



**LUCAMA BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, MARCH 2, 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 March 2, 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, Gabe DuSablou (hereinafter "Attorney DuSablou")

3. Moment of Silence

Those in attendance observed a moment of silence.

4. Approval of Agenda

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

MOTION: Comm. Joyner made a motion to approve the agenda; 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 from the February 16, 2026, regular meeting and the financial report.

MOTION: Comm. Teague made a motion to approve the February 16, 2026, minutes and financial report; seconded by Comm. Joyner. Motion passed by unanimous vote.

6. Public Comments

There were no public comments.

7. New Items of Business

Audit Contract

Clerk Owens shared with the Board the audit contract between Nunn, Brashear & Uzzell and the Town. The contract is to audit this fiscal year's books. The cost of the audit is not to exceed \$23,900.

MOTION: Comm. Joyner made a motion to approve the audit contract with Nunn, Brashear & Uzzell; seconded by Comm. Ford. Motion passed by unanimous vote.

Budget Change

Clerk Owens shared with the Board a recent budget change that was made for modifications needed within the General, Electric and Water/Sewer Funds. The numbers were reflected on any budget to actual report dated 2/25/26 and to follow.

Financial Performance Indicator Response

Clerk Owens shared with the Board the FPIC response that was due within 60 days of the presentation to the Board. The response covered the concerns that were given by the LGC regarding the FY25 audit. The response is required to be signed by each Board member and the Town Administrator.

MOTION: Comm. Teague made a motion to approve the FPIC response letter; seconded by Comm. Joyner. Motion passed by unanimous vote.

On-Call Agreement with Mack Gay Associates

Admin. Krige presented an On-Call Agreement with Mack Gay Associates for various consulting needs including plan review of subdivisions, preparation of grant applications and other services as needed. The proposal provides five hours of consulting at a rate of \$200 per hour.

MOTION: Comm. Joyner made a motion to approve the On-Call Agreement with Mack Gay Associates; seconded by Comm. Teague. Motion carried by unanimous vote.

Consideration of a Fee for Subdivision Street Lighting

Clerk Hooks shared that Gabriel's Landing is a subdivision that was developed by Garris Evans Lumber Company and Herring-Sutton & Associates Engineering in 2020 by Garris Evans Lumber Company. Garris Evans had an account with the Town to pay for the area lights in the subdivision; however, they ended the account on March 14, 2023, resulting in frustration of residents in Gabriel's Landing.

At the April 3, 2023, Board of Commissioners meeting, the Board agreed to have the lights turned back on and in the meantime, they would consult with the Town's attorney to develop a fee. Due to the many changes in Board members elected as well as new staff hired, no decision was made about the area lights.

There are three lights on Gabriel's Way, two on Lacey Lane, and one on Gayle Court.

Clerk Hooks stated that usually, a resident in the Town or as a customer of the Town's electric utility area lights are billed \$15.40 per month per light. At this time, the lights are not being billed or paid for. Some residents of the subdivision have requested the Town keep the lights on for safety and security reasons.

The following options were presented to the Board for consideration:

- Bill each home for a portion of the lights. There are six area lights, \$15.40 x 6 = \$92.40 divided by 38 homes = \$2.43 per home per month
- Turn the lights off
- Bill the property owner that is closest to the area pole

There was much discussion regarding the options.

Attorney DuSablou suggested that the Fee Schedule be changed to show any new fees if the Board chose to bill each home.

MOTION: Comm. Joyner made a motion to bill each of the 38 homes for a portion of the lights at a rate of \$2.43; seconded by Comm. Parker. Motion carried by unanimous vote.

Planning Board Appointments

Admin Krige shared that the Town's Planning Board and Board of Adjustment function as one board, depending on the matter to be discussed. Legislative matters are handled by the planning board and quasi-judicial matters are handled by the board of adjustment. NCGS 160D-301 sets out the requirements for planning boards.

Planning Board: "A local government may by ordinance provide for the appointment and compensation of a planning board or may designate one or more boards or commissions to perform the duties of a planning board. A planning board may be of any size or composition deemed appropriate, organized in any matter deemed appropriate; provided that the Board shall have at least three members."

NCGS 160D-302 sets out the requirements for boards of adjustment.

Board of Adjustment: "A local government may by ordinance provide for the appointment and composition of a board of adjustment consisting of five or more members, each to be appointed for three-year terms. In appointing the original members or in the filling of vacancies caused by the expiration of terms of existing members, the governing board may appoint certain members for less than three years terms so that the terms of all members shall not expire at the same time."

The term of members is uncertain except for the two alternates who were appointed last year. The current zoning ordinance calls for the planning board to be made up of four (4) people residing in town and one (1) residing in the ETJ. The board of adjustment shall consist of five (5) members and two (2) alternate members who serve in the absence of a single member.

The members of the Planning Board/Board of Adjustment are as follows:

- Steve Bradshaw
- Dennis Ford
- Josh Easley, ETJ Member appointed to the Board of Adjustment on July 17, 2025
- John Joyner, appointed to the Board of Adjustment on July 17, 2025
- James Parker
- Gary Wright, ETJ Member

Board Action: There are a few options available:

Option 1) Appoint John Joyner to the planning board as a member, replacing former Comm. David Johnson. Mr. Joyner would be considered a full member of the planning board/board of adjustment. Josh Easley would continue to serve as an alternate on the

planning board/ board of adjustment when Gary Wright is absent. The term of each member would need to be decided so that the terms do not expire for all members at the same time.

Option 2) Does the Board of Commissioners wish to seek applications and create a separate planning and board of adjustment? Terms still need to be determined for each member.

After much discussion the following motions were made:

MOTION: Comm. Teague made a motion to appoint John Joyner to the Planning Board replacing former Comm. David Johnson; seconded by Comm. Parker. Motion carried by unanimous vote.

MOTION: Comm. Teague made a motion; second by Comm. Joyner. Motion carried by unanimous vote for the following Planning Board member's term expiration on Dec. 31 of the respective year.

Dennis Ford and Steve Bradshaw - rotate off in 1 year – 2026

Gary Wright – rotate off in 2 years – 2027

James Parker, John Joyner, Joshua Easley – rotate off in 3 years – 2028

MOTION: Comm. Ford made a motion that future Planning Board members appointed serve a term of three years; seconded by Comm. Joyner. Motion carried by unanimous vote.

MOTION: Comm. Joyner made a motion that the Town advertise for an alternate member of the Board of Adjustments; seconded by Comm. Teague. Motion carried by unanimous vote.

8. Town Administrator's Report

Waterline Replacement Project

The bids for the project will be opened on March 3rd. The Town does need to receive at least three bids for the project, if not, the project will have to be readvertised.

Sewer System Improvements

The town requested a change to the loan terms for this project. The award was a 0% loan in the amount of \$967,500 for (20) twenty years. This results in an annual payment of \$48,375. The town began conversations with the Department of Environmental Quality to request the term be changed to (30) thirty years. Extending the payments another (10) ten

years which would reduce the annual payment to \$32,233. If this change is approved, the town will be able to save funds for capital improvements.

Request for Proposal Power Supply Agreement

The committee is recommending a 10-year agreement with Carolina Power Partners. The new agreement needs to be approved by the Board before March 31st, 2026. Presentation and adoption are anticipated at the March 17th meeting.

Unified Development Ordinance

The Board held several meetings to review the proposed Unified Development Ordinance, which guides land-use and planning.

Board Discussion – Bank Building

Comm. Ford mentioned the possibility of selling the Bank Building, as it had been brought up during the previous week. He questioned the thoughts of working with a realtor or getting an appraisal. Comm. Teague stated her interest in checking first with a realtor to get a thought of what the building may be worth.

Admin. Krige stated that she had been in contact with Chesson Agency and planned to meet with Adam Chesson on Wednesday of this week.

9. Adjournment

Pro Tem Johnson adjourned the meeting at approximately 6:55 pm, March 2, 2026, upon motion of Board.

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

Respectfully Submitted: Dena Owens, Town Clerk