



**LUCAMA BOARD OF COMMISSIONERS
MONDAY, JULY 11, 2022
LUCAMA TOWN HALL
BOARD ROOM**

MINUTES

1. Call to Order

Mayor, Jeff Johnson, (hereinafter "Mayor Johnson") called to order the regular meeting of the Town of Lucama Board of Commissioners (hereinafter "Board") at 6 pm on July 11, 2022.

2. Roll Call

Mayor Johnson conducted roll call – by use of sign-in. The following were present:

Commissioner, Michael Best (hereinafter "Comm. Best")
Commissioner, David Johnson (hereinafter "Comm. Johnson")
Commissioner, Julia Mason (hereinafter "Comm. Mason")
Commissioner, Keely Pate (hereinafter "Comm. Pate")
Town Administrator, Darlene Newsome (hereinafter "Admin. Newsome")
Town Clerk, Dena Owens (hereinafter "Clerk Owens")
Town Attorney, Gabe DuSablou (hereinafter "Attorney Dusablou")

3. Approval of Minutes from Last Meeting

Mayor Johnson gave the Board opportunity to review the proposed minutes from the June 6, 2022, meeting and monthly financial report.

MOTION: Comm. Johnson made motion to approve the June 6, 2022, meeting minutes and financial report; seconded by Comm. Mason. Motion passed by unanimous vote.

4. Welcoming of Guests and Public Comments

Mayor Johnson welcomed Andrea Radford, Planner with Stewart Planning, who has been working on the Land Use Plan, along with Ben Cotton. Ms. Radford was present to present the proposed land use and map.

Andrea reported that the current area of work is Phase 3, which is the future Land Use Map and Planning Development phase. The first phase was project initiation when meeting with administration, touring the Town, and meeting with a few

stakeholders. During the second phase, a community survey was presented and work on map analysis was done.

Andrea mentioned that the project is still in the draft phase and Stewart is still seeking public comments, being why she was present in the meeting.

She mentioned that a land use plan is a long-range plan from 10 to 20-year time-frame. It guides land use decisions, intensity and design. It guides staff in programs and infrastructure investments. It is an ongoing community conversation and should be updated every five years. The policy is not regulatory but does lay the groundwork for current and future regulations.

Lucama is authorized to regulate planning and zoning within its corporate limits and in its extraterritorial jurisdiction. The study area contains 5,909 acres.

Andrea shared the existing Land Use Map. She mentioned that the largest usage currently in town is agricultural, followed by rural residential. She shared that the Town has several natural resources. The map shows one percent flood hazard zone and 1,819 acres of wetlands, and also shows the Town's historic district in the downtown area. The map also shows two acres of parks.

The community stats from the 2020 Census shows the Town currently has a population of 1,855, with 475 total housing units in the municipal limits. Of the 475, there are 344 occupied. The median household income for the Town is \$36,667, with a median home value of \$81,100.

Andrea reported that there were 44 responses received from the survey, with the majority of those that filled them out being people who lived and owned property in Lucama. Nearly 60 percent of the people lived in Lucama for more than 10 years.

The top five issues that were the most significant over the next 10 to 20 years was basic retail services, local jobs, the workforce, essential services, and internet and broadband access.

The top three land use priorities that were heard was encouragement of business and job growth, required property maintenance, and revitalization of the downtown area.

The overall vision, which was an open-ended question, received results for retail growth, revitalization, maintain a small-town feel, and property maintenance.

The top three economic priorities were to create incentives and resources, improve broadband, and support first-rate schools and infrastructure.

The top three infrastructure and service priorities for the plan is emergency services, internet/broadband, and public water and sewer.

A future land use establishes a vision for the future, it is not regulatory and is idealized. Zoning establishes the rules for achieving the vision, it is regulator, and is unchanged by the future land use plan.

Andrea shared a draft future land use map with the Board and citizens. The map respects the flood hazards and wetlands, focuses on investment and activity into key areas, encourages traditional development that encourages pedestrian activity, and shows the potential areas for medium density residential growth.

The Draft Vision for the town read, "The Town of Lucama is a safe, clean, and friendly community with activities, opportunities, and amenities conducive to a high quality of life for all residents."

The Draft Goals are to support strategic growth and activity with land use decisions that reinforce the Town's character while directing growth and development to appropriate areas; stimulate the local economy and strive for recognition throughout the region as a desirable place to conduct business; strengthen the role of the downtown as the primary center of activity in Town; expand existing recreational services and promote events to serve the community and attract visitors; and building relationships with State, regional, County, and local partners to ensure businesses and residents have equitable access to public services.

Andrea gave the Board and those in attendance an opportunity to ask questions.

It was asked would the program establish a precedent for growing the Town. Would the population grow. Andrea mentioned that the plan will show where the Town can grow.

Questions and discussions were rendered from the audience with answers from Ms. Radford. A portion of the questions centered around the old bank building and what the plans were for the future. Admin. Newsome mentioned that there had been a gentleman from Public Health in to survey the building regarding air quality. Although the report received did not cover asbestos perse, the gentleman did mention that due to the age of the building there would have to be asbestos present and that it would have to be eradicated.

Many questions continued regarding the bank building. Mayor Johnson mentioned that the bank building was off of the subject and directed that the conversation be reverted back to any questions about land use.

Mayor Johnson opened the floor for public comments.

Gloria Galloway, a faithful attendee at the meetings, came to mention to the Board that she would be moving at the end of the month. She would like to have her utilities ended at that time. She mentioned that she would be praying for the Town and will keep in touch. She told the Board that Lucama is a very good town. Comm. Pate told Mrs. Galloway that he would be willing to help should she need anything.

Helen Tores was at the meeting. As a County Library Board member, she mentioned that the library was beautiful. She mentioned that an open house would be planned within the next week between 3:00 – 5:00 pm. She stated that the library is awesome and beautiful.

Matt Creech addressed the Mayor, that with the proceed going forward, he wanted to make sure that we are all in agreement in regards to making sure the Town grows and that bringing the Land Use Plan before the Town it is absolutely a step in the right direction. He appreciates what is being done. He wants to make sure that as previous predecessors had the same type of projects that ideas were voted down. He wants to make sure that when there is a final adoption of bringing the plan into the Town that the Board is exuberantly bringing and adopting the plan into the Town. He wants to make certain that the Board is just not going through the motions. He offered to help any way he could.

5. Departmental Reports

Comm. Mason reported that the Fire Department responded to eight first responder call, two automobile accidents, and two vehicle fires. There was a lot of aid given to other departments, but overall, she reported that it was a good month.

She did not currently have any information to report from the electric department. Public Works Supervisor, Daniel Boyette, reported that the department had continued working on the electric right of ways out of town, trying to get caught up before any possible storms. Comm. Mason requested if poles had been ordered and supplies preparing for possible storms. Supervisor Boyette mentioned that he had given Admin. Newsome the needs from the past storm and felt that once those items were in, that the Town would be prepared.

Comm. Johnson asked Supervisor Boyette if poles had been ordered for the new subdivision on Little Rock Church Road. Supervisor Boyette mentioned that he already had poles.

Comm. Johnson reported that the engineering had started for the new storage tank and the waterline replacements. He requested if a date had been set for opening bids. Mayor Johnson mentioned that it would be later in the year. Comm. Johnson mentioned that the Board is working to have a new tower in place and that the Town had received a grant to have the work done.

Comm. Best reported the park was looking good and thanked Supervisor Boyette for the work done there. He mentioned that events would begin again in September.

Comm. Best mentioned that he had spoken with Mayor Johnson earlier in the day and felt the work on the sidewalks was going slower than what had been expected. A call will be made to the vendor to get the work moving forward.

Comm. Best mentioned that the Board is still currently waiting on more quotes for the basketball court.

Comm. Pate reported that the Sheriff's Department reported calls for the month. There were 10 tickets issued. There were 110 security checks, 48 calls for service, and 182 self-initiated.

Regarding beautification, Comm. Pate reported that Supervisor Boyette and the crew were busy cutting trees by the powerlines and work was done at the park. Supervisor Boyette mentioned that when it gets cooler, the crew will work on planting flowers and such in the pots on Main Street.

Comm. Best took a moment to ask Matt Creech if the speeding had gotten better in the areas of concern. Mr. Creech answered that the speeding concern had gotten better and that he was appreciative.

Admin. Newsome reported for Comm. Lamm that the door count for the Library in June was 193, reference questions 75, computer usage was 22, there was 309 materials checked out and 4 library cards issued. Twenty-four children were served with the "Love in Bloom" Mother's Day activity kits. The annual Summer Reading Program, Oceans of Possibilities, kicked off on Thursday, June 23rd and will continue each Thursday at 3:00 pm until the conclusion on August 5th. There are two planned programs for the month – August 4th – Pirates, and August 18th - Storytime. Activity items will be available for pickup from 3 until 5 pm while supplies last.

6. Updates

Mayor Johnson presented a resolution for Selecting 2021 DWSRF Waterline Replacement and Elevated Storage Tank for Project Engineering, Grant # WIF-2034, selecting McDavid Associates to provide engineering services for the project.

MOTION: Comm. Johnson made motion to approve the resolution selecting McDavid Associates as the engineer for the project; seconded by Comm. Mason. Motion passed by unanimous vote.

Admin. Newsome reported that the electrical water and software program is on hold while Kevin O'Donnell reviews it more between the two quotes that had been received. Mr. O'Donnell requests that the Board look at Electric Cities, acquiring a membership with the company for one year. Doing so will allow the Town to receive a discount on the software that is chosen. Also, Electric Cities has the ability to order transformers cheaper than the Town. The membership would only be contingent upon receiving the discount.

MOTION: Comm. Mason made motion to table the decision of choosing a proposal; seconded by Comm. Best. Motion passed by unanimous vote.

7. Next Meeting Schedule

Mayor Johnson reported that the next Board meeting will take place on Monday, August 1, 2022, at 6 pm.

8. Closed Session

Mayor Johnson requested that the Board go into closed session pursuant to NCGS §143-318.11 regarding personnel matters.

MOTION: Comm. Best made motion to move into closed session; seconded by Comm. Mason. Motion passed by unanimous vote.

9. Re-opening of Open Session

MOTION: Comm. Pate motion to adjourn the closed session and move back to open session; seconded by Comm. Best. Motion passed by unanimous vote.

10. Adjournment

Mayor Johnson adjourned the meeting at approximately 7:10 pm, July 11, 2022, upon motion of Board.

MOTION: Motion was made to recess by Comm. Best; seconded by Comm. Johnson. Motion carried by unanimous vote.

Respectfully Submitted: Dena Owens, Town Clerk

