



**LUCAMA BOARD OF COMMISSIONERS
REGULAR MEETING
TUESDAY, JANUARY 6, 2026
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 January 6, 2026.

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. Johnson”)
Commissioner, Kim Joyner (hereinafter “Comm. Joyner”)
Commissioner, James Parker (hereinafter “Comm. Parker”)
Commissioner, Jody Teague (hereinafter “Comm. Teague”)
Town Administrator, Elizabeth Krige (hereinafter “Admin. Krige”)
Town Clerk, Dena Owens (hereinafter “Clerk Owens”)
Town Utility Business Clerk, Ashleigh Hooks (hereinafter “Clerk Hooks”)
Town Attorney, Gabe DuSablou (hereinafter “Attorney DuSablou”)

3. Moment of Silence

Mayor Creech asked those in attendance to observe a moment of silence.

4. Approval of Agenda

Mayor Creech asked for a motion to approve the agenda.

MOTION: Comm. Ford made a motion to approve the agenda; seconded by Comm. Joyner. 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 December 1, 2025, regular meeting and financial report.

MOTION: Comm. Joyner made a motion to approve the December 1, 2025, minutes and financial report; seconded by Comm. Parker. Motion passed by unanimous vote.

6. Guests and Presentations

Danna Layne, with Nunn, Brashear, and Uzzell, the Town Auditor, was present at the meeting to present the 2025 Audit to the Board.

Highlights included:

- The assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows at the close of the fiscal year by \$12,703,686 (net position).
- The government's total net position increased by \$197,459 during the fiscal year.
- At the close of the fiscal year, the Town's governmental funds reported ending fund balance of \$1,003,107 with a net increase of \$157,763. Approximately 28.1% of this total amount, or \$281,492, is restricted.
- At the end of the fiscal year, unassigned fund balance for the General Fund was \$721,615 or 162.6% of total General Fund expenditures for the fiscal year.
- At the close of the fiscal year, the Town's business-type activities reported a combined ending net position of \$10,864,383 with a net increase of \$88,447.
- The Town's total long-term debt decreased \$33,084 (4.1%) during the current fiscal year.
- There was a repeat finding for Statutory Violations where the Town's expenditures exceeded the budget for the fiscal year in the waste collection and treatment category of the Water and Sewer Fund and the expenditures of the Electric Capital Project Fund.
- FPIC (Financial Performance Indicators of Concern) information was shared with the Board, and it was stated that the Town had 60 days to respond to the findings, which would be March 6, 2026.

MOTION: Comm. Joyner made a motion to accept the 2025 audit as presented; seconded by Comm. Johnson. Motion carried by unanimous vote.

7. Public Comments

There were no public comments.

8. **Public Hearing – Town-owned Non-contiguous Property Annexations**

Mayor Creech opened the Public Hearing. Admin. Krige stated that these three properties that the Town is annexing are Town-owned but are currently outside of the Town limits, being annexed in satellite annexations. These properties are:

- 1645 Blalock Road – Used for sewer needs
- Wellsite #4 – Blalock Road
- Wellsite #5 - Huckleberry Road

There were no public comments.

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. Joyner. Motion carried by unanimous vote.

9. **Old Business**

Ordinance 01062026.1 to Extend the Corporate Boundaries at 1645 Blalock Road

MOTION: Comm. Joyner made a motion to approve the ordinance and annexation of town-owned property at 1645 Blalock Road; seconded by Comm. Parker. Motion carried by unanimous vote.

Ordinance 01062026.2 to Extend the Corporate Boundaries for Well #4 – Blalock Road

MOTION: Comm. Joyner made a motion to approve the ordinance and annexation of town-owned property Well #4, Blalock Road; seconded by Comm. Parker. Motion carried by unanimous vote.

Ordinance 01062026.3 to Extend the Corporate Boundaries for Well #5 – Huckleberry Road

MOTION: Comm. Joyner made a motion to approve the ordinance and annexation of town-owned property Well #5, Huckleberry Road; seconded by Comm. Parker. Motion carried by unanimous vote.

Consideration of Katy's Landing Preliminary Plat (222 lots)

Admin. Krige presented information to the Board regarding the Katy's Landing Preliminary Plat. The original sketch plan was approved by the Planning Board and Board of Commissioners. The developer revised the sketch plan that was previously approved, adding 30 residential units to the plan.

Admin. Krige shared the following:

- The zoning is RA-20, which allows for 15,000 square foot lots, if the Town provides water and sewer.
- All lots meet the 15,000 square foot minimum.
- The parcels for the development remained the same.
- The previously approved plan contained 192 residential units. The revised plan contains 222 residential units.
- The original plan contained 23.5 acres of impervious surfaces representing 11.91% of the total acreage; the revised plan contains 28.11 acres of impervious surfaces representing 15% of the total acreage.
- Comments from the Town's engineer were shared.
- The preliminary plat meets the requirements of the Town's ordinance.
- The Planning Board voted to conditionally approve the plan. The conditions are as follows: The developer provide some type of pedestrian facility, citing section 150.078 of the Town's ordinances and the developer provide streetlighting, section 150.084.

Kathryn Hill, with Law Firm, Smith Anderson, counsel for Katy's Landing, Kevin Varnell and Kirby Laforce were present at the meeting. Ms. Hill wanted to take a moment to summarize what is being requested at the meeting. She stated that Admin. Krige did a good job introducing the items, so she would not repeat what had been previously covered. She stated that it was an administrative subdivision application. They requested that the Board look at the Town's subdivision ordinance standards and compare them with what has been proposed and that they meet all the requirements. Stocks Engineering designed the plan, and she believes they've done so with the requirements. Ms. Hill stated that Stocks had received comments from the Town's engineer, as well as Admin. Krige. Responses have been given by the developer and engineer of the project. All concerns have been addressed that were brought to their attention. It is her understanding that there is nothing left outstanding and not addressed. She requested that the Board approve the subdivision.

Mayor Creech gave Mr. Laforce and Mr. Varnell an opportunity to introduce themselves.

Attorney DuSablou stated that the Planning Board did recommend conditions. He stated the Board could go into Closed Session to hear his opinions on the conditions. He recommended that the Board approve the Preliminary Plat without conditions based on the Town's Subdivision Ordinance.

MOTION: Comm. Ford made a motion to go into closed session per GS 143-318.11 (3); seconded by Comm. Joyner. Motion carried by unanimous vote.

MOTION: Comm. Ford made a motion to move back into open session; seconded by Comm. Joyner. Motion carried by unanimous vote.

MOTION: Comm. Ford made a motion to approve the Katy's Landing Preliminary Plat with no conditions; seconded by Comm. Joyner. Motion carried by unanimous vote.

CDBG-NR Grant Approval of Land Surveying Contract

Admin. Krige stated that at the November meeting, the Board selected Bartlett Surveying & Engineering to perform survey work for the CDBG-NR grant. The Board also selected Carolina Industrial Hygiene to perform asbestos testing and inspection. A revised contract was requested from Bartlett Surveying & Engineering to reflect that only one survey is needed. The Town is still waiting to receive a contract for asbestos testing.

MOTION: Comm. Joyner made a motion to approve the contract with Bartlett Surveying and Engineering for the performance of surveying property at 204 S. Goldsboro Street; seconded by Comm. Ford. Motion carried by unanimous vote.

10. New Items of Business

Appointment of Committees

Mayor Creech appointed committees stating that all committees would remain the same, adding Comm. Parker to the Public Safety Committee.

Budget Change and Amendment

Clerk Owens presented a Budget Change that she made, stating that she is required to report the information to the Board. She also presented Budget Amendment #4 to record an increase in salaries, FICA, Retirement, and the 401K for the Admin Department.

MOTION: Comm. Joyner made a motion to approve Budget Amendment #4; seconded by Comm. Johnson. Motion carried by unanimous vote.

11. **Town Administrator's Report**

Sewer System Improvements

The Public Works and Utilities Committee had to reschedule a meeting with McDavid to reduce the scope of work for sewer replacement to match the funding amount from the State. Once the reduced scope of work is identified, the Town will be able to execute the contract with the low bidder, Jymco Construction.

Staffing and Ongoing Projects

The Town is fully staffed and continues to make progress on replacing utility poles and outdated water meters.

Request for Proposal - Power Supply

An extension to negotiate until January 31st was approved. UTEC has been in communication with the lowest bidder and continues to work on an agreement, which will be presented to the Board for consideration.

System Development Fee Implementation

The study has been posted on the Town's website to seek comments. No comments have been received, the Board will consider adoption of the System Development Fee ordinance at the February 2, 2026, meeting.

12. **Adjournment**

Mayor Creech adjourned the meeting at approximately 7:30 pm, January 6, 2026, upon motion of Board.

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

Respectfully Submitted: Dena Owens, Town Clerk