



**LUCAMA BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, JULY 7, 2025
LUCAMA TOWN HALL
BOARD ROOM**

MINUTES

1. Call to Order

Mayor Pro Tem, Jeff Johnson, (hereinafter “Mayor Pro Tem Johnson”) called to order the regular meeting of the Town of Lucama Board of Commissioners (hereinafter “Board”) at 6 pm on July 7, 2025.

2. Roll Call

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

Commissioner, Dennis Ford (hereinafter “Comm. Ford”)
Commissioner, Kim Joyner (hereinafter “Comm. Joyner”)
Commissioner, Jody Teague (hereinafter “Comm. Teague”)
Interim Town Administrator, Ralph Clark (hereinafter “Admin. Clark”)
Town Administrator, Elizabeth Krige (hereinafter “Admin. Krige”)
Town Clerk, Dena Owens (hereinafter “Clerk Owens”)
Town Attorney, Gabe DuSablou (hereinafter “Attorney DuSablou”)

3. Moment of Silence

Those in attendance observed a moment of silence.

4. Approval of Agenda

Mayor Pro Tem Johnson asked for a motion to approve the agenda.

MOTION: Comm. Teague 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 June 9, 2025, regular meeting.

MOTION: Comm. Joyner made a motion to approve the June 9, 2025, minutes and the financial report; seconded by Comm. Ford. Motion passed by unanimous vote.

6. Approval of Town Administrator's Employment Agreement

The Agreement for Employment as Town Administrator for Elizabeth Krige was presented to the Board for approval.

MOTION: Comm. Joyner made motion to approve and accept the agreement for employment for Admin. Krige; seconded by Comm. Teague. Motion carried by unanimous vote.

7. Swearing in of Elizabeth Krige as Town Administrator

Clerk Owens administered the Oath of swearing in Elizabeth Krige in as Town Administrator.

8. Welcome of Guests

Rich Moore, with McDavid and Associates, was scheduled to be at the meeting but was unable to attend. A meeting has been scheduled for Wednesday, July 23rd at 10 am with Rich to give an update on the Town's AIA grants currently underway.

9. Public Comments

There were no public comments.

10. Old Business

Clerk Owens presented a Certificate of Sufficiency for annexation of the Little Rock OFWB Church located at 6115 Little Rock Church Road stating there was a need to set a public hearing.

MOTION: Comm. Joyner made a motion to set August 4th as a date for the public hearing for the annexation of Little Rock OFWB Church; seconded by Comm. Ford. Motion passed with unanimous vote.

11. New Items of Business

Annexation of Town-owned Properties: Clerk Owens shared with the Board a request to annex a portion of the Town-owned properties, specifically the well located directly behind Little Rock Original Free Will Baptist Church. She

discussed the need to accept a resolution of intent to annex the well property. Doing so would require a public hearing. Plans will be to have the resolution ready at the next regular Board meeting and schedule the public hearing for the following month's regular meeting date.

Interconnection of Water with Wilson County: Admin. Krige stated that the Town had been contacted by Wilson County to connect to the water line by the elementary school in the event the Town was to lose all function of the town-owned wells. There is a verbal agreement, but it is not currently in writing. There does need to be one change, specifically where it is stated that this connection will be paid for using grant funds, no cost to the Town.

MOTION: Comm. Joyner made motion to enter into the agreement with Wilson County to connect to their water source; seconded by Comm. Teague. Motion passed with unanimous vote.

Rezoning of 6709 Blalock Road from RA-20 to CH: Clerk Owens presented to the Board an application of rezoning for the property located at 6709 Blalock Road. The Planning and Adjustment Board approved the application for rezoning and has sent it to the Board. Clerk Owens mentioned a need to have a public hearing for the rezoning of property and suggested it take place at the next regular Board meeting on August 4.

MOTION: Comm. Joyner made a motion to schedule a public hearing for the rezoning of property located at 6709 Blalock Road; seconded by Comm. Ford. Motion passed by unanimous vote.

Budget Change: Clerk Owens presented the Board with a budget change for the 25/26 fiscal year to cover needed modifications within the respective departmental accounts. This change did not require action from the Board.

Planning and Adjustment Board Appointees: Comm. Joyner shared with the Board her concern about the need to have two alternate Board members for the PA Board. There were meetings with the Planning and Adjustment Board where there was not a quorum available to hear variance applications. She suggested that the Board make suggestions of appointees. Comm. Ford agreed with Comm. Joyner. It was decided that there be an appointee from within the Town limits, but also one in the Town's extra territorial jurisdiction.

MOTION: Comm. Teague made motion to appoint Josh Easley for the appointee from the ETJ; seconded by Comm. Ford. Motion passed by unanimous vote.

MOTION: Comm. Ford made motion to appoint John Joyner for the appointee from the Town limits; seconded by Comm. Teague. Motion passed by unanimous vote.

12. Town Administrator's Report

Admin. Krige provided an update on some of the major projects that Town is currently working through.

Sewer System Improvements: The Sewer System Improvements include pump station rehabilitation and sewer line replacement. The project is waiting for permitting from DEQ before McDavid can advertise and receive bids for the project.

Water System Improvements: The project includes replacement of aging water lines and interconnectedness. It is currently waiting for permitting from DWI before McDavid can advertise and receive bids. Once bids are received, Town staff will coordinate with the LGC for approval to move forward.

Renovation of Bank Building: An estimate for the various upgrades was shared with the Board a few months earlier. Due to the cost of the project, Admin. Krige is interested in getting several estimates to make sure the Town gets the best deal and comply with state purchasing requirements.

Annexations and Development: Mr. Clark shared with Admin. Krige the proposed projects and annexations. She has been reviewing Lucama's zoning ordinances.

13. Adjournment

Mayor Pro tem Johnson adjourned the meeting at approximately 6:28 pm, July 7, 2025, upon motion of Board.

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

Respectfully Submitted: Dena Owens, Town Clerk