



Locust City Council

Meeting Minutes

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

1. Call to Order

Meeting was called to order at 7:03pm

2. Presentation of Colors, Prayer

Citizen Levi Farmer led in the Pledge of Allegiance and Mayor Huber and gave the invocation

3. Adopt Agenda

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

4. Minutes - adopt April 9, 2026

M/S/A Council Members Larry Baucom and Barry Sims (7-0)
Motion to approve the April 9, 2026 minutes

April 9, 2026

5. Financial Reports

City Manager Cesar Corra reviewed the General Fund and Wastewater Fund financials, noting that the General Fund revenues exceed expenditures by \$1,697,607.20 as of April 30, 2026, and that the Wastewater Fund revenues exceed expenditures by \$2,350,287.84 as of April 30, 2026. He then introduced and reviewed the proposed 2026-2027 fiscal year budget making special note that all user fees and rates are staying flat with no increase. We are adding leaf collection and bulk pickup to be collected by the City. Increase the starting pay for law enforcement officers to \$54,000 annually and additional paving and repairs in streets. He reviewed valuations and revenue forecasts. He then reviewed expenditure for both funds. He then reviewed the capital

projects including a proposed new police department. The City is still waiting on health insurance renewal numbers. We have had to transition to a new carrier because our current plan is no longer being offered. With Council's permission, I'd like to move forward with purchasing 2 additional items from next year's CIP. We've already taken possession of the new bucket truck for public works. The other items are 1) Ford Explorer for Parks & Rec: we were able to locate the one we need in stock. Availability is limited and we could risk not being able to purchase until 2027. And 2) the robot painter for Parks & Rec: We rented the robot to test it, and have used it for painting this spring sports season. We are very pleased with the results and would like to proceed with the purchase. The rent we've incurred so far for the robot will be applied towards the purchase price that we presented during our budget workshop. Finally, we are asking for Council to schedule a public hearing to adopt the FY 2026-2027 budget during the June 11th meeting.

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to set public hearing for 2026-2027 budget for June 11, 2026

M/S/A Council Members Larry Baucom and Roger Hypes (7-0)
Motion to purchase robot field marker and park new vehicle Ford Explorer

Financial Summary - April 2026

FY 2026-2027 Budget Introduction

Schedule Public Hearing for FY 2026-2027 Budget Adoption

6. Mayor's Report

Mayor Huber thanked Citizen Judy Godwin for coming out tonight and to please keep her in your thoughts and prayers.

7. Manager's Report

City Manager Cesar Correa presented a resolution for the property exchange for the USPS street connector. Earlier this spring, the City issued a Request For Qualifications for on-call transportation services. We only received 1 (one) submission. Kimley-Horn, was the only company who responded and who recently completed our TIA ordinance amendment. Our recommendation to Council is to award this service to Kimley Horn. This will change the dynamic of how TIA's are conducted. Instead of developers hiring traffic engineers to work/represent them directly, the developers will pay a TIA fee to the City of Locust, and then Locust will pay Kimley Horn as our traffic engineering firm, and they will represent Locust (instead of the developer) during the rezoning process. Next Mr. Correa stated that while working with the grant writing services firm (through the additional funding we received from the NC League of Municipalities), the City identified a grant with USDOT (Safe Streets and Roads For All) for Safety Planning, as well as funding for the continuation of our Flock Safety cameras, and possibly improvements to facilitate school traffic at Locust Elementary School. We've been working with the grant writing team to collect letters of support, and we'll need a resolution from City Council to accompany the application. The resolution was presented to Council. Last week the City received a call from an NCDOT representative informing us that a request was submitted to increase the speed limit on Meadow Creek Church Road from 35mph to 45mph. They wanted to know the City's position on the request. Council decide to leave the speed limit as in at 35 mph. No action was taken. Lastly, purchase orders and budget amendments were reviewed.

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

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

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to adopt resolution for market street connection and cost \$106,000

M/S/A Council Members Larry Baucom and Rusty Efirid (7-0)
Motion to adopt resolution for SS4A Grant Application

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to award on-call transportation services to Kimley Horn

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

Mayor Huber received a letter from Stanly County Convention & Visitors Bureau (CVB), requesting to appoint a Locust representative to serve on the board of directors. City Manager Cesar Correa has been representing Locust for 6 years and has already expressed interest in continuing to serve on this board should Council decide to re-appoint him. If not, we'll still have to identify and appoint a representative for Locust.

M/S/A Council Members Larry Baucom and Roger Hypes (7-0)
Motion to appoint City Manager Cesar Correa to CVB

CVB Appointment

9. Parks

Council member Mandy Watson reviewed the monthly parks report. Rescheduled movie night this Saturday. Baseball and softball are well underway. Events calendar posted and farmers market Tuesdays and Thursdays.

10. Facilities

Council Member Barry Sims shared an update on the construction status of the new senior center. We finally saw some additional activity by the end of last week, with the windows being removed in order for the liquid barrier to be installed. The next construction progress meeting is scheduled for Monday, May 11, 2026.

Senior Center Update

11. Public Works

Council Member Larry Baucom reviewed the monthly flow report. Thank you to the entire department for all that they do. He then reviewed the paving schedule beginning the end of May.

Wastewater Flow Report - April 2026

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird spoke to several business owners at a Business After Hours event representing Locust.

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report. The co-officers of the month for April were Corporal Eric Fore and Officer Paul Dover.

Monthly Report - April 2026

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report notating some specifics regarding a couple of developments.

- **Amber Glen:** It has 6 houses under contract.
- **Cresswind at Rocky River:** It has 11 houses under contract, and it's scheduled to welcome visitors for their grand opening next Saturday 5/16.
- **Frances Estates:** It has 3 houses under contract. But what is most interesting is the price of the homes under contract: \$735,000, \$820,000 (originally went under contract for \$799,000 but the buyers requested additional improvements for the house), and \$896,000

Big things are happening in Locust and all the hard work is showing positive projects.

A site plan amendment packet related to Riley's Retreat was presented. The dog boarding business continues to grow, and they've come back to request permission to amend their approved site plan. This latest request seeks to add awning to provide additional shade to the outdoor playing area. They received a favorable recommendation from the Locust P&Z Board during the March P&Z meeting.

Public hearing opened at: 8:20pm - George Prisco spoke in favor for the site plan amendment

Public hearing closed at: 8:22pm

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

Motion to approve site plan amendments for Riley's Retreat

Monthly Report - April 2026

Site Plan Amendment — Riley's Retreat

15. Public Comment Period:

Harry Fletcher, 308 Brentwood, thanked City staff for all of their efforts in helping with the National Day of Prayer. He also spoke about the business Two Bucks Saloon. This is in the old Buzzed Viking building. He is upset that they are not operating their kitchen and that they are advertising with the Two Buck name and the sign that keeps being put up.

George Prisco with Two Buck, thanked the Locust Police Department for all they do and presented them with a plant as a thank you. He then offered their venue for the City Christmas dinner and to cover all expenses. They also announced that they are running for Council and thanked P&Z Director Scott Efird and City Manager Cesar Correa for all of their support and assistance with their business.

16. Board Closing Comments

Thanks to all who came out and the City has a lot of good things going on and amazed about the prices that homes are going for in Locust. Council does what's best for the community, and they try to be very transparent even when the outcome may not be what people think it should be. Thank you to City staff for all that they do. Thank you to Phyllis Fletcher and the ladies who put on the National Day of Prayer festivities. Congrats to Riley's Retreat and excited that they are doing so good. Memorial Day is right around the corner, and please remember those who sacrificed. Glad to see Judy Godwin and that she is healing nicely.

17. Executive Session GS: 143-318.11 (5)

M/S/A Council Members Michael Haigler and Larry Baucom (7-0)

Motion to enter into executive session GS: 143-318.11 (5) at 8:53pm

Out of executive session at 9:26pm

18. Adjourn

Council asked about the kitchen being operational at Buzzed Viking as per the conditions of the conditional rezoning. City Manager Cesar Correa spoke about the previous approved conditional rezoning of that property included an operational kitchen as part of the brewery. Currently, Buzzed Viking is operating their kitchen serving hot dogs as a menu item along with various food trucks each night.

M/S/A Council Members De-Dee Nathan and Rusty Efird (7-0)

Motion to adjourn at 9:30pm

Amy Furr, City Clerk

Stephen Huber, Mayor