



Locust City Council Meeting Agenda Joel Huneycutt Community Room

7:00 PM
May 14, 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 April 9, 2026 | Amy Furr |
| | • April 9, 2026 | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - April 2026 | |
| | • FY 2026-2027 Budget Introduction | |
| | • Schedule Public Hearing for FY 2026-2027 Budget Adoption | |
| | 6. Mayor's Report | Mayor Huber |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • Resolution: Property Exchange for USPS Connector | |
| | • RFQ: On-Call Transportation Services Award | |
| | • Resolution: SS4A Grant Application | |
| | • Speed Limit - Meadow Creek Church Rd. | |
| | • Purchase Orders | |
| | • Budget Amendments | |
| | 8. Administration/HR | De-Dee Nathan |
| | • CVB Appointment | |
| | 9. Parks | Mandy Watson |
| | 10. Facilities | Barry Sims |
| | • Senior Center Update | |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Report - April 2026 | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |

13. Public Safety Roger Hypes
 - Monthly Report - April 2026
14. Planning & Zoning Mike Haigler
 - Monthly Report - April 2026
 - Site Plan Amendment — Riley's Retreat
15. Public Comment Period:
16. Board Closing Comments
17. Executive Session GS: 143-318.11 (5)
18. Adjourn

Next Scheduled Council Meeting - June 11, 2026



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

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - APRIL 30, 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	\$ 3,180,771	132.53%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 13,680	\$ -	\$ 110	0.00%
FRANCHISE TAXES	\$ 283,533	\$ 230,000	\$ 198,229	86.19%
SALES TAXES	\$ 1,866,620	\$ 1,225,000	\$ 1,354,507	110.57%
CABLE VISION FRANCHISE	\$ 18,790	\$ 21,000	\$ 12,739	60.66%
SOLID WASTE	\$ 322,130	\$ 265,000	\$ 324,148	122.32%
BUSINESS REGISTRATION/PERMITS	\$ 80,803	\$ 44,352	\$ 90,162	203.29%
POWELL FUND	\$ 192,905	\$ 190,500	\$ 197,048	103.44%
ALL OTHER REVENUES	\$ 1,219,112	\$ 754,394	\$ 904,852	119.94%
	\$ 7,022,032	\$ 5,130,246	\$ 6,262,565	122.07%

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 799,423	\$ 852,336	\$ 733,314	86.04%
CENTRAL SERVICES	\$ 417,067	\$ 87,500	\$ 54,226	61.97%
PUBLIC SAFETY	\$ 1,896,714	\$ 2,045,315	\$ 1,732,335	84.70%
PUBLIC WORKS	\$ 672,241	\$ 722,210	\$ 436,296	60.41%
POWELL FUND/STREETS	\$ 142,008	\$ 296,600	\$ 111,153	37.48%
SANITATION	\$ 655,601	\$ 500,000	\$ 519,371	103.87%
PARKS & RECREATION	\$ 848,845	\$ 625,285	\$ 477,263	76.33%
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 \$ 5,130,246 \$ 4,564,958 88.98%

Y-T-D FUND BALANCE INCREASE

\$ 1,588,133 \$ - \$ 1,697,607

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
Feb 2026	\$ 155,715.14	rec'd 4/14/2026

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
April 2026	received 5/1/2026	

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	\$ 1,861	18.61%
NEW DEV SEWER TAP FEES		\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 116,929	\$ 115,000	\$ 97,665	84.93%
USER FEES	\$ 1,640,023	\$ 1,462,381	\$ 1,395,381	95.42%
SYSTEM DEVELOPMENT FEE	\$ 456,450	\$ 225,000	\$ 984,050	437.36%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 5,054,759	\$ 3,010	\$ 1,172,044	0.00%
	\$ 7,300,806	\$ 1,816,891	\$ 3,652,050	201.01%

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 315,722	\$ 337,340	\$ 282,624	83.78%
WASTE COLLECTION & TREATMENT	\$ 1,830,503	\$ 1,254,551	\$ 1,019,138	81.24%
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	\$ 1,816,891	\$ 1,301,762	71.65%

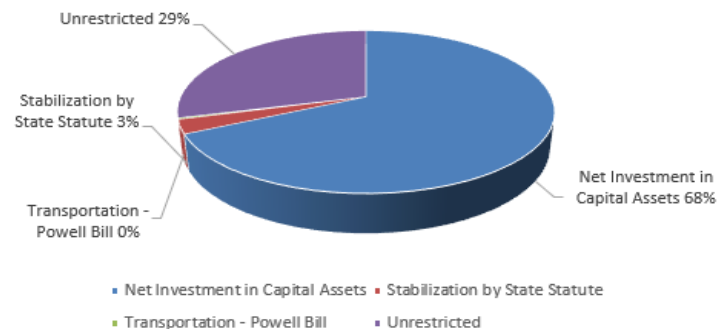
Y-T-D FUND BALANCE INCREASE

\$ 5,152,953 \$ - \$ 2,350,288 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





Budget Introduction

Fiscal Year Budget 2026-2027
May 14, 2026



FY 26-27 Budget Overview



\$5,644,250

**General Fund
Budget**



\$1,747,650

**Wastewater
Fund Budget**



\$7,391,900

**Total FY 26-27
Budget**

Budget Highlights

Public Safety Compensation



Starting LEO pay
increased to
\$54,000

User Fees

No increase
To WW fee
schedule



Proposed rates:
\$41.11 for residential
\$85.05 for commercial

Solid Waste Services

**New leaf
collection and
bulk pick up**



Purchase of new
equipment for
vacuum leaf
collection

Paving & Repairs

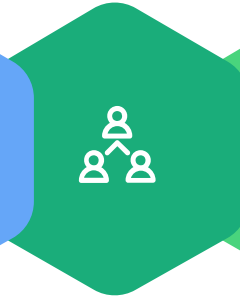
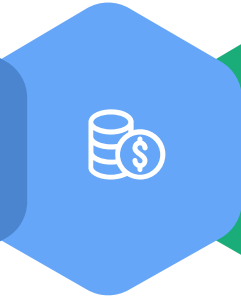


Additional
investment for
paving and road
repairs

FY 26-27 Budget Update

Valuation

Estimates
from Stanly &
Cabarrus
County Tax
Offices



Expenditures

Where is the
money going?

Revenues

Updates on
revenue forecast

Capital Projects

Review of
capital
projects

Assessed Valuation Update



Stanly County

Tax Office estimate
\$995,000,000



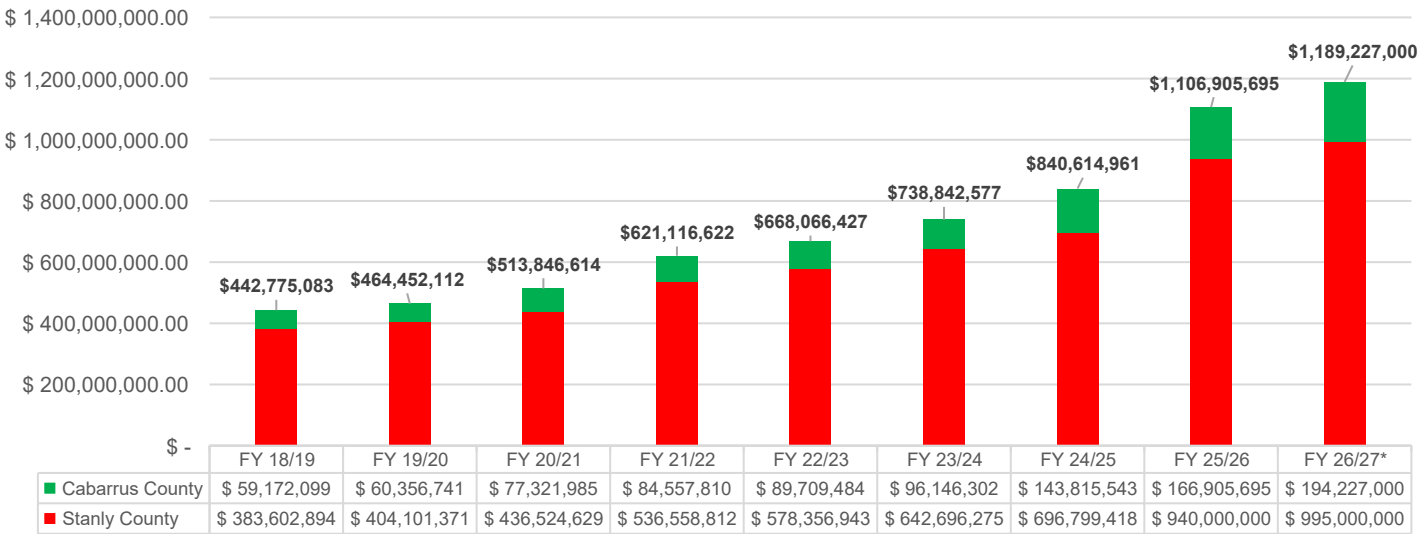
Cabarrus County

Tax Office estimate
\$194,227,000



Total Valuation

Estimated total valuation
\$1,189,227,000



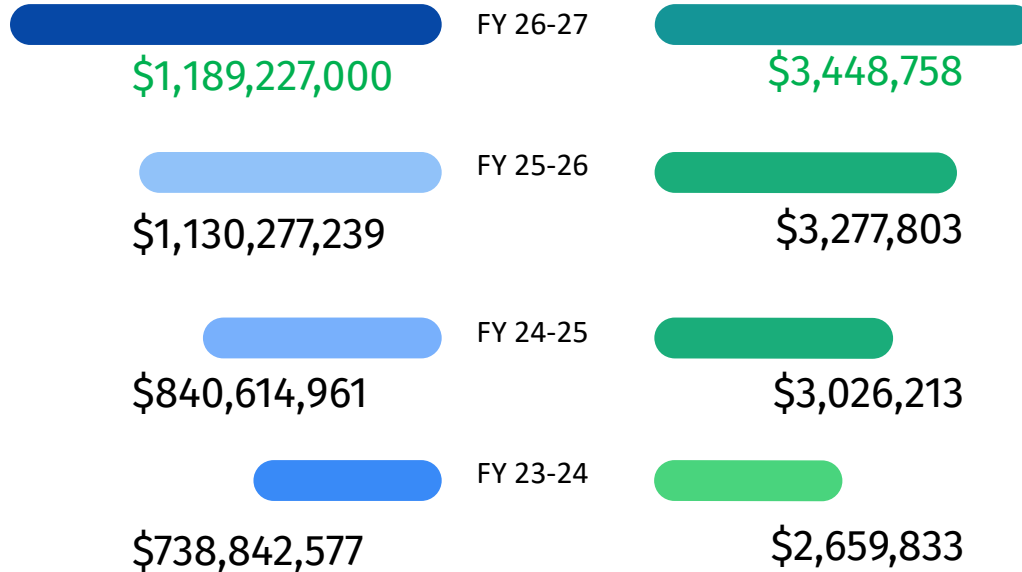
Valuation Impact on Tax Levy

\$0.29/\$100 \$0.01 = \$118,922

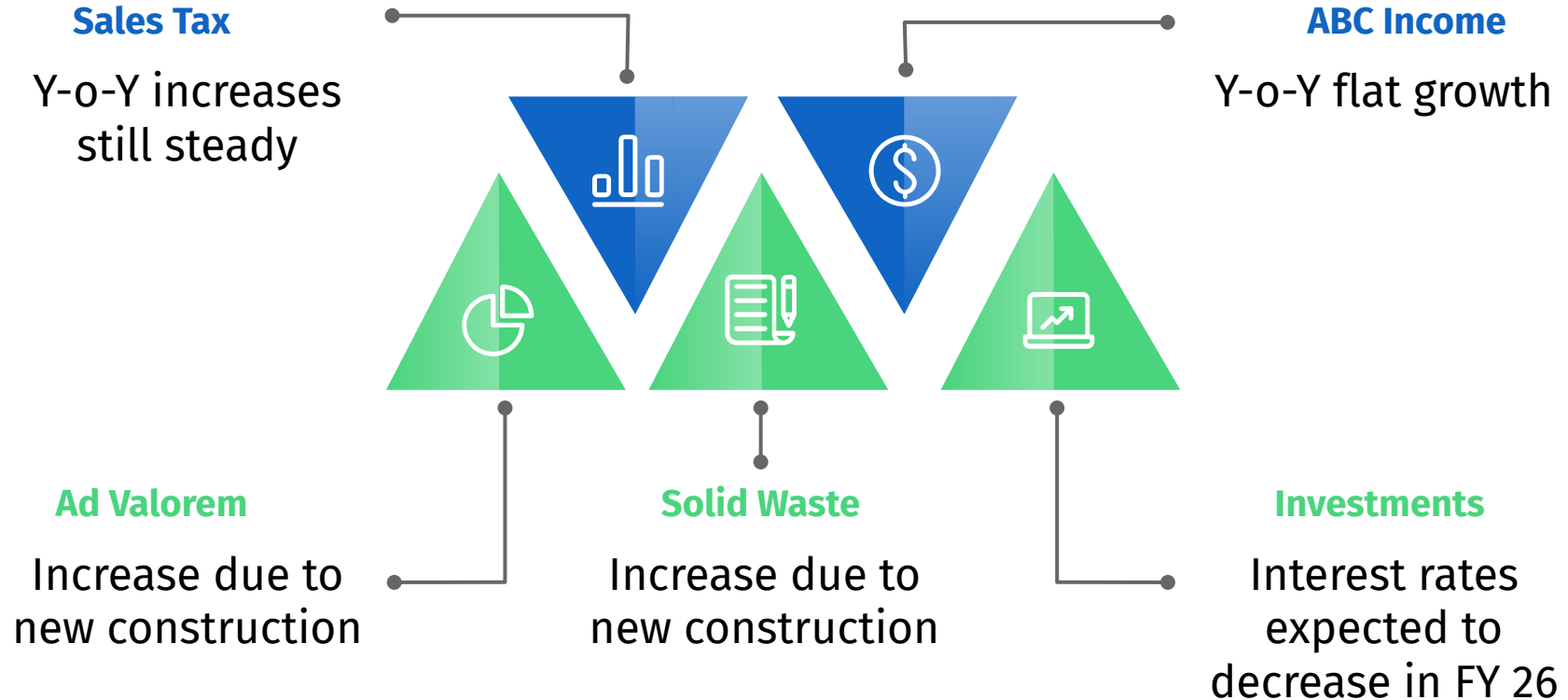


Valuation

Tax Levy



Revenues Update

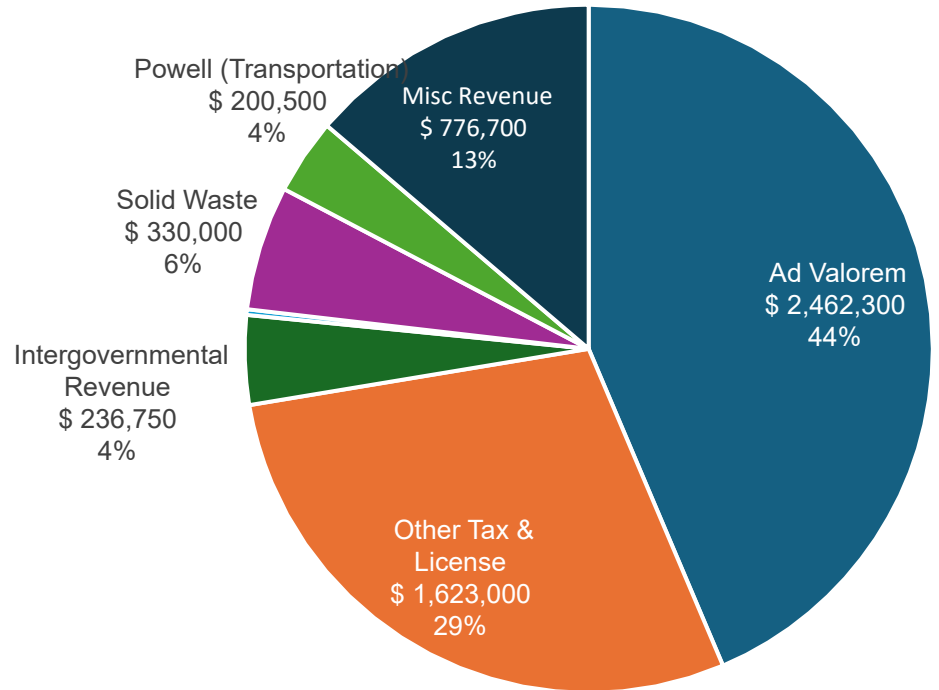


General Fund Revenues

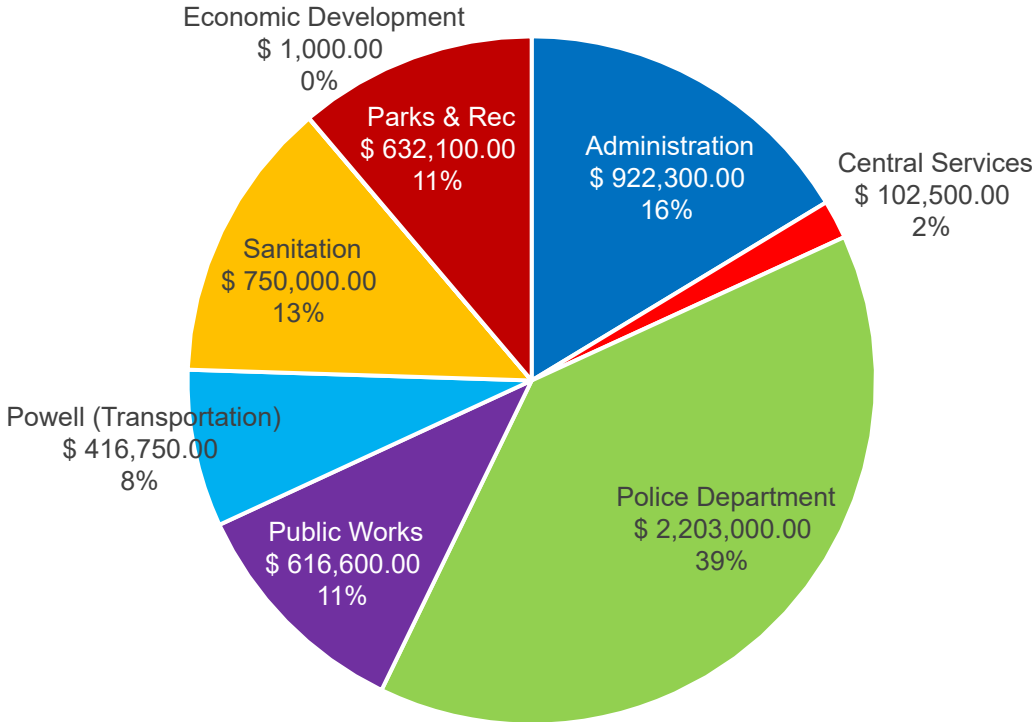
FY 2026-2027 General Fund

Projected Revenues

Ad Valorem	\$ 2,462,300	44%
Other Tax & License	\$ 1,623,000	29%
Intergovernmental Revenue	\$ 236,750	4%
Beer & Wine Tax	\$ 15,000	>1%
Solid Waste	\$ 330,000	6%
Powell (Transportation)	\$ 200,500	4%
Misc. Revenue	\$ 776,700	13%
TOTAL REVENUES:	\$ 5,644,250	100%



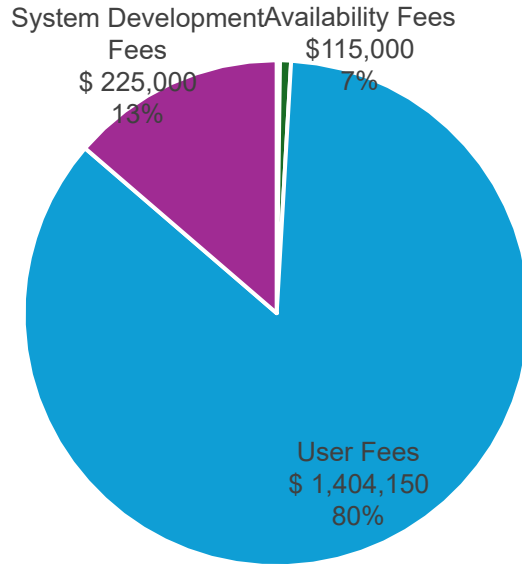
General Fund Expenditures



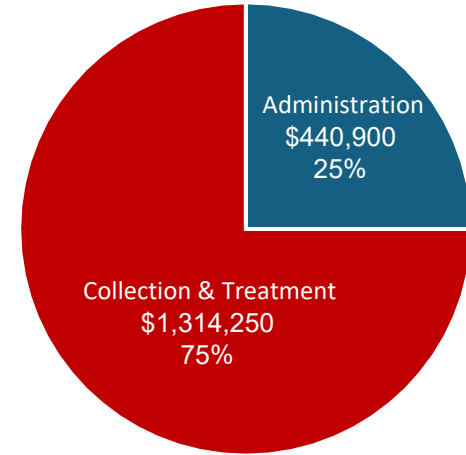
**FY 2026-2027 General Fund
Expense Allocation**

Administration	\$922,300	16%
Central Services	\$102,500	2%
Police Department	\$2,203,000	39%
Public Works	\$616,600	11%
Powell (Transportation)	\$416,750	8%
Sanitation	\$750,000	13%
Economic Development	\$1,000	>1%
Parks & Rec	\$632,100	11%
TOTAL EXPENDITURES	\$5,644,250	100%

Wastewater Fund



Misc. Income	>1%	\$	1,500
Interest Income	>1%	\$	2,000
Availability Fees	7%	\$	115,000
User Fees	80%	\$	1,404,150
System Development Fees	13%	\$	225,000
TOTAL REVENUES	100%	\$	1,747,650

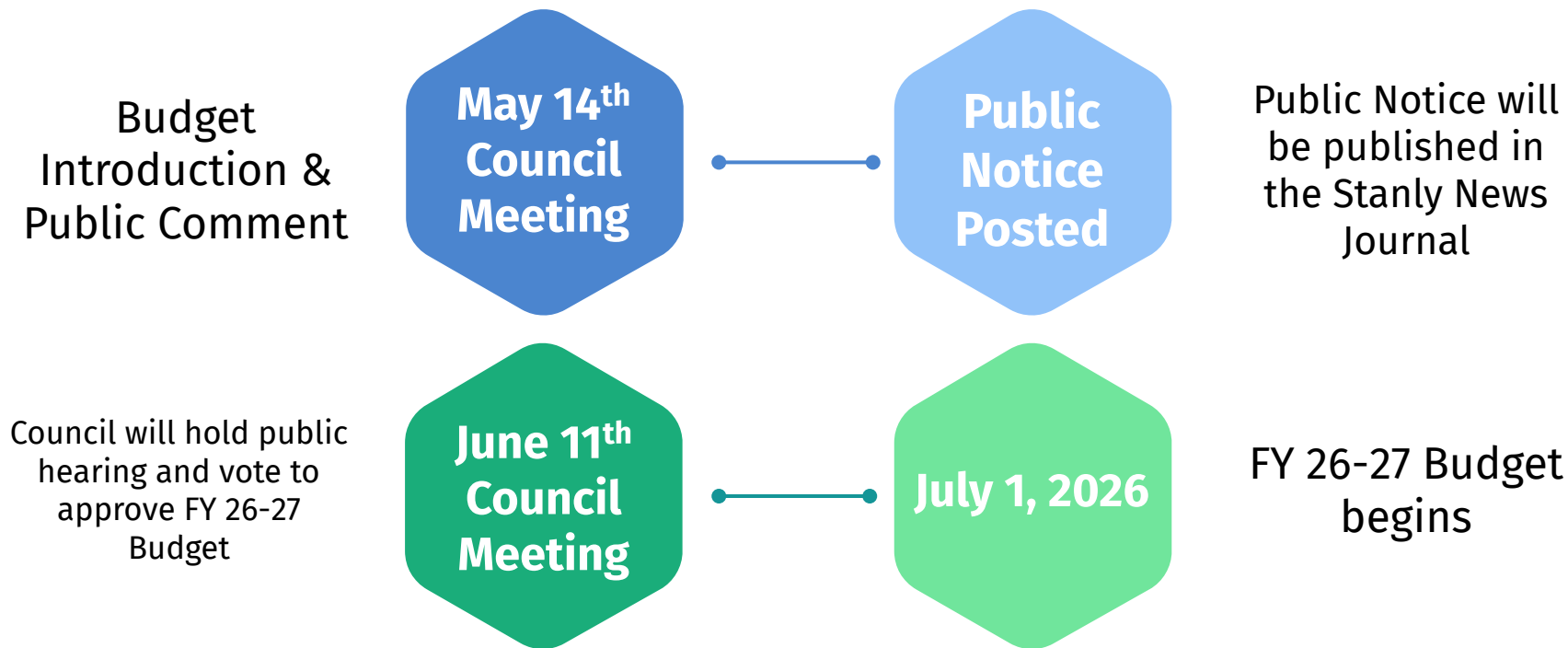


Administration	25%	\$	433,400
Collection & Treatment	75%	\$	1,314,250
TOTAL EXPENDITURES	100%	\$	1,747,650

Capital Projects Update



Next Steps



Questions?



City of Locust

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

RESOLUTION OF INTENT TO AUTHORIZE PROPERTY EXCHANGE

WHEREAS, Pursuant to North Carolina General Statute § 160A-271, the City Council of the City of Locust intends to authorize the exchange of certain city-owned property for certain property owned by Harmol Holdings, LLC, a North Carolina Limited Liability Company with its principal place of business in Stanly County, North Carolina; and

WHEREAS, the exchange involves the following unimproved tracts of land:

- Locust's land is a 0.55-acre, more or less, tract of land located along the south side of Market Street, described in Deed Book 1617, Page 554, Stanly County Registry, tax PIN 557503324724. This tract has an appraised value of \$180,000.00. Prior to the contemplated exchange, Locust anticipates acquiring tax PIN 557503323608 from the property owner to the south of the Locust property, which is a 0.08 portion of the property described in Deed Book 829, Page 192. Both parcels will be exchanged. Further, Locust intends to grant a 50-foot wide access easement for the benefit of tax PIN 557503324599 across the Locust Property leading from the south side of Market Street to tax PIN 557503324599 at the western portion of the Locust property, for contemplated future dedication as a public right of way. The resulting value of Locust's property will remain \$180,000.00.
- The land to be acquired by Locust is a 60-foot wide right of way and easement from the south side of Market Street to the United States Postal Service Property located at 206 West Main Street, Locust, to be used by the City for the construction of a public roadway. This tract is a portion of the property owned by Harmol Holdings, LLC and described in Deed Book 1780, Page 118, tax PIN 557503326767. Conveyance of this easement to the City will decrease the appraised value of the remainder of the Harmol Holdings, LLC tract by \$40,000.00.

WHEREAS, in addition to the land to be exchanged, as further consideration to Locust, Harmol Holdings, LLC will pay Locust \$140,000 as full and fair consideration for the exchange; and

WHEREAS, North Carolina General Statute § 160A-271 authorizes Locust to make such an exchange if authorized by the City Council by resolution adopted at a regular meeting of the Council upon at least 10 days' public notice; and

WHEREAS, a public notice was advertised on April 26, 2026 in the Stanly News Journal and the City Council is convened in a regular meeting.

NOW, THEREFORE, BE IT RESOLVED,

1. the Mayor and City Council of the City of Locust authorize the exchange of properties as described above.

2. The City Manager is directed to execute the appropriate instruments necessary to carry out the exchange.

Approved this 14, day of May 2026.

Stephen Huber, Mayor

ESTIMATE

S&F Contracting, Inc.
16140 McLester Rd.
Oakboro, NC 28129

sf.contracting@yahoo.com
+1 (704) 431-0511



Bill to

City of Locust
(Market Street & Post Office Connector)
(Attn: Tim Fliger)

Estimate details

Estimate no.: 1431
Estimate date: 05/13/2026

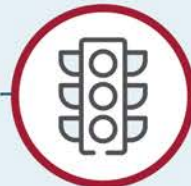
Product or service	Description	Qty	Rate	Amount
Grading	Grading scope of work per the following plans: G1, C1, C2, C3, D1, D2, D3 by Chambers Engineering dated 12/23/24 - Site staking - Traffic control - Demo - Clearing & grubbing - Erosion control, storm drain, grading - 244 LF of 24" curb & gutter - 317 SY of light duty asphalt paving - 577 SF of 4" thick sidewalk with (1) detectable mat	1	\$106,000.00	\$106,000.00
Price is subject to review after (30) days from its date				
The following items are not included: - Permits - Testing - Provisions for rock or unsuitable soil - Landscaping - Any work to Market Street entrance - Any item not mentioned				
Total			\$106,000.00	

Note to customer

Thank you for the opportunity to bid this job, if you have additional questions or concerns, please contact our estimator Scott Broome at (704) 985-4689 or scottsfcontr@outlook.com.

Statement of
Qualifications (SOQ) For

On-Call Transportation Services



Prepared for: ***City of Locust***

Prepared by: **Kimley»Horn**

April 2026

Firm Overview and Relevant Experience

COVER LETTER

April 24, 2026

Cesar Correa, City Manager
City of Locust
186 Ray Kennedy Drive
Locust, NC 28097

Kimley-Horn

580 Kingsley Park Drive
Suite 125
Fort Mill, SC 29715
TEL 803 728 4756

RE: Request for Qualifications (RFQ) for City of Locust On-Call Transportation Services

Dear Mr. Correa and Members of the Selection Committee:

Kimley-Horn is pleased to submit our SOQ to continue supporting the City of Locust with on-call transportation services. We've appreciated working alongside City staff over the past few years and welcome the opportunity to build on that partnership as Locust balances growth pressure and evaluates transportation impacts associated with new development. We understand that successful on-call support requires more than technical expertise—it requires an understanding of local expectations, strong familiarity with North Carolina Department of Transportation (NCDOT) and local requirements, responsiveness to staff and applicants, and clear communication with decision-makers. As you review our SOQ, we ask that you consider the following strengths the Kimley-Horn team brings to the City of Locust.

A Team That Knows the City and Its Process

Kimley-Horn has direct experience working with the City of Locust and NCDOT on transportation impact analyses (TIAs) and our understanding of the City's expectations is reinforced by our involvement in helping update the City's TIA ordinance and presenting to City Council and the Planning and Zoning Board. Because we are familiar with how projects move through Locust's review process, we are able to step in quickly, provide consistent guidance, and serve as a dependable extension of City staff.

Experienced Support for TIA and Transportation Technical Memorandum (TTM) Services

Preparing, reviewing, and managing TIAs and TTMs is a core part of our work for municipalities across the Carolinas. We routinely lead scoping meetings, coordinate directly with NCDOT reviewers, and work with applicants to define study limits, assumptions, methodologies, and mitigation strategies. Our familiarity with NCDOT policies and long-standing relationships with staff statewide help streamline coordination, reduce review time, and minimize rework or late-stage surprises.

This technical depth is paired with extensive municipal on-call experience throughout the Charlotte metropolitan area. In addition to our work in Locust, Kimley-Horn currently provides on-call transportation services to multiple municipalities. These communities rely on us for timely, consistent support—whether reviewing development submittals, assisting with staff coordination, or participating in board meetings and public discussions. This responsive, solutions-oriented approach helps ensure our TIA and TTM recommendations are technically sound for NCDOT review while remaining practical, implementable, and aligned with local policy goals and community priorities.

An Experienced Team Ready When You Need It

Our team is led by **Amy Massey, PE**, who will serve as Project Manager and brings 31 years of transportation planning/engineering experience working with municipalities and coordinating with NCDOT. Amy is supported by a seasoned Kimley-Horn team skilled in delivering TIAs, TTMs, and other on-call transportation services with a strong balance of technical rigor and clear, practical communication. Backed by Kimley-Horn's extensive resources throughout Charlotte metro and the Carolinas—including traffic analysis, signal design/operations, geometric engineering/design, and multimodal planning specialists—we can efficiently scale support as needed, drawing on trusted internal and subconsultant resources while maintaining the quality, reliability, and consistency municipalities expect from Kimley-Horn.

The Kimley-Horn team is excited about the opportunity to continue working with the City of Locust to provide dependable, thoughtful transportation support. We take pride in being reliable, knowledgeable and focused on helping our clients move projects forward. Thank you for your time and consideration.

Sincerely,

KIMLEY-HORN



📍 Amy Massey, PE | Point of Contact
📞 803 881 3925 | ✉️ amy.massey@kimley-horn.com

Kimley»Horn TRSCFORT014787.2026

FIRM OVERVIEW

Kimley-Horn has been providing professional engineering services since our founding in 1967. Throughout the years, the firm has grown from a small group of engineers in Raleigh into a nationwide, multidisciplinary firm composed of transportation and roadway engineers; transportation planners; utility, civil, structural, and construction phase specialists; landscape architects; and environmental professionals working together to serve our clients. Our firmwide staff includes more than **10,000 professionals** in the US and Canada and technical employees with ample resources to serve clients responsively from **160+ office locations**.

Relevant Transportation Experience

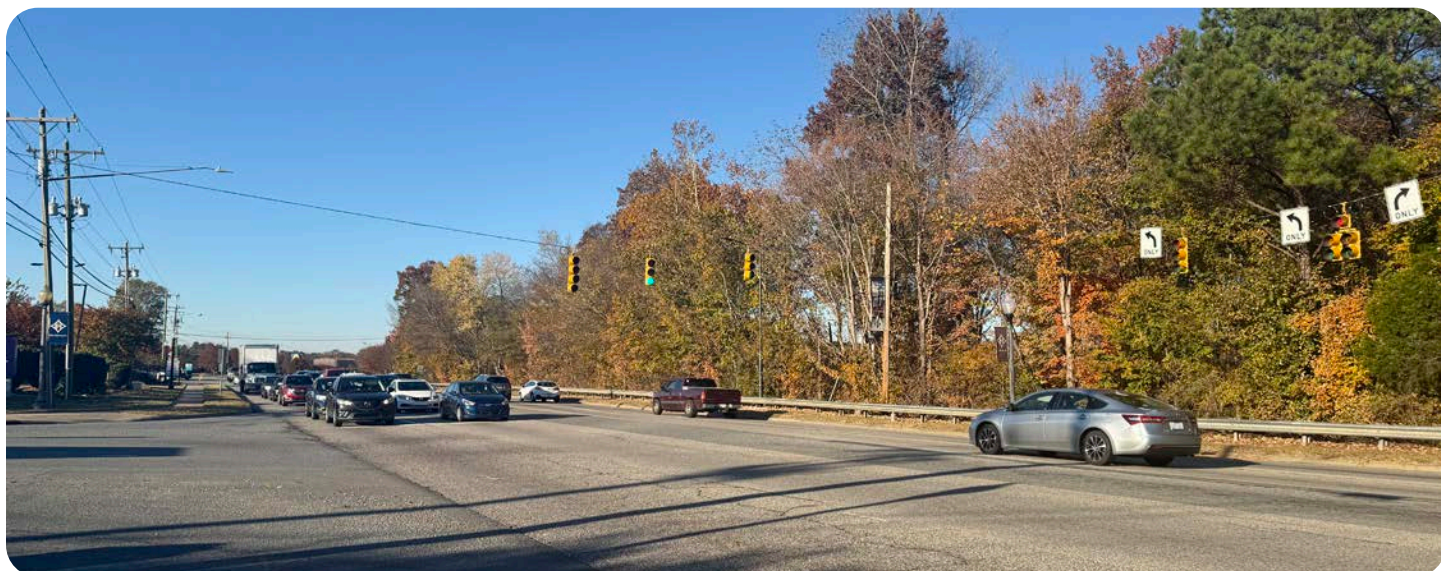
Our service approach reflects deep understanding of traffic analysis methodologies, data collection and modeling, and regulatory compliance. Our deliverables include comprehensive data gathering (such as intersection turning movements, pedestrian and bicycle volumes, and crash history), application of the latest modeling software, Level of Service (LOS) and capacity analyses, site access review, safety improvement recommendations, stakeholder presentation material, and defensible written reports. We prepare TIAs and TTM that not only assess impacts under local ordinances, but also integrate NCDOT coordination and submission standards.

We understand that transportation must be quantified and documented based on an analysis that considers how many trips are generated, how they are assigned to the transportation system, and relevant peak analysis periods. Existing traffic and future conditions, with and without the project, must be considered. Kimley-Horn engineers have developed access and circulation plans for numerous mixed-use developments ranging from one-half acre to more than 60,000 acres. Moreover, our firm has prepared the circulation elements of specific plans for many large development projects. In addition, we have conducted several special-event generated traffic and circulation studies for destination resort developments.

Our staff has reviewed or performed hundreds of traffic impact studies, from minor infill developments to large-scale, multiuse developments with major impacts on the transportation system. We understand that the traffic impacts from non-typical uses can have significant impacts on the transportation system at times other than traditional peak traffic hours. Kimley-Horn has the proven expertise to identify what types of improvements or mitigation measures are warranted and assess their respective impacts. In addition to operational impacts, we can also identify environmental impacts such as air and noise pollution, safety impacts, and impacts on pedestrians, bicycles, and transit.

Local Government and Municipal Ordinance Experience

Our transportation teams bring direct experience working hand-in-hand with local municipalities, NCDOT, and development applicants. We understand the responsibilities and challenges of being a trusted on-call technical advisor—whether guiding TIA scoping meetings, reviewing development applications for TIA/TTM triggers, or presenting findings and recommendations to decision-makers and the public as needed. Kimley-Horn staff have worked under a range of local ordinances in North Carolina, including but not limited to requirements for trip generation, access management, multimodal review, crash and safety studies, mitigation agreement negotiation, and public presentation. Our recent work includes traffic studies and on-call services for local governments, particularly those in fast-growing areas.



RELEVANT EXPERIENCE

Kimley-Horn has provided on-call and term contract services for more than 50 years, with extensive experience working with municipalities and agencies including the City of Charlotte, Town of Harrisburg, Town of Waxhaw, and NCDOT. Our team has successfully executed numerous transportation planning and infrastructure projects through on-call contracts like Waxhaw TIA, Cornelius TIA, and NCDOT Integrated Mobility Division (IMD).

Kimley-Horn offers various services including roadway design, hydraulics, and traffic control of municipal projects like Congestion Mitigation and Air Quality (CMAQ), Transportation Alternatives Program (TAP) grants and Safe Streets and Roads for All (SS4A) grants. Our team handles TIAs, signal designs, network communications, system timing, and grant applications. Kimley-Horn's deep understanding of local and regional objectives, combined with extensive resources and skilled staff, confirms you will receive responsive, high-quality, and customized solutions. Our Charlotte-metro team is working on numerous projects for surrounding municipalities, as listed below in bold.

Current Kimley-Horn General and Transportation On-Call Contracts

- Belmont
- Cary
- **Charlotte**
- Concord
- Cornelius
- Cramerton
- Elizabeth City
- Fort Mill
- Franklin County
- Fuquay-Varina
- Garner
- **Gastonia**
- Harrisburg
- Kings Mountain
- Lancaster County
- Mount Holly
- NCDOT
- Raleigh
- **Rock Hill**
- Sampson County
- Stallings
- Troutman
- Waxhaw



Bethel Church Road TIA

Specific Experience Preparing TIAs/TTMs Under Municipal Ordinances

City of Locust



Ongoing

Kimley-Horn has worked with the City of Locust on a range of TIAs, including **Cresswind at Rocky River**, **Sam's XPress Car Wash**, and the **Locust Commercial Development**. Building on this experience, Kimley-Horn assisted the City in updating its TIA Ordinance in 2025 to guide future transportation analyses performed in coordination with City staff and NCDOT. The update aligns the ordinance with the City's development priorities and transportation goals through evaluation of existing local requirements, NCDOT policies, and regional best practices. Kimley-Horn also facilitated workshops with City staff and leadership to establish technical methodologies, procedures, and evaluation criteria consistent with Locust's vision, land use, and pedestrian plans.

Services included the following:

- TIA scoping coordination with the City, NCDOT, and applicants
- Preparation of NCDOT TIA scoping checklists and supporting exhibits
- TIA documentation
- Traffic data collection and evaluation
- Traffic volume development for existing, background, and build-out conditions
- Trip generation and traffic forecasting
- Peak-hour capacity, queuing, and operational analyses
- Evaluation of site access
- Phasing analysis, as applicable
- Identification and evaluation of roadway and operational mitigation measures
- Development of mitigation recommendations to support permitting and approvals
- Coordination with City and NCDOT staff throughout TIA review and comment resolution
- Support for mitigation agreements and implementation coordination
- Traffic signal planning, design, and modification in accordance with NCDOT standards





Town of Fort Mill



Ongoing

Fort Mill TIA Ordinance and On-Call TIAs

Kimley-Horn assisted the Town in developing its TIA Ordinance in 2018–2019 and has since served as the Town's on-call TIA consultant. In this role, Kimley-Horn prepared approximately 55 traffic studies supporting a wide range of development projects, providing consistent application of the ordinance in coordination with the Town, York County, and South Carolina DOT (SCDOT) staff. In addition, Kimley-Horn supported the Town in preparation of its 2026 CMAQ grant application.

Representative projects demonstrating this experience in Fort Mill include the following:

- Single-family residential developments, such as Cresswind (see below) and Elizabeth Phase 2
- Apartment sites like Elizabeth Commons multifamily
- Commercial sites like North Dobys Commercial and Bojangles
- Mixed-use developments such as Springfield Phase 2 and Catawba Ridge Market
- Industrial sites like Sutton Industrial and Town Operations Center
- Hospital/medical office developments like Piedmont Medical Center and Mason's Bend Commercial
- Redevelopment projects such as Williamson Mixed Use and The Print Shop
- Fort Mill School District's Early Childhood Center

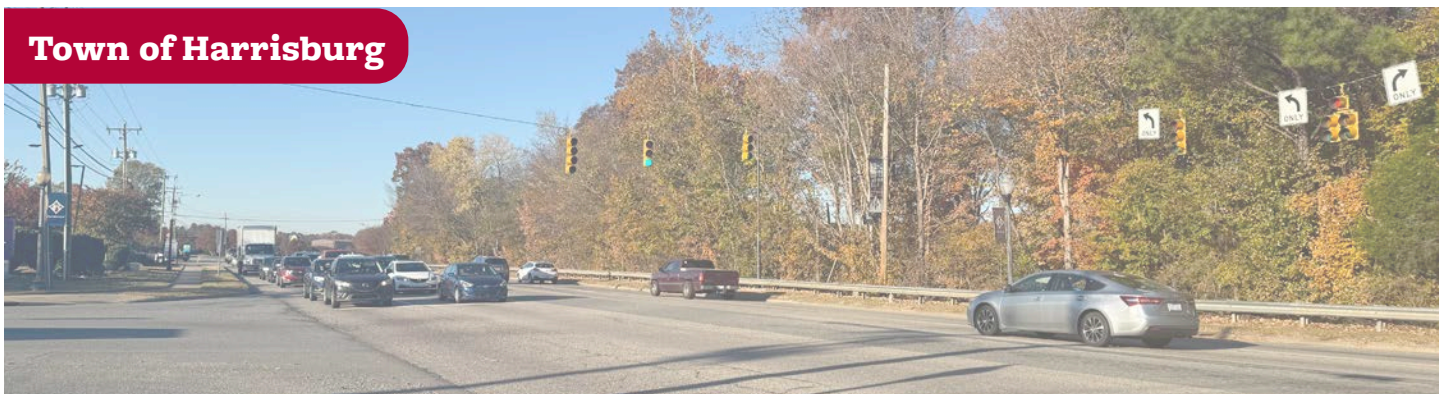
Cresswind TIA

Kimley-Horn provided TIA services for the Cresswind residential development along Whites Road in Fort Mill. The work supported the Town's development review process and included coordination with County and SCDOT staff. The team reviewed the proposed site plan, access locations, surrounding roadway network, available traffic data, historical growth trends, and planned transportation improvements; and developed site trip generation estimates and distribution assignment percentages. These efforts informed the TIA, Transportation Mitigation Agreement (TMA), and phasing analysis. Kimley-Horn is also completing two associated traffic signal modification designs on behalf of the developer.





Town of Harrisburg



Ongoing

Kimley-Horn has maintained a longstanding relationship with the Town of Harrisburg for **more than 15 years**, providing on-call transportation planning and engineering services to support the Town's evolving growth and infrastructure needs. Through this on-call partnership, Kimley-Horn has completed a range of TIAs and development-driven transportation studies for residential, industrial, and medical projects, including major development areas such as **Atrium Harrisburg** and **Caldwell Park Drive Industrial**.

These services are performed in close coordination with Town staff and NCDOT and draw on Kimley-Horn's familiarity with local requirements, procedures, and long-term transportation goals. Performed in close coordination with Town staff and NCDOT, these on-call services help the Town evaluate transportation impacts, develop appropriate mitigation strategies, and advance projects that support safety, planned growth, and multimodal connectivity.

Representative projects demonstrating this experience in Harrisburg include the following:

- Camellia Gardens TIA (2019)
- Harrisburg Park TIA (2019)
- Kiddie Academy TIA (2020)
- Hickory Ridge Road TIA (2021)
- Westgate Harrisburg TIA (2023)
- Shamrock Road TIA (2024)
- Preserve at Litchfield TIA (2024)
- Caldwell Park TIA (2026)
- Atrium Harrisburg TIA (2026)



Services included the following:

- TIA scoping coordination with the Town, NCDOT, and applicants
- Preparation of TIA scoping materials and supporting documentation
- TIA preparation and documentation
- Traffic data collection, including turning-movement counts and field observations
- Traffic volume development for existing, background, and build-out conditions
- Trip generation and external trip distribution
- Traffic operations and capacity analyses
- Traffic signal warrant analyses
- Evaluation of site access and circulation
- Identification and evaluation of mitigation measures for phased development
- Preparation of mitigation figures and summary exhibits
- Coordination with Town and NCDOT staff throughout review and comment resolution
- Preparation of TIA addenda in response to agency comments



Town of Troutman



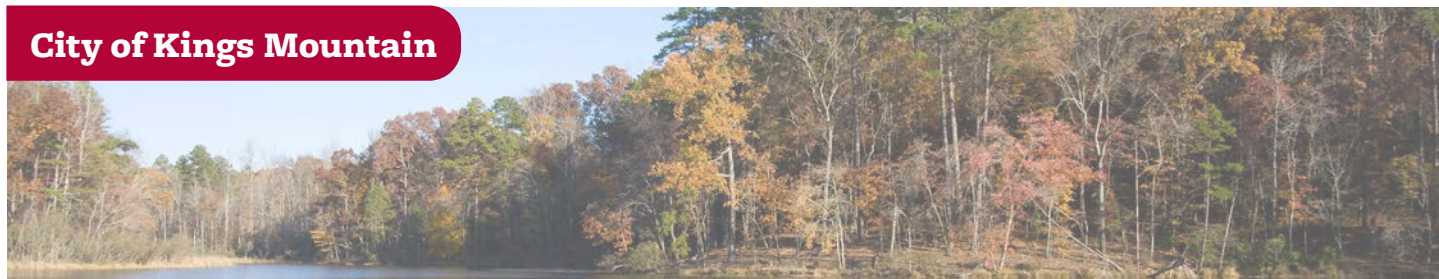
Ongoing

Kimley-Horn is providing comprehensive on-call transportation planning and traffic engineering services to support the Town of Troutman and private development partners in managing growth and mobility.

For the **Clontz Hill Road** and **Perth Road** commercial projects, we worked with Town staff, project applicants, and NCDOT staff to support TIA review, comment resolution, and documentation approval. Work included review of conceptual and proposed site plans, trip generation using Institute of Transportation Engineers (ITE) methodologies, development of study areas and site traffic assignment, evaluation of planned transportation improvements and nearby approved developments, and facilitation of TIA scoping meetings prior to preparing the TIAs. Services also included obtaining weekday AM and PM turning-movement counts—capturing pedestrian, bicycle, and heavy-vehicle activity—and review of recent NCDOT crash data.



City of Kings Mountain



Ongoing

Kimley-Horn was selected by the City of Kings Mountain to provide on-call TIA services to assist with evaluating and managing traffic conditions associated with growth and development. Our services include collecting existing traffic counts, forecasting, capacity analysis, and TIAs in accordance with local and state requirements. Working closely with City staff, we deliver actionable recommendations that enhance safety, operations, and long-term mobility.

For multiple projects—including **Zaxby's**, **Hickam Drive Properties** residential development, and **Murphy's USA**—Kimley-Horn has prepared TIAs and supporting analyses in coordination with the City, project applicants, and NCDOT. Services have included review of site plans and access configurations, preparation of trip generation using ITE methodologies and distribution, identification of appropriate study areas and build-out assumptions, compilation of traffic and crash data, and evaluation of nearby intersections, approved developments, and relevant NCDOT projects. Kimley-Horn has also facilitated agency review meetings, coordinated City and NCDOT comments, and prepared TMAs, providing the City with clear, implementable improvements that support efficient review, access management, and long-term transportation planning.

Key Staff and Resumes

ORGANIZATIONAL CHART

City of Locust

Project Manager

Amy Massey, PE

Quality Control/Quality Assurance (QC/QA) Manager

Brady Finklea, PE, RSP¹

Traffic Analyses

Will Hogarth, PE, PTOE Laura Reid, PE Thomas Shirley, PE Henry Monroe, EI
Kristen Schultz, EI Rachel Sanders, EI Elizabeth Richard Andrew Eagle, PE

Grant Funding

Mariate Echeverry
Brady Finklea, PE, RSP¹

Transportation Planning

Nat Heyward, AICP
Jonathan Whitehurst, AICP

Public Engagement

Jessica Rossi, AICP
Stephen Stansbery, AICP

Roadway Design

Brandon Murr, PE
Tony Spacek, PE

Environmental

Chris Tinklenberg, PWS
Jason Claudio-Diaz, PE, CFM

Bicycle/Pedestrian/Trail

Tori Rock, PE
Alex McIntyre, PE

National Environmental Policy Act (NEPA)

Tad Hardy, PE

Pavement Management

Tim Miller, PE

Signals/ITS/Fiber Optic Communications

Stacie Phillips, PE
Molly Burke, PE

Geographic Information Systems (GIS)

Brett Kamm, GISP

Traffic Forecasting

Tim Padgett, PE

Safety

Brady Finklea, PE, RSP¹
Lindsey Heath, EIT

Event Management

Brady Finklea, PE, RSP¹
Caroline Kiser, EI

Parking Analysis

Jeshua Pringle, AICP
Will Hogarth, PE, PTOE

Support Services

Traffic Counts

Andy Mix ¹
John Greist ²
Kevin Deal ²

Geotechnical Engineering

Luis Campos ³

Survey

Chris Lands, PLS ⁴
Michael Tackett, PLS ⁴

Utilities

Matt Shoesmith, PE

Right-of-Way (ROW)

Andrew J. Ponder, SR/WA ⁵

1–Quality Counts
2–NDS
3–S&ME Associates

4–CES Group (DBE/WBE)
5–TELICS

Key team members are shown in bold

KEY STAFF RESUMES



Amy Massey, PE
PROJECT MANAGER

Amy Massey brings 31 years of experience in transportation planning and engineering, specializing in TIAs, corridor studies, multimodal planning, and project management for public and private sector clients. She is recognized in the Charlotte metro area for her in-depth expertise coordinating local development review processes and regulatory compliance with municipal and DOT staff.

Professional Credentials

Master of Civil Engineering, North Carolina State University; BS, Civil Engineering, North Carolina State University

Professional Engineer in NC (#024948) and SC (#20628)

Relevant Experience

- TIA Ordinance Update, Locust, NC
- TIA Ordinance and On-Call TIAs, Fort Mill, SC
- CMAQ Grant Application, Fort Mill, SC
- On-Call Professional Services, Kings Mountain, NC
- TIAs for private clients, Multiple Locations, NC and SC



Will Hogarth, PE, PTOE
TRAFFIC ANALYSES

Will has 4 years of experience with Kimley-Horn across a range of traffic engineering services, including trip generation and intersection capacity analyses, traffic signal warrant studies, traffic circulation plans, traffic simulation, and feasibility studies.

Professional Credentials

BS, Civil Engineering, University of South Carolina, Columbia

Professional Engineer in NC (#061012) and SC (#44389)

Professional Traffic Operations Engineer (#6062)

Relevant Experience

- TIA Ordinance Update, Locust, NC
- TIA Ordinance and On-Call TIAs, Fort Mill, SC
- On-Call Professional Services, Kings Mountain, NC
- CMAQ Grant Application, Fort Mill, SC
- TIAs for private clients, Multiple Locations, NC and SC



Brady Finklea, PE, RSP¹
QC/QA MANAGER

Brady is a professional engineer with 17 years of traffic engineering and planning experience. He specializes in intersection capacity, multimodal operational, and safety analyses, specifically in finding practical and context-sensitive solutions that best balance vehicular needs with multimodal and right-of-way impacts.

Professional Credentials

BS, Civil Engineering, North Carolina State University

Professional Engineer in NC (#039741); Road Safety Professional I (#1205)

Relevant Experience

- TIA Ordinance Update, Locust, NC
- SS4A Grant Support, Kings Mountain, NC
- Clontz Hill Road TIA, Troutman, NC
- TIA On-Call, Waxhaw, NC
- TIA On-Call, Mount Holly, NC



Mariate Echeverry
GRANT FUNDING

Mariate Echeverry brings more than 25 years of transit and transportation planning expertise, with a focus on multimodal systems, complete streets, and promoting safe, efficient mobility options for local governments. She has delivered projects involving transit-oriented development, mobility studies, and system integration for agencies across North Carolina and the Southeast.

Professional Credentials

MS, Urban Transportation, Universidad de Brasil; BS, Architecture, Universidad Nacional Experimental Simón Bolívar

Relevant Experience

- Clemson FTA, Grant Administration and Compliance, SC
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Preparation and Benefit Cost Analysis, Belmont, NC
- Chatham Area Transit, US DOT Strengthening Mobility and Revolutionizing Transportation (SMART) Grant, GA*
- Low-No and Bus and Bus Facilities Grant Program for Coast Regional Transit Authority, Myrtle Beach, SC*

*Prior to joining Kimley-Horn



Nat Heyward, AICP
TRANSPORTATION PLANNING

Nat has 12 years of experience specializing in mobility planning, land-use planning, urban design, and economic development. He has extensive experience leading and supporting mobility and transportation planning efforts throughout the country. He leverages his extensive design and planning skills to clearly communicate mobility solutions to clients. Nat also has extensive experience organizing and leading engagement efforts that focus on providing a comprehensive and inclusive approach to gaining meaningful community feedback.

Professional Credentials

Masters of Urban and Regional Planning (MURP), University of North Carolina at Charlotte; BS, Urban and Regional Planning, East Carolina University

American Institute of Certified Planners (#31760)

Relevant Experience

- Charlotte Strategic Mobility Plan, Charlotte, NC
- Belmont Multimodal Transportation Plan, Belmont, NC
- Intersection Improvement Plan, Gastonia, NC



Brandon Murr, PE
ROADWAY DESIGN

Brandon has 10 years of experience as a roadway engineer. He began his career at SCDOT where he worked for a year before joining Kimley-Horn. During his time at SCDOT, Brandon gained experience in working with local municipalities guiding them through encroachment permitting processes and ensuring projects were completed per SCDOT Standards. During his time at Kimley-Horn, Brandon has worked as a roadway design engineer on a variety of projects for SCDOT, NCDOT, York County, The Town of Waxhaw, and The City of Charlotte.

Professional Credentials

BS, Civil and Environmental Engineering, Citadel

Professional Engineer in NC (#048948), SC (#39132), and GA (#PE050787)

Relevant Experience

- Lancaster County On-Call, SC
- Gold Hill Road at I-77 Interchange Improvements (Pennies for Progress), York County, SC
- U-5108, Northcross Extension Design, Cornelius, NC



Jessica Rossi, AICP
PUBLIC ENGAGEMENT

Jessica has more than 20 years of real estate market research, economic impact, and policy and finance experience as well as work on various planning and economic development projects. She provides socioeconomic, land use, and real estate data points to determine land use demand as well as development opportunities for planning projects and to choose specific concepts to maximize economic development, marketability, and value.

Professional Credentials

MS, Community and Regional Planning, University of Rhode Island; BS, Environmental Studies, Alfred University

American Institute of Certified Planners (#164330)

Relevant Experience

- City of Monroe, Land Use and Transportation Plan/Unified Development Ordinance (UDO) Update, Monroe, NC
- City of Statesville, Mobility and Development Plan, Statesville, NC
- Gaston County, Comprehensive Land Use Plan and UDO, Gaston County, NC



Chris Tinklenberg, PWS
ENVIRONMENTAL

Chris has 18 years of experience in natural resource investigations, including wetland and stream delineation, natural community and habitat assessments, permitting, mitigation, and restoration. His background also includes threatened and endangered species assessments and mitigation monitoring, supporting a wide range of projects throughout North and South Carolina.

Professional Credentials

BS, Geography, University of North Carolina, Wilmington

GIS Certificate, University of North Carolina, Wilmington

Professional Wetland Scientist (#2506)

Relevant Experience

- EB-5781 Stewart Creek Tributary 2 Greenway, Mecklenburg County, NC
- West Branch Rocky River Greenway and Stream Restoration, Davidson, NC
- Sam-Newell Road Multiuse Path, Matthews, NC
- Cross Charlotte Trail, Charlotte, NC

**Tori Rock, PE***BICYCLE/PEDESTRIAN/TRAIL*

Tori has 10 years of experience in designing greenways and Multiuse paths throughout Charlotte and surrounding areas. She has worked on various projects for Mecklenburg County and the City of Charlotte, including several segments of the Cross Charlotte Trail. Her role on these projects includes trail design, storm drainage design, Americans with Disabilities Act (ADA) and Public Right-of-Way Accessibility Guidelines (PROWAG) standards, permit coordination, public involvement, and construction administration.

Professional Credentials

BS, Civil Engineering, Clemson University

Professional Engineer in NC (#052843) and SC (#42093)

Relevant Experience

- Coxe Avenue Complete Streets Design, Asheville, NC
- Sam Newell Road Multiuse Path, Matthews, NC
- Cross Charlotte Trail, Charlotte, NC
- McDowell Creek Greenway, Mecklenburg County, NC

**Tim Miller, PE***PAVEMENT MANAGEMENT*

Tim has 19 years of experience, focused on pavement condition evaluation and pavement management system implementation for a diverse group of clients, including public agencies of all sizes, state departments of transportation, the Department of Defense, commercial airports, and intermodal facilities. Having personally conducted hundreds of visual distress surveys and managed thousands of miles of automated pavement data collection activities, he is acutely aware of the advantages and disadvantages in using high-speed data collection systems and how accurate data drives sound decision-making.

Professional Credentials

MS, Civil and Environmental Engineering, University of Wisconsin, Madison; BS, Civil and Environmental Engineering, University of Wisconsin, Madison

Relevant Experience

- Pavement Management Program (PMP) Update, Monterey, CA
- Pavement Management System (PMS) Update, Agoura Hills, CA
- Express Lanes Road Pavement Analysis Services, Riverside County, CA

**Tad Hardy, PE***NEPA*

Tad specializes in the preparation of NEPA documentation as well as traffic noise analysis and mitigation. He has been involved in preparing multiple levels of environmental documentation for projects ranging from simple bridge replacements to roadway widenings and complex interchange improvements.

Professional Credentials

MS, Civil and Environmental Engineering, Clemson University; BS, Civil and Environmental Engineering, Clemson University

Professional Engineer in NC (#043169) and SC (#34671)

Relevant Experience

- NCDOT, Traffic Noise and Air Quality Assistance, Statewide, NC
- U-6039, Broad Street Functional Designs, Charlotte, NC
- U-3467, Rea Road Extension Traffic Noise Analysis, Weddington, NC
- U-2579, Winston-Salem Northern Beltway, Eastern Section Extension Design Noise Report, Forsyth County, NC

**Stacie Phillips, PE***SIGNALS/ITS/FIBER OPTIC COMMUNICATIONS*

With 22 years of experience, Stacie is a nationally recognized transportation engineer who has extensive signal design and timing operations experience in North Carolina and across the country. Her expertise lies in creating smart, balanced solutions that enhance safety and efficiency for all users—driven by a deep passion for optimizing how cities move.

Professional Credentials

MS, Civil Engineering, North Carolina State University; BS, Civil Engineering, North Carolina State University

Professional Engineer in NC (#023607) and SC (#28312)

Relevant Experience

- C-5703/C-5606C, Signal System Upgrade, Gastonia, NC
- Automated Traffic Signal Performance Measures (ATSPM) Implementation, Holly Springs, NC
- ITS Program Services, Greensboro, NC
- Signalized Pedestrian Crossing Improvements, Durham, NC

**Brett Kamm, GISP***GIS*

Brett has 11 years of experience in managing and developing GIS data and systems. He has overseen the GIS programs for various municipalities, handling data related to water, sanitary sewer, storm water, telecommunications, electricity, address and other community assets. Brett has several years of experience leading GIS data collection programs, creation of custom web and mobile GIS applications, and providing GIS support and integration for various work order management systems. Additionally, he has experience in urban development and planning, making him an essential asset in helping any team gain stakeholder consensus.

Professional Credentials

MA, Urban Planning, DePaul University; BA, Sociology, DePaul University

GIS Professional (#162276)

Relevant Experience

- Architectural and Multiple Engineering Services, Black Mountain, NC
- UDO Rewrite, Carthage, NC
- General Engineer Services, Sampson County, NC

**Jeshua Pringle, AICP***PARKING ANALYSIS*

Jeshua is a transportation professional with nearly 10 years of experience in parking, transportation demand management (TDM), and curbside management planning. He has focused on improving parking operations at municipalities, hospitals, and universities to enhance the parking and mobility experience of customers. His experience includes developing standard operating procedures for municipal parking operations; drafting curb lane management ordinances and policies; developing requests for proposals for municipalities; and launching parking programs that encourage commuters to make daily decisions on their mode of travel.

Professional Credentials

MS, City and Regional Planning, Georgia Institute of Technology; MS, Civil and Environmental Engineering, Georgia Institute of Technology; BS, Neuroscience, Emory University

American Institute of Certified Planners (#33802)

Relevant Experience

- Charlotte Parking Master Plan, Charlotte, NC
- Downtown Gastonia Parking Plan, Gastonia, NC

**Tim Padgett, PE***TRAFFIC FORECASTING*

Tim is focused on travel demand forecasting that strives to answer new and evolving questions related to planning, energy and sustainability, transformational technologies and services, resilience, security, and data. The majority of his work has focused on travel demand forecasting using models, innovative tools, data analytics and non-traditional thinking to support planning efforts across the country.

Professional Credentials

MS, Transportation Engineering, University of North Carolina State University; BS, Civil Engineering, University of North Carolina State University

Professional Engineer in NC (#024881)

Relevant Experience

- NCDOT, On-Call Modeling Services, Statewide, NC
Fuquay-Varina Critical Corridors Analysis, Fuquay-Varina, NC
- Holly Springs Comprehensive Transportation Plan (CTP), Holly Springs, NC
- Village Transportation Plan, Clemmons, NC

**Andy Mix***TRAFFIC COUNTS*

Andy Mix manages projects across the states of North Carolina, Georgia, South Carolina, and Texas. Andy manages all aspects of traffic data collection projects including creating estimates, determining proper collection methods, managing field technicians, data QC/QA, and data delivery. Andy has extensive experience both in the office and in the field, making his collection recommendations practical and appropriate in a variety of traffic scenarios.

Professional Credentials

MS, Management, Duke University; BS, Bioengineering, University of Toledo

Relevant Experience

- NCDOT On-Call Data Collection, Statewide, NC
- Charlotte Regional Transportation Planning Organization (CRTPO) On-Call Data Collection, Charlotte, NC
- John Street Queue Jumping and Near Miss Study, Matthews, NC



John Greist
TRAFFIC COUNTS



John has more than 22 years of experience, including field operations, project coordination, project estimation, client management, scheduling, and employee management. He has successfully managed large turning movement count and machine count projects and is experienced in the collection of all service types offered by NDS. John has also assisted in the successful coordination and collection of specialized studies throughout Florida, piloting several new data technologies and techniques along the way.

Professional Credentials

BS, Business Administration, Florida International University

Relevant Experience

- Knox County Area Traffic Count Data Collection, Knox County, TN
- Traffic Data Collection Services, Knox County, TN
- Hillsborough County Transportation Planning Organization (TPO) General Planning Consultant (GPC), Hillsborough County, FL



Chris Lands, PLS
SURVEY



Chris has more than 35 years of experience, with his responsibilities including the operation of robotic survey instruments, the preparation of boundary and topographic surveys using Trimble Business Center software, American Land Title Association/American Congress on Surveying and Mapping (ALTA/ACSM) surveys, utility route surveys, project and personnel management, deed research, field crew direction, drafting, calculations, preparation of legal descriptions, and the preparation and recordation of plats.

Professional Credentials

Certificate in Electronics, Bakersfield College

Professional Land Surveyor in NC (#L-4452)

Relevant Experience

- Sanitary Sewer, Phase 4, Locust, NC
- Faith Road/NC Hwy 115 Intersection Improvements, Mooresville, NC
- NC 51 Main Street Improvements, Pineville, NC
- Charlotte Area Transit System (CATS) North Yard Building, LYNX Blue Line Extension, Charlotte, NC



Luis Campos
GEOTECHNICAL ENGINEERING



Luis works for S&ME's Charlotte's Office as a Senior Geotechnical Engineer. He has been involved in transportation projects for 15 years including several design-build projects and over 80 small/express bridge widening/ replacement projects.

Professional Credentials

ME, Civil Engineering, University of Florida; BS, Civil Engineering, University of Florida

Professional Engineer in NC (#037845), SC (#29638), and VA (#067262)

Relevant Experience

- NCDOT #BR-0171, US 70 at Bridge 96, McDowell County, NC
- NCDOT #U-6004, Lewisville-Clemmons Road, Forsyth County, NC
- West Boulevard Relocation, Charlotte, NC



Andrew Ponder, SR/WA ROW



Andrew has more than 22 years of leadership across multiple disciplines. He possesses extensive knowledge in all phases of right-of-way negotiation and relocation assistance for residential and commercial properties. As a key member of the TELICS team, Andrew has successfully completed property acquisitions and provided comprehensive project management oversight for a wide range of infrastructure development initiatives.

Professional Credentials

BS, Sports Management, Liberty University

Broker in Charge (NC); Licensed Real Estate Agent (#248990)

Relevant Experience

- NCDOT U-5820A, Innes Street Extension, Rowan County, NC
- EB-5783 Sam Newell Road Multiuse Path, Town of Matthews, NC
- DeArmon Road Improvements, Charlotte, NC
- BL-0019, Long Branch Trail Phase II, Winston-Salem, NC

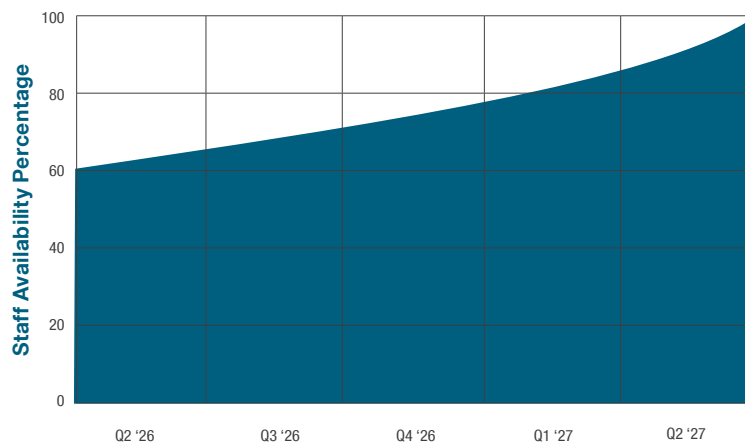
CAPACITY/AVAILABLE WORKFORCE

The chart to the right provides an estimation of our staff's immediate availability for this on-call contract based on current project commitments. Kimley-Horn's proactive management system, known as Castaheads, is used to detail every project's personnel needs and determine each staff person's availability. We can assure you that the staff members selected for this team are available to serve you and are in an excellent position to handle the workload for this project.

Kimley-Horn proactively manages staffing and workload to ensure project requirements are met without impacting service quality or schedules. In addition to our firmwide planning processes, Kimley-Horn supports project delivery through regular internal coordination meetings where schedules are reviewed, staff assignments are confirmed, and upcoming needs are addressed.

Project-specific coordination meetings are held as needed to align internal staff, subconsultants, and client requirements, including reviews of project elements and coordination of site activities. This structured yet flexible approach allows the team to quickly respond to changing priorities while maintaining continuity and accountability.

Staff Availability (Estimated)



References

1 Penelope Karagounis, Town of Fort Mill, SC | pkaragounis@fortmillsc.gov | 803 835 1160

2 Andrew Ventresca, Town of Troutman, NC | aventresca@troutmannnc.gov | 704 528 7600

3 Shelley DeHart, Town of Harrisburg, NC | sdehart@harrisburgnc.gov | 704 455 0728

4 Greg Beal, City of Mount Holly, NC | greg.beal@mtholly.us | 704 951 3012



Appendix

PROJECT APPROACH

Project Management

Kimley-Horn's project management philosophy is one that actively manages resources, schedules, and budgets using workload planning and employees in other offices. It also maintains a level of flexibility to account for the unexpected. Our proposed team knows that resources, schedules, and budgets can be managed, but unknowns must be carefully planned so project trade-offs can be accurately assessed. This aspect of our business is openly communicated and actively advocated within Kimley-Horn.

The Kimley-Horn team is a multidisciplinary assemblage of talent and experience. Given her understanding and experience working with the City, **Amy Massey, PE**, will provide oversight for the on-call program, making sure that the right project team is matched to the appropriate planning and/or engineering project.

Kimley-Horn has developed a project management system that benefits you and your municipality. We know how much efficient project management means to our clients, so our project managers attend special ongoing training sessions to improve their project management skills and to look for ways to more efficiently serve our clients. Our internal management information system allows our project managers to monitor the progress of projects on a daily basis so that adjustments can be made as the needs of the project change.

TIA Approach

We have in-house land use and multimodal transportation modeling capabilities using ITE *Trip Generation* and software packages such as Synchro and SimTraffic and have applied this expertise to regional transportation system plans as well as corridor and interchange studies. As a result of our extensive experience in TIA preparation, we understand what type of data is needed to determine needs, solutions, and impacts. We know when and how to perform traditional traffic engineering studies, including volume studies (turning movement and link volumes), capacity and queuing, gap and delay studies, speed and travel time studies, origin-destination studies, accident studies, and parking studies.

Our standard traffic analysis approach includes:

- Defining the project (identifying specific land uses and site access configurations)
- Identifying the study area and scope parameters
- Collecting traffic data (as needed)
- Documenting existing conditions
- Performing trip generation/distribution
- Evaluating traffic impacts, comparing background and build out conditions
- Identifying deficiencies and needed improvements

QC/QA

Quality is a keystone principle of Kimley-Horn. It is one of the key attributes that has enabled us to become one of the leading consulting firms in the nation and is essential to our continuing success. Our formal QC/QA program, Continuous Quality Improvement (CQI), is based upon assigning experienced senior professionals who are otherwise qualified to manage a particular project to serve in an independent quality control role. The CQI program ensures that all technical studies and supporting analyses fully address applicable codes and City requirements at first submittal. This approach reduces project issues resulting from incomplete scope definition, technical errors, or overlooked requirements.



ACHIEVED

Through adequate planning, coordination, supervision, and technical direction



CONTROLLED

By assigning a manager to evaluate work flow and procedures



VERIFIED

Through independent reviews by qualified staff



SECURED

Through careful monitoring of work by parties not involved in the technical execution



City of Locust

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

RESOLUTION TO AUTHORIZE CITY MANAGER TO SUBMIT APPLICATION FOR UNITED STATES DEPARTMENT OF TRANSPORTATION (USDOT) SAFE STREETS AND ROADS FOR ALL (SS4A) PLANNING AND DEMONSTRATION GRANT

WHEREAS, Locust City Council has indicated its desire to assist in roadway safety improvement efforts for all road users; and

WHEREAS, Locust City Council desires to improve traffic congestion and safety around Locust Elementary School to ensure crashes do not occur in the future; and

WHEREAS, Locust City Council supports the proposed SS4A Planning and Demonstration Project which will result in the improved safety of the high-priority areas of:

- **Locust Safety Action Plan** – Complete plan produced that identifies Locust’s roadway risks and approves countermeasures for future SS4A grant applications
- **Locust Elementary School** – Evaluation and enhancement of pedestrian and roadway safety infrastructure for students and families via a study and the addition of safety countermeasures identified in the study
- **Community Safety** – Continued use of Flock Safety cameras’ cloud network, notification system, and software subscription to increase roadway safety

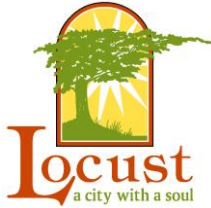
WHEREAS, Locust City Council wishes to pursue a formal application for the SS4A Planning and Demonstration Project of **\$271,800 in total project costs**; and

NOW, THEREFORE, BE IT RESOLVED, the Mayor and City Council of the City of Locust commits to the provision of a **twenty percent (\$54,800) local in-kind match**, contingent upon the successful **federal SS4A award of \$217,000** to complete a Safety Action Plan and demonstration projects listed above.

That the City of Locust is authorized to submit a formal application to the United States Department of Transportation, Safety Streets and Roads for All Planning and Demonstration Grant, in order to provide assistance to benefit the City and improve roadway safety for drivers, pedestrians, and all road users.

Approved this 14, day of May 2026.

Stephen Huber, Mayor



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

Purchase Order Requests

5/14/2026

Purchase Request # 6335

Vendor: BSN Sports

For: Parks – Two Game Mounds

Amount: \$4,500.00

Charge Code: 011-005-06000-53108 Park – Equipment

Remaining Budget Amount: \$24,513.86

Purchase Request # 6338

Vendor: Seven Oaks Doors & Hardware

For: Parks – Upgrade Door Locks

Amount: \$3,184.60

Charge Code: 011-005-06000-53520 Park – Facility Maintenance

Remaining Budget Amount: \$9,964.92

Purchase Request # 6342

Vendor: BSN Sports

For: Parks – DYB baseballs & bat racks

Amount: \$3,323.02

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

Remaining Budget Amount: \$3,326.67

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

Purchase Request # 6345

Vendor: CNA Surety

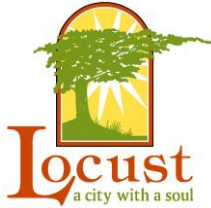
For: Finance Director Bond

Amount: \$3,500.00

Charge Code: 011-005-04100-51252 Admin – Other Insurance

Remaining Budget Amount: \$119.20

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 **5/14/2026**

Purchase Request # 6346

Vendor: Tiny Mobile Robots US LLC

For: Monthly Equipment Fee for Field Stripe Machine

Amount: \$1,540.00

Charge Code: 011-005-06000-53108 Park – Equipment

Remaining Budget Amount: \$22,973.86

Purchase Request # 6352

Vendor: Barco Products LLC

For: Parks – Trash Receptacles and Park Benches

Amount: \$13,900.87

Charge Code: 011-005-06000-53108 Parks – Equipment

Remaining Budget Amount: \$9,072.99

Purchase Request # 6353

Vendor: Barco Products LLC

For: Parks – Message Boards

Amount: \$7,517.73

Charge Code: 011-005-06000-53108 Parks – Equipment

Remaining Budget Amount: \$1,555.26

Purchase Request # 6355

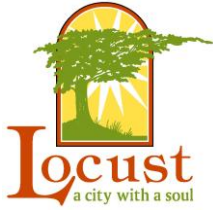
Vendor: Decon Jones Ford of Clinton

For: Parks – 2026 Ford Explorer

Amount: \$37,826.66

Charge Code: 046-005-06000-53105 GF Capital - Parks – Vehicle Fleet

Remaining budget will be updated next month after council approval.



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

Purchase Order Requests

5/14/2026

Purchase Request # 6356

Vendor: Advertise It

For: Parks – Babe Ruth Jerseys

Amount: \$1,470.00

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

Remaining Budget Amount: \$1,856.67

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

Cost of the uniforms are included in sport registration fee.

Purchase Request # 6359

Vendor: Tiny Mobile Robots US LLC

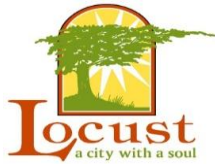
For: Purchase Price to Own the Field Stripe Machine

Amount: \$33,985.00

Charge Code: 046-005-04400-53108 PW – Equipment

Remaining budget will be updated next month after council approval.

Note: The purchase total includes the prior PR #6346 and a \$8,000.00 discount.



Requested Budget Amendments 5/14/2026

General Fund

Revenues:

\$	213,350.00	011-004-03830-03831	Interest General fund
\$	10,000.00	011-004-03830-07010	Restricted-Grant NCAS Youth Athletics
\$	223,350.00	Total Revenue Increase	

Expenditures:

Administration

\$	3,000.00	011-005-04100-51252	Other Insurance - Flex (Finance Bond)
\$	500.00	011-005-04100-52105	Mapping/Survey/Planning
\$	1,400.00	011-005-04100-53107	Office Expenses (Charter)
\$	1,300.00	011-005-04100-53112	Office - IT Expense (Microsoft/emails)

Public Safety

\$	200.00	011-005-04300-51252	Other Insurance - Flex
\$	2,100.00	011-005-04300-53501	Training
\$	3,900.00	011-005-04300-53517	Police Communications

Public Works

\$	25.00	011-005-04400-53102	Office Supplies
\$	700.00	011-005-04400-53104	Uniforms
\$	1,325.00	011-005-04400-53504	Telephone
\$	5,100.00	011-005-04400-53507	Utilities

Streets-Transportation

\$	(200.00)	011-005-04500-53502	Continuing Education
\$	200.00	011-005-04500-54100	Street Transportation

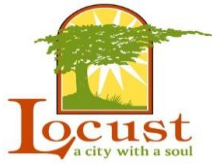
Streets-Transportation

\$	193,800.00	011-005-04700-56112	Sanitation (3 months+overage)
----	------------	---------------------	-------------------------------

Parks

\$	10,000.00	011-005-06000-53114	Youth Athletics
----	-----------	---------------------	-----------------

223,350.00	Total Expenditure Increase		
-------------------	-----------------------------------	--	--



Requested Budget Amendments 5/14/2026

Wastewater Fund

Revenues:

\$	18,800.00	061-004-03600-03610	User Fees
----	-----------	---------------------	-----------

<u>\$</u>	<u>18,800.00</u>	Total Revenue Increase	
-----------	------------------	-------------------------------	--

Expenditures:

Waste Water - Admin

\$	1,150.00	061-005-07100-53505	Postage
\$	750.00	061-005-07100-56100	Bank Service Charges

Waste Collections & Treatment

\$	4,000.00	061-005-07400-53508	WW - Elec-PS Browns Hill
\$	9,800.00	061-005-07400-53509	WW - Elec- PS Meadow Creek
\$	700.00	061-005-07400-53510	WW - Elec- PS Creekview
\$	1,400.00	061-005-07400-53511	WW - Elec- PS Hwy 200N
\$	600.00	061-005-07400-53515	WW - Water Stanly Co.
\$	400.00	061-005-07400-54101	Other Maintenance

<u>\$</u>	<u>18,800.00</u>	Total Expenditure Increase	
-----------	------------------	-----------------------------------	--



Stanly County
Convention and Visitors Bureau
1000 N. First Street, Suite 11
Albemarle, NC 28001
704-986-2583

April 29, 2026

Steve Huber, Mayor
City of Locust
P.O. Box 190
Locust, NC 28097

Dear Mayor Huber,

The Stanly Convention and Visitors Bureau (CVB, Visit Stanly) is governed by a board of directors who represent Stanly County and each of the ten municipalities. Our funding agreement establishes that the City of Locust has one position on the Board appointed by the City Council. These persons serve 3-year rotating terms. There is no term limit. The current City of Locust position is filled by City Manager Cesar Correa and he serves as Chair. Cesar has indicated a willingness to continue serving. The City Council may reappoint Cesar or select someone else to represent Locust.

In May or June of 2026, the Locust City Council should appoint one person to a full 3-year term ending in June of 2029. The CVB Board meets monthly on the 2nd Wednesday at 8:30 AM. Normally the meeting occurs at The Commons Building (County office building) in Albemarle and lasts for no more than 1 ½ hours. Meetings are periodically held in various locations throughout Stanly County.

Anyone appointed should have a desire to promote Stanly County in ways which would be attractive to potential visitors and tourists. I look forward to continuing to work with you and all of the municipalities to promote the great things to enjoy in Stanly County. Please let me know if you or Council members have any questions.

Sincerely,

Kasey Brooks, Director
director@stanlycvb.com



May 12, 2026

Via Email

FIELD OBSERVATION REPORT NO. 015

PROJECT: LOCUST SENIOR CENTER
City of Locust

DATE / TIME: May 11, 2026 / 11:35 AM

WEATHER: Overcast / 71 Degrees

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

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

CPL
Robert Comery (rcomery@cplteam.com)

PURPOSE: Site Visit / OAC

Project Status Updates:

- **General Construction – Project Progress:**
 - Window are in the process of being removed from openings, for liquid applied vapor barrier.
 - Liquid applied vapor barrier has begun application at the perimeter of window and door openings.
 - Hardware on storefront doors are delayed. Doors will be covered by heavy plastic material until components arrive.
- **Upcoming Milestones:**
 - Next meeting scheduled for the 25th (prime and paint phase).
 - Punch dated identified as July 3rd or 4th for major project completion. CPL stated to notify them a week before.
 - Rough grading and concrete work for sidewalks to begin this week; coordination with city required.
 - Materials for septic and sewer work to arrive this week.
 - White paper vapor removal has begun. This will be replaced by the liquid vapor barrier.
- **IT Low-Voltage Design Review:**
 - Submittal package sent, to be reviewed by County IT Department.
 - Submittal package on IT infrastructure: Change Order #004 design is still in design by a third-party designer.
 - Conduit mostly installed; design completion is pending but not expected to delay construction.
 - Compatibility issue identified between County IT Specifications and Project Plans; IT director has been contacted for clarification and specifications.



FIELD OBSERVATION REPORT 015

Locust Senior Center

City of Locust

May 12, 2026

Page 2 of 3

- **Knox Box** (carryover):
 - GC to request Knox box from the local fire department (Western Park). Preference for a flush-mounted model before Exterior Finish installation and final inspection.
- **Action Items:**
 - Final color for ES (Exterior System) pending; confirmation needed from submittals and Project team.

SITE

Liquid vapor barrier at Multi-Purpose Rooms.





FIELD OBSERVATION REPORT 015

Locust Senior Center

City of Locust

May 12, 2026

Page 3 of 3

Reinstallation of Storefront Window frames.



Liquid vapor barrier application on Kerri Dawn Lane.



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\2026-0511_FOR 015

**Locust Wastewater
Monthly Metering**

Monthly Wastewater Flow Recordings

<u>Date</u>		<u>Time</u>		<u>Meter</u>		<u>Daily Total</u>		<u>Recorded Rain</u> <u>Fall(")</u>
Wednesday, April 1, 2026		11:59:59 PM		357686.9		357686.9		
Thursday, April 2, 2026		11:59:59 PM		710149.7		352462.8		
Friday, April 3, 2026		11:59:59 PM		1076039.1		365889.4		
Saturday, April 4, 2026		11:59:59 PM		1439271.6		363232.5		
Sunday, April 5, 2026		11:59:59 PM		1767292.5		328020.9		
Monday, April 6, 2026		11:59:59 PM		2101278.1		333985.6		
Tuesday, April 7, 2026		11:59:59 PM		2439658.7		338380.6		
Wednesday, April 8, 2026		11:59:59 PM		2790657.8		350999.1		
Thursday, April 9, 2026		11:59:59 PM		3158130.3		367472.5		
Friday, April 10, 2026		11:59:59 PM		3517894.4		359764.1		
Saturday, April 11, 2026		11:59:59 PM		3888571.9		370677.5		
Sunday, April 12, 2026		11:59:59 PM		4262153.1		373581.3		
Monday, April 13, 2026		11:59:59 PM		4617854.1		355700.9		
Tuesday, April 14, 2026		11:59:59 PM		4975327.5		357473.4		
Wednesday, April 15, 2026		11:59:59 PM		5340818.1		365490.6		
Thursday, April 16, 2026		11:59:59 PM		5701519.7		360701.6		
Friday, April 17, 2026		11:59:59 PM		6062466.2		360946.6		
Saturday, April 18, 2026		11:59:59 PM		6431969.7		369503.4		
Sunday, April 19, 2026		11:59:59 PM		6808500.3		376530.6		
Monday, April 20, 2026		11:59:59 PM		7164189.7		355689.4		
Tuesday, April 21, 2026		11:59:59 PM		7526949.1		362759.4		
Wednesday, April 22, 2026		11:59:59 PM		7901897.5		374948.4		
Thursday, April 23, 2026		11:59:59 PM		8259703.7		357806.3		
Friday, April 24, 2026		11:59:59 PM		8616127.8		356424.1		0.05
Saturday, April 25, 2026		11:59:59 PM		8979344.7		363216.9		0.07
Sunday, April 26, 2026		11:59:59 PM		9351298.7		371954.1		
Monday, April 27, 2026		11:59:59 PM		9706539.7		355240.9		
Tuesday, April 28, 2026		11:59:59 PM		10051341.2		344801.6		0.10
Wednesday, April 29, 2026		11:59:59 PM		10409335.3		357994.1		0.12
Thursday, April 30, 2026		11:59:59 PM		10763780.6		354445.3		0.01

Monthly Total						10763780.6		0.35
----------------------	--	--	--	--	--	-------------------	--	-------------

Daily Average	358792.69
----------------------	------------------



LOCUST

POLICE DEPARTMENT

APRIL 2026

MONTHLY REPORT

SERVING LOCUST WITH COMMITMENT,
VISIBILITY, AND EXCELLENCE



MONTHLY ACTIVITY SNAPSHOT



341

TOTAL CALLS
DISPATCHED / INITIATED



468

TRAFFIC STOPS
CONDUCTED



3,416

BUSINESS & NEIGHBORHOOD
PATROLS



19

ARRESTS
MADE

50

TOTAL
CHARGES



177

CITATION CHARGES
ISSUED

353

WARNINGS
ISSUED

191

SPEED ENFORCEMENT
ACTIONS



29

TOTAL CRASHES
REPORTED

15

STREET /
HIGHWAY

14

PVA / PARKING
LOT CRASHES



4,225

TOTAL ACTIVITIES
ATTENDED BY LPD

★ APRIL 2026 ★

CO-OFFICERS OF THE MONTH



**CORPORAL
ERIC P. FORE**

- ✓ 347 Patrols Completed
- ✓ 86 Traffic Stops
- ✓ 96 Total Traffic Enforcement Actions
- ✓ 5 Arrests
With 1 DWI Arrest

**P02
PAUL E. DOVER**

- ✓ 269 Patrols Completed
- ✓ 2 Arrests
- ✓ Coordinated And Led Two Department Training Sessions In Valuable Known Risk Traffic Stop Strategy And Procedure
- ✓ Assisted In Ending A Felony Pursuit With A Successful Tire Deflation Device Deployment
- ✓ Asserted Leadership In Coordinating A Foot Chase Search Of Another Felony Pursuit Suspect Resulting In Arrest



MONTHLY MESSAGE

April 2026 reflects a continued emphasis on proactive patrol, traffic safety, and community presence. With over 3,400 patrols and 4,200+ community interactions, our officers maintained strong visibility while balancing enforcement and engagement.

Proudly
**SERVING
OUR COMMUNITY**



REMEMBERING OUR PAST TO PREPARE FOR OUR FUTURE



@LOCUSTPD

Planning and Zoning

April 2026

25 New House permits
Morgan.

Century, True, MI, Frances,

2 Commercial

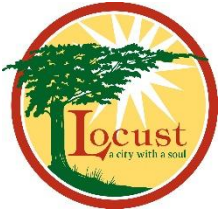
1 Remodel

1 Garage

1 Storage Building

1 Fence

66 New housing permits as of 4/30/2026



City of Locust

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

MEMORANDUM

Date: May 7, 2026
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Site Plan Amendment – Stanly County PIN#: 557504821726

BACKGROUND & PETITION INFORMATION

On March 11, 2026 the City of Locust received an application for a Site Plan Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

Applicant: Rebecca Thompson

Owner Information: Riley's Retreat

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 *Pet Care Services – Kennels Only* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 557504821726

Area in Acres: The parcel is approximately 1.08 acres.

Site Description: This property is currently vacant.

Adjacent Land Use: Commercial uses to the north and south. Vacant commercial property to the west. Residential to the east.

Surrounding Zoning: The property is surrounded by Highway Commercial to the north, south and west. Property to the east is outside of Locust city limits, but within our ETJs and zoned Open Space.

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

EXHIBITS

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

LAND USE PLAN ANALYSIS

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

The property is currently zoned Highway Commercial - Conditional. The project was originally approved by Locust City Council on September 8, 2022, and later amended on April 13, 2023. The applicant wishes to amend the approved site plan to add awnings for the outdoor dog play area. This amendment is reasonable because it allows the existing business to enhance the property.

EXISTING SITE SPECIFIC CONDITIONS

As part of the original conditional rezoning approval, the applicant agreed to:

1. Establishment to follow the proposed site plan, signage and elevations.
2. Establishment to use a fence for the dog play area.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan Amendment application and proposed elevations (Exhibit #3) 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 Amendment and found 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 March 26, 2026, the Locust Planning & Zoning Board reviewed the site plan amendment petition and voted to recommend ***approval*** of the proposed site plan amendment.

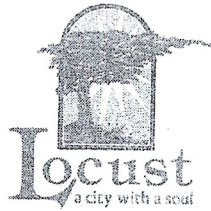
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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 City 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 enhancement of an existing commercial establishment; 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

Application for Conditional Zoning Change

Date: 3/11/26

Applicant Name: Rebecca Thompson

Company Name (if applicable) Viteys Retreat

Address: ^{physical} 112 S. Beverly Dr Locust, NC 28097 ^{mailing} PO Box 1208 Locust NC 28097

Phone Number: 704-781-5058

Address of Property Change: 112 S. Beverly Dr Locust, NC 28097

Present Zoning District: HCC

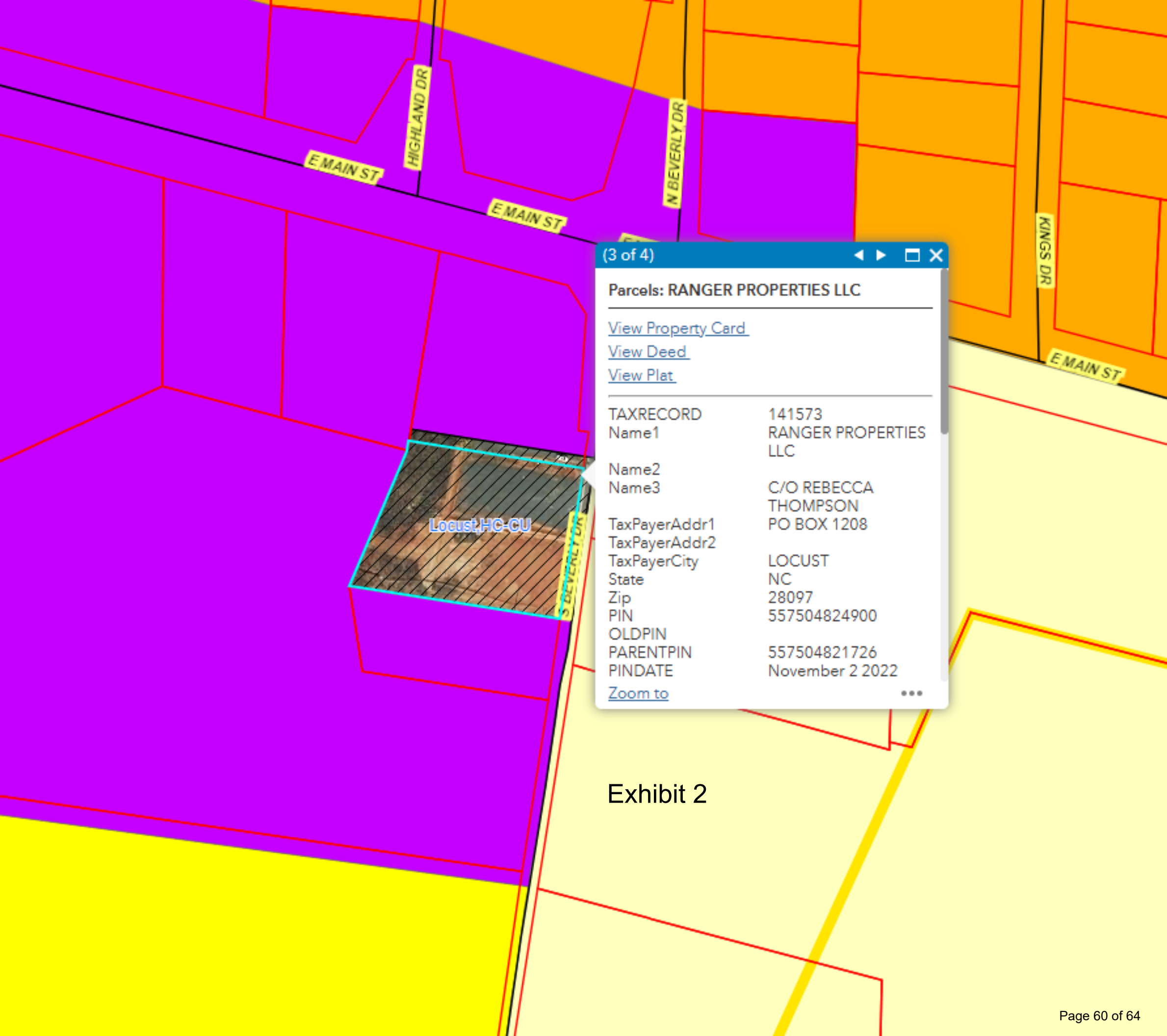
Zoning District Request: HCC

Proposed Use: shade addition to existing building

Applicant Signature: [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.



(3 of 4) ◀ ▶ □ ×

Parcels: RANGER PROPERTIES LLC

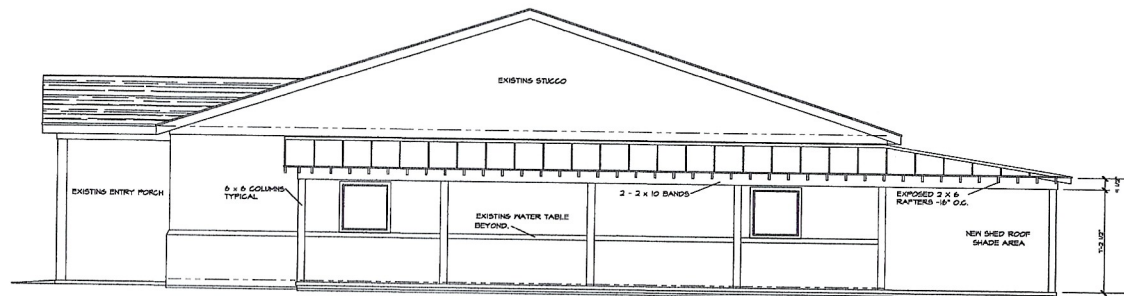
[View Property Card](#)
[View Deed](#)
[View Plat](#)

TAXRECORD	141573
Name1	RANGER PROPERTIES LLC
Name2	
Name3	C/O REBECCA THOMPSON
TaxPayerAddr1	PO BOX 1208
TaxPayerAddr2	
TaxPayerCity	LOCUST
State	NC
Zip	28097
PIN	557504824900
OLDPIN	
PARENTPIN	557504821726
PINDATE	November 2 2022

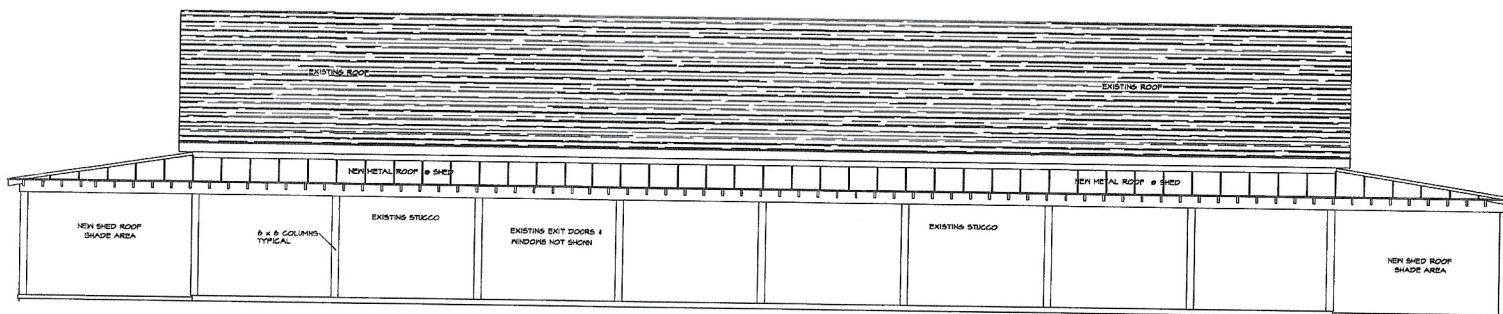
[Zoom to](#) ...

Exhibit 2

Exhibit 3



RIGHT SIDE ELEVATION W/ ADDITION
SCALE: 1/4" = 1'-0"



REAR ELEVATION W/ ADDITION
SCALE: 1/4" = 1'-0"

NEW LEVEL
DESIGN / BUILD GROUP

P.O. Box 1051
Concord, NC 28026
Phone: 704-791-2782
Email: davidhmc@windstream.net

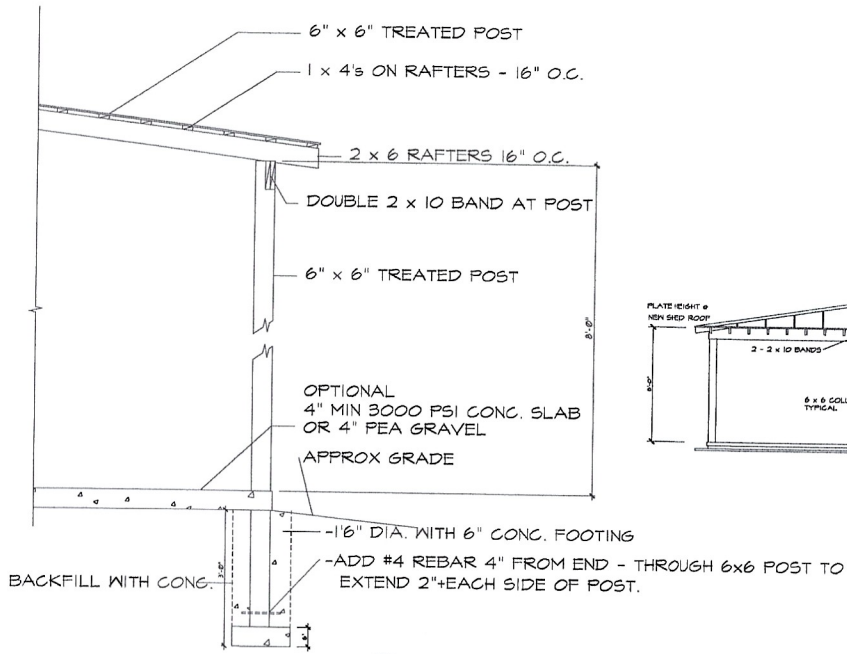
SHADE ADDITION FOR:
RILEY'S RETREAT
112 S. BEVERLY DRIVE
LOCUST, NC. 28047

ALL FEDERAL, STATE, LOCAL, CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THESE PLANS. NOT SHALL THESE PLANS BE USED FOR ANYTHING OTHER THAN THE SPECIFIC PURPOSES INDICATED HEREON.

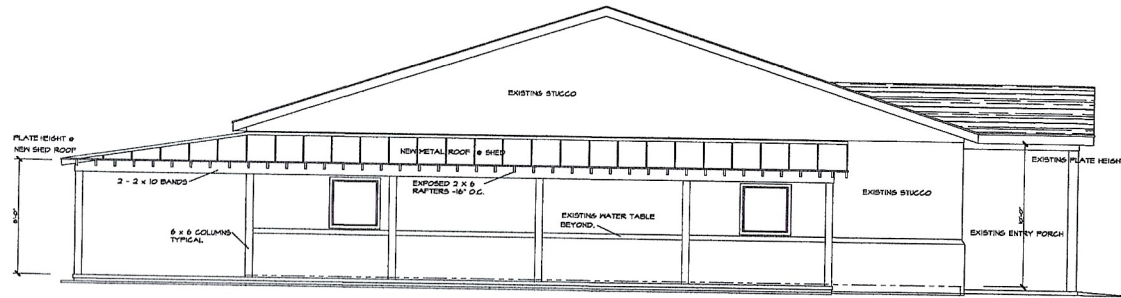
FEBRUARY 12, 2026

PROJECT NUMBER:
DRAWN BY: DHH
CHECKED BY: DHH
REVISION: 00000

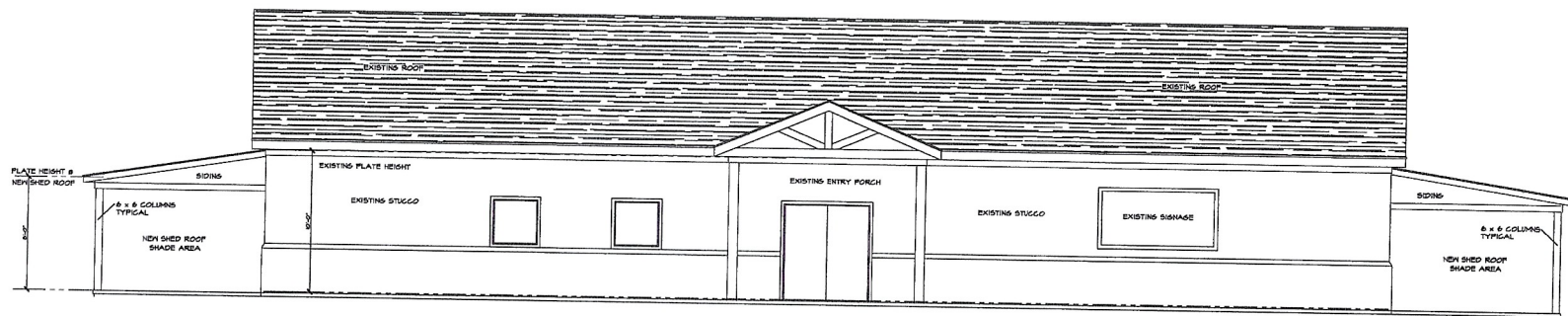
A-3



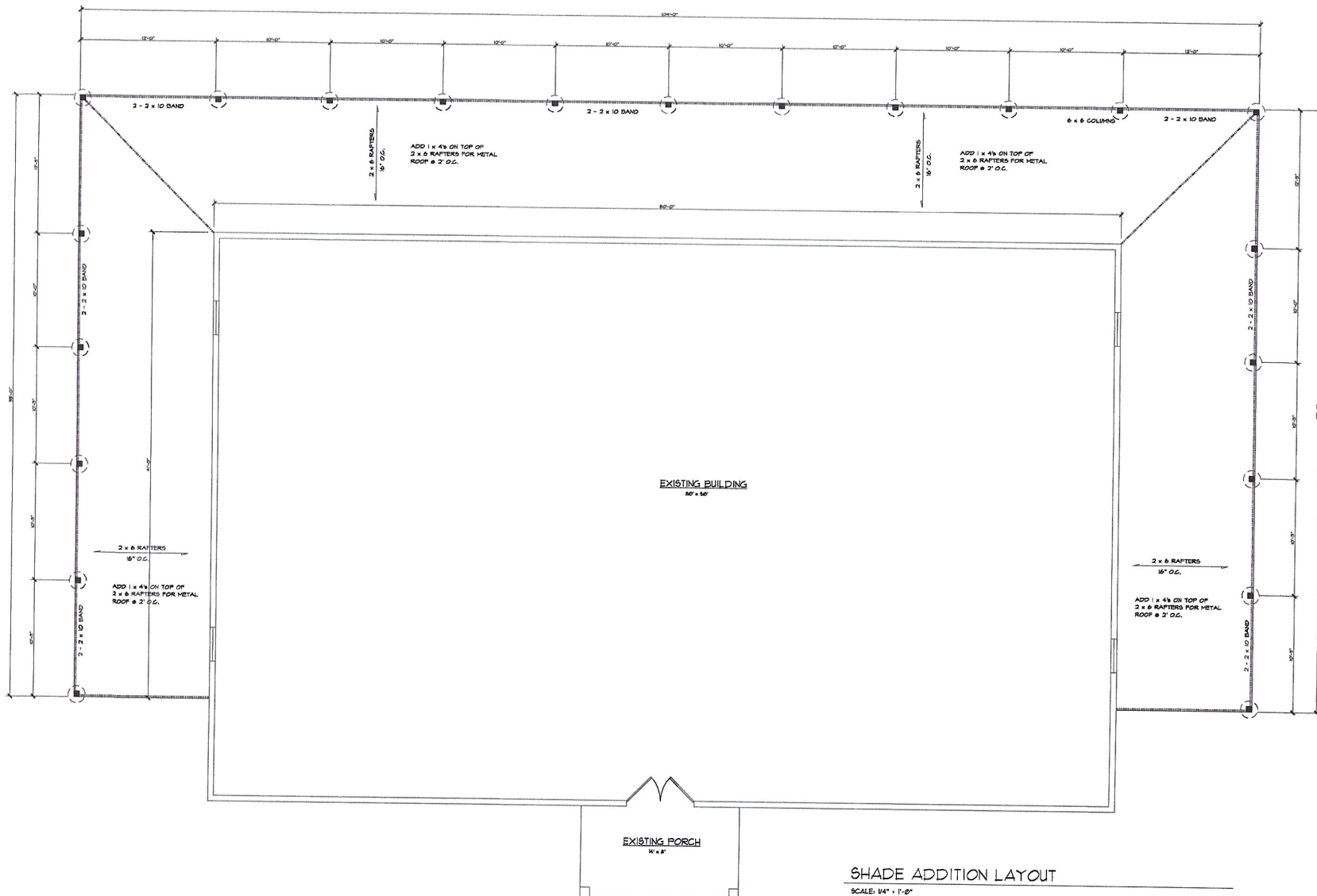
1
A-2 TYPICAL FOOTING AND WALL SECTION



LEFT SIDE ELEVATION W/ ADDITION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION W/ ADDITION
SCALE: 1/4" = 1'-0"



NEW LEVEL
DESIGN / BUILD GROUP
P.O. Box 1051
Concord, NC 28026
Phone: 704-791-2782
Email: davidm@windstream.net

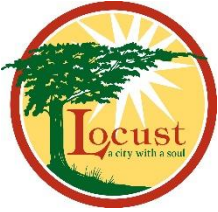
SHADE ADDITION FOR:
RILEY'S RETREAT
112 S. BEVERLY DRIVE
LOCUST, NC. 28047

ALL FEDERAL, STATE, LOCAL, COUNTY, AND MUNICIPAL REQUIREMENTS AND REGULATIONS SHALL BE CONSIDERED AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN HEREON. WHERE VARIANCES OCCUR.

FEBRUARY 12, 2026

PROJECT NUMBER: 0001
DRAWN BY: DMI
CREATED BY: DMI
REVISIONS: 000000

A-1



City of Locust

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

ORDINANCE NO. 2026-6 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 Rebecca Thompson, submitted an application for site plan amendment (rezoning case 2026-4) to amend the approve site plan at Stanly PIN# 5575-0482-1726 (previously approved on April 13, 2023); 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 March 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 May 14, 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 enhancement 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 2026-4 and the site plan amendment is approved as presented for the subject property (Stanly PIN# 5575-0482-1726) fully enforced from the time this ordinance is adopted.

Adopted this 14th day of May, 2026.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk