



**LUCAMA BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, MAY 4, 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 May 4, 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”)
Utility Business Manager, Ashleigh Hooks (hereinafter “Clerk Hooks”)
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 amend the agenda to add Consideration of Contract to Jymco for the 2019 Sewer Line Replacement to be heard after Public Comments; seconded by Comm. Parker. Motion carried by unanimous vote.

MOTION: Comm. Joyner made a motion to approve the agenda as amended; seconded by Comm. Teague. 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 April 6, 2026, regular meeting and the financial report.

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

6. **Public Comments**

Jose Francisco Olivera of 305 S. Main St. was at the meeting in concern of properties in Town that he feels are not in compliance with the Town's zoning ordinance. Admin. Krige asked that Mr. Olivera bring a list of addresses to the Town so that the properties could be studied for compliance.

Ritchie Balance of 6235 Little Rock Church Rd. was at the meeting with concerns of a non-profit renting a home in his neighborhood, having activities that could be a zoning violation. He mentioned there was advertising through social media regarding such activities. He asked the Town to be diligent to keep an eye on the property.

7. **Consideration of Tentative Contract Award for the 2019 CWSRF Sanitary Sewer Improvements (CS370602-01) to JYMCO – Joe McKemey**

Joe McKemey, of McDavid Associates, engineer for the 2019 Sanitary Sewer Improvement grant, was at the meeting to ask the Board to consider awarding JYMCO the construction contract for the Sanitary Sewer Improvements. He stated that the Town was provided with \$1,467,500 in funding from the Clean Water State Revolving Fund (CWSRF). Of these funds, \$967,500 is loan and \$500,000 is forgiven loan (grant). The Town of Lucama Board of Commissioners adopted the Grant Capital Project Ordinance on August 18, 2022. McDavid Associates, Inc. prepared plans and specifications and we received bids on August 2, 2022. The Town was behind in the submission of audit reports, so the project was postponed. The project was advertised several times and bids were received on November 25, 2025. There was only one bidder, and the bid amount exceeded the available funds. JYMCO Construction Company, Inc. submitted the bid in the amount of \$8,646,840. The Town and Engineer met to discuss the best options to proceed with available funds. The Town has entered into Bid Negotiations with the contractor to bring the contract into balance with available funds. McDavid Associates is recommending award of the construction contract to JYMCO Construction Company, Inc. for the bid amount of \$8,646,840, subject to the Memorandum of Bid Negotiations, which deducts \$7,646,005, for a revised contract amount of \$1,000,835. This is a unit price contract; whereby bid item

quantities can be added or deducted at the same unit price. The award is tentative, subject to the concurrence by the North Carolina Department of Environmental Quality, Division of Water Infrastructure (funding agency).

MOTION: Comm. Joyner made a motion to adopt a resolution Tentatively Awarding Construction Contract to JYMCO and Amending the Capital Project Budget Ordinance for the 2019 CWSFR Sanitary Sewer Improvements; seconded by Comm. Teague. Motion carried by unanimous vote.

8. Public Hearing – Unified Development Ordinance

Admin. Krige reported to the Board that the Town's ordinance regarding development is somewhat outdated and not compatible with the type of development desired in Lucama. Staff researched and adapted a comprehensive development ordinance to guide land use and development in Lucama. The Board of Commissioners reviewed this ordinance extensively to ensure the Standards were compatible with their vision for the Town.

The public hearing notice for the proposed Unified Development Ordinance was advertised as required in the Wilson Times on April 24th and May 1st.

Some of the items that have changed:

- Subdivision requirements are more stringent and require curb, gutter, and sidewalk.
- The current ordinance did not include uses such as telecommunications towers, data centers, or vape shops. Additional uses were added and/or regulated in the UDO being considered.
- The Board of Commissioners will consider Special Use Permits instead of the Board of Adjustment.

Mayor Pro Tem Johnson opened the public hearing.

There were no comments from the public.

Mayor Pro Tem Johnson closed the public hearing.

MOTION: Comm. Joyner made a motion to repeal the Lucama Zoning Ordinances Articles 1 – 12, and Chapters 151 – 153 of the Lucama Ordinances and adopt the Unified Development Ordinance as presented; seconded by Comm. Teague. Motion carried by unanimous vote.

9. Presentation

Admin. Krige shared the recommended Budget for fiscal year 2026 – 2027. Concluding thoughts of the presentation is that the Town continues to build on the positive momentum of the last few years. Staff is fully invested in the success of the Town. Both the General and Electric funds are in strong financial shape. The recommended rate increases for the Water / Sewer Fund puts it on the path to sustainability. The Town will continue to seek ways to cut expenses and explore new revenue streams, while keeping costs as low as possible.

The proposed budget has been sent to the LGC Coach ahead of the 15th deadline.

There was not action needed.

10. New Items of Business

Budget Change

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 4/28/26 and to follow.

Resolution of Support for a Local Bill

Admin. Krige stated that General Statute 160A – 58.1 (a) limits satellite annexation for the Town of Lucama to 10 percent of corporate boundaries. Lucama's corporate boundaries are approximately 408 acres, limiting satellite annexations to 40 acres. Many municipalities are exempted from the restriction. The Town wishes to support a local bill to remove the 10 percent limit on satellite annexations.

MOTION: Comm. Teague made a motion to approve the resolution of support for a local bill to remove Lucama from the municipalities who have a cap on satellite annexations; seconded by Comm. Ford. Motion carried by unanimous vote.

11. Town Administrator's Report

Waterline Replacement Project

Admin. Krige was pleased to report that the Department of Environmental Quality (DEQ) issued the authority to award the construction contract to Ralph Hodge Construction. The next steps in this process are for the contractor to sign the contract and obtain a bid bond, which can take 30 days to complete. McDavid will hold a pre-construction meeting with the Town and Ralph Hodge Construction. It is anticipated that the breaking of ground will take place in the next 60 – 90 days.

Customers will be notified ahead of the construction schedule. The project will replace 4,000 linear feet of aging waterlines.

Sewer System Replacement Project / Loan Terms

The Department of Environmental Quality (DEQ) is considering the Town's request to modify the loan term of the project from 20 to 30 years. The documentation for changing loan terms has been submitted.

12. Adjournment

Pro Tem Johnson adjourned the meeting at approximately 6:48 pm, May 4 , 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