



**LUCAMA BOARD OF COMMISSIONERS  
REGULAR MEETING  
TUESDAY, SEPTEMBER 2, 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 September 2, 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”)  
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 Creech mentioned an amendment to the agenda, adding “Budget Amendment #3”. It was included in the packet but was not placed on the agenda. The item of business will be handled under New Business after Budget Amendment #2. Mayor Creech asked for a motion to approve the agenda.

*MOTION: Comm. Joyner made a motion to approve the agenda with the addition; seconded by Comm. J. Johnson. Motion passed by unanimous vote.*

**5. Approval of Minutes from Last Meeting and Financial Report**

Mayor Creech gave the Board an opportunity to review the proposed minutes for the August 4, 2025, regular meeting and financial report.

*MOTION: Comm. Teague made a motion to approve the August 4, 2025, minutes and financial report; seconded by Comm. J. Johnson. Motion passed by unanimous vote.*

**6. Welcome of Guests**

There were no guests in attendance.

**7. Public Comments**

There were no public comments.

**8. Public Hearing – Annexation of Town-owned Well Site**

Mayor Creech asked for a motion to open the public hearing.

*MOTION: Comm. Ford made a motion to open the public hearing; seconded by Comm. Joyner. Motion passed by unanimous vote.*

Clerk Owens presented an ordinance to extend the corporate limits of the Town by bringing in the Town-owned property located behind Little Rock Original Free Will Baptist Church, which is the Blalock Road Well Site #2 containing 1.62 acres referenced in DB 1332, PG 948, also known as Tax Map Number 2698-69-7382. The property is contiguous due to the annexation of the church property at the August meeting.

Mayor Creech opened the floor for public comments. There were no comments.

Mayor Creech asked the Board for any additional comments or concerns. There were no additional comments.

Mayor Creech asked for a motion to approve the annexation.

*MOTION: Comm. Ford made a motion to annex the Blalock Road Well Site #2 containing 1.62 acres referenced in DB 1332, PG 948, also known as Tax Map Number 2698-69-7382; seconded by Comm. J. Johnson. Motion passed by unanimous vote.*

Mayor Creech asked for a motion to close the public hearing.

*MOTION: Comm. Ford made a motion to close the public hearing; seconded by Comm. J. Johnson. Motion passed by unanimous vote.*

## 9. Old Business

### **Revised Tax Reconciliation from Wilson County**

Clerk Owens presented a revised tax reconciliation settlement from Wilson County. The new revision was due to an adjustment in the settlement for prior year's taxes that were collected, which was in the Town's favor. There was no action needed.

### **Review and Approval of the Final Plat for Hidden Treasures Subdivision**

Admin. Krige presented the final plat for the Hidden Treasures Subdivision. She reported that the project had been going on for several years. The Planning Board considered and conditionally recommended approval of the final plat on August 21, 2025. The zoning is RA-20 and all lots meet the requirements of the development. The properties will be serviced by Wilson County for water. Each lot will have a private septic tank. An NCDOT driveway permit was received, and the street was built to DOT standards. The Town will provide electricity. They currently have a pending annexation application with the Town and pending that approval, Emerald Lane will be dedicated to the Town and the Town engineer will need to review the construction of the street before the Town takes it over. The Planning Board did have two comments for clarification which Admin. Krige shared with the Board. One of the questions was regarding a kiosk mailbox to be constructed and according to the engineer, Ron Sutton, the pad is currently being constructed and is in the cul-de-sac area. There was also a question raised about a ditch along lots one and two, and grading and drainage was approved by DOT as those lots face a state road (Little Rock Church Road). Staff requests that the Board approve the final plat so it can be recorded, and the owner can begin selling lots.

*MOTION: Comm. Joyner made a motion to approve the final plat for Hidden Treasures Subdivision; seconded by Comm. J. Johnson. Motion passed by unanimous vote.*

## 10. New Items of Business

### **Budget Amendment #2**

Clerk Owens presented Budget Amendment #2, for purposes of placing monies from the line item labeled "Transfer to Meter Replacement Fund" to the Departmental Supplies line item for the purpose of the purchase of water meters.

*MOTION: Comm. Ford made motion to approve Budget Amendment #2; seconded by Comm. Teague. Motion passed by unanimous vote.*

### **Budget Amendment #3**

Clerk Owens presented Budget Amendment #3 for purposes of recording revenue from pole attachment agreements placing the revenue in the Electric Fund, with placing the expense monies in a contingency line item.

*MOTION: Comm. J. Johnson made a motion to approve Budget Amendment #3; seconded by Comm. Joyner. Motion passed by unanimous vote.*

### **Annexation Petition**

Clerk Owens presented an annexation petition for the Hidden Treasures Subdivision to be annexed into the Town. She mentioned that the Board needed to give permission for the investigation for certification of sufficiency.

*MOTION: Comm. Ford made a motion to grant Clerk Owens permission to investigate the sufficiency for certification purposes; seconded by Comm. Teague. Motion passed by unanimous vote.*

### **Park Policies**

Admin. Krige stated that the Administration and Finance Committee requested review and revision of policies for using the Town park. Several examples were studied. Admin. Krige presented a summary of policies for using the park in the manner it should be used.

*MOTION: Comm. Joyner made a motion to approve the new park policies; seconded by Comm. Teague. Motion passed by unanimous vote.*

### **Meter Tampering Fee**

Admin. Krige stated that in review of Coats and Cannons articles, posted to help local governments, she came across an article that describes how towns don't have the authority to charge a meter tampering fee. This is due to the Town imposing a civil fee that the General Assembly had made a criminal offense. Under General Statute 14-151, the Town can pursue criminal prosecution and civil recovery. It allows the Town to sue the violator for triple the actual damages or \$5,000 or whichever is greater. She requested that the Board repeal the meter tampering fee, and should meter tampering occur, the Board will be notified and asked to recommend a course of action to take.

*MOTION: Comm. Teague made a motion to repeal the meter tampering fee from the Town's fee schedule; seconded by Comm. Joyner. Motion passed by unanimous vote.*

## **Resolution of Support: Application for System Development Fee Ordinance**

Admin. Krige requested that the Board undertake a study of system development fees. These fees are charged to new homes in the Town to tap on to the utility systems. These funds are set aside to reside in a separate fund for accounting purposes to pay for capital improvements, which could be a new water tank, and the purchase of more wastewater capacity. She shared the general statute methods by which the fees could be charged. The fees help the Town to pay for the infrastructure needed to serve new customers. The funds can be used for the cost of a new facility, such as a water treatment plant, water tower, etc. The resolution is needed to apply for grant funding to pay for a System Development Fee study. The cost is \$18,000 and can be completed in about three months. Since the fee is charged at the time of the building permit, the Town has time to adopt the fees before construction of homes begins. Admin. Krige requests that the Board approve the commissioning of a System Development Fee Study with Mack Gay Associates and to adopt a resolution to apply for grant funding.

*MOTION: Comm. J. Johnson made a motion to apply for a grant for a system development fee study; seconded by Comm. Ford. Motion passed by unanimous vote.*

*MOTION: Comm. Ford made a motion to contract with Mack Gay and Associates for the commissioning of a system development fee study; seconded by Comm. Joyner. Motion passed by unanimous vote.*

## **Resolution of Support: Application for Pump Station Rehabilitation**

Admin. Krige shared with the Board that Mike Tolson, with Mack Gay Associates informed the staff that the Town is eligible to apply for funding to rehabilitate and/or replace sewer pump stations. According to the Asset Inventory Assessment (AIA), two of the pump stations need to be replaced within the next ten years. Admin. Krige requested that the Board approve the resolution presented to allow Mack Gay Associates to submit an application on behalf of the Town.

*MOTION: Comm. Joyner made a motion to allow submission of an application for grant funding on behalf of the Town for replacement of pump stations; seconded by Comm. J. Johnson. Motion carried by unanimous vote.*

## **Consideration of Agreement with UTEC for Development of an RFP for Power Supply**

Admin. Krige mentioned that the Town currently purchases power from Carolina Power Partners, and the contract is expiring on December 31, 2025. There will need to be renegotiations with Carolina Power or with another supplier. The

agreement with UTEC will create a request for proposal, going out to different providers of power, i.e. Duke Power, Santee Cooper, and others, telling them how much power needs to be purchased and getting the best rate per kilowatt hour. This agreement has also been sent to Stantonsburg, Sharpsburg, and Black Creek. She understands that Sharpsburg and Stantonsburg will be moving forward with the agreement but is unsure of Black Creek. Comm. Ford mentioned that he had spoken with Black Creek, and they will be presenting it to their board at the next meeting. He stated that it seems to be positive. Admin. Krige stated that the thought process behind the agreement is that the four towns together negotiated the current power supply agreement that we are currently under, that the Town is stronger at negotiating under the agreement with 5,000 customers than just Lucama's customers. Comm. Ford stated that many hours of thought and work have been put into this agreement with Admin. Krige, Comm. Joyner and himself. He feels that this agreement is the best route to go. Attorney DuSablón stated that he had looked over the agreement and did not have any concerns from a legal perspective.

Mayor Creech asked Attorney DuSablón if something was to go wrong with the agreement that the Town would have a way to back out. Attorney DuSablón stated that to terminate with cause that the Town would have to pay any fee that had been incurred up to the point of termination. UTEC could also do the same. He stated that the Board should be aware that the total sum is not to exceed \$64,000 to be divided between the four towns. If any of the towns do not enter into the agreement, the \$64,000 would be divided between those towns that do participate. Comm. Joyner stated that she does not think that would be a problem after the countless conversations that took place regarding the agreement. Comm. Ford agreed. It seems as if all towns are onboard because strength is in numbers.

*MOTION: Comm. Teague made a motion that the Board move forward with the UTEC agreement; seconded by Comm. J. Johnson. Motion passed by unanimous vote.*

## **11. Town Administrator's Report**

### **Sewer System Improvements**

Admin. Krige reported that Joe McKemy with McDavid Associates received approval from DEQ to advertise for bids for the project. Bid opening is scheduled for September 4<sup>th</sup> at 2 pm. Once bids are in and the Town receives the authority to award from DEQ, the LGC will need to approve the 0% interest loan. She stated that the Town had been in contact with the LGC and they are aware of the process.

## **Water System Improvements**

Plans were submitted by McDavid and Associates to the Division of Water Infrastructure Public Water Supply in early June. McDavid has mentioned that some projects are taking three to four months before the review is complete. She requests the Board and the public's patience as we work through the process. She will continue to monitor progress. The next step, once plans are approved, will be to advertise for bids for the project, and then go through the LGC for permission to borrow funds.

## **Ordinance Revision by the Mid-East Commission**

Admin. Krige mentioned that the Board had received a draft of the ordinance revisions. They failed to include the subdivision ordinance. They are currently working on revising the subdivision ordinance. She suggested that the Board plan to have a work session to discuss the proposed changes.

## **Meeting Streaming Online**

Admin. Krige stated that it had been mentioned that several other municipalities stream their meetings. She asked the Board if they are interested in recording the meetings and posting them on YouTube or Facebook, and whether they would like the meetings to be livestreamed or be posted the day after the meeting or as quickly as possible for staff to turn it around. Comm. Joyner stated that the meeting should be recorded and then posted. Others of the Board agreed. Admin. Krige was unsure whether the meetings could be posted on the Town's website but will investigate the possibility. Much discussion was rendered regarding a link, the website to use (YouTube, etc.), what format would work with the current camera that the Town owns, and that it can be used with the Town's website. There was the general consensus from the Board that the meetings be recorded and then posted.

## **12. Committee Reports**

Admin. Krige asked the Administration and Finance and the Utility and Public Works Committees if they had anything that they wanted to cover. They felt that all information had been covered already during the meeting.

## **13. Adjournment**

Mayor Creech adjourned the meeting at approximately 6:35 pm, September 2, 2025, upon motion of Board.

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

*Respectfully Submitted: Dena Owens, Town Clerk*