



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

August 13, 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 Larry Baucom 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 July 9, 2026

M/S/A Council Members De-Dee Nathan and Larry Baucom (7-0)
Motion to approve the July 9, 2026, minutes.

July 9, 2026

5. Financial Reports

City Manager Cesar Correa reviewed the monthly financial reports, making note that this is for the first month of the fiscal year and revenues will begin to come in around September. General Fund expenditures exceed revenues by \$419,647.39 as of July 31, 2026, and Wastewater Fund revenues exceed expenditures by \$107,218.49 as of July 31, 2026. The auditors are coming in at the end of the month to begin closing out fiscal year 2025/2026. The budget amendments that will be reviewed are to reflect closing out this past fiscal year. He then announced that the City received the GFOA – Distinguished Budget Presentation Award for our latest Budget starting July 1, 2026.

Financial Summary - July 2026

GFOA - Distinguished Budget Presentation Award

6. Mayor's Report

Mayor Huber introduced Laura Lindsey, who is the Chair of the Cabarrus County Board of Commissioners. Ms. Lindsey introduced herself as the liaison between the City of Locust and Cabarrus County. She then gave remarks about the new County Manager John Eller for Cabarrus County and said that he has really hit the ground running, and Cabarrus County is thankful to have him. Police Chief Jeff Shew introduced the newest officer to the Locust Police Department, Officer Cody Carter. He and Mayor Huber then gave a few remarks about Officer Carter and welcomed him to the City of Locust.

7. Manager's Report

City Manager Cesar Correa reviewed the purchase orders and budget amendments. Lee Snuggs with RRRPO and Temilope Animashaun and Roger Castillo with NCDOT were back for an update to their requested approval of the Comprehensive Transportation Plan (CTP) they presented back in June. The CTP is a vision plan for the future of the City of Locust. It also highlights needed and wanted projects to help with traffic and congestion that may need to be identified for the future for Locust. Finally, Mr. Correa let Council know that the City had been in conversations with James Schad, who owns the property where the "Locust Tree" sits. He has agreed to proceed with subdividing the land around the tree for a City pocket park. A survey of the property is being requested so it can be subdivided. Mr. Schad also added that if anything should happen to the tree that the land would revert back to him. Cost for this survey is quoted at \$1,500.

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 Larry Baucom (7-0)
Motion to approve NCDOT/RRRPO CTP with the exception and change to the plan and verbiage that there is not to be a concrete median down the middle median of Hwy 24/27, Main Street.

M/S/A Council Members Larry Baucom and De-Dee Nathan (7-0)
Motion to approve quote for survey to subdivide property on Commercial Boulevard/James Avenue around the Locust Tree not to exceed \$1,500.

NC DOT - Comprehensive Transportation Plan

Locust Tree - Survey

Purchase Orders

FY 25/26 Budget Amendments

8. Administration/HR

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

9. Parks

Council Member Mandy Watson reviewed the parks report and spoke about the upcoming movies and concerts. Volleyball is open, but there is already a wait list. Tennisbloc is offering lessons for adults for tennis and pickleball.

10. Facilities

Council Member Barry Sims gave an update to the Senior Center. Construction is making (slow) progress. Also, when we hired our architects for this project, we also paid them for construction administration. Since the project timeline was extended, the City has incurred more for services than originally planned and paid. We need to amend our contract to reflect the additional costs. These costs will be offset by the liquidating damages the builder is incurring at a rate of \$200/day since July 3rd.

M/S/A Council Members Barry Sims and De-Dee Nathan (7-0)

Motion to amend the construction services contract with CPL to reflect the additional time and services rendered.

Senior Center Update

Construction Administration - Contract Amendment

11. Public Works

Council Member Larry Baucom reviewed the flow report and thanked the public works staff for all of their continued hard work. The City will be opening bids for the vacuum station extension on September 10th.

Wastewater Flow Report - July 2026

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird gave an update on the drop in sales for the ABC store due to construction of the adjacent business.

13. Public Safety

Council Member Roger Hypes recognized the new officer, Officer Cody Carter, and thanked Chief Shew for all he and the department do. He then reviewed the monthly statistics report and noted that the officer of the month for July was SRO Daniel Longtin. He then spoke on attending the first day of school at Locust Elementary School and greeting the students on their first day of school. It was a wonderful experience.

Monthly Report - July 2026

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report.

Monthly Report - July 2026

15. Public Comment Period:

Harry Fletcher - Brentwood Dr - Spoke about the upcoming election. Praised the current incumbents who are re-running. He then spoke about a couple of candidates who currently serve on a couple of other City boards. He then spoke about others who have signed up to run. He then spoke about candidate Mr. Prisco and stated that he has a personal agenda and spoke about how he is violating city ordinances. He asked city voters to vote for candidates who love the city and have a vested interest in the city.

16. Board Closing Comments

Thank you to all who have come out this evening and thank you to Cabarrus County Commissioner and Chair Laura Lindsey. Thank you to RRRPO and NCDOT for coming out to present to the City this evening. It is good to see Judy Godwin back out at our meetings. Welcome to the newest officer, Officer Cody Carter. Council Member Roger Hypes praised Officers Adam Hartsell, Sergeant Whitley and Officer Matthew Baucom for all they did for a concerned citizen in the latest storm. Council Member Mandy Watson commended the public works department for all they did during the latest storm. Thank you to the staff. Council Member De-Dee Nathan spoke about how amazing living in Locust is and what a safe and wonderful community we have here.

17. Executive Session GS: 143-318.11 (3) (5)

M/S/A Council Members Larry Baucom and De-Dee Nathan (7-0)

Motion to enter into Executive Session GS: 143-318.11 (3) (5) at 8:26pm

Out of executive session at 9:12pm

M/S/A Council Members Barry Sims and Mandy Watson (7-0)

Motion to allow City Manager Cesar Correa to enter into agreement with Three Rivers Land Trust to purchase easement agreement for \$5,000

M/S/A Council Members Larry Baucom and De-Dee Nathan (7-0)

Motion to allow City Manager Cesar Correa to proceed with the Master Plan map for the proposed City property and current property not to exceed \$38,050 with Benesch.

18. Adjourn

M/S/A Council Members Larry Baucom and Rusty Efird (7-0)

Motion to adjourn at 9:16pm

Amy Furr, City Clerk

Stephen Huber, Mayor