



Locust City Council Meeting Agenda Joel Huneycutt Community Room

7:00 PM
September 10, 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 August 13, 2026 | Amy Furr |
| | • August 13, 2026 | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - August 2026 | |
| | • Oath - Deputy Finance Officer | |
| | 6. Mayor's Report | Mayor Huber |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • Property Disposal | |
| | • Midland Volunteer FD - Service Agreement | |
| | • Purchase Orders | |
| | 8. Administration/HR | De-Dee Nathan |
| | 9. Parks | Mandy Watson |
| | 10. Facilities | Barry Sims |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Report - August 2026 | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |
| | 13. Public Safety | Roger Hypes |
| | • Monthly Report - August 2026 | |
| | 14. Planning & Zoning | Mike Haigler |
| | • Monthly Report - August 2026 | |
| | • Schedule Public Hearings | |
| | 15. Public Comment Period: | |

16. Board Closing Comments
17. Executive Session GS: 143-318.11 (5) (6)
18. Adjourn

Next Scheduled Council Meeting - October 8, 2026



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



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - AUGUST 31, 2026
FISCAL YEAR ENDING 6/30/2027

GENERAL FUND (011)

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2027	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 3,024,459	\$ 2,470,300	\$ 45,453	1.84%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 13,680	\$ -	\$ 10	0.00%
FRANCHISE TAXES	\$ 283,533	\$ 230,000	\$ -	0.00%
SALES TAXES	\$ 1,866,620	\$ 1,575,000	\$ -	0.00%
CABLE VISION FRANCHISE	\$ 18,790	\$ 23,000	\$ -	0.00%
SOLID WASTE	\$ 322,130	\$ 330,000	\$ 2,737	0.83%
BUSINESS REGISTRATION/PERMITS	\$ 80,803	\$ 25,000	\$ 14,685	58.74%
POWELL FUND	\$ 192,905	\$ 200,500	\$ -	0.00%
ALL OTHER REVENUES	\$ 1,219,112	\$ 800,450	\$ 184,851	23.09%
	\$ 7,022,032	\$ 5,654,250	\$ 247,735	4.38%

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2027	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 799,423	\$ 932,300	\$ 166,144	17.82%
CENTRAL SERVICES	\$ 417,067	\$ 102,500	\$ 12,122	11.83%
PUBLIC SAFETY	\$ 1,896,714	\$ 2,203,000	\$ 433,923	19.70%
PUBLIC WORKS	\$ 672,241	\$ 616,600	\$ 101,857	16.52%
POWELL FUND/STREETS	\$ 142,008	\$ 416,750	\$ 23,352	5.60%
SANITATION	\$ 655,601	\$ 750,000	\$ 62,113	8.28%
PARKS & RECREATION	\$ 848,845	\$ 632,100	\$ 97,742	15.46%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ 2,000	\$ 1,000	\$ -	0.00%
TRANSFER OUT OF GENERAL FUND	\$ -	\$ -	\$ -	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%

\$ 5,433,900 \$ 5,654,250 \$ 897,253 15.87%

Y-T-D FUND BALANCE INCREASE

\$ 1,588,133 \$ - \$ (649,517)

Sales Tax Revenue Summary

ABC Income Summary

July 2026 \$ 9,359.83 rec'd 8/1/2026

WASTE WATER FUND (061)

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2027	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 13,590	\$ 1,500	\$ 240	16.00%
INTEREST INCOME	\$ 19,055	\$ 2,000	\$ 306	15.32%
NEW DEV SEWER TAP FEES		\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 116,929	\$ 115,000	\$ 22,629	19.68%
USER FEES	\$ 1,640,023	\$ 1,404,150	\$ 319,172	22.73%
SYSTEM DEVELOPMENT FEE	\$ 456,450	\$ 225,000	\$ 142,600	63.38%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 5,054,759		\$ 150	0.00%
	\$ 7,300,806	\$ 1,747,650	\$ 485,098	27.76%

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2027	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 315,722	\$ 433,400	\$ 75,064	17.32%
WASTE COLLECTION & TREATMENT	\$ 1,830,503	\$ 1,314,250	\$ 196,272	14.93%
CAPITAL PROJ - N BASIN PS	\$ 1,628	\$ -	\$ -	0.00%
CAPITAL PROJ - MEADOWCREEK PS	\$ 0	\$ -	\$ -	0.00%
TRANSFER TO CAPITAL RESERVE	\$ -	\$ -	\$ -	0.00%
	\$ 2,147,853	\$ 1,747,650	\$ 271,336	15.53%

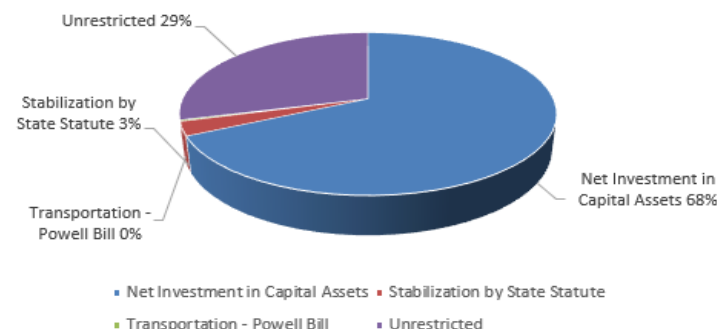
Y-T-D FUND BALANCE INCREASE

\$ 5,152,953 \$ - \$ 213,762 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



CONTRACT FOR FIRE SERVICE

North Carolina

CABARRUS COUNTY

This contract, made and entered into the ____ day of _____, 2026, by and between the City of Locust, a municipal corporation, hereinafter called “the City”, and the Midland Volunteer Fire Department, Conty of Cabarrus, hereinafter called “the Department”;

WITNESSETH:

That for and in consideration of the mutual covenants hereinafter contained, and pursuant to authority granted by GS 160A-11, do hereby covenant and agree as follows:

1. The Department agrees to furnish and provide continuing fire protection service to all property lying within the boundaries of the City and within the boundaries of the Midland Volunteer Fire Department previously established by Cabarrus County, by dispatching upon call of any resident or property owner within this service area all equipment available and necessary and adequate personnel to operate the same.
2. The City agrees to allow the established Fire Tax to be collected from the service area and distributed by the Cabarrus County Tax Collector.
3. This contract may be terminated by either party at the end of any fiscal year by giving 180 days written notice of its intent to terminate to the other party by registered or certified mail.

In witness whereof the City of Locust has caused these presents to be signed in its name by its Mayor, and attested by its Clerk, and the Board of Directors of the Midland Volunteer Fire Department has caused these presents to be signed in its name by the Board President and attested by its Secretary.

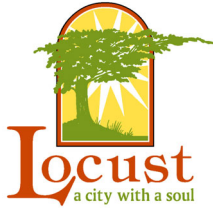
This the ____ day of _____, 2026.

Steve Huber, Mayor
City of Locust

Board President, Board of Directors
Midland Volunteer Fire Department

Amy Furr, City Clerk

Secretary



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

Purchase Order Requests

9/10/2026

Purchase Request # 6490

Vendor: Atlantic Tactical Inc.

For: Replace Expired Body Armor

Amount: \$1,265.82

Charge Code: 011-005-04300-53108 Police – Equipment

Remaining Budget Amount: \$13,925.68

Purchase Request # 6493

Vendor: Teague Campbell Dennis & Gorham LLP

For: Legal Fees – Zoning Violation

Amount: \$1,510.50

Charge Code: 011-005-04100-52100 Admin – Legal

Remaining Budget Amount: \$489.50

Purchase Request # 6511

Vendor: Hilbish Motor Co.

For: Police Ford Explorer – AWD repairs

Amount: \$3,649.97

Charge Code: 011-005-04300-53105 Police – Fleet Maintenance Expense

Remaining Budget Amount: \$34,737.08

Purchase Request # 6518

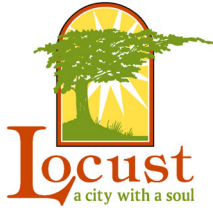
Vendor: Carolina Lift Stations LLC

For: WW – Station Main – SP Main/200N

Amount: \$1,487.50

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

Remaining Budget Amount: \$18,117.49



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

Purchase Order Requests **9/10/2026**

Purchase Request # 6526

Vendor: Kevin Wetzel

For: Fireworks for Concert Finale

Amount: \$7,000.00

Charge Code: 011-005-06000-53109 Parks – Program Services

Remaining Budget Amount: \$23,873.71

Purchase Request # 6530

Vendor: Sports Scheduling of the Carolinas

For: Fee to schedule entire soccer season games

Amount: \$5,400.00

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

Remaining Budget Amount: \$58,848.07

Purchase Request # 6531

Vendor: Advertise It Screen Printing

For: Coaches – shirts and hats

Amount: \$1,686.00

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

Remaining Budget Amount: \$57,162.07

Purchase Request # 6532

Vendor: TC Screen Printing & Apparel Inc.

For: Add City Logo to Event Tent

Amount: \$1,020.00

Charge Code: 011-005-06000-53109 Parks – Program Services

Remaining Budget Amount: \$22,853.71

**Locust Wastewater
Monthly Metering**

Monthly Wastewater Flow Recordings

<u>Date</u>	<u>Time</u>	<u>Meter</u>	<u>Daily Total</u>	<u>Recorded Rain Fall(")</u>
Saturday, August 1, 2026	11:59:59 PM	328705.9	328705.9	
Sunday, August 2, 2026	11:59:59 PM	672208.4	343502.5	0.19
Monday, August 3, 2026	11:59:59 PM	1021381.8	349173.4	0.01
Tuesday, August 4, 2026	11:59:59 PM	1496163.7	474781.9	3.60
Wednesday, August 5, 2026	11:59:59 PM	2030384.3	534220.6	0.04
Thursday, August 6, 2026	11:59:59 PM	2400319.3	369935.0	0.12
Friday, August 7, 2026	11:59:59 PM	2782930.3	382610.9	
Saturday, August 8, 2026	11:59:59 PM	3167339.3	384409.1	
Sunday, August 9, 2026	11:59:59 PM	3558631.8	391292.5	
Monday, August 10, 2026	11:59:59 PM	3913569.3	354937.5	
Tuesday, August 11, 2026	11:59:59 PM	4469654.0	556084.7	1.76
Wednesday, August 12, 2026	11:59:59 PM	4949691.2	480037.2	0.01
Thursday, August 13, 2026	11:59:59 PM	5340144.3	390453.1	
Friday, August 14, 2026	11:59:59 PM	5723640.3	383495.9	0.01
Saturday, August 15, 2026	11:59:59 PM	6118979.0	395338.8	
Sunday, August 16, 2026	11:59:59 PM	6517136.5	398157.5	
Monday, August 17, 2026	11:59:59 PM	6893640.9	376504.4	
Tuesday, August 18, 2026	11:59:59 PM	7249229.0	355588.1	
Wednesday, August 19, 2026	11:59:59 PM	7593965.6	344736.6	0.07
Thursday, August 20, 2026	11:59:59 PM	7933576.5	339610.9	0.01
Friday, August 21, 2026	11:59:59 PM	8519122.1	585545.6	1.72
Saturday, August 22, 2026	11:59:59 PM	8964276.2	445154.1	
Sunday, August 23, 2026	11:59:59 PM	9364087.8	399811.6	0.10
Monday, August 24, 2026	11:59:59 PM	9730582.5	366494.7	0.05
Tuesday, August 25, 2026	11:59:59 PM	10073310.3	342727.8	0.03
Wednesday, August 26, 2026	11:59:59 PM	10421168.7	347858.4	0.10
Thursday, August 27, 2026	11:59:59 PM	10774183.7	353015.0	0.49
Friday, August 28, 2026	11:59:59 PM	11112218.1	338034.4	
Saturday, August 29, 2026	11:59:59 PM	11465032.8	352814.7	
Sunday, August 30, 2026	11:59:59 PM	11833989.0	368956.3	0.07
Monday, August 31, 2026	11:59:59 PM	12183095.6	349106.6	0.06
Monthly Total			12183095.6	8.44
Daily Average		393003.08		



LOCUST POLICE DEPARTMENT

AUGUST 2026

MONTHLY REPORT

PERFORMANCE SNAPSHOT



TOTAL CALLS
DISPATCHED/INITIATED

321



TRAFFIC STOPS
CONDUCTED

441



BUSINESS &
NEIGHBORHOOD PATROLS

3,035



ARRESTS MADE
(PERSONS)

13



TOTAL
ARREST CHARGES

41



CITATION CHARGES
ISSUED

97



WARNINGS
ISSUED

364



TOTAL SPEED
ENFORCEMENT ACTIONS

177



TOTAL TRAFFIC
CRASHES REPORTED

21



STREET/HIGHWAY
CRASHES

10



PVA/PARKING LOT
CRASHES

11



TOTAL ACTIVITIES
ATTENDED BY LPD

3,797

★ AUGUST 2026 ★

CO-OFFICERS OF THE MONTH



PO2 D. CALEB WHITLEY

ACHIEVEMENT HIGHLIGHTS

- ★ 509 Patrols Completed
- ★ 50 Total Traffic Enforcement Actions
- ★ 47 Calls Attended
- ★ 12 Arrests With 2 DWI Arrests



PO2 ADAM L. HARTSELL

ACHIEVEMENT HIGHLIGHTS

- ★ 75 Traffic Stops
- ★ 85 Total Traffic Enforcement Actions
- ★ 58 Total Speed Enforcement Actions
- ★ Completed Phase 1 As FTO Of A New Training Officer While Contributing Valuable New Initiatives To Our FTO Program



INTEGRITY ★ PROFESSIONALISM ★ SERVICE

SERVING OUR COMMUNITY WITH PRIDE

Planning and Zoning

August 2026

11 New house permits
Borgemeister.

M/I, True, KH,

1 Storage

5 Fence

4 Remodel

3 Commercial Remodels

1 Sign

1 New Commercial
Therapy

Rock

2 Commercial rezoning

141 New housing permits as of 8/31/2026