



Locust City Council

Meeting Minutes

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.

1. Call to Order

Meeting was called to order at 7:00pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Council Member De-Dee Nathan gave the invocation.

3. Adopt Agenda

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

4. Minutes - adopt March 12, 2026 and March 21, 2026

M/S/A Council Members Larry Baucom and De-Dee Nathan (7-0)
Motion to approve the March 12, 2026 minutes

M/S/A Council Members Larry Baucom and De-Dee Nathan (7-0)
Motion to approve the March 21, 2026 budget workshop minutes

March 12, 2026

March 21, 2026

5. Financial Reports

City Manager Cesar Correa reviewed the monthly financial report noting that the General Fund revenues exceed expenditures by \$1,869,672.29 as of March 31, 2026 and that Wastewater Fund revenues exceed expenditures by \$2,205,223.29 as of March 31, 2026.

Financial Report - March 2026

6. Mayor's Report

Mayor Huber informed Council that PD Chaplain Mario Miller's wife, Veronica, passed away.

7. Manager's Report

City Manager Cesar Correa reviewed the purchase orders and budget amendments.

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

M/S/A Council Members Larry Baucom and Rusty Efird (7-0)
Motion to approve budget amendments

Coalition Against Bigger Trucks: Council asked to postpone this decision to the April meeting, to determine if Council would be willing to pass a resolution urging US Congress against the proposed legislation that would allow an increase in both the size and weight of trucks in the US Highway system. Following the Council's comments, City Manager Cesar Correa reached out to Elizabeth Bolstad, who submitted the request. She confirmed other agencies as of March 18th that submitted resolutions/letters of support: Town of Huntersville, Town of Stem, Town of Clyde, Cabarrus County, City of Concord, Lee County, City of Yanceyville, Forsyth County, and City of Weaverville. She also shared some crash statistics for Stanly/Cabarrus County from the FMCSA (Federal Motor Carrier Safety Administration) site, as well as the condition of local bridges. Data she provided is attached to this email. An updated resolution amending the date of adoption is also attached for Council's review. Council Member Larry Baucom spoke against the proposed resolution and stated that this would go against the Department of Transportation. Council Member Michael Haigler also voiced his concerns against the resolution. Mayor Huber also spoke about his concerns regarding the resolution. The Council was not interested in entertaining the resolution, so they took no actions and the resolution was not formally presented.

NCLM Grant Services Amendment: The City was approached by the NC League of Municipalities informing us that they have additional resources available for Locust in the form of grant writing services. You may recall we received \$30,000 towards grant writing services in 2024. We submitted several grants for COPS, PARTF, and federal funding to extend Ardsley Dr. Unfortunately, we were not successful in receiving any of those grants. The NCLM is able to offer us another \$30,000 in grant writing services, which we would like to use to apply for a LWCF (Land and Water Conservation Fund) grant to acquire, develop, and/or renovate projects for outdoor public recreation. We believe we should be able to leverage these grant dollars to purchase additional park land, and complete additional master plan improvements. In order to receive the \$30,000 towards grant writing services, Council needs to adopt the attached amendment to our MOU with the NCLM. Locust does not spend any money towards this grant application, and the consultant handles the bulk of the application with Locust staff only providing related documents as needed for the grant.

M/S/A Council Members Michael Haigler and Roger Hypes (7-0)
Motion to approve amendment to MOA and grant services with NCLM

Senior Center – IT/Data/Security Change Order: As the new facility construction progresses, we are approaching the installation of all IT/Data/Security equipment. Originally, we were going to furnish these items separately (just like how we did for the AV equipment, furniture, and art for the new building). The subcontractor currently finishing the low voltage conduit is a company that specializes in this equipment/installation. Since they are already working on-site, and are familiar with the building, it would be a more efficient process to have all items provided/installed by the same subcontractor. Because of the cost of the hardware and installation labor, the agreement price between the City and the general contractor would have to be amended. However, the overall budget for the project does not change and we are able to complete the project with the approved funds. In other words, City Manager Cesar Correa is not asking for additional funds for the project, just to change how the City is paying for the IT/Data/Security components of the new building.

M/S/A Council Members Larry Baucom and Roger Hypes (7-0)
Motion to approve change order

Surplus Equipment for Disposal:

PD Tasers: The Police Department have old tasers that need to be disposed of. The Stanly County Sheriff's Office is exploring a trade for their old tasers, but they are a few short to receive a bulk discount. They asked if we could provide them with old tasers so they could reach the required number of units for their trade-in program. The City is able to transfer them directly to another local government agency.

DPW Bucket Truck: Following our budget workshop the City purchased the new bucket truck for the Public Works Department. When the new bucket truck gets delivered, the City will need to surplus the current truck. Public Works Director Tim Flieger contacted the auction house we'd normally use for this type of equipment, and he was given an estimate of \$8,000 to \$12,000 in auction. At the same time, the Town of Stanfield approached us expressing interest in the bucket truck. City Manager Cesar Correa explained that the City would bring this to Council's attention, and to see if Council wishes to sell the truck directly to Stanfield (approved method of property disposal between 2 local governments). Since we could recuperate \$8,000 in auction, the City informed Stanfield that the recommendation to Council would be to sell for \$8,000.

M/S/A Council Members Roger Hypes and De-Dee Nathan (7-0)
Motion to approve asset disposal of PD tasers to the Stanly County Sheriff's Office

M/S/A Council Members Roger Hypes and Larry Baucom (7-0)
Motion to approve asset disposal of PW Bucket Truck to Town Stanfield for \$8000

Contract for AP Grant Services: Parks and Rec Director Emily Jones and City Manager Cesar Correa had an opportunity to meet with consultants for design services for the renovation of the Officer Jeff Shelton Memorial Park. This is related to the \$500,000 Accessible Parks grant the City received in 2025. We are presenting a recommendation to award the design services project to Benesch; the consultant that completed The City's 2023 Master Plan for Parks & Recreation. Since receiving the grant, we've completed a topographic survey of the OJSMP that will be needed for the schematic design/development phase. The City anticipates completion of the renovation by June 2027.

M/S/A Council Members Barry Sims and De-Dee Nathan (7-0)
Motion to award design services to Benesch

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

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

9. Parks

Council Member Mandy Watson reviewed the park report noting that the first movie night is this Saturday, featuring Zootopia 2 with lots of vendors. April 25th featuring How to Train Your Dragon. May 9th is Hands on Locust and the movie night featuring Lilo and Stitch with performance by South Sea dancers. Baseball and softball games begin next week. A 10k grant was received to purchase equipment for several sports with bat racks in the dugouts. Congrats to Park and Rec Director Emily Jones on passing her CPSI exam.

10. Facilities

Council Member Barry Sims gave an update on the senior center stating that Progress is finally continuing at the senior center. Since last month, the new building passed electrical, plumbing and HVAC inspections. Following the acceptance of the change order the general contractor will move forward with the remaining wiring for the building. In the meantime, windows and doors should finish installation this week. Stucco is scheduled to start this week as well. From the inside of the building, we'll start seeing insulation and sheet rock on the walls, followed by flooring (and tile in the bathrooms). Our construction completion timeline is now pushed back to mid-June. The City hopes to be able to open the Monday after 4th of July. This would give us enough time to complete a building walkthrough (punch list), to have the building clean, and to install the new furniture/art. Grand opening information will be shared in late May/early June.

Senior Center Update

11. Public Works

Council Member Larry Baucom reviewed the monthly flow report.

Wastewater Report - March 2026

12. ABC, Economic Development & Small Business Support

Council Member Rusty Ebird spoke about attending the grand re-opening of Locust Family Dentistry and their newly renovated office.

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report. The Officer of the month for the month of March was Officer Matthew Crosby. Thank you to the entire department for all that they do.

Monthly Report - March 2026

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report.

P&Z – ETJ Board Member Appointment: It was brought up to our attention that County Commissioners are supposed to appoint the ETJ Board member to the Locust P&Z Board. Our current ETJ representative is James Baucom, who has been serving on the Board for years. We reviewed this with our City attorney who recommended presenting a recommendation to Stanly County Commissioners for his appointment. His current term expires on 12/1/2027, and will have to be reappointed by County Commissioners at a future date.

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to present recommendation to county commissioners to appoint James Bauco to P&Z Board as ETJ Member

Site Plan Amendment – Locust Mower: We received a site plan amendment application from Locust Mower. They are wanting to eliminate their previously approved outdoor storage, and instead they wish to add an extension to the building.

Public Hearing opened at: 7:47pm No one spoke for or against.
Public Hearing closed at: 7:48pm

M/A Council Member Michael Haigler (no second needed) (7-0)
Motion to approve the site plan amendment with the associated site plan and proposed elevations for Locust Mower, parcel pin# 557503436358. 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.

Conditional Rezoning – Dennis Patterson: This is a new HVAC contractor's office with indoor storage. It repurposes the site formerly occupied by All Phase Auto at 607 N. Central. They are not proposing any changes to the building, just their signage.

Public Hearing opened at: 7:52pm No one spoke for or against.
Public Hearing closed at: 7:53pm

M/A Council Member Michael Haigler (no second needed) (7-0)
Motion to approve the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C) for Dennis Patterson HVAC parcel pin# 557501486574. 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.

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to schedule a public hearing for May 14, 2026, for the conditional rezoning request submitted by Riley's Retreat.

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:

Brian Marble - 404 Meadowcreek Church Road - Spoke about trash on the side of the road and dog concern for an aggressive dog that is across the street.

16. Board Closing Comments

Thank you to all who came out. Thank you to Scott Efird for his quick thinking in aiding a resident who was in distress and saving his life. Prayers are with Chaplin Mario Miller and the loss of his wife. Thank you to Mr. Marble for coming out and voicing his concerns. Thank you to Locust Mower for their investment into Locust and happy for the growth. Welcome to Dennis Patterson HVAC.

17. Executive Session GS: 143.318.11 (5)

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to enter into executive session GS: 143.318.11 (5) at 8:30pm

Out of executive session at 9:52pm

18. Adjourn

M/S/A Council Members De-Dee Nathan and Roger Hypes (7-0)
Motion to adjourn at 9:52pm