

Date: March 14, 2019
Meeting of: Locust City Council
Time: 7:00 pm
Members Present: Mandy Watson, JC Burris, Roger Hypes, Harry Fletcher, Rusty Efird, Michael Haigler and Larry Baucom

Members Absent:

Order: Mayor Stephen Huber

Pledge: Mayor Stephen Huber

Prayer: Mayor Stephen Huber

Call to order at 7:01pm

M/S/A Council Members Harry Fletcher and Michael Haigler **(7-0)**
Motion to adopt agenda as amended

M/S/A Council Members Harry Fletcher and Larry Baucom **(7-0)**
Motion to adopt February 2019 minutes

Financials: Revenues for February were good.

Mayors Report: N/A

Administrators Report: Purchase orders and budget amendments were reviewed. City Administrator Cesar Correa gave an overview of the Hopper Community Project being proposed. Discussions began about 6 months ago. Developer approached the City in the beginning with a product that was unsatisfactory and was asked to come back with some changes. Proposal is 2.3 units per acre on 121 acres with 40 acres of open space. Extra parking and other amenities included. A traffic study will need to be completed if project is approved to see what improvements will need to be done. Mr. Correa and Planning and Zoning Director Scott Efird met with Dr. James the Stanly County School Superintendent to go over the impact it would have on the local schools and Dr. James stated that the schools could handle the proposed addition of students. There is part of the property that will have to be annexed into the City. Linda Paxton with Paxton Properties spoke for Hopper Communities during the presentation to Council. Roughly 270 lots are proposed with the lot size at 52 ft wide. She gave projected tax revenue numbers for the City if the property is approved and reviewed materials and amenities proposed. Reminder about the budget retreat this Saturday, March 16th beginning at 7:30am. HB91 is looking to

merging local ABC boards into one and allowing the privatization of ABC spirit sales. Mr. Correa has 2 resolutions he is asking Council to sign opposing HB91.

Public Comment: The following 14 citizens spoke against the proposed Elm Street Hopper Community Development stating the negative impact it would have on their homes, the community, and traffic on their streets and the affect it would have on their quality of life.

Joel Whitley – Mockingbird Lane

Grady Lovin – Springview Drive

Brad Harvell – Mockingbird Lane

Vincent Owens – Elm Street

Kelli Coley – Mockingbird Lane

Mike Little – Springview Drive

Kathy Smith – Elm Street

Patrick Dennis – Cypress Farm Lane

Patrick Donahue – Driftwood Street

Lorraine Torrey – Elm Street

Tammy Dayton – Springview Drive

Jennifer Little – Springview Drive

Rita Fink – Elm Street

Randy Drye – Elm Street

Tracey Wagner – Stonecreek Lane spoke about land clearing near Coley Store, Bethel Church and HWY 200.

M/S/A Council Members Harry Fletcher and Michael Haigler **(7-0)**
Motion to move forward with discussions with developer and set terms of developers agreement

Recess at 8:56pm for a break

Reconvene at 9:06pm

M/S/A Council Members Harry Fletcher and Larry Baucom **(7-0)**
Motion to approve purchase orders

M/S/A Council Members Larry Baucom and Mandy Watson **(7-0)**
Motion to approve budget amendments

M/S/A Council Members Harry Fletcher and Rusty Efird **(7-0)**
Motion to adopt resolution against HB91 forced merger

M/S/A Council Members Harry Fletcher and Rusty Efird **(7-0)**
Motion to adopt resolution against HB91 privatization of sales

Admin/HR: Thanks to staff for all their hard work.

Parks: Numbers are up in participation in our Rec sports. April 6, 2019 is the first movie night. Looking for vendors for this years farmers market.

Facilities: N/A

PW: Annual bulk goods pickup is Saturday, March 16th and white goods pick up will be May, 11, 2019

EDC/Small Business Support: The new restaurant Outfitters is open and doing well.

ABC: N/A

PD/Zoning: Thanks to entire department and proud of the work of the new officers.

Board Closing Comments: Meeting went well. Everyone voiced their opinions and concerns and were very civil. 150th year celebration meeting went good.

Recess meeting at 9:28pm until 8:00am Saturday, March 16, 2019 for Budget Retreat

Recessed meeting called back to order at 8:01am Saturday, March 16, 2019

All Council present along with Department Heads.

City Administrator Cesar Correa gave opening remarks explaining the overview of the day. He stated that the tax rate would stay flat.

Department Head Presentations:

PD - Chief Hartsell gave review of 2018-2019 year. Hired 4 new officers this past year. Would like to continue with the rolling stock replacement of police vehicles. Informally stated that he would be retiring in December 2019. Officer Tucker will be attending SRO training in April 2019.

Planning & Zoning – Director Scott Efird gave a review of 2018, total fees collected and current projects. Future proposed projects include Hwy 200, Elm Street, Town Center, RedBridge, The Taylor property and commercial on South Beverly Drive.

Finance – Director Stephania Morton reassured that the City is in great fiscal shape. Reviewed City's finances and the 2018-2019 audit. Best audit to date.

Break at 9:31am

Reconvened at 9:41am

PW – Director Tim Flieger gave definition of what his department does and over view of new hires over the last year. Overview of Park maintenance and fleet and equipment additions. Capital Project requests: PW facility expansion proposed cost \$130,000. West City Limit beautification project, custom street blade signs proposed cost \$19,500 and \$6,000. Park Community Building new roof proposed cost \$10,000 and parking lot repair by tennis courts proposed cost \$15,000

Streets – The resurfacing program has been put on hold. Mr. Flieger wants a company to do a pavement condition study to give grades and recommendations.

Waste Water – Overview of new infrastructure. The department has adopted new improved maintenance schedules and practices. Project requests include replacing current service truck with a new F250 proposed cost \$67,500. Sewer camera proposed cost \$12,000. Alarms in vacuum stations proposed cost \$13,500. System mapping equipment proposed cost \$20,000 and I/I reduction program equipment proposed cost \$10,000.

Parks – Director Emily Jones gave an overview of 2018-2019. Requests include chalk marker, field scoop and a field rake. New chairs for the community building. Constant contact. New soccer goals and volleyball pads. Mulch at swings and repair the message boards. She would like to install a planter box at the top of the retaining wall and upfit existing playground equipment. More backyard lighting for movies and concerts and a new movie projector. Future needs include additional park facilities, bridges and repair to the decks. She would like to expand the athletic rec programs to include adult athletics, a variety for youth and add some youth programs.

Council and Department Heads took a tour of City Projects at 11:15am

Break for lunch at 12:30pm

Working lunch began at 12:45pm.

Review 2019-2020 budget line by line for each department.

City Administrator Cesar Correa proposed a 3% COLA in the proposed budget and stated that we are still waiting on insurance numbers to be released. He went over the pump station improvements. A review of the solid waste fee and the potential of raising rates for recycling due to the raise in cost of the service to the City. Or potentially doing away with the program. Discussion about the West Stanly Senior Center. Attendance is growing since the YMCA took over the center. They are looking to add programs and wants Council direction as to how much to set aside in the budget to help the Senior Center. Direction was no less than \$2,500 but no more than \$5,000. With Chief Hartsell informally stating that he will be retiring in December 2019, he has requested that Council adopt a policy that offers retiree health insurance for those who have 25-30 years of service with the City. Council discussion and decided not to draft or adopt a policy for retiree health insurance. Council discussion about making changes to the City

development ordinance to mirror Land Use Plan, specify density, lot width and size, moving to conditional zoning, and state bigger lots with less open space.

Mayor Huber left at 2:31pm

M/S/A Council Members Larry Baucom and Harry Fletcher **(7-0)**

Motion to enter into executive session: Personnel

Out of executive session at 3:30pm

M/S/A Council Members Harry Fletcher and Roger Hypes **(7-0)**

Motion to adjourn at 3:30pm

Stephen Huber, Mayor

Amy Meachum, City Clerk