



**LUCAMA BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, FEBRUARY 16, 2026
LUCAMA TOWN HALL
BOARD ROOM**

MINUTES

1. Call to Order

Mayor Pro Tem, Jeff Johnson, (hereinafter "Pro Tem Johnson") called to order the regular meeting of the Town of Lucama Board of Commissioners (hereinafter "Board") at 6 pm on February 16, 2026.

2. Roll Call

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, 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 Attorney, Brian Pridgen (hereinafter "Attorney Pridgen")

3. Moment of Silence

Those in attendance observed a moment of silence.

4. Approval of Agenda

Admin. Krige requested to add two agenda items to new business, a Budget Amendment #5 and the appointment of a minimum housing officer.

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

MOTION: Comm. Joyner made a motion to amend and approve the agenda with the addition; seconded by Comm. Parker. Motion passed by unanimous vote.

5. Approval of Minutes from Last Meeting and Financial Report

Pro Tem Johnson gave the Board an opportunity to review the proposed minutes for the January 6, 2026, regular meeting and the financial report.

MOTION: Comm. Teague made a motion to approve the January 6, 2026, minutes and financial report; seconded by Comm. Joyner. Motion passed by unanimous vote.

6. Public Comments

There were no public comments.

7. Public Hearing for Adoption of System Development Fees

Mayor Pro Tem Johnson 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.

Admin. Krige mentioned that the Board authorized a System Development Fee study, which was conducted by Mack Gay & Associates. The final report of the study was presented to the Board on December 2, 2025. In compliance with NCGS 160A Article 8, the study was posted on the Town's website and public comment was requested. The public hearing was advertised as required by statutes.

There were no public comments.

MOTION: Comm. Teague made a motion to adopt Ordinance 02062026.1 - System Development Fee for the water and sewer system as authorized by Article 8 of the Chapter 162A of the NCGS; seconded by Comm. Joyner. Motion carried by unanimous vote.

Mayor Pro Tem Johnson asked for a motion to close the public hearing.

MOTION: Comm. Ford made a motion to close the public hearing; seconded by Comm. Teague. Motion carried by unanimous vote.

8. Old Business

CDBG-NR Asbestos Testing Contract

Admin. Krige presented the contract to perform asbestos testing and inspection on the home located on Goldsboro Street, from Carolina Industrial Services. The Board selected the company during the November Board meeting.

MOTION: Comm. Teague made a motion to approve the contract with Carolina Industrial Hygiene Services to complete asbestos inspections related to the CDBG-NR grant; seconded by Comm. Joyner. Motion carried by unanimous vote.

Consideration of Application for the Planning Board / Board of Adjustment

Admin. Krige stated that at the last Board meeting, it was mentioned that the Board was interested in an application being prepared for members of the public who may be interested in appointments on the Planning Board / Board of Adjustment when they become available. She presented it to the Board.

Comm. Ford asked what the current need was for the Board. Admin. Krige stated that she would have to study the information. It needs to be determined what the terms are for the Board of Adjustments.

MOTION: Comm. Ford made a motion to accept the Application for the Planning Board / Board of Adjustments; seconded by Comm. Joyner. Motion carried by unanimous vote.

Consideration of Qualifications for Electrical Engineering Firm

Admin. Krige reminded the Board of their authorization to issue an RFQ to seek qualified firms who will design line extensions for new subdivisions, assist with bidding for future capital projects, and design substation upgrades. One Statement of Qualifications was received from R-Grid. It was requested that the Board approve electrical engineering services from R-Grid for various electric utility needs.

MOTION: Comm. Joyner made a motion to allow the Town to contract with R-Grid for electrical engineering services; seconded by Comm. Parker. Motion carried by unanimous vote.

9. **New Items of Business**

Consideration of Penny Shortage Policy

Clerk Owens reported to the Board that there was a need for a policy to communicate with the public of what can be expected since the US Mint stopped producing pennies. The policy's purpose is to communicate to the public what they can expect and ensure everyone is treated fairly. While consulting with the finance committee, it was decided that the Town would adopt a round down policy. This policy will only affect those paying with cash. All other forms of payment will be accepted as usual.

MOTION: Comm. Teague made a motion to approve the ordinance 02-02-2026.2 – An Ordinance to Address the Penny Shortage; seconded by Comm. Parker. Motion carried by unanimous vote.

The effective date of the policy will be March 9th and the information will be posted on the Town's website. Pennies will continue to be used until the Town no longer has any available for use. Information will also go out with the next month's newsletter.

Budget Change / Budget Amendment #5

Clerk Owens shared with the Board a recent budget change that was made for modifications needed within the General Fund. The numbers were reflected on any budget to actual report dated 1/27/26 and to follow.

Clerk Owens shared Budget Amendment #5 with the Board. The amendment was needed to record revenue that had been collected for pole attachments and the need to keep the budget balanced.

MOTION: Comm. Joyner made a motion to approve Budget Amendment #5; seconded by Comm. Ford. Motion carried by unanimous vote.

Consideration of Budget Schedule

Admin. Krige shared with the Board the need to have budget workshop sessions outside of the regular Board meetings. The following schedule was approved:

- Budget Planning and Discussion: Feb. 23rd at 6 pm
- Budget Planning and Discussion: March 17th at 6 pm
- Presentation of Administrator's Recommended Budget: May 4th at 6 pm
- Draft Budget Documents submitted to the LGC: May 15th

- Budget Presentation and Public Hearing June 1st at 6 pm
- Budget Adoption: June 16th at 6 pm

MOTION: Comm. Joyner made a motion to approve the above schedule; seconded by Comm. Ford. Motion carried by unanimous vote.

Consideration and Adoption of Resolution for the NEW Hazard Mitigation Plan

Admin. Krige shared with the Board that the Nash Edgecombe and Wilson Hazard Mitigation Plan must be reviewed and adopted every five years. The document goes through the potential hazards facing the region including weather, cyber-attacks, critical failure of dams, etc. It helps counties and towns identify and plan for hazard mitigation. Adoption allows the Town to apply for FEMA funds in case of disaster.

MOTION: Comm. Ford made a motion to approve the Adoption of the Resolution for the NEW Hazard Mitigation Plan; seconded by Comm. Teague. Motion carried by unanimous vote.

Budget Amendment #6

Clerk Owens shared Budget Amendment #6 with the Board and the need to increase the budgeted expense for the purchase of electricity by \$500,000. She shared the January purchase power bills from January. Admin. Krige shared that PEAK's bill was up because the demand for natural gas was increased and because it is a commodity the price increased as well. Due to the unprecedented cost of the January bills, the budget needed to be amended.

MOTION: Comm. Ford made a motion to approve Budget Amendment #6; seconded by Comm. Joyner. Motion carried by unanimous vote.

Appointment of Minimum Housing Enforcement Officer

Attorney Pridgen, mentioned that the Town adopted about 12 years ago a minimum housing ordinance. To enforce the ordinance, the Town needs to appoint a minimum housing enforcement officer. He stated that it can be anyone on staff. It does not have to be a licensed building inspector to enforce the ordinance. A person does need to be designated, and then they can carry out the process. He mentioned that Gabe (Town Attorney) would help the one appointed if there was a home that does not meet the standards, a written notice will be provided and the owners given the opportunity to come before a hearing before the minimum housing code enforcement officer. At the hearing the owners are given an opportunity to state what they are going to do with the property, whether demolish

or fix it. There is a certain amount of time specified in the ordinance for the work to be completed. If the owner does not address the need, the issue will come back before the Board for consideration of adoption of demolition. A public hearing would be required for such.

MOTION: Comm. Teague made a motion to appoint Admin. Krige at the Town's Minimum Housing Enforcement Officer; seconded by Comm. Parker. Motion carried by unanimous vote.

10. Town Administrator's Report

Waterline Replacement Project

The Town received approval from the State to exclude replacement of the waterline where an easement is needed. The project has been advertised, and McDavid held a pre-bid conference on February 11th. There were seven to eight contractors that attended the conference. A bid opening is scheduled to be held on March 3rd.

Sewer System Improvements

The following sewer lines were identified for replacement: Blalock Road, Davis Street, Goldsboro Street, Anthony Street, and Woodcrest Drive. These lines identified as a high priority for replacement in the Asset Inventory Assessment conducted last year.

Request for Proposal Power Supply

An additional extension is being drafted by the low bidder to allow the participating towns time to determine if they wish to approve a five- or ten-year agreement. Board adoption is anticipated in April.

Kay's Landing Subdivision

Stocks Engineering is working on the calculations to design the water and sewer system. A pump station draw down test was done. Their plans will be reviewed by the Town's engineer. Grading for the project will start early in 2027.

Unified Development Ordinance

A draft of a comprehensive land use and development ordinance was submitted to the Board, and a meeting was held to begin reviewing the document.

Board Discussion – Funding Opportunities for Water / Sewer Infrastructure

Admin. Krige stated that the Town qualifies for a CDBG-I grant. The total award is up to \$3 million, which is all grant, meaning the Town will not have to pay back any funds. Much discussion was rendered with Mike Tolson, the Town's engineer, of Mack Gay Associates. Comm. Ford requested that the staff work with Mike to begin the process for a Spring application.

11. Adjournment

Pro Tem Johnson adjourned the meeting at approximately 7:04 pm, February 16, 2026, 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