



**LUCAMA BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, MAY 5, 2025
LUCAMA TOWN HALL
BOARD ROOM**

MINUTES

1. Call to Order

Mayor, Matthew Creech, (hereinafter “Mayor Creech”) called to order the regular meeting of the Town of Lucama Board of Commissioners (hereinafter “Board”) at 6 pm on May 5, 2025.

2. Roll Call

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

Commissioner, Dennis Ford (hereinafter “Comm. Ford”)
Commissioner, Jeff Johnson (hereinafter “Comm. J. Johnson”)
Commissioner, Kim Joyner (hereinafter “Comm. Joyner”)
Commissioner, Jody Teague (hereinafter “Comm. Teague”)
Interim Town Administrator, Ralph Clark (hereinafter “Admin. Clark”)
Assistant Administrator, Gabe Merando (hereinafter “Admin. Merando”)
Town Clerk, Dena Owens (hereinafter “Clerk Owens”)
Utility Coordinator, Ashleigh Hooks (hereinafter “Coord. Hooks”)
Town Attorney, Gabe DuSablou (hereinafter “Attorney DuSablou”)

3. Moment of Silence

Those in attendance observed a moment of silence.

4. Approval of Agenda

Mayor Creech made an amendment to the agenda. Mr. Laughlin, from the Mid-East Commission, was not in attendance at the time the meeting began. However, he was left on the agenda, should he come in later.

Mayor Creech asked for a motion to approve the agenda.

MOTION: Comm. Ford made motion to approve the agenda; seconded by Comm. Joyner. Motion passed by unanimous vote.

5. Approval of Minutes of Last Meeting

Mayor Creech gave the Board an opportunity to review the proposed minutes and the financial report for the April 7, 2025, regular meeting.

MOTION: Comm. Joyner made motion to approve the April 7, 2025, minutes and the financial report; seconded by Comm. Teague. Motion passed by unanimous vote.

6. Welcome of Guests

There were no guests in attendance.

7. Public Comments

There were no public comments.

8. Old Business

There was no old business.

9. New Items of Business

Resolution of Inclusion – Crossroads Fire Department Tax Collection

Admin. Clark mentioned the Board meeting with the Wilson County Tax Collector, and resolutions that would allow Wilson County to collect the Fire Tax, making it a direct line with the Fire Department and County.

Comm. J. Johnson said that it would streamline everything, making it simple. It will also take some of the workload off the office. He mentioned that several departments have in the last two to three years worked directly with the County.

Admin. Clark mentioned that the change would not take effect until Fiscal Year 2027. The line item that currently shows the contract payment with the Fire Department would not be within that budget. He mentioned that the tax rate would be changed accordingly.

MOTION: Comm. Joyner made a motion to approve the resolution authorizing Wilson County to collect fire district taxes for that portion of the Crossroads Volunteer Fire District within the Town of Lucama Town Limits; seconded by Comm. Teague. Motion passed by unanimous vote.

MOTION: Comm. Joyner to approve the resolution where the Board of Commissioners had determined that it is in the best interest of the Town to have the territorial limits of the Town included in the Crossroads Volunteer Fire Department Fire Protection District; seconded by Comm. Teague. Motion passed by unanimous vote.

Budget Calendar Adoption

Admin. Clark shared the proposed suggested budget calendar with the Board. All meetings fall on the same night as the monthly meetings, other than the Budget Public Hearing, which will be scheduled for June 16th and the June 23rd meeting, should it be necessary.

MOTION: Comm. J. Johnson made a motion to accept the suggested budget calendar; seconded by Comm. Joyner. Motion passed by unanimous vote.

Budget Change

Clerk Owens shared with the Board a budget change that had been made to cover the needed modifications within the Solid Waste, Electric, and Water departmental accounts. Although it does not require action from the Board, it does require that the Board be made aware of the changes.

Budget Amendment #4

Budget Amendment #4 was for the meter replacement project. To close the project out, an amendment is needed. This is being done to take place before the next fiscal year, as it does not need to continue to be on the Town's books.

MOTION: Comm. J. Johnson made a motion to approve budget amendment #4; seconded by Comm. Teague. Motion passed by unanimous vote.

Budget Amendment #5

Budget Amendment #5 was needed due to funds and revenue that had come in and placed in the miscellaneous line item. When revenue comes in, it must be balanced with expenses.

MOTION: Comm. Ford made a motion to approve budget amendment #5; seconded by Comm. Joyner. Motion passed by unanimous vote.

Contract to Audit Accounts

Clerk Owens shared with the Board the Contract from Nunn, Brashear, and Uzzell to audit the FY 25 books. The total cost of audit is \$22,750.

MOTION: Comm. Joyner made a motion to accept and approve the contract to audit the FY25 books; seconded by Comm. J. Johnson. Motion passed by unanimous vote.

10. Town Administrator's Report

Admin. Clark mentioned that his work schedule will change back to two days a week, Tuesdays and Thursdays, primarily. He also mentioned that he will be out of the office from Tuesday, May 27th through Monday, June 2nd.

Admin. Clark mentioned that there was an offer to purchase an old backhoe that is completely inoperable and beyond repair. The piece of equipment would be classified as junk and could be disposed of by the Town Administrator in most cases. However, he seeks approval from the Board to sell the backhoe to Travis Aycock for \$4,000.

MOTION: Comm. Teague made a motion to sell the inoperable backhoe to Travis Aycock in the amount of \$4,000; seconded by Comm. Joyner. Motion passed by unanimous vote.

Admin. Clark mentioned a possible violation of the zoning ordinance regarding a grass airplane landing strip that was constructed in the RA 20 zoning, located in the ETJ adjacent to the proposed new developments located on 6601 Blalock and the other on Huckleberry Road. The strip is approximately 20 feet from the adjoining property line. Based on Google Maps, construction has happened since 2021. There are no records of approval by the Town and further it is not permitted use in the zone, which would more than likely require a special use permit for the construction. There are not any records that the construction has been permitted by anyone, including the FAA or the Environmental Regulators. If the report is accurate, the Town must address the issue, since it could potentially create a safety issue with the proposed development of residential housing in the area from any activity involving the landing and takeoff of planes. The property has been zoned RA20 since a minimum date of 1998, which says that this property was zoned residential prior to any construction of the reported runway. Failure to address the issue could open the door for a potential liability claim, therefore Admin. Clark suggested that Attorney DuSablou be directed to determine what action, if necessary, if needed.

Attorney DuSablou mentioned that he became aware of the strip. He has done research on the issue, has investigated the FAA requirements and zoning ordinances. He spoke with an attorney that is working with the developer, and the developer does have concerns. He stated it is important for the Town to do what can be done to address the developer's concerns and to address the safety issues and legal issues that are involved in zoning ordinances and appropriate uses of property in Town.

Comm. J. Johnson asked Attorney DuSablou who would be the best person to talk to the property owner about the Town and developer's concern. He stated that sometimes it is better if the Town's officials reach out first, versus an attorney. He stated that either Asst. Admin. Merando or Admin. Clark be one to make the contact.

11. Adjournment

Mayor Creech adjourned the meeting at approximately 6:25 pm, May 5, 2025, upon motion of Board.

MOTION: Motion was made to adjourn by Comm. Teague; seconded by Comm. Ford. Motion passed by unanimous vote.

Respectfully Submitted: Dena Owens, Town Clerk