

In November 2025 the City of Locust adopted the 2025 Land Use Plan as its long-range framework for growth management, housing, transportation, and land use decision-making. This comprehensive policy document is intended to guide development over the next 10-20 years by identifying preferred future land uses, infrastructure needs, and strategies to preserve “small town” charm as the City grows.

As Locust experiences unprecedented residential and commercial growth and development demand, the Planning & Zoning Department will pursue strategic improvements to ensure responsive and efficient services. Key priorities for the next five years include: 2025 Land Use Plan implementation, digital permitting modernization, land development ordinance updates, enhanced transportation regulation, and succession planning.

Goal 1: Implementation of the 2025 Land Use Plan

Objective: Use the 2025 Land Use Plan as the guiding document for all development decisions, zoning updates, and future land uses. The Land Use Plan establishes preferred future land uses, guides where residential and commercial growth should occur, and helps align infrastructure investments with development patterns consistent with Locust’s vision.

Key Performance Indicators:

Ensure rezoning and development decisions align with the Land Use Plan.

Publish an annual residential and commercial development report to City Council.

Update future land use districts and land use map as needed to reflect development trends.

Goal 2: Modernize Permitting and Development Services

Objective: Implement digital permitting platform to streamline housing permits, zoning compliance applications, fence applications, and other land development approvals to improve efficiency, transparency, and customer service.

Key Performance Indicators:

Launch a fully digital permitting platform by FY 2027.

Increase online permit submissions to represent at least 80% of all applications.

Goal 3: Update Development Standards and Transportation Impact Regulations

Objective: Ensure that land development regulations are clear, updated and accessible. A key part of this initiative updating the Transportation Impact Analysis ordinance, retaining a traffic consultant for TIAs to ensure that transportation needs associated with new development are anticipated and mitigated.

Key Performance Indicators:

Adopt updated Transportation Impact Analysis ordinance by FY 2026.

Completion of Land Development Ordinance rewrite by FY 2027.

Integrate LDO within digital platform by FY 2027.

Goal 4: Strengthen Organizational Capacity and Succession Planning.

Objective: Invest in personnel and tools to meet departmental capacity to meet rising service demands.

Key Performance Indicators:

Identify technology and staffing needs for future budget cycles.

Maintain departmental service standards during peak permit periods.

Complete cross-training plan for departmental functions by FY 2028.

Strategic Outcome: By 2030, the Planning & Zoning Department will have:

Modernized its permitting system, significantly improving digital access and customer service.

Ensured that land development decisions/uses are aligned with the adopted 2025 Land Use Plan.

Updated Land Development Ordinance regulations and Transportation Impact practices.

Successfully transferred institutional knowledge in anticipation of Planning Director's retirement.

PUBLIC WORKS

Strategic Focus: Expanding Infrastructure and Operational Capacity to Support Community Growth. The Public Works Department plays a critical role in maintaining the infrastructure and municipal services that support Locust's quality of life. As the City continues to experience steady residential growth and increased service demands, Public Works will focus on expanding operational capacity, improving equipment reliability, enhancing city beautification, and supporting Stanley County Utilities following sewer consolidation.

Over the next five years, Public Works will prioritize improvements to its operations center, expansion of solid waste services, fleet management, and sewer consolidation efforts. These initiatives will ensure the City can continue to deliver high-quality services efficiently while preparing for future growth.

Goal 1: Expand Public Works Facility to Support Expansion of Solid Waste Services.

Objective: Expand solid waste services to an in-house municipal operation.

As service demands increase, the City will explore expanding solid waste operations to in-house municipal operations. This approach will allow the City greater control over service levels, scheduling, and long-term cost management while increasing responsiveness to residents.

Key Performance Indicators:

Develop expansion plan for the Public Works Operations Center.

Increase frequency of bulk pickup, leaf collection, and white goods removal.

Evaluate interlocal agreements for solid waste service partnerships with neighboring municipalities.

Goal 2: Maintain a Reliable Fleet and Equipment Replacement Program.

Objective: Ensure City personnel have reliable vehicles and equipment necessary to perform their duties safely and efficiently.

Key Performance Indicators:

Expand fleet services to support public safety operations.

Add a dedicated mechanic position to support the growing municipal fleet and expanded maintenance responsibilities.

Reduce outsourced maintenance costs.

Reduce vehicle repair turnaround time.

Goal 3: Enhance City Beautification and Maintenance of Public Facilities.

Objective: Expand efforts focused on maintaining aesthetic appearance of City facilities, parks and public spaces.

Public Works will increase its role in maintaining the City's athletic complex and other key public assets and spaces to ensure they remain safe, functional, and appealing to residents and visitors.

Key Performance Indicators:

Expand beautification efforts along major corridors and public spaces.

Maintain high standards for landscaping, cleanliness, and facility upkeep.

Pursue additional monuments and signage along main corridors.

Goal 4: Support the Consolidation of Sewer Utilities with Stanly County

Objective: Successfully complete the consolidation of the City's sewer utility with Stanly County Utilities and assist with the operational transition.

The City will work closely with Stanly County Utilities to ensure a smooth transition of responsibilities, infrastructure coordination, and service continuity for residents.

Key Performance Indicators:

Complete administrative and operational transition of sewer utility services.

Maintain uninterrupted sewer service for customers during transition period.

Communicate clearly with residents regarding service changes.

Expand customer service access in City Hall to facilitate payments.

Strategic Outcome: By 2030, the Public Works Department will have:

Expanded capacity to provide in-house solid waste services.

Integrated fleet services to support public safety operations.
Strengthened city beautification efforts and public facility maintenance.
Successfully completed the sewer utility consolidation with Stanly County.

6. Executive Session GS: 143-318.11 (6) Personnel

M/S/A Council Members Barry Sims and Roger Hypes (7-0)
Motion to enter into executive session GS: 1143.318.11 (6) Personnel at 1:22pm

Out of executive session at 2:51pm

7. City Manager and Board Closing Comments

Thank you to City Manager Cesar Correa and all of the department heads for all of their hard work for budget workshop. Thank you to Council for their diligence and dedication to the citizens of Locust. Great budget workshop.

8. Adjourn

M/S/A Council Members De-Dee Nathan and Rusty Efird (7-0)
Motion to adjourn at 2:52pm

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - MARCH 31, 2026
FISCAL YEAR ENDING 6/30/2026

GENERAL FUND (011)

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 3,024,459	\$ 2,400,000	\$ 3,098,716	129.11%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 13,680	\$ -	\$ 100	0.00%
FRANCHISE TAXES	\$ 283,533	\$ 230,000	\$ 198,229	86.19%
SALES TAXES	\$ 1,866,620	\$ 1,225,000	\$ 1,198,792	97.86%
CABLE VISION FRANCHISE	\$ 18,790	\$ 21,000	\$ 12,739	60.66%
SOLID WASTE	\$ 322,130	\$ 265,000	\$ 319,300	120.49%
BUSINESS REGISTRATION/PERMITS	\$ 80,803	\$ 44,352	\$ 78,682	177.40%
POWELL FUND	\$ 192,905	\$ 190,500	\$ 197,048	103.44%
ALL OTHER REVENUES	\$ 1,219,112	\$ 739,002	\$ 834,591	112.93%
	\$ 7,022,032	\$ 5,114,854	\$ 5,938,197	116.10%

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 799,423	\$ 847,901	\$ 655,419	77.30%
CENTRAL SERVICES	\$ 417,067	\$ 87,500	\$ 44,231	50.55%
PUBLIC SAFETY	\$ 1,896,714	\$ 2,040,663	\$ 1,531,909	75.07%
PUBLIC WORKS	\$ 672,241	\$ 722,210	\$ 372,160	51.53%
POWELL FUND/STREETS	\$ 142,008	\$ 296,600	\$ 103,095	34.76%
SANITATION	\$ 655,601	\$ 500,000	\$ 461,253	92.25%
PARKS & RECREATION	\$ 848,845	\$ 618,980	\$ 399,458	64.53%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ 2,000	\$ 1,000	\$ 1,000	0.00%
TRANSFER OUT OF GENERAL FUND	\$ -	\$ -	\$ 500,000	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%

\$ 5,433,900 \$ 5,114,854 \$ 4,068,525 79.54%

Y-T-D FUND BALANCE INCREASE

\$ 1,588,133 \$ - \$ 1,869,672

Sales Tax Revenue Summary

July 2025	\$ 169,007.08	rec'd 9/14/2025
Aug 2025	\$ 164,198.82	rec'd 10/14/2025
Sept 2025	\$ 164,691.48	rec'd 11/14/2025
Oct 2025	\$ 165,629.27	rec'd 12/15/2025
Nov 2025	\$ 167,690.37	rec'd 1/15/2026
Dec 2025	\$ 176,081.19	rec'd 2/17/2026
Jan 2026	\$ 191,493.33	rec'd 3/17/2026

ABC Income Summary

July 2025	\$ 17,509.25	
Sept 2025	\$ 55,205.50	Aug/Sept/FYE
Oct 2025	\$ 17,509.25	
Nov 2025	\$ 4,055.25	LEO Qtr Dist.
Dec 2025	\$ 35,018.50	Nov&Dec 2025
Jan 2026	\$ 0.00	
Feb 2026	\$ 20,045.50	Jan Dist+LEO
Mar 2026	\$ 35,018.50	Feb & Mar Dist

WASTE WATER FUND (061)

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 13,590	\$ 1,500	\$ 1,050	70.00%
INTEREST INCOME	\$ 19,055	\$ 10,000	\$ 1,715	17.15%
NEW DEV SEWER TAP FEES		\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 116,929	\$ 115,000	\$ 86,910	75.57%
USER FEES	\$ 1,640,023	\$ 1,435,295	\$ 1,258,702	87.70%
SYSTEM DEVELOPMENT FEE	\$ 456,450	\$ 225,000	\$ 835,800	371.47%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 5,054,759	\$ 3,010	\$ 1,172,034	0.00%
	\$ 7,300,806	\$ 1,789,805	\$ 3,356,211	187.52%

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 315,722	\$ 337,340	\$ 250,068	74.13%
WASTE COLLECTION & TREATMENT	\$ 1,830,503	\$ 1,227,465	\$ 900,940	73.40%
CAPITAL PROJ - N BASIN PS	\$ 1,628	\$ -	\$ -	0.00%
CAPITAL PROJ - MEADOWCREEK PS	\$ 0	\$ -	\$ -	0.00%
TRANSFER TO CAPITAL RESERVE	\$ -	\$ 225,000	\$ -	0.00%
	\$ 2,147,853	\$ 1,789,805	\$ 1,151,007	64.31%

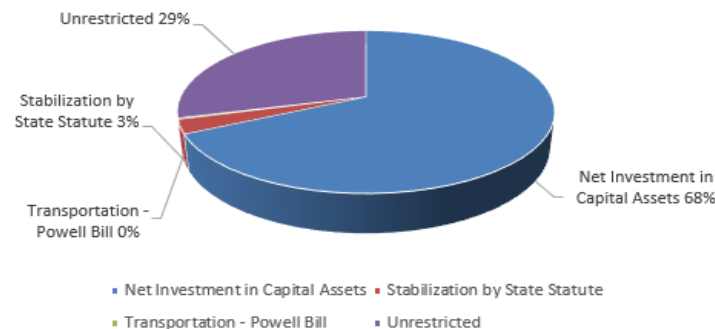
Y-T-D FUND BALANCE INCREASE

\$ 5,152,953 \$ - \$ 2,205,203 0.00%

GENERAL FUND INVESTMENT POSITION

Total Fund Balance	6/30/2025
Net Investment in Capital Assets	13,005,619.00
Stabilization by State Statute	534,088.00
Transportation - Powell Bill	53,229.00
Unrestricted	5,587,865.00
Subtotal	\$ 19,180,801.00

General Fund Net Position





City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

RESOLUTION OPPOSING FEDERAL LEGISLATION THAT WOULD INCREASE THE MAXIMUM SIZE AND WEIGHT LIMITS FOR COMMERCIAL TRUCKS

WHEREAS, the City of Locust is committed to the safety of our roads and the integrity of our infrastructure; and

WHEREAS, the United States Congress is currently considering proposals that would significantly increase the allowable weight limits for commercial motor vehicles above the current weight limit of 80,000 pounds; and

WHEREAS, the proposals under consideration in Congress raise concerns regarding longer stopping distances, reduced maneuverability, and increased crash severity in collisions involving larger and heavier vehicles; and

WHEREAS, heavier and larger commercial vehicles have a higher risk of causing severe roadway damage and can compromise the structural integrity of pavement and bridges; and

WHEREAS, public safety is of paramount concern in the City of Locust, where NC Highway 24/27 carries nearly 40,000 vehicles per day, including a significant number of commercial trucks traveling through residential neighborhoods, business districts, and school zones; and

NOW, THEREFORE, BE IT RESOLVED, the Mayor and City Council of the City of Locust opposes any increases in truck size or weight at the federal or state levels and encourages our elected delegations to oppose related legislation.

Approved this 9, day of April, 2026.

Stephen Huber, Mayor

AMENDMENT #2
To the MUNICIPAL ACCOUNTING SERVICES, CYBERSECURITY AND
TECHNICAL ASSISTANCE MEMORANDUM OF AGREEMENT

This **AMENDMENT #2** to the Municipal Accounting Services, Cybersecurity and Technical Assistance Memorandum of Agreement (hereinafter the “Amendment #2”) is entered into as of the Effective Date set out below, by and between the City of Locust, (hereinafter the “Municipality”) and the NC League of Municipalities (hereinafter the “League”), each additionally referred to as a “Party”; and collectively as the “Parties.”

WHEREAS, the Parties executed a Municipal Accounting Services, Cybersecurity and Technical Assistance Memorandum of Agreement (“MOA”) dated 11/28/2023, as amended by the Amendment #1 dated 3/25/2024;

WHEREAS, pursuant to Section 5 of the MOA, the League is offering, and the Municipality is willing to accept, Additional Services as set forth in Exhibit C to this Amendment #2, which will be provided by Witt O’Brien’s (“Consultant”);

THEREFORE, for good and valuable consideration, the adequacy of which is hereby acknowledged, the Parties agree to amend the original MOA by adding the attached Exhibit C to the MOA. The MOA, with this Amendment #2, constitutes the entire agreement of the Parties with respect to the subject matter hereof. Except as provided in this Amendment #2, the MOA and any previous amendments, if any, will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by digital signature on the respective dates below, and this Agreement shall be effective upon the date of the MUNICIPALITY’s signature.

NC LEAGUE OF MUNICIPALITIES:

MUNICIPALITY:

CITY OF LOCUST

a North Carolina municipal corporation

By:

By:

Signature

Signature

Rose Vaughn Williams

Name

Executive Director

Title

Date of Signature

Date of Signature

ATTEST:

Town Clerk (or designee)

Exhibit C – Description of Grant Services, Compensation, and Expenses

Description of Grant Services:

The League is prepared to provide the City of Locust with up to the maximum amount of \$60,000 in funding, which includes \$30,000 previously allocated to Witt O'Brien's for services previously rendered, to pay for grant services ("Grant Services") to be provided by Witt O'Brien's ("Consultant"). Grant Services will be described in a scope of work to be agreed upon by the Municipality and the Consultant, in consultation with the League ("Scope of Work").

Depending on the final Scope of Work, Consultant may provide the following services to Municipality:

1. Research grant prospects and advise Municipality on which ones to approach and how.
2. Work with Municipality to set grant priorities, interpret guidelines, and gather material and information necessary for a strong grant proposal.
3. Write grant proposals as requested in time to meet applicable deadlines and prepare the proposal for submission.
4. Identify and prepare required compliance measures and documents.
5. Establish a method to meet reporting requirements.
6. Assist in developing a grant management plan, if appropriate.
7. Attend meetings necessary to accomplish the required work.
8. Provide other Grant Services deemed appropriate by Consultant and Municipality, in consultation with League.

Municipality expressly agrees to cooperate with Consultant as needed in order for Consultant to carry out the agreed upon Scope of Work.

Compensation & Expenses:

Subject to the not to exceed threshold of \$60,000, which includes \$30,000 previously allocated to Witt O'Brien's for services previously rendered, Consultant's compensation and expenses will be covered by League per the Consulting Agreement between the Consultant and League dated June 6, 2023.

Timeline:

Consultant and the Municipality will determine Grant Services project schedules on a case-by-case basis. The League can only support costs and pay for Grant Services rendered before December 31, 2026.

Additional Terms:

1. Municipality acknowledges and agrees that neither the League nor Consultant can guarantee a successful grant award. Many factors, including those out of the Consultant's control, can impact the outcome of a grant application. However, a grant application that is reflective of a responsive, thoughtful, and prepared effort is valuable and can be utilized for future opportunities that benefit the Municipality. Contents of the grant application package will be the Municipality's property for future use by the Municipality.
2. The Consultant and the League will remain in active communication through the term of this Agreement. The Consultant agrees to notify the League if the cost of Grant Services rendered is reaching the maximum amount of costs associated with the Scope of Work. There shall be no extra

expenses exceeding the maximum threshold of \$60,000, unless the extra expenses are accepted and paid for by Municipality.

3. If the Municipality is granted an award as a result of Consultant's work, then the Municipality can choose to accept the award or reject the award, depending on the circumstances facing the Municipality.

Grant Services are to be provided to the Municipality pursuant to the Guidance and Technical Assistance grant identified above as OSMB-NCLM-66. This constitutes guidance and technical services provided to the Municipality to assist in the development of the Municipality's ARP project funded in part by the Municipality's ARP Local Fiscal Recovery Funds or State Fiscal Recovery Funds, (ARP funds) or ARP enabled funds. ("ARP enabled funds" are described in numerous UNC SOG publications. See American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Fund: Reimbursements - Coates' Canons NC Local Government Law, <https://canons.sog.unc.edu/2023/06/american-rescue-plan-act-coronavirus-state-and-local-fiscal-recovery-funds-reimbursements/>).

Last Revised: 5/28/24



CONTRACT CHANGE ORDER

Contract Job Name: Locust Senior Center
Change Order #: 4
Date Submitted: 3/20/2026

Owner / Construction Manager: City of Locust
Contractor: Cinderella Partners Inc

Changes from original contract:

1. Furnishing and installation of a complete low-voltage systems package for the Locust Senior Center, including network infrastructure (Cat6A and fiber cabling), access control systems (electric strikes, door hardware, readers, and ADA operators), and security systems, along with all associated terminations, racks, patch panels, cable management, testing, and project management. \$ 183,020.48

Labor \$77,230.17

Materials \$98,869.45

Sales Tax on Materials (7%) \$6,920.86

Excluded (-)

1. End devices, Switches, Routers, Firewall, PCs, etc. (currently no info, but these can be added upon request)
2. Primary Uninterruptible Power Supply (we can provide the correct UPS once we know all devices that will be in the MDF)
3. AV Devices and AV Cabling
4. Conduits, Innerducts, Pipes, Raceways, and Wire Trays
5. Fire Alarm Devices and Fire Alarm Cabling
6. Non-Electrified Door Hardware

Sub-total:	\$ 183,020.48
OH/P(15%):	\$ 27,453.07
Total:	\$ 210,473.55

Change in contract time (Additional days): 50 Days

Previous Contract Value through change order # 3	\$ 2,600,395.00
Add this Change Order Request # 4	\$ 210,473.55
Revised Contract Amount	\$ 2,810,868.55

Date: 04/09/2026	Accepted: _____
By: <u>Hope Watson</u> Hope Watson President	By: _____

Cesar Correa

From: Kevin O'Connor
Sent: Tuesday, March 31, 2026 3:49 PM
To: Cesar Correa
Subject: pRE: Old Tasers

Taser Model X26-P

1 – X12003RCN
2 – X12003RCP
3 – X12003R8W
4 - X12003R6N
5 – X12003R95

Kevin R. O'Connor
Assistant Chief of Police

Locust Police Department
186 Ray Kennedy Drive
PO Box 190
Locust, NC 28097

Office: (704) 888-4744 x133
Fax: (704) 888-1566
kroconnor@locustnc.gov



From: Kevin O'Connor
Sent: Tuesday, March 31, 2026 2:48 PM
To: Cesar Correa <ccorrea@locustnc.gov>
Subject: Old Tasers

Cesar,

The Stanly County Sheriff's Office is currently upgrading their entire Taser fleet. They are being offered a trade in price for old obsolete tasers but need to meet a certain trade in number and are 5 short. We have 5 non-functioning tasers from before we upgraded in 2024. (we were not offered a buyback) These units are of no value to us and cannot be repaired or re-issued. Can we give these to the SO? They have helped us with vehicle related equipment in the past so I am sure this would be appreciated. If it needs to go before council I can get you serial numbers.



CONSULTING SERVICES AGREEMENT

Client: City of Locust	Project Name: ("Project") Officer Jeff Shelton Memorial Park Redevelopment
Address:	Project Location: 2884 Park Drive Locust NC 28097
Telephone: 704-888-5260	
Client Contact: Cesar Correa	Consultant PM: Jon Wood
Client Job No.: _____	Consultant Job No.: PP17-262163.00

This agreement ("Agreement") is made by and between City of Locust ("Client") and Alfred Benesch & Company ("Consultant") (singularly, each may be referred to as "Party," and collectively, as "Parties") on April 6, 2026 ("Effective Date"), for certain professional consulting services requested by Client in connection with the Project as specified herein. Consultant agrees to provide Client with the services ("Services") more specifically described as follows (or shown in Attachment A):

Services Description

The General Terms and Conditions and the following Attachments are hereby made a part of this Agreement:

Attachment A: Scope of Services and Fee Estimate

By signing this Agreement, Client acknowledges that it has read and fully understands this Agreement and all Attachments thereto. Client further agrees to pay Consultant for the Services in accordance with the Method of Payment selected below:

X By Lump Sum using a percent completed basis: \$50,000.00.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement as of the Effective Date:

City of Locust	Alfred Benesch & Company
BY: _____ AUTHORIZED REPRESENTATIVE	BY: _____ AUTHORIZED REPRESENTATIVE
PRINT NAME: _____	PRINT NAME: _____
TITLE: _____	TITLE: _____
DATE: _____	DATE: _____

BENESCH OFFICE: Raleigh
ADDRESS: 8000 Regency Parkway, Suite 110 Cary, NC 27518

PLEASE SIGN AND RETURN ONE COPY TO ALFRED BENESCH & COMPANY (ADDRESS ABOVE).



GENERAL TERMS AND CONDITIONS

SECTION 1 – Services by Consultant

1.1 Scope of Services and Fees

The Services to be performed by Consultant and the associated fee are set forth on the signature page or in Attachment A, Scope of Services and Fee Estimate, attached hereto, or, if applicable, by using serially numbered Work Authorizations. The Scope of Services and Fee Estimate is valid for sixty (60) days, after which Consultant reserves the right to revise the Scope of Services and Fee Estimate.

It is mutually understood that Consultant's fee is not a firm contractual amount, except the total fee by Consultant shall not be exceeded unless authorized in writing by Client. The intent of the Scope of Services is to identify the Services to be provided by Consultant; provided, however, it is specifically understood that by written notice to Consultant, Client can decrease or, with concurrence of Consultant, increase the Scope of Services.

SECTION 2 – Payments to Consultant

2.1 Method of Payment

Payment for the Services and direct expenses shall be based on the Method of Payment identified on the signature page to this Agreement or serially numbered Work Authorizations attached hereto and made a part of this Agreement.

2.2 Payment for Consultant's Services

2.2.1 Payment

Payment for the Services rendered by Consultant shall be based on the hours of chargeable time and in accordance with Consultant's Schedule of Unit Rates, Attachment B, attached hereto.

2.2.2 Chargeable Time

Chargeable time for the Services is that portion of time devoted by Consultant's personnel to provide the Services. Chargeable time for field personnel located away from Consultant's office for more than one week is a minimum of eight (8) hours per day and five (5) days per calendar week, except for Consultant observed legal holidays or during an employee's sick leave or vacation time. Travel time from Consultant's office to an assigned Project site, and return to Consultant's office, is chargeable time; or, if more economical for Client, Consultant shall lodge its personnel overnight near the Project site in lieu of traveling back to Consultant's office at the end of each work day.

2.2.3 Overtime Rates

The basis for payment to Consultant for each hour worked in excess of forty (40) hours in any calendar

week shall be the applicable hourly rate as specified in the Schedule of Unit Rates.

2.3 Payment for Direct Expenses

2.3.1 Payment

For Direct Expenses incurred by Consultant, payment to Consultant by Client shall be in accordance with Consultant's Schedule of Unit Rates.

2.3.2 Direct Expenses

For the purposes of this Agreement, Direct Expenses to be contracted and managed by Consultant and payable by Client to Consultant shall include: Outside Services including the services and reimbursable expenses for firms other than Consultant which are necessary for the Services Consultant is to perform; Laboratory Tests and related reports necessary for the Services Consultant is to perform, either by Consultant or by an outside service for Consultant; Special Equipment expenses including the costs of Consultant locating, acquiring, leasing, or renting any equipment or facilities not currently owned, leased, or rented by Consultant at the time of the request for services which are necessary to enable Consultant to provide the Services; vehicles furnished by Consultant for Consultant's authorized travels and for Consultant's field personnel; Per Diem expense or actual costs of maintaining Consultant's field personnel on or near the Project site, for each day of field assignment away from Consultant's office; and Other Direct Expenses associated with all Services provided hereunder and identified in the Schedule of Unit Rates.

2.4 Payment Conditions

2.4.1 Consultant shall submit monthly invoices for all Services rendered and Direct Expenses under this Agreement and a final invoice upon completion of the Services.

2.4.2 Invoices are due and payable upon receipt by Client. Interest at a rate of 1.5% per month, or the maximum allowed by law, will be charged on all past due amounts starting thirty (30) days after the date of invoice. Payments will first be credited to interest and then to principal.

2.4.3 In the event of a disputed or contested invoice, Client must provide written notice to Consultant within ten (10) days of the date of any invoice, otherwise the invoice will be considered to be correct. In the event Client timely submits in writing a dispute on a particular invoice, only that portion so contested will be withheld from payment and Client will pay the undisputed portion. No interest will accrue on any reasonably contested portion of the invoice until mutually resolved.

2.4.4 If Client fails to make payment in full to Consultant of amounts owed pursuant to this Section 2 within forty-five (45) days of the date of the invoice, Consultant may, after giving seven (7) days' written notice to Client, suspend the Services under this Agreement until paid in full, including interest. Consultant shall have no liability to Client for delays or damages caused by such suspension of the Services. Client agrees to pay all costs of collection, including reasonable attorney's fees, incurred by Consultant as a result of Client's failure to make payments in accordance with this Agreement. No final plans, documents or reports will be released for any purpose until Consultant has been paid in full.

2.4.5 The hourly rates specified in the Schedule of Unit Rates for subsequent years shall be adjusted annually in accordance with Consultant's costs of doing business, subject to Client's review and concurrence.

SECTION 3 - Term of Agreement

3.1 Term

The Parties obligations to perform under this Agreement shall extend from the Effective Date set forth on the signature page until terminated by either Party.

3.2 Abandonment of Services

Client shall have the absolute right to abandon any Services in Attachment A, or any Work Authorization attached hereto, or to change the general scope of the Services at any time, and such action on its part shall in no event be deemed a breach of contract.

3.3 Termination of Agreement

3.3.1 Termination for Cause

Either Party may terminate this Agreement for cause upon written notice to the defaulting Party stating the basis for the termination; provided, however, the defaulting Party shall have seven (7) days to cure the default. The termination will be effective seven (7) days after delivery of the written notice if the basis for the termination has not been cured. In the event of termination by Consultant caused by Client's default, Client shall pay for all Services performed by Consultant prior to the effective date of the termination, including all Project termination expenses, collection fees, and legal expenses. Consultant shall prepare a progress report, including information as to all the Services performed by Consultant and the status of the Services as of the date of the termination, and provide information and documents developed under the terms of this Agreement to Client upon receipt of final payment. In the event of termination by Client caused by Consultant's default, Consultant shall prepare a progress report, including information as to all the Services performed by Consultant and the status of

the Services as of the date of the termination and provide information and documents developed under the terms of this Agreement to Client. Upon receipt of all other information and documents, Client shall pay Consultant for all Services performed prior to the effective date of the termination.

3.3.2 Termination for Convenience

Either Party may, in its sole discretion, terminate this Agreement for convenience at any time. In the event of such termination, the terminating Party will promptly notify and confirm the termination in writing to the other Party. The termination will be effective seven (7) days after delivery of written notice thereof. Upon termination, Consultant shall prepare a progress report, including information as to all the Services performed by Consultant and the status of the Services as of the date of the termination, and provide information and documents developed under the terms of this Agreement to Client upon receipt of final payment from Client.

3.4 Payment for Services Upon Abandonment or Agreement Termination

If Client abandons any of the Services in Attachment A or any Work Authorization attached hereto, or terminates this Agreement, Consultant shall be paid on the basis of Services completed to the date of abandonment or effective date of termination. Consultant shall perform no activities other than reasonable wrap-up activities after receipt of notice of abandonment or termination. Payment for the Services completed shall be made in accordance with Section 2.

3.5 Liability for Incomplete Documents

Neither Consultant nor its subconsultants shall be responsible for any errors or omissions in documents which are incomplete as the result of an early termination under this Agreement.

SECTION 4 - General Considerations

4.1 Assignment and Responsibility for Personnel

4.1.1 The assignment of personnel and all phases of the Services provided by Consultant hereunder shall be subject to the oversight and general guidance of Client.

4.1.2 While upon the premises of Client or property under Client's control, all employees, agents, and subconsultants of Consultant shall be subject to Client's rules and regulations respecting Client's property and the conduct of its employees thereon.

4.1.3 Consultant understands and agrees that in the performance of the Services and obligations hereunder, Consultant shall be and remain an independent Consultant and that the employees, agents and subconsultants of Consultant shall not be considered employees of or subject to the direction and control of Client. Consultant shall be responsible

for the supervision and performance of all subconsultants which are to perform hereunder.

4.2 Insurance

4.2.1 Consultant shall furnish Client a certificate of insurance upon request showing amounts and types of insurance carried by Consultant, which certificate shall contain a commitment by Consultant's insurance provider that during the time any Services are being performed by Consultant under this Agreement it will give Client notice of cancellation or non-renewal of any insurance coverage shown on such certificate in accordance with policy provisions.

4.2.2 Any construction contracts relative to Consultant's Services shall require Client and Consultant be included as additional insureds on the contractor's and contractor's subcontractors' commercial general liability and commercial automobile liability insurance policies and that the coverage afforded Client and Consultant is primary to any insurance maintained by Client or Consultant and that Client and Consultant's insurance is non-contributory with any coverage afforded by contractor and subcontractors. Client will also require contractor and all subcontractors to purchase and maintain workers' compensation and employer's liability insurance. Consultant will name Client as an additional insured on Consultant's commercial general liability insurance policy.

4.3 Successors and Assigns

4.3.1 Client and Consultant each binds itself and its partners, successors, executors, administrators, assigns, and legal representatives to the other Party to this Agreement and to the partners, successors, executors, administrators, assigns, and legal representatives of such other Party, in respect to all covenants, agreements, and obligations of this Agreement.

4.3.2 Neither Consultant nor Client shall assign or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other Party, except as stated in paragraph 4.3.1 and except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent Consultant from employing such independent consultants, associates, and subconsultants as it may deem appropriate to assist in the performance of the Services hereunder.

4.3.3 Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than Client and Consultant except as otherwise provided

herein.

4.4 Compliance with Law

4.4.1 Consultant shall exercise the professional Standard of Care as defined herein to comply with, and shall cause its subconsultants to comply with, applicable and non-conflicting federal, state, and local laws, orders, rules, and regulations in effect at the time the Services are rendered and relating to Consultant's performance of the Services hereunder. If any discrepancy or inconsistency should be discovered between the specifications established for the Services and any law, order, rule, regulation, ordinance, or decree applicable to the Services, Consultant will immediately report such discrepancy or inconsistency to Client and will conform the Services to any orders or instructions issued by Client. If the Scope of Services requires Consultant to prepare an application for a permit, Consultant does not represent or warrant that said permit or approval will be issued by any governmental body.

4.4.2 Consultant hereby affirms its support of anti-discrimination and that it is an equal opportunity employer and complies with Title VII of the Civil Rights Act of 1964, and the provisions of Section 503 of the Rehabilitation Act of 1973; Section 4212 of the Vietnam Era Veterans Readjustment Act of 1974; 41 CFR Part 60, specifically subparts 60-1.4, 60-250.5, 60-300.5, 60-741.2, and 60-741.5; and other applicable regulations and orders of the Department of Labor relating thereto. All such regulations are incorporated herein by reference and made a part of this Agreement as if set forth in their entirety. Consultant further affirms that it and its subconsultants shall abide by the requirements of 41 CFR 60-1.4(a), 60-300.5(a) and 60-741.5(a). **These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, age, height, weight, color, religion, sex, sexual preference/orientation, marital status, citizen status, ancestry, or national origin. Moreover, these regulations require that covered consultants and subconsultants when making decisions regarding employment of qualified individuals and without regard to race, color, religion, sex, national origin, protected veteran status, or disability.** Additionally, Consultant affirms it is its policy to treat employees equally with respect to compensation, advancement, promotions, transfers, and all other terms and conditions of employment and that minorities will be afforded full opportunity to submit a proposal and will not be discriminated against on the basis of race, color, or national origin in consideration for an award. Consultant further affirms completion of applicable governmental employer information reports, including

EEO-1 and VETS-100 reports.

4.4.3 Consultant certifies that it agrees to use the E-Verify Program, operated by the Department of Homeland Security (DHS) in partnership with the Social Security Administration (SSA), to verify that all persons it hires during the term of this Agreement are legally present and authorized to work in the United States. Consultant further acknowledges that failure to comply with the laws referenced herein shall constitute a material breach of this Agreement and Client shall have the discretion to unilaterally terminate said Agreement immediately. In the event any Services are sublet, Consultant shall obtain similar certifications from each subconsultant.

4.4.4 Consultant shall maintain a drug-free workplace in accordance with the provisions of the Drug Free Workplace Act of 1988.

4.5 Ownership and Reuse of Documents

4.5.1 All drawings, specifications, test reports, and other materials and work products which have been prepared or furnished by Client prior to this Agreement shall remain Client's property. Consultant shall be permitted to rely on Client furnished documents and Client shall make available to Consultant copies of these materials as necessary for Consultant to perform the Services.

4.5.2 All drawings, specifications, test reports, and other materials and work products, including computer aided drawings, designs, and other data filed on electronic media which will be prepared or furnished by Consultant (and Consultant's independent professional associates and subconsultants) under this Agreement, are instruments of service in respect to the Project. Ownership of the instruments of service shall transfer to Client upon Consultant's receipt of payment in full for all Services completed under this Agreement. Notwithstanding the foregoing, all Consultant pre-existing materials, including pre-existing details, specifications, software, inventions, copyrights, patents, trade secrets, trademarks and other proprietary rights, including ideas, concepts and knowhow of Consultant that existed before the commencement of the Services and which are included in any instruments of service generated by Consultant under this Agreement (collectively, the "Pre-Existing Materials"), shall remain the property of Consultant. Consultant grants to Client (as an exception to the transfer and assignment provided in this Agreement) a non-exclusive, world-wide, royalty-free right and license to use the Pre-Existing Materials for completion of the Project.

4.5.3 Any instruments of service are not intended or represented to be suitable for reuse by Client or others acting on behalf of Client on extensions of the Project or on any other project. Any reuse without written verification or adaptation by

Consultant for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Consultant or to Consultant's independent professional associates or subconsultants, and Client shall indemnify and hold harmless Consultant and Consultant's independent professional associates and subconsultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting therefrom. Any verification or adaptation by Consultant will entitle Consultant to further compensation at rates to be agreed upon by Client and Consultant.

4.5.4 Consultant makes no warranty as to the compatibility of computer data files with computer software and software releases other than that used by Consultant in performing the Services, and to the condition or availability of the computer data after an acceptance period of thirty (30) days from delivery to Client.

4.6 Consultant's Personnel at Project Site

4.6.1 The presence or duties of Consultant personnel at a Project site, whether as onsite representatives or otherwise, do not make Consultant or its personnel in any way responsible for those duties that belong to Client and/or the construction contractors or other entities, and do not relieve the construction contractors or any other entity of their obligations, duties, and responsibilities, including, but not limited to, all construction methods, means, techniques, sequences, and procedures necessary for coordinating and completing all portions of the construction work in accordance with the Project documents and any health or safety precautions required by such construction work. Consultant and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions and have no duty for inspecting, noting, observing, correcting, or reporting on health or safety deficiencies of the construction contractor or other entity or any other persons at the site except Consultant's own personnel.

4.6.2 To the extent Consultant's Scope of Services includes construction observation, Consultant shall keep Client reasonably informed about the progress and quality of the portion of the construction work completed, and report to Client (1) known deviations from the Project documents and from the most recent construction schedule submitted by the contractor, and (2) defects and deficiencies observed in the construction work. Consultant neither guarantees the performance of the contractor(s) nor assumes responsibility for contractor(s)' failure to perform their work in accordance with the Project documents.

4.7 Opinions of Costs, Financial Considerations, and Schedules

In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for the Project, Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s)' methods of determining prices, or over competitive bidding or market conditions. Consultant's opinions of probable Total Project Costs and Construction Costs provided for herein, as appropriate, are made on the basis of Consultant's experience and qualifications and represent Consultant's judgments as an experienced and qualified professional consultant familiar with the construction industry. Consultant makes no warranty, express or implied, that Client's actual Total Project or Construction Costs, financial aspects, economic feasibility, or schedules will not vary from Consultant's opinions, analyses, projections, or estimates. If Client wishes greater assurance as to any element of the Total Project or Construction Costs, feasibility, or schedule, Client will employ an independent cost estimator, contractor, or other appropriate advisor.

4.8 Discovery of Unanticipated Pollutant and Hazardous Substance Risks

4.8.1 If Consultant, while performing the Services, discovers pollutants and/or hazardous substances that pose unanticipated risks, it is hereby agreed that the scope of services, schedule, and the estimated cost of Consultant's Services will be reconsidered and that this Agreement shall immediately become subject to renegotiation or termination.

4.8.2 In the event this Agreement is terminated because of the discovery of pollutants and/or hazardous substances posing unanticipated risks, it is agreed that Consultant shall be paid for its total charges for labor performed and reimbursable charges incurred to the date of termination of this Agreement, including, if necessary, any additional labor or reimbursable charges incurred in demobilizing.

4.8.3 Client also agrees that the discovery of unanticipated pollutants and/or hazardous substances may make it necessary for Consultant to take immediate measures to protect health and safety. Consultant agrees to notify Client as soon as practically possible should unanticipated pollutants and/or hazardous substances be suspected or encountered. Client authorizes Consultant to take measures that, in Consultant's sole judgment, are justified to preserve and protect the health and safety of Consultant's personnel and the public. Client agrees to compensate Consultant for any additional costs for taking such additional precautionary measures to protect employees' and the public's health and safety. This section is not intended to impose upon Consultant

any duties or obligations other than those imposed by law.

SECTION 5 - Professional Responsibility

5.1 Performance of Services

Consultant shall perform the Services consistent with the professional skill and care ordinarily provided by firms practicing in the same or similar locality under the same or similar circumstances (hereinafter the "Standard of Care"). Consultant expressly disclaims all express or implied warranties and guarantees with respect to the performance of the Services, and it is agreed that the quality of the Services shall be judged solely as to whether the Services were performed consistent with the Standard of Care. Consultant owes Client only that level of performance defined in this Section 5.1, and nothing herein shall be construed as creating a fiduciary relationship.

If at any time prior to construction Client believes the Services are deficient due to not meeting the Standard of Care, Client must immediately inform Consultant in writing and shall afford Consultant the opportunity to correct such deficiency. If, upon review by Consultant, it is determined there is a deficiency that fails to meet the Standard of Care and it is attributable to Consultant, the deficiency shall be corrected at no additional cost to Client.

5.2 Limitation of Liability

Client and Consultant agree to allocate certain of the risks so that, to the fullest extent permitted by law, Consultant's total liability to Client is limited to the amount paid under the contract or \$50,000, whichever is greater, this being the Client's sole and exclusive remedy for any and all injuries, damages, claims, losses, expenses, or claim expenses (including attorney's fees) arising out of this Agreement from any cause or causes. Such causes include, but are not limited to, Consultant's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.

5.3 No Special or Consequential Damages

Client and Consultant agree that, to the fullest extent permitted by law, neither Party shall be liable to the other Party for any special, indirect, or consequential damages whatsoever, whether caused by either Party's negligence, errors, omissions, strict liability, breach of contract, breach of warranty, or other cause or causes.

5.4 Indemnification

5.4.1 Professional Liability

Consultant shall indemnify and hold harmless Client, its officers, directors, and employees, from and against all judgments, losses, damages, costs, and expenses (including reasonable

attorney's fees) (hereinafter collectively referred to as "Liabilities"), to the extent caused by any Negligent Acts, Errors, or Omissions by Consultant or any person or organization for whom Consultant is legally liable in the performance of Professional Services under this Agreement. For purposes of this professional liability indemnification obligation, (a) Professional Services in this subsection 5.4.1 shall mean those services performed by a licensed professional employed by Consultant or any person or organization for whom Consultant is legally liable, and (b) Negligent Acts, Errors, or Omissions shall mean any negligent acts, errors, or omissions in the performance of Professional Services by Consultant or any person or organization for whom Consultant is legally liable that causes Liabilities and fails to meet the Standard of Care.

5.4.2 General Liability

Consultant shall indemnify, defend, and hold harmless Client, its officers, directors, and employees, from and against all demands, claims, losses, damages, costs, and expenses (including reasonable attorney's fees), due to bodily injury (including death) or property damage to the extent caused by any negligent acts, errors, or omissions by Consultant or any person or organization for whom Consultant is legally liable.

5.4.3 Limitation of Liability

Consultant's Professional Liability and General Liability indemnification obligations shall be subject to any limitations of liability contained in this Agreement and shall survive any termination of this Agreement.

5.5 No Third Party Beneficiaries

Client and Consultant expressly agree that this Agreement does not confer upon any third party any rights as beneficiary to this Agreement. Consultant accepts no responsibility for damages, if any, suffered by any third party as the result of a third party's use of the work product, including reliance, decisions, or any other action taken based upon it.

Client agrees that Consultant's Services and work products are for the exclusive present use of Client. Client agrees that Consultant's compliance with any request by Client to address or otherwise release any portion of the work product to a third party shall not modify, rescind, waive, or otherwise alter provisions of this Agreement nor does it create or confer any third party beneficiary rights on any third party.

SECTION 6 - Miscellaneous Provisions

6.1 Notices

Any notice to either Party herein shall be in writing and shall be served either personally or by registered or

certified mail addressed to the signing Party shown on the signature page.

6.2 Joint Preparation

For purposes of contract interpretation and for the purpose of resolving any ambiguity in this Agreement, the Parties agree that this Agreement was prepared jointly by them and/or their respective attorneys.

6.3 Headings

Headings used in this Agreement are for the convenience of reference only and shall not affect the construction of this Agreement.

6.4 Severability

If any of the provisions contained in this Agreement are held for any reason to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

6.5 Dispute Resolution

If negotiation in good faith fails to resolve a dispute within thirty (30) days of written notice of the dispute by either Party, then the Parties agree that, with the exception of claims that are subject to the applicable venue's small claims court jurisdiction, each dispute, claim or controversy arising from or related to this Agreement or the relationships which result from this Agreement shall be subject to mediation as a condition precedent to initiating legal or equitable actions by either Party. Unless the Parties agree otherwise, the mediation shall be in accordance with the Commercial Mediation Procedures of the American Arbitration Association then currently in effect. A request for mediation shall be filed in writing with the American Arbitration Association and the other Party. No legal or equitable action may be instituted for a period of ninety (90) days from the filing of the request for mediation unless a longer period of time is provided by agreement of the Parties. Cost of mediation shall be shared equally between the Parties and shall be held in a location mutually agreed upon by the Parties. The Parties shall memorialize any agreement resulting from the mediation in a mediated settlement agreement, which agreement shall be enforceable as a settlement in any court having jurisdiction thereof.

During the pendency of any dispute, the Parties shall continue diligently to fulfill their respective obligations hereunder. Any dispute not resolved through mediation shall be subject to litigation in a court of competent jurisdiction in the state in which the Project is located.

6.6 Governing Law

This Agreement is to be governed by the laws of the jurisdiction in which the Project is located. For locations outside of the United States, this Agreement shall be governed by the laws of the State of Illinois.

6.7 Entire Agreement

This Agreement, along with those documents specified, attached, or hereby cited together, and serially numbered Work Authorizations if used, constitute the entire Agreement between the Parties and no changes, modifications, extensions, terminations, or waivers of this Agreement, or other documents, or any of the provisions herein, or therein contained, shall be valid unless made in writing and signed by duly authorized representatives of both Parties.

SUPPLEMENTAL CONDITIONS FOR SURVEY, ENVIRONMENTAL OR GEOTECHNICAL SERVICES

☐ ***Supplemental Condition is incorporated herein when the applicable box is checked.***

S.1 Location of Underground Utilities

It shall be Client's responsibility to locate and physically mark all underground utilities and structures which lie within the work area prior to the start of subsurface investigations. If Client elects not to assume this responsibility, Client shall notify Consultant and shall compensate Consultant for all costs associated with locating and physically marking said underground utilities and structures over and above the estimated project fee. Client shall indemnify and hold Consultant harmless from any damages and delays resulting from unmarked or improperly marked underground utilities and structures. For reasons of safety, Consultant will not begin work until this has been accomplished.

S.2 Subsurface Investigations

In soils, foundation, groundwater, and other subsurface investigations, the actual characteristics might vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect Project cost and/or execution. These conditions and cost/execution effects are not the responsibility of Consultant.

S.3 Disposition of Samples and Equipment

S.3.1 Disposition of Samples

No samples and/or materials will be kept by Consultant longer than thirty (30) days after submission of the final report unless agreed otherwise.

S.3.2 Hazardous or Potentially Hazardous Samples and Materials

In the event that samples and/or materials contain or are suspected to contain substances or constituents hazardous or detrimental to health, safety, or the environment as defined by federal, state, or local statutes, regulations, or ordinances, Consultant will, after completion of testing, return such samples and materials to Client, or have the samples and materials disposed of in accordance with Client's directions and all applicable laws. Client agrees to pay all costs associated with the storage, transportation, and

disposal of samples and materials. Client recognizes and agrees that Consultant at no time assumes title to said samples and materials, and shall have no

responsibility as a handler, generator, operator, transporter, or disposer of said samples and materials.

S.3.3 Contaminated Equipment

All laboratory and field equipment contaminated in Consultant's performance of services will be cleaned at Client's expense. Contaminated consumables will be disposed of and replaced at Client's expense. Equipment (including tools) which cannot be reasonably decontaminated shall become the property and responsibility of Client. At Client's expense, such equipment shall be delivered to Client, or disposed of in the same manner specified in S.3.2 above. Client agrees to pay Consultant the fair market value of any such equipment which cannot reasonably be decontaminated and is delivered to Client pursuant to this Agreement.

Attachment A: Scope of Services and Fee Estimate



Alfred Benesch & Company
 2359 Perimeter Pointe Parkway, Suite 350
 Charlotte, NC 28208
www.benesch.com
 P 704-521-9880
 F 704-521-8955

April 6, 2026

Mr. Cesar Correa, City Administrator
 City of Locust
 186 Ray Kennedy Drive
 Locust NC 28097

RE: Officer Jeff Shelton Memorial Park Redevelopment – (PP17-262163.00)
 Proposal for Full Design Services

Dear Mr. Correa:

The Benesch team is excited to be able to provide this proposal to the City of Locust (Client) for full design services for the Officer Jeff Shelton Memorial Park Redevelopment. The Client is seeking a full-service design team to transition the site plan developed by the Client through detailed design and into implementation. The improvements at the facility will provide updated recreation facilities and new opportunities for Locust residents and provide economic impact to the community. The project received an AP grant in 2025.

The Client has requested that the Benesch team provide landscape architectural and civil engineering services for the redevelopment project. Benesch met with the Client and conducted a preliminary site visit on 2/17/2026.

- Officer Jeff Shelton Memorial Park – 2884 Officer Jeff Shelton Drive; Estimated Project Budget - \$808,350

The project limits to be further designed are as depicted by the plan insert with project elements as depicted below:



This proposal contains a summary of the project understanding, our anticipated scope of work, and a schedule of fees for our services.

PROJECT UNDERSTANDING

The AP Site Plan (shown to the left) was prepared in February 2025. The current proposed AP elements include:

- Playground w/PIP Surfacing (Co-op purchasing by Client)
- Paved accessible routes, walking paths
- Restroom Improvements (non-architectural/structural) (by Client)
- ADA Parking Space Striping
- Picnic Table Slab
- Park Furnishings & Amenities
- (2) Pedestrian Bridge Replacements*
- Associated sitework

*It is currently anticipated that the northern bridge will be redecked using existing support structures and the southern bridge be replaced with a widened bridge crossing to allow for maintenance vehicles.

Our professional services for this project will include development of detailed design documents, permitting, bidding, and construction services.

SCOPE OF WORK

Project Startup

The first step in developing final plans for the park project will be additional site information gathering. This step will begin with further developing and/or assembling remaining pertinent information about the project site beyond what was provided from the AP Grant application. The Client will contract separately with a surveyor and provide physical topographic/existing conditions survey for the redevelopment area, including the adjacent parking

Stream Assessment

We will conduct a site investigation to determine the presence or absence of aquatic resources (wetlands, streams, lakes or ponds). Wetlands within the study area will be delineated by hanging consecutively numbered flagging along the boundaries and locating them with a GNSS with sub-meter accuracy. For streams, we will locate the top of bank or centerline of channel (with estimated width). Data forms and other documentation will be collected. A report and map describing our findings will be provided.

Bridge Assessment

We will conduct a site investigation to evaluate current conditions of both existing bridges.

- Northern bridge – Evaluate existing decking, railing, joists & supports for necessary replacement.
- Southern bridge – Based on the findings from the stream assessment, determine best option for crossing the stream channel to support small maintenance vehicles/equipment.
- A report describing our findings will be provided.

Once the information is gathered, we will hold a kick-off meeting with the Client to review the findings from the survey and set the project schedule.

Schematic Design/Design Development Phase (Combined Phase – 45% Completion)

Using the AP site plan and program and the physical survey, Benesch will prepare schematic design/design development plans for improvements for the project. We anticipate the following deliverables:

- Cover Sheet/Schedule of Drawings
- Preliminary Existing Conditions (Survey)/Clearing/Demolition Plan
- Preliminary Site Plan
- Preliminary Grading and Storm Drainage Plan
- Preliminary Design of Bridge Improvements
- Preliminary List of Restroom improvement elements

Once completed, the plans will be submitted to the Client with a preliminary budget estimate for design review. We anticipate one (1) design review meeting with the Client during the SD/DD Phase. We anticipate this will be a Teams meeting. Plans will be revised to include any design review comments and budget adjustments.

Construction Documents Phase (90% Completion)

Upon approval of the design development plans, Benesch will prepare construction documents for permitting, competitive bidding, and construction based on the available budget for the project. The specific project elements that will be incorporated into this phase will be dependent upon the schematic/design development plans, final budget estimate and direction from the Client regarding scope and budget. We anticipate the construction document deliverables and services to include the following:

- Updated Schedule of Drawings
- Updated Existing Conditions and Demolition Plan
- Updated Site Plan
- Updated Grading and Storm Drainage Plan
- Bridge Improvements Plans & Details
- Construction Details
- Erosion Control Plans (Pre and Post Developed) with Calculations
- Playground Drawings*

In addition to plan documents, we will develop a Project Manual for the project. The Project Manual will include any bid documents and/or front-end specifications that may be provided by the Client as part of the bidding process.

**We will coordinate with a mutually agreed upon vendor for design for the playground area. This work will be included in the contract documents in the form of an allowance. Our understanding is the Client will select a playground vendor through a Co-Op Purchasing Program.*

A design review submittal will be made at the 90% milestone. We anticipate a sit down review with this submittal. An updated and refined detailed budget estimate will be developed at the 90% milestone. This estimate will be used to establish the final construction budget for the project.

Final Construction Documents (100% completion)

Benesch will prepare final construction documents (plans and Project Manual) for permitting, competitive bidding, and construction based on the available construction budgets. These final plans will incorporate revisions requested from the Client and regulatory agencies. Plans may include project alternates for a portion of the improvements, if deemed necessary. All documents will be submitted to the Client for final review. One Teams meeting is included in this phase.

Permitting Phase

Once Construction Documents have been completed and approved by the Client, Benesch will submit construction documents to all relevant review agencies, monitor plans during the review process, and respond to questions and comments. This proposal assumes the general contractor selected for the project will submit for and secure the building permits for the structures. Site-related review fees will be paid by the Client. This proposal includes one (1) round of permit review comments. Additional rounds of comments will be invoiced on an hourly basis. Anticipated review agencies include:

- NCDEQ – Sedimentation & Erosion Control
- City of Locust – Site
- Stanly County – Bridge Improvements
- USACE - Culvert Crossing (if used)

Bidding Phase

After permits have been secured, Benesch will assist the Client during the bidding phase. This proposal is based on the premise of conducting one (1) single prime informal bid period for the site work portion of the project**. The bidding phase shall include the following tasks:

- Prepare a bid advertisement for posting/distribution.
- Conduct one (1) pre-bid conference; prepare meeting notes and distribute.
- Respond to bidder's questions, issuing addenda as required clarifying bid documents.

- Conduct one (1) bid opening, provide bid tabulations and contractor recommendations to the Client.

*** It is currently planned that the project site scope can be bid as an informal bid for site improvements, concrete sidewalks, concrete pads, bridge improvements. The playground will be purchased (by the Owner) and installed through a Co-Op Purchasing Program. The Restroom building improvements will be contracted separately by the Owner.*

Construction Phase (4 months estimated)

For the purposes of this proposal, we have assumed approximately four (4) months for the project construction period. Benesch will assist the Client in administration of the single prime general construction contracts by:

- Conducting a pre-construction meeting at the site; distribution of meeting notes
- Conducting four (4) site visits/inspections with distribution of field reports.
- Respond to contractor's Requests for Information (RFI).
- Review shop drawings and product submittals.
- Review contractor's pay applications.
- Attending one (1) final inspection and preparing a final punch list
- Attending one (1) project closeout walk-thru and providing record documents (as provided by the general contractor***) which reflects the completed project.

Should phases of project construction exceed four (4) months, Benesch is available to provide additional construction administration for an additional fee. Benesch has the option to delay site visits during times when construction work is not active.

****Note: The general contractor(s) will be required to verify as-built conditions conform to plans and specifications and provide record drawings to Benesch for inclusion into closeout documents.*

COMPENSATION

Based on our current knowledge of work, as well as discussion with the Client regarding the project, Benesch will be responsible for the work as described in the Scope of Work and will work with the Client on lump sum basis per the task fees as follows:

Design Tasks	Fees
Project Start-up (Stream Assessment/Bridge Assessment)	\$ 9,100
Schematic Design/Design Development Phase	\$ 9,300
Construction Documents Phase	\$14,900
Permitting Phase	\$ 5,400
Bidding Phase	\$ 4,300
Construction Services Phase	<u>\$ 6,250</u>
Total Design Fee	\$49,250

Direct Expenses (Allowance) \$ 750

Direct expenses are costs incurred for site related field expenses, shipping, printing, mileage, and other direct costs. Direct expenses are estimated not to exceed the above amount and will not, without written authorization from the Client. These expenses are outside of the Fees listed above. All building permitting fees will be paid by the future contractor.

Total Design Fees, plus Direct Expenses	\$ 50,000
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WORK NOT INCLUDED

The design and engineering fees quoted above are for the services listed in this proposal. Services beyond the scope of this proposal include:

- Off-site utilities design
- Streetscape improvements to Officer Jeff Shelton Drive, NC 24
- Right-of-way/Easement services
- Special Inspections or certifications
- Rezoning/Special Use/Variance Permits
- Pump station system
- Traffic studies
- Phase II ESA
- Section 401/404 permitting
- Acoustical/AV design
- Structural design for any retaining walls. If warranted, these are assumed to be segmented retaining wall systems which will be handled as a delegated design through the general contractor.
- HVAC design
- Architectural Design
- Structural Engineering for buildings / Deep foundation design
- Fire Protection design
- Subsurface Utility Exploration
- Playground (by others)

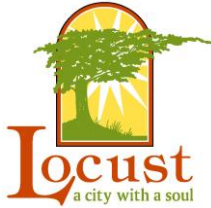
Once again, it is a pleasure to assist you and the City of Locust with the transitioning of your AP Site Plan into detailed design and construction. If you find this proposal to be acceptable, you may indicate your concurrence on the attached work order and return it to our office. Once executed, we can begin work immediately.

Respectfully submitted,

Benesch

A handwritten signature in black ink, appearing to read "Jonathan D. Wood".

Jonathan D. Wood, PLA CLARB
Senior Project Manager



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Purchase Order Requests

4/9/2026

Purchase Request # 6274

Vendor: CNC Door / Assa Abloy

For: Public Works - Overhead Door Repairs

Amount: \$1,859.87

Charge Code: 011-005-04400-55200 PW – Facility Maintenance Expense

Remaining Budget Amount: \$3,817.11

Purchase Request # 6278

Vendor: Deeck Mechanical

For: City Hall – Coil Replacement

Amount: \$5,250.00

Charge Code: 011-005-04200-54260 Government Center

Remaining Budget Amount: \$22,500.95

Purchase Request # 6281

Vendor: Carolina Environmental Response Team

For: WW – Station Maintenance – Seven Wet Well Stations

Amount: \$7,777.22

Charge Code: 061-005-07400-54101 WW – Other Maintenance

Remaining Budget Amount: \$0.39

Note: Remaining budget amount is after budget amendments are approved.

Purchase Request # 6294

Vendor: Alley Williams Carmen & King

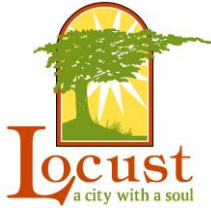
For: WW Plan Review – Phase 5 TCSD

Amount: \$2,081.25

Charge Code: 061-005-07400-52103 WW – Professional Services

Remaining Budget Amount: \$21,653.88

Note: Remaining budget amount is after budget amendments are approved.



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Purchase Order Requests

4/9/2026

Purchase Request # 6285

Vendor: NAPA Auto Parts

For: Fleet Maintenance Supplies

Amount: \$2,112.42

Charge Code: 011-005-04100-53105 Admin – Fleet Maintenance \$422.50

Remaining Budget Amount: \$1,589.58

Charge Code: 011-005-04400-53105 PW – Fleet Maintenance \$422.48

Remaining Budget Amount: \$8,310.99

Charge Code: 011-005-04500-53105 Streets – Fleet Maintenance \$422.48

Remaining Budget Amount: \$7,918.62

Charge Code: 011-005-06000-53105 Parks – Fleet Maintenance \$422.48

Remaining Budget Amount: \$1,278.98

Charge Code: 061-005-07400-53105 WW – Fleet Maintenance \$422.48

Remaining Budget Amount: \$3,427.55

Purchase Request # 6288

Vendor: Advertise It Screen Printing

For: Soccer - Spring Sport Jerseys and Coaches Hats

Amount: \$7,414.00

Charge Code: 011-005-06000-53114 Parks – Youth Athletics

Remaining Budget Amount: \$14,111.08

Note: uniforms are included in sport participant registration fee

Purchase Request # 6289

Vendor: Advertise It Screen Printing

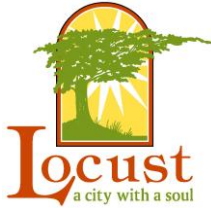
For: Baseball Jerseys

Amount: \$5,464.00

Charge Code: 011-005-06000-53114 Parks – Youth Athletics

Remaining Budget Amount: \$8,647.08

Note: uniforms are included in sport participant registration fee



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Purchase Order Requests

4/9/2026

Purchase Request # 6290

Vendor: Advertise It Screen Printing

For: Softball Jerseys

Amount: \$1,325.00

Charge Code: 011-005-06000-53114 Parks – Youth Athletics

Remaining Budget Amount: \$7,322.08

Note: uniforms are included in sport participant registration fee

Purchase Request # 6290

Vendor: Advertise It Screen Printing

For: Spring Coaches Shirts

Amount: \$1,290.00

Charge Code: 011-005-06000-53114 Parks – Youth Athletics

Remaining Budget Amount: \$6,032.08

Note: uniforms are provided by sponsorship funds

Note: Remaining budget amount is after budget amendments are approved.

Purchase Request # 6297

Vendor: Sports scheduling of the Carolinas

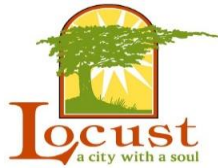
For: Park – Spring Sports Scheduling/Official Fees

Amount: \$6,005.00

Charge Code: 011-005-06000-53114 Parks – Youth Athletics

Remaining Budget Amount: \$27.08

Note: Remaining budget amount is after budget amendments are approved.



Requested Budget Amendments 4/9/2026

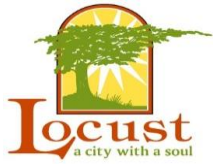
General Fund

Revenues:

\$	9,087.00	011-004-03830-03831	Interest General fund
\$	6,305.00	011-004-03830-03832	Park Fees
\$	15,392.00	Total Revenue Increase	

Expenditures:

<u>Administration</u>			
\$	1,200.00	011-005-04100-52103	Employee Wellness
\$	235.00	011-005-04100-52105	Mapping/Survey/Planning
\$	3,000.00	011-005-04100-56106	Tax Fees (1.5%)
 <u>Public Safety</u>			
\$	179.00	011-005-04300-53501	Training
\$	4,473.00	011-005-04300-53517	Police Communications
 <u>Public Works</u>			
\$	(18.00)	011-005-04400-53100	Supplies
\$	18.00	011-005-04400-53102	Office Supplies
 <u>Streets-Transportation</u>			
\$	(38.00)	011-005-04500-51251	Life Insurance
\$	38.00	011-005-04500-54100	Street Transportation
 <u>Parks</u>			
\$	6,305.00	011-005-06000-53114	Youth Athletics
	15,392.00	Total Expenditure Increase	



Requested Budget Amendments 4/9/2026

Wastewater Fund

Revenues:

\$	27,086.00	061-004-03600-03610	User Fees
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<u>\$</u>	<u>27,086.00</u>	Total Revenue Increase	
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Expenditures:

Waste Collections & Treatment

\$	25,000.00	061-005-07400-52103	Professional Services
\$	160.00	061-005-07400-53510	WW - Elec- PS3 Creekview
\$	1,620.00	061-005-07400-53515	WW - Water Stanly Co.
\$	306.00	061-005-07400-54101	Other Maintenance

<u>\$</u>	<u>27,086.00</u>	Total Expenditure Increase	
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April 7, 2026

Via Email

FIELD OBSERVATION REPORT NO. 012

PROJECT: LOCUST SENIOR CENTER
City of Locust

DATE / TIME: March 30, 2026 / 12:30 PM

WEATHER: Overcast / 73 Degrees

ATTENDING: CINDERELLA PARTNERS
Michael Shapovalov (michael@cinderellapartners.com)

CITY OF LOCUST
Cesar Correa (ccorrea@locustnc.gov)

CPL
Robert Comery (rcomery@cplteam.com)

PURPOSE: Site Visit / OAC

Project Status Updates:

- **Mechanical:**
 - All ductwork insulation in progress.
 - Mini-Splits to be installed in IT and Electrical rooms.
- **Electrical:**
 - Electrical rough-ins including conduit and pathway installations in the IT room are ready for installation; this work is planned to proceed without delaying other trades.
- **Windows and Storefront:**
 - Glazing 90% installed. Spandrel glazing had to be returned due to not being opaque.
- **Framing:**
 - Furring at the Multi-Purpose Room and Lobby installed.
- **Submittals:**
 - Mini-Split submittal was discussed for the IT and Electrical rooms. Mini-Split submittal was returned to GC on February 20, 2026.
- **COR:**
 - COR 3, has been accepted and will be absorbed into the contingency.
 - COR 4, The monetary amount has been requested to be removed and will be presented to city council for approval. However, the Contract time extension of 45 days from COR 4 will remain.
 - COR 5, has been accepted and will be absorbed into the contingency.
 - COR 3 and COR 4, request for time extension to be removed, GC to investigate.
- **Actions:**
 - Remove two of the three ADA operators from COR 4.



FIELD OBSERVATION REPORT 012

Locust Senior Center

City of Locust

April 7, 2026

Page 2 of 3

SITE

Lobby: Furring installed above main doors to conceal all conduits for fixtures above door.



Lobby: Ceiling framing completed. Slots for diffusers in place.



Multi-Purpose: Furring installed at exterior doors to conceal conduits for pull station.





FIELD OBSERVATION REPORT 012

Locust Senior Center

City of Locust

April 7, 2026

Page 3 of 3

Ductwork installation in progress.



CPL

Robert Comery
Sr. Architectural Designer

cc: All Attending
Andrey Bruyako (andrey@cinderellapartners.com)
Pam Johnson (pjohnson@benesch.com)
Roberto Rivas (rrivas@cplteam.com)
Burk Edwards (bedwards@cplteam.com)
Justice Harris (jharris@cplteam.com)
Mike Ranieri (mrانieri@cplteam.com)
Ron Davis (rdavis@cplteam.com)
Taylor Bishal (tbishal@cplteam.com)
Terry Williams (twilliams@mmsainc.com)

S:\Projects\Locust_C\Senior Center Facility\G Comm\Field Reports\2026-0330_FOR 012

**Locust Wastewater
Monthly Metering**

Monthly Wastewater Flow Recordings

<u>Date</u>	<u>Time</u>	<u>Meter</u>	<u>Daily Total</u>	<u>Recorded Rain Fall(")</u>
Sunday, March 1, 2026	11:59:59 PM	457254.1	457254.1	
Monday, March 2, 2026	11:59:59 PM	883274.1	426020.0	
Tuesday, March 3, 2026	11:59:59 PM	1282841.3	399567.2	
Wednesday, March 4, 2026	11:59:59 PM	1669927.9	387086.6	
Thursday, March 5, 2026	11:59:59 PM	2041552.6	371624.7	
Friday, March 6, 2026	11:59:59 PM	2402549.8	360997.2	
Saturday, March 7, 2026	11:59:59 PM	2765604.5	363054.7	
Sunday, March 8, 2026	11:59:59 PM	3137859.5	372255.0	
Monday, March 9, 2026	11:59:59 PM	3491758.8	353899.4	
Tuesday, March 10, 2026	11:59:59 PM	3840117.3	348358.4	
Wednesday, March 11, 2026	11:59:59 PM	4189339.2	349221.9	
Thursday, March 12, 2026	11:59:59 PM	4607326.7	417987.5	0.43
Friday, March 13, 2026	11:59:59 PM	4990767.3	383440.6	
Saturday, March 14, 2026	11:59:59 PM	5360100.1	369332.8	
Sunday, March 15, 2026	11:59:59 PM	5723672.3	363572.2	0.06
Monday, March 16, 2026	11:59:59 PM	6092677.9	369005.6	0.12
Tuesday, March 17, 2026	11:59:59 PM	6461294.5	368616.6	
Wednesday, March 18, 2026	11:59:59 PM	6842345.1	381050.6	
Thursday, March 19, 2026	11:59:59 PM	7224021.7	381676.6	
Friday, March 20, 2026	11:59:59 PM	7597996.0	373974.4	
Saturday, March 21, 2026	11:59:59 PM	7974573.5	376577.5	
Sunday, March 22, 2026	11:59:59 PM	8360127.3	385553.8	
Monday, March 23, 2026	11:59:59 PM	8734857.9	374730.6	
Tuesday, March 24, 2026	11:59:59 PM	9097848.8	362990.9	
Wednesday, March 25, 2026	11:59:59 PM	9446694.5	348845.6	
Thursday, March 26, 2026	11:59:59 PM	9800998.8	354304.4	
Friday, March 27, 2026	11:59:59 PM	10155600.4	354601.6	
Saturday, March 28, 2026	11:59:59 PM	10504228.5	348628.1	
Sunday, March 29, 2026	11:59:59 PM	10864927.9	360699.4	
Monday, March 30, 2026	11:59:59 PM	11211995.1	347067.2	
Tuesday, March 31, 2026	11:59:59 PM	11566463.5	354468.4	
Monthly Total			11566463.5	0.61
Daily Average		373111.73		

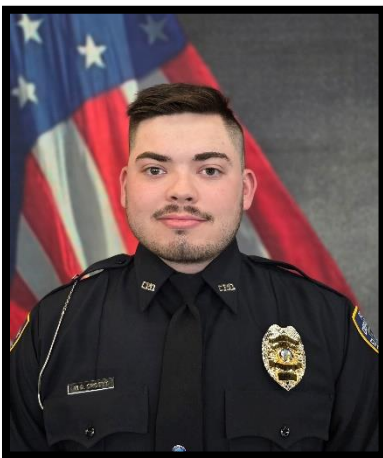


MARCH 2026 SUMMARY

MARCH 2026

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	320
Traffic Stops Conducted	480
Business And Neighborhood Patrols	3,279
Arrests Made (Persons)	13
Total Arrest Charges	29
Citation Charges Issued	117
Warnings Issued	384
Total Traffic Crashes Reported	32
Street/Highway Crashes	11
PVA/Parking Lot Crashes	21
Total Activities Attended By LPD	4,079

MARCH 2026 OFFICER OF THE MONTH



Officer Matthew D. Crosby

- 291 Patrols Completed
- 33 Total Traffic Stops
- 68 Calls Attended
- 34 Total Traffic Enforcement Actions
- Citizen Commendation For Thoughtful And Courteous Service

“We pulled over near Locust to check an issue with our car. Within only a minute, Officer Crosby pulled in behind us simply to check on us and offer any assistance. He also offered to block the right lane of the highway so we could merge onto the road safely which was especially courteous. Although it would normally appear to be a small act of service, it proves that your officers take the job seriously and are truly concerned about the well-being of the town and community.”

Planning and Zoning

March 2026

19 New House permits

M/I, True, SDH, Furr, Century

1 House Deck

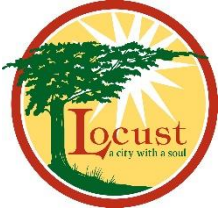
2 Commercial permits

3 Pool permits

1 Fence

Plan review Phase 3 Cresswind

41 New housing permits as of 3/31/2026



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

MEMORANDUM

Date: April 6, 2026
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Site Plan Amendment – Stanly County PIN#: 557503436358

BACKGROUND & PETITION INFORMATION

On January 6, 2026, the City of Locust received an application for a Conditional Zoning Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

Applicant: Olegario Saldana

Owner Information: Saldana Properties LLC

Existing Zoning: Center City – Conditional (CC-C)

Proposed Zoning: Center City – Conditional (CC-C)

Permitted Uses: All uses permitted in the Center City zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed *Lawn & Garden Supply* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 557503436358

Area in Acres: 0.52 acres.

Site Description: This property has a residential unit in the front, and a commercial structure in the rear. The residential unit will remain as is, and the rear commercial structure is proposed to be repurposed for this business.

Adjacent Land Use: Commercial (Mi Fuente Mexican Restaurant), Residential, Open Space (Locust property for future park expansion), and Vacant.

Surrounding Zoning: The property is surrounded by Center City to the north, west and south, and by Neighborhood Residential and Highway Commercial to the east.

Utility Service Provider: The property will be served by public water through Stanly County Utilities, and sewer provided by the City of Locust.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan
4. Proposed Elevations

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2025 Land Use Plan for commercial use.

The property is currently zoned Center City Conditional, and the Locust Mower business is currently operational. The applicant wishes to amend the previously approved site plan to eliminate the outdoor storage and build an extension to the structure. This amendment is reasonable because the property falls within the *Mixed-Use* Corridor and is described as “The NC Highway 200 Mixed-Use Corridor features a mixture of uses, such as less intensive retail, office, institutional, light industrial, and residential, carefully designed and located to ensure compatibility and harmony within the landscape”

The amendment allows for the expansion of a commercial structure and allows for growth and expansion of the City’s commercial tax base and sales taxes, thus providing opportunities for local jobs for the community.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3), and proposed elevations (Exhibit 4) for the overall development of the property that will be attached to the approval of the conditional rezoning should the City choose to support this request.

Staff presented proposed development to NCDOT – Division 10 for feedback regarding the proposed access. According to Mr. Marc Morgan applicant will “update the existing drive on NC 200 and pave and add a drive access to Dixon so that the traffic can enter into the site off of NC 200 and exit via Dixon back out to NC 200.”

Staff reviewed the Site Plan and determined that it meets the standards of the City of Locust Land Development Ordinance.

POLICY IMPLICATIONS

The City of Locust Land Development ordinance and the North Carolina General statutes require the Planning & Zoning Board to make a recommendation on the zoning amendment.

On February 26, 2026 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend ***approval*** of the proposed site plan amendment.

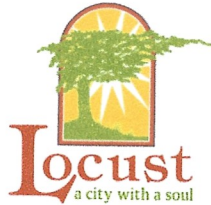
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2025 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist the Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the site plan amendment with the associated site plan and proposed elevations. The site plan amendment is reasonable, and in the best interest of the public, because it allows for the structural expansion of a commercial business; and it’s consistent with the 2025 Land Use Plan.



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Exhibit 1

Application for Conditional Zoning Change

Date: 01-06-2026

Applicant Name: Saldana Properties LLC

Company Name (if applicable) same

Address: 202 N. Central Ave.
Locust, NC 28097

Phone Number: (704) 322-8100 -

site plan
Elevation

Address of Property Change:

Present Zoning District: CCC V#1002

Zoning District Request: CCC

Proposed Use: addition to Locust Mowers + small engine services.

Applicant Signature: Juana M. Hernandez

Passed
2-26-26
7-0

The following information is required with the application:

(1) Map of the property to be rezoned, accurate description to show the following:

- All property lines with dimensions, north arrow.
- Names and addresses of adjoining landowners.
- Location of all existing structures, use of all land.
- Zoning classifications of all abutting zoning districts.

3-12-26
PH set

(2) Comprehensive site plan.

(3) Color renderings of the exterior.

(4) Comprehensive landscape plan

(5) All signage "monument and building"

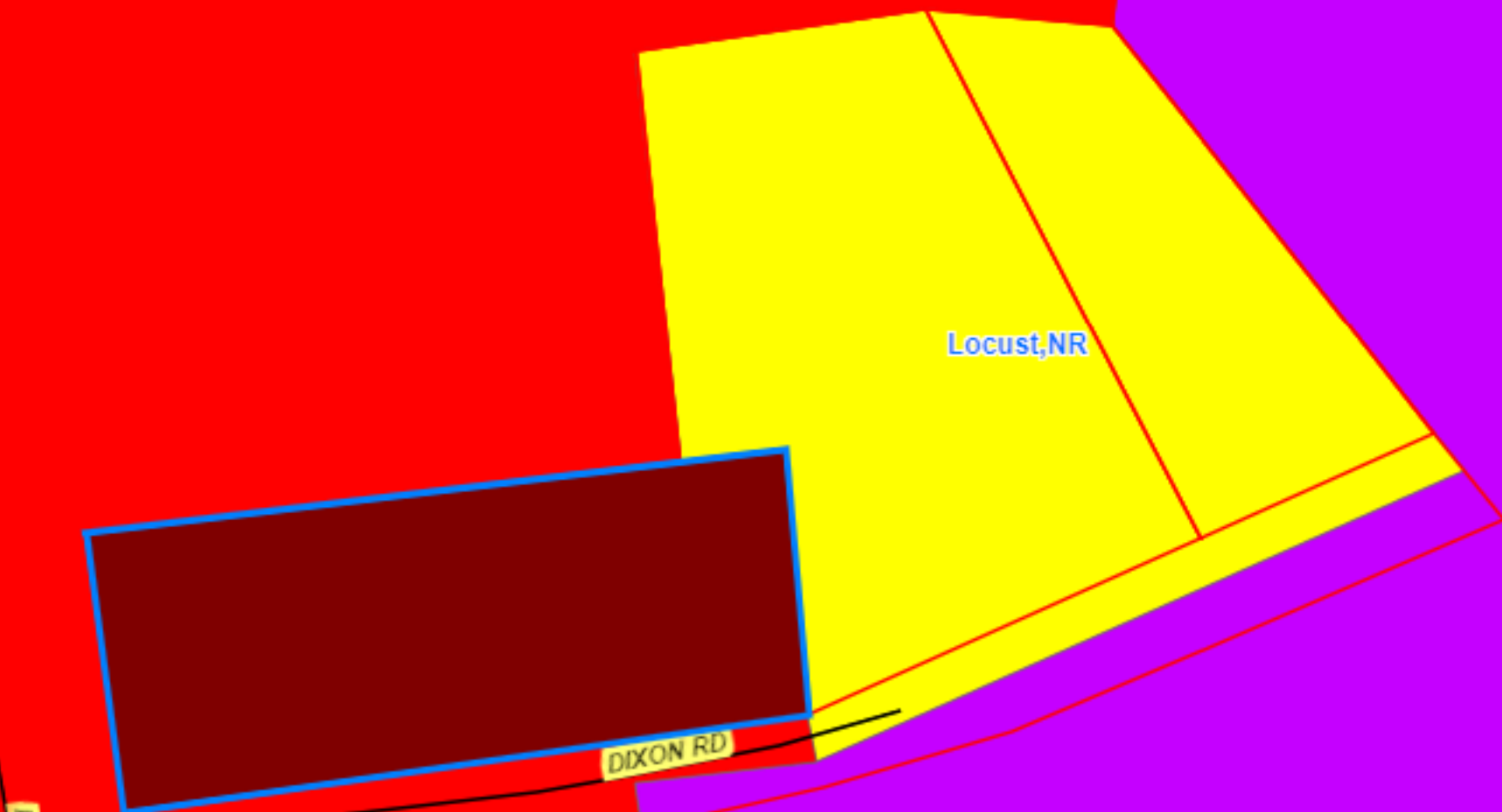
(6) A fee of \$500 (non-refundable) must accompany this application.

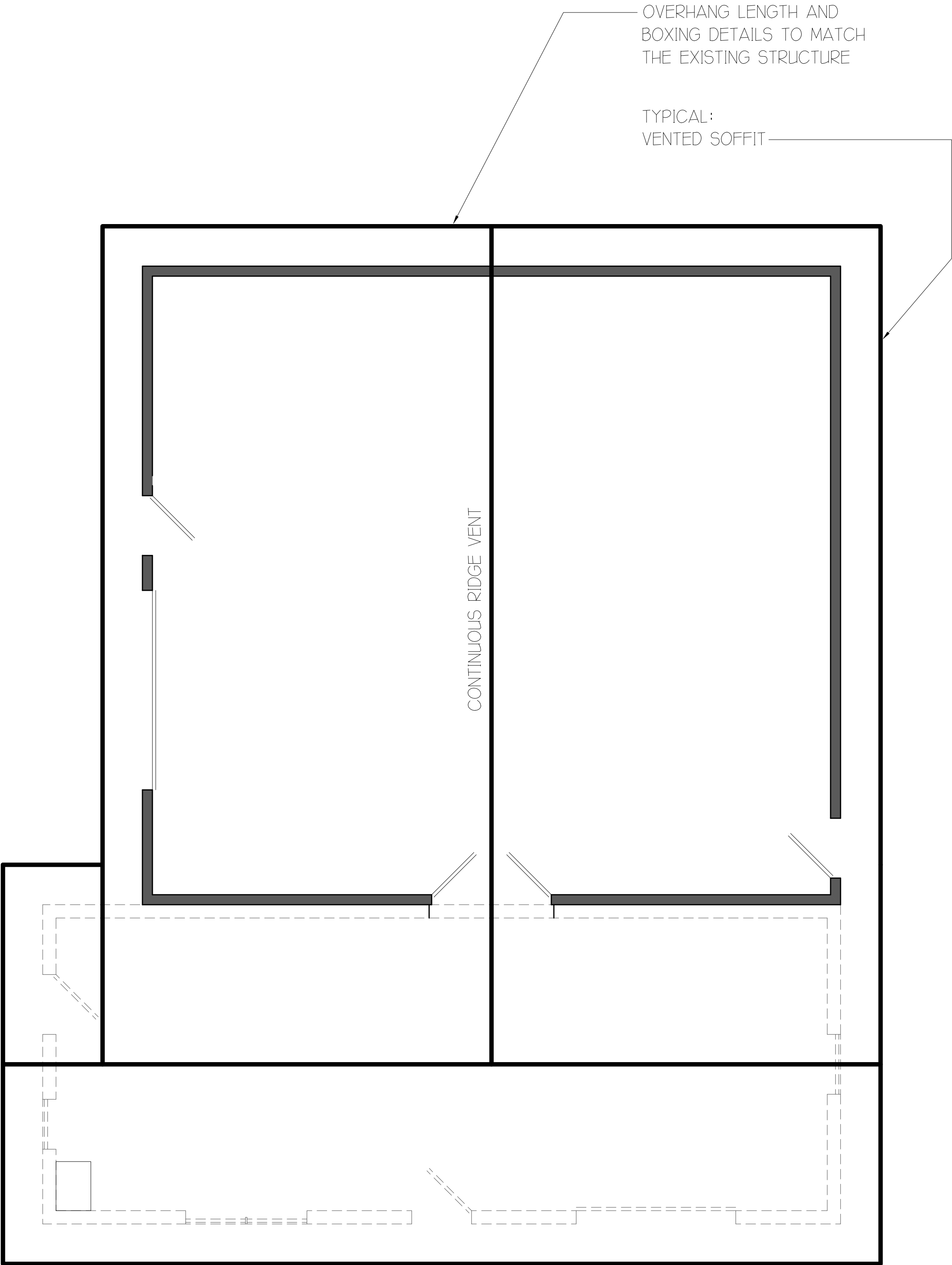
4-9-2026

Letters 3-23-26

Posted 3-24-26

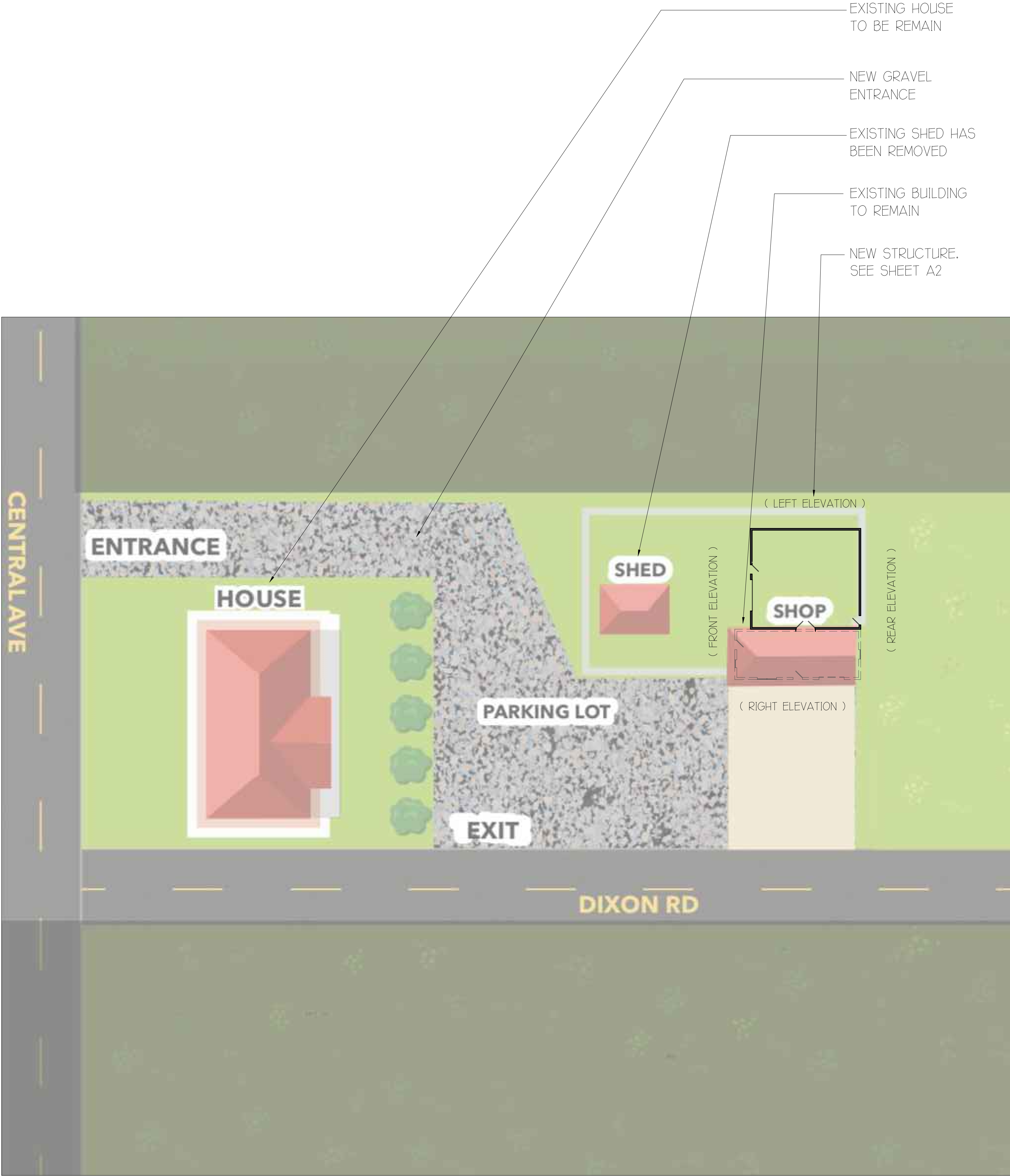
Exhibit 2





ROOF PLAN

Exhibit 3



SITE PLAN

LOCUST

MOWERS & SMALL ENGINE SERVICES

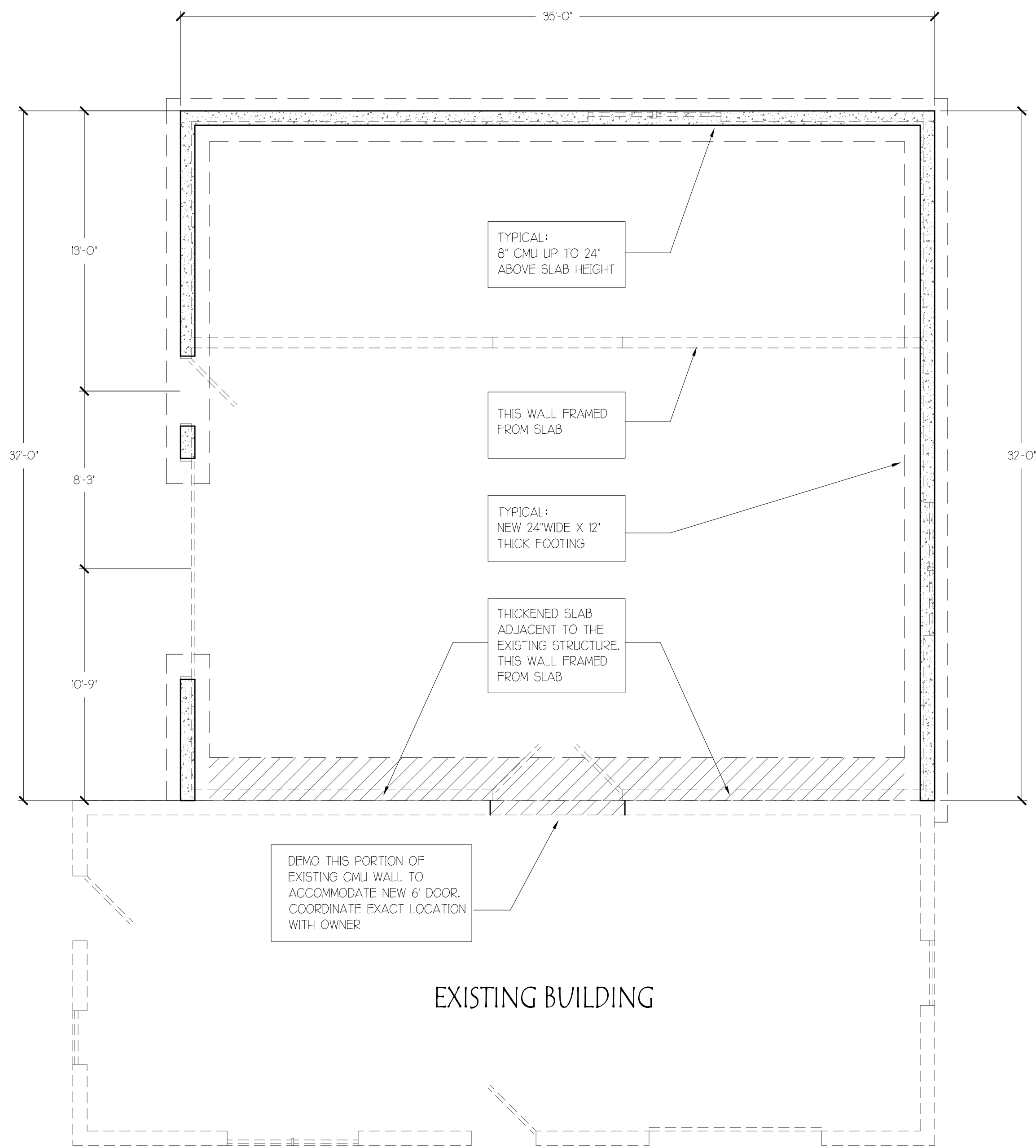
704.888.9797

FEBRUARY 10
2026

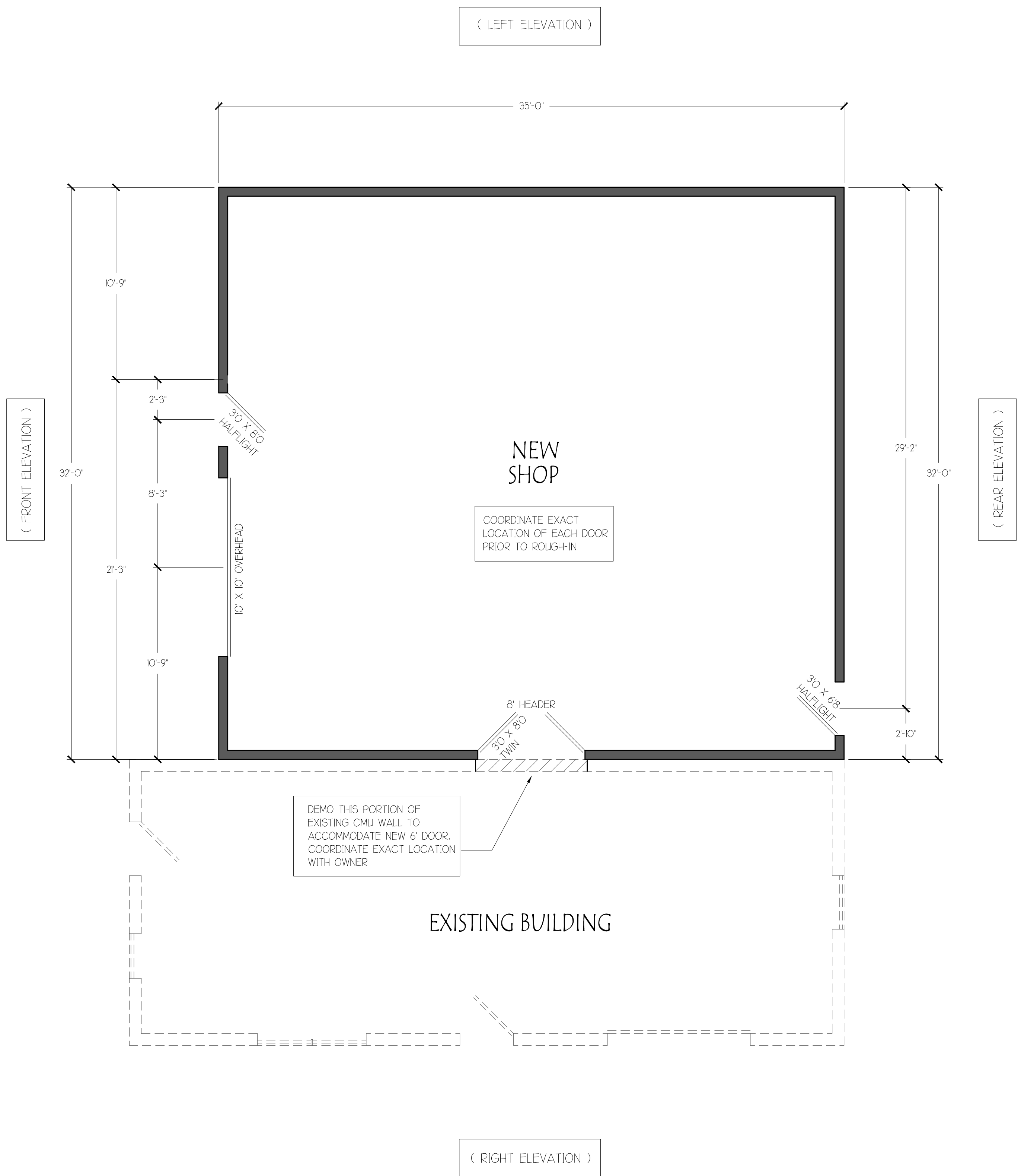
202 NORTH
CENTRAL AVE
LOCUST, NC

SITE AND
ROOF
PLAN

A1
1/4"=1'-0"

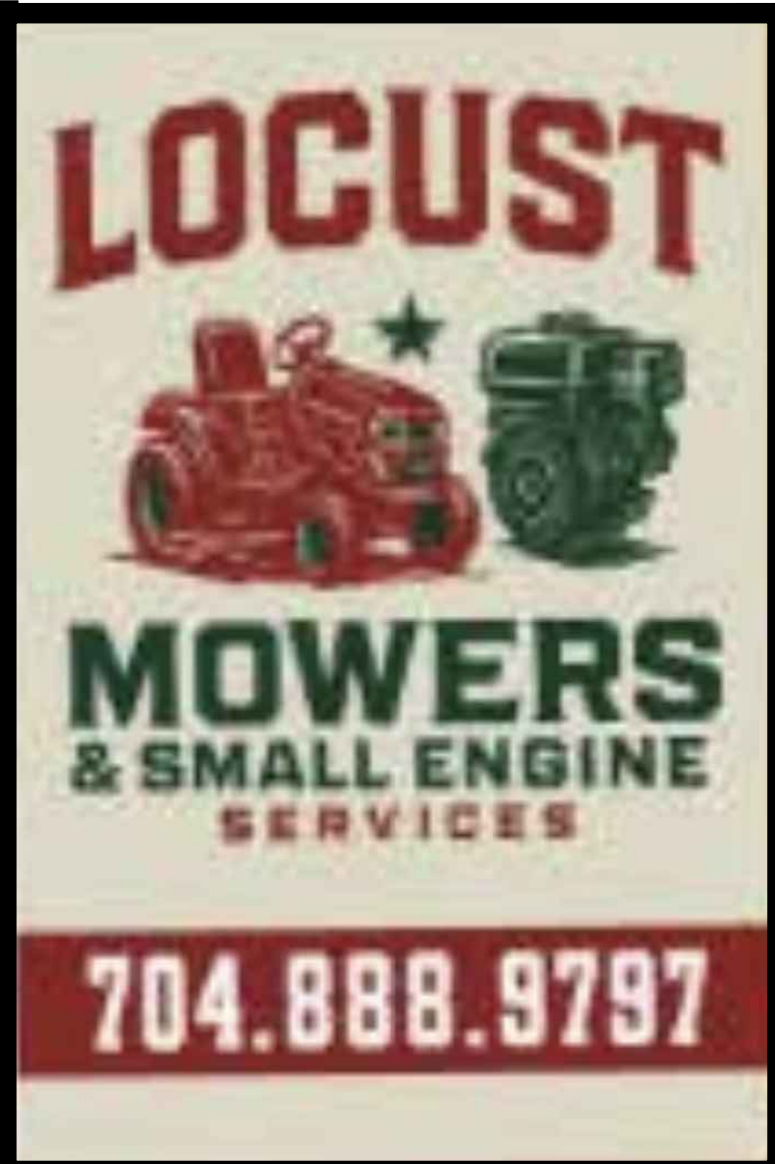


FOUNDATION PLAN



FLOOR PLAN

AREA TABULATION	
EXISTING BUILDING	640
NEW SHOP AREA	1,120
TOTAL	1,760



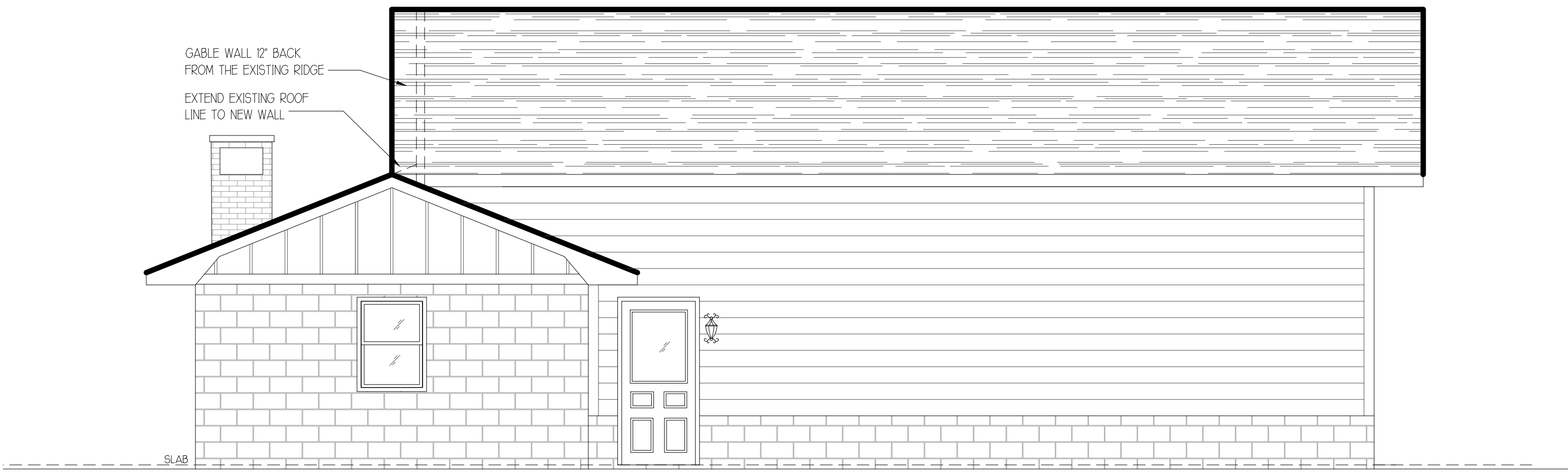
FEBRUARY 10
2026

202 NORTH
CENTRAL AVE
LOCUST, NC

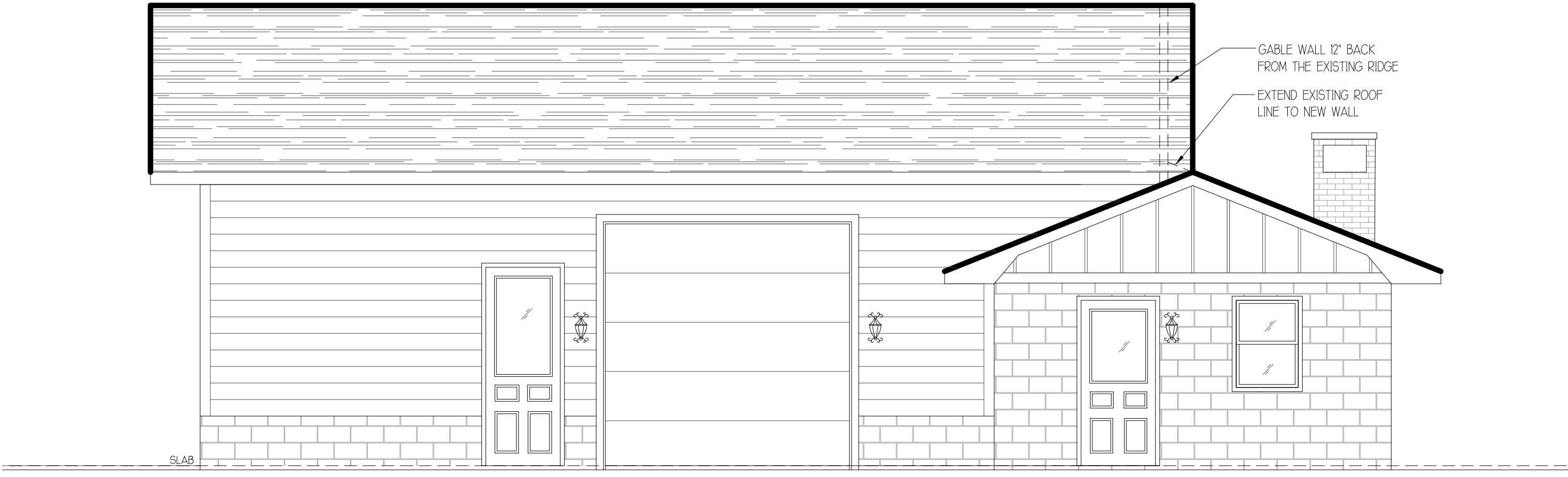
FLOOR
PLANS

A2
1/4"=1'-0"

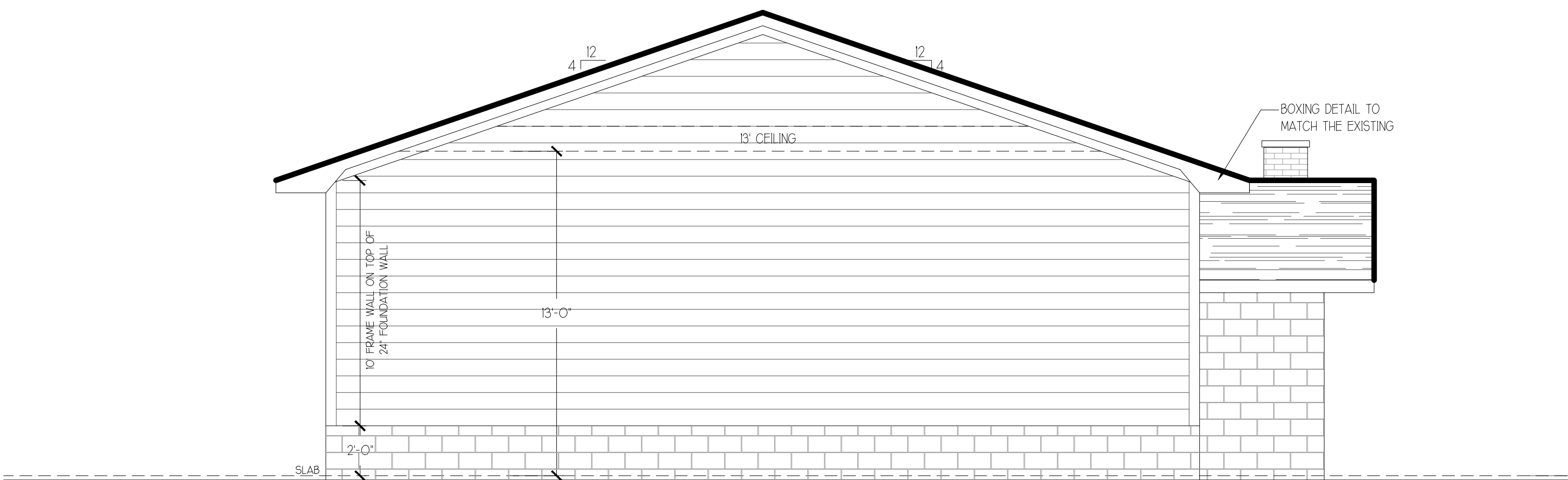
Exhibit 4



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

LOCUST

MOWERS
& SMALL ENGINE
SERVICES

704.888.9797

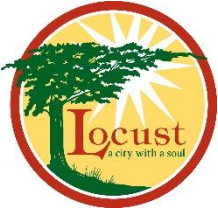
FEBRUARY 10
2026

202 NORTH
CENTRAL AVE
LOCUST, NC

MAIN
LEVEL

A3
1/4"=1'-0"





City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

ORDINANCE NO. 2026-5: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

WHEREAS, the City of Locust, North Carolina, has a Land Development Ordinance (LDO) and Official Zoning Map that provides various rules and operational framework for how land can be used and developed within Locust's planning and zoning jurisdiction; and

WHEREAS, the applicant Saldana Properties, LLC., submitted an application for site plan amendment (rezoning case 2026-3) to amend the approve site plan at Stanly PIN# 5575-0343-6358 (previously approved on October 9, 2025); and

WHEREAS, the public hearing for this site plan amendment has been noticed in compliance with North Carolina General Statutes; and

WHEREAS, the Locust Planning & Zoning Board reviewed this site plan amendment at its February 26, 2026, public meeting and voted to recommend approval to the City Council; and

WHEREAS, the City of Locust City Council held a public hearing on April 9, 2026, for the site plan amendment and, after considering the testimony in the public hearing and Council deliberations, made the finding that this petition is:

- The proposed site plan amendment is reasonable, and it is in the best interest of the public, because it allows for the structural expansion of a commercial business; and
- It is consistent with the 2025 Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Locust, North Carolina: that approval is granted to rezoning case 2026-3 and the site plan amendment is approved as presented for the subject property (Stanly PIN# 5575-0343-6358) fully enforced from the time this ordinance is adopted.

Adopted this 9th day of April, 2026.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

MEMORANDUM

Date: April 6, 2026
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557501486574

BACKGROUND & PETITION INFORMATION

On February 9, 2026, the City of Locust received an application for a Conditional Zoning Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

Applicant: Dennis Patterson

Owner Information: Dennis Patterson HVAC, Inc.

Existing Zoning: Highway Commercial – Conditional (HC-C)

Proposed Zoning: Highway Commercial – Conditional (HC-C)

Permitted Uses: All uses permitted in the Highway Commercial zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed use *Contractors Office/Shop (with indoor storage)* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 557501486574

Area in Acres: 2.7 acres.

Site Description: This property has 2 (two) businesses on-site. The top business will be utilized for an HVAC contractor's office with indoor storage. The remaining businesses will keep their current use.

Adjacent Land Use: Commercial (Power Stream Industries), Open Space residential, and Vacant.

Surrounding Zoning: The property is surrounded by Open Space Residential on all sides.

Utility Service Provider: The property will be served by public water through Stanly County Utilities, and sewer provided by the City of Locust.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Proposed Sign

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2025 Land Use Plan for Mixed Use Corridor. According to the 2025 Land Use Plan, Mixed Use Corridor is defined as: *“The NC Highway 200 Mixed-Use Corridor features a mixture of uses, such as less intensive retail, office, institutional, light industrial, and residential, carefully designed and located to ensure compatibility and harmony within the landscape.”*

The property is currently zoned Highway Commercial - Conditional. This amendment is reasonable because it allows the building to be repurposed for another commercial business.

FINDINGS AND CONCLUSIONS

The applicant submitted proposed sign for the new building (Exhibit #3), but no proposed changes to the current building elevations, for the overall development of the property that will be attached to the approval of the conditional rezoning should the City choose to support this request.

Staff reviewed the Site Plan and finds that it meets the standards of the City of Locust Land Development Ordinance.

POLICY IMPLICATIONS

The City of Locust Land Development ordinance and the North Carolina General statutes require the Planning & Zoning Board to make a recommendation on the zoning amendment.

On February 26, 2026 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend ***approval*** of the proposed Highway Commercial – Conditional (HC-C) zoning designation.

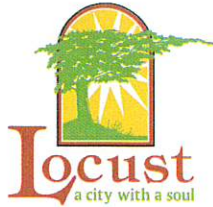
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2025 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist the Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the conditional rezoning request 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 an existing building for a new commercial business; and it’s consistent with the 2025 Land Use Plan.



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Exhibit 1

Application for Conditional Zoning Change

Date 02/09/2026

Applicant Name: Dennis Patterson

Company Name (if applicable) Dennis Patterson HVAC, Inc.

Address: 2950 Barnhardt Road, Mt. Pleasant, NC 28124

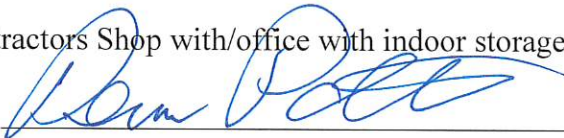
Phone Number: 704-237-7166

Address of Property Change: 607 N Central Avenue, Locust, NC 28097

Present Zoning District: _____

Zoning District Request: _____

Proposed Use: Contractors Shop with/office with indoor storage

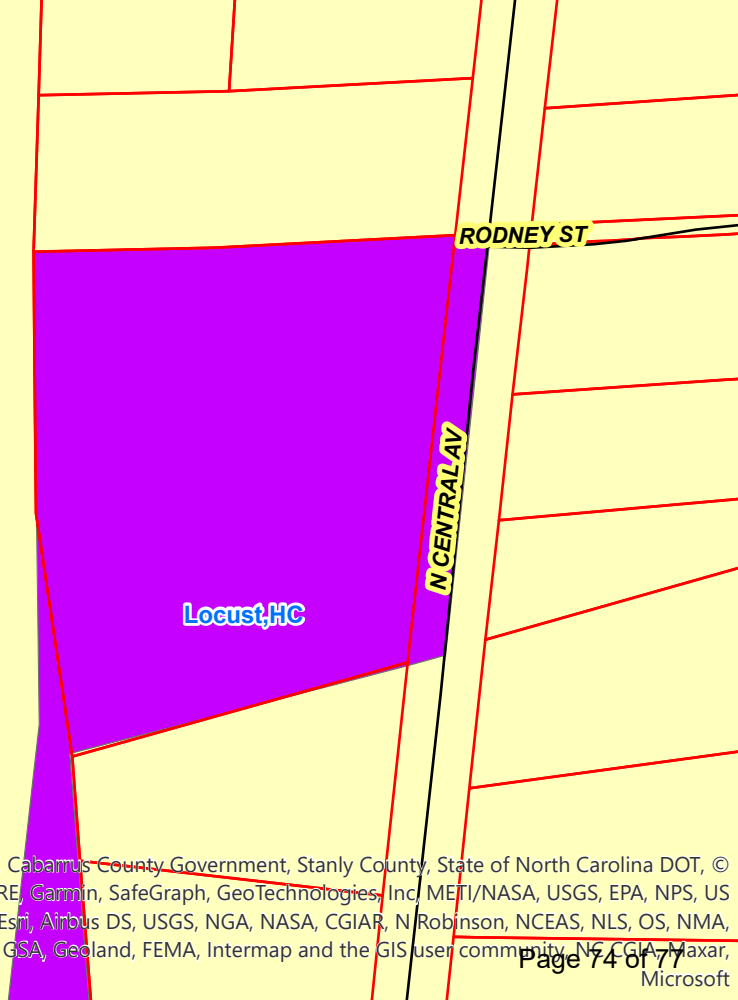
Applicant Signature: 

The following information is required with the application:

- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning districts.
- (2) Comprehensive site plan.
- (3) Color renderings of the exterior.
- (4) Comprehensive landscape plan
- (5) All signage "monument and building"
- (6) A fee of \$500 (non-refundable) must accompany this application.

✓ # 1022 2-13-26
500⁰⁰

Exhibit 2



Esri Community Maps Contributors, Cabarrus County Government, Stanly County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, NC CGIA, Maxar, Microsoft

605 & 607 North Central Ave. Locust, NC

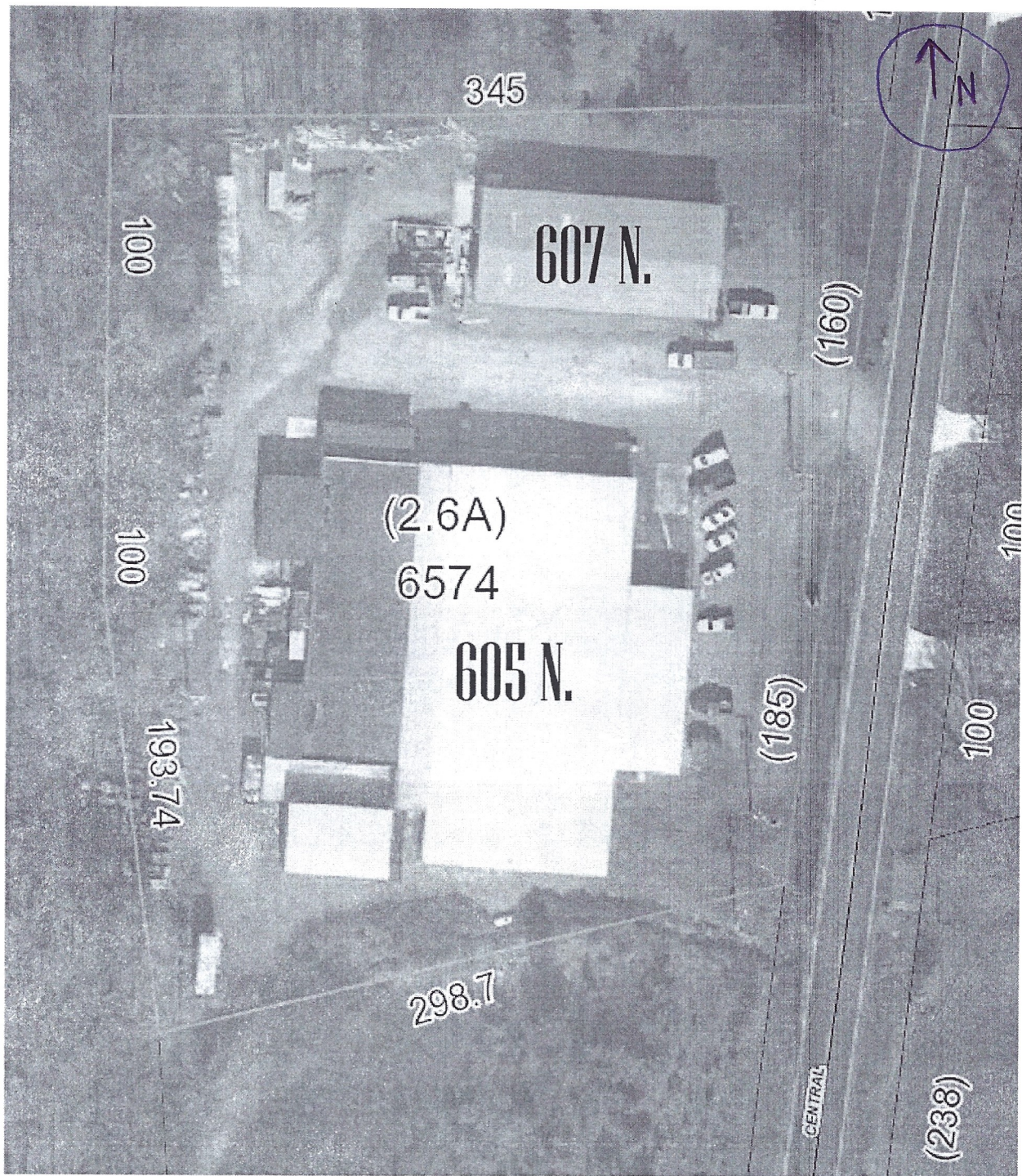
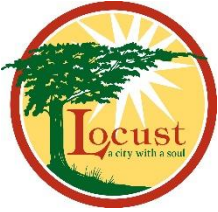




Exhibit 3



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

ORDINANCE NO. 2026-4: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

- WHEREAS,** the City of Locust, North Carolina, has a Land Development Ordinance (LDO) and Official Zoning Map that provides various rules and operational framework for how land can be used and developed within Locust's planning and zoning jurisdiction; and
- WHEREAS,** the applicant Dennis Patterson HVAC, Inc. submitted an application for zoning map amendment (rezoning case 2026-2) to rezone (Stanly PIN# 5575-0148-6574) from Highway Commercial – Conditional (HC-C) to Highway Commercial – Conditional (HC-C), which reflects a change of use from the previously approved *Automobile Repair* use; and
- WHEREAS,** the public hearing for this zoning map amendment has been noticed in compliance with North Carolina General Statutes; and
- WHEREAS,** the Locust Planning & Zoning Board reviewed this zoning map amendment at its February 26, 2026, public meeting and voted to recommend approval to the City Council; and
- WHEREAS,** the City of Locust City Council held a public hearing on April 9, 2026, for the zoning map amendment and, after considering the testimony in the public hearing and Council deliberations, made the finding that this petition is:
- The proposed rezoning is reasonable, and it is in the best interest of the public, because it repurposes an existing building for a new commercial business; and
 - It is consistent with the 2025 Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Locust, North Carolina: that approval is granted to rezoning case 2026-1 and the Locust Zoning Map is hereby amended establishing General Residential – Conditional (GR-C) on the subject property (Stanly PIN# 5575-0148-6574) fully enforced from the time this ordinance is adopted.

Adopted this 9th day of April 2026.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk