



**LUCAMA BOARD OF COMMISSIONERS  
REGULAR MEETING  
MONDAY, JUNE 1, 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 June 1, 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")  
Attorney, Gabriel DuSablou (hereinafter "Attorney DuSablou")

**3. Moment of Silence**

Those in attendance observed a moment of silence in memory of Dolan Atkinson. Mr. Atkinson was mayor for the town in earlier years.

**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. Johnson. Motion passed by unanimous vote.*

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

Mayor Creech gave the Board an opportunity to review the proposed minutes from May 4<sup>th</sup> and 7<sup>th</sup>, 2026, regular meetings and the financial report.

*MOTION: Comm. Johnson made a motion to approve the May 4<sup>th</sup> and 7<sup>th</sup>, 2026, minutes and financial report; seconded by Comm. Teague. Motion passed by unanimous vote.*

**6. Public Comments**

There were no public comments.

**7. Public Hearing**

Admin. Krige gave an overview of the Manager's Recommended Budget. The following was provided:

***General Fund***

- *The Town's tax base is \$65,060,000*
- *The recommended tax rate is 0.38 per \$100, which is the 2<sup>nd</sup> lowest in Wilson County*
- *The revenue sources for the General Fund are:*
  - Ad valorem (property) tax - 33%*
  - Intergovernmental taxes - 24%*
  - Transfers/Fund Balance – 22%*
  - Other (rent, zoning permits, interest) – 21%*
- *The total budgeted amount for the General Fund is \$734,131, which is a 24% decrease from FY26.*
- *The General Fund pays for streets, library, administration, zoning, solid waste, community building and park.*
- *Specific initiatives funded are:*
  - Cost of Living adjustment of 3%*
  - Paving assessment and funds to pay for resurfacing streets*
  - Funds for rewriting the Town's personnel policy*
  - On-call engineering agreement*
  - Façade grant to assist local business owners*
  - Elimination of reimbursements from Water and Sewer Fund and Electric Fund in favor of splitting costs between the three funds*

***Water / Sewer Fund***

*This fund is self-supporting and not supplemented by transfers from the general fund. This means the fund is treated like a private business. The Town should be charging the actual cost of providing services to the customer.*

- *The total budgeted amount for Water and Sewer Fund is \$780,105, a 25% increase*

- *Most of the increase is related to debt service on two projects: water line and sewer line replacement. The amount of debt service and the loan closing costs is \$119,850.*
- *A rate increase is recommended*
  - Flat rate for water is \$28, each step to increase 5%*
  - Flat rate for sewer is \$38.68 which incorporates the sewer capacity charge. A \$5 increase to the flat rate is recommended. Each step rate to increase 5%*
- *Specific initiatives funded*
  - Cost of Living adjustment of 3%*
  - Water meters to continue the meter replacement project*
  - Funds for debt service of 2019 Sewer and 2021 Water projects*

### **System Development Fees Fund**

- *The Town adopted System Development fees, charged to a builder who is connecting to the water and sewer system*
- *The budgeted amount for this fund is \$72,230, based on 10 new water and sewer connections*
- *The fee is based on meter size*

### **Electric Fund**

- *The budgeted amount for this fund is \$3,301,729, a 10% decrease from FY26.*
- *No change in rates*
- *This budget includes 6 full-time employees, 50% of the cost for utility staff and 20% of the cost for administration staff*
- *Printing and postage split between all funds*
- *\$155,522 for capital outlay to include a new 4WD truck, Fault Wizard, Dynatel secondary fault locator, tools for underground, and poles*
- *\$80,000 transfer to General Fund as allowed by NCGS 159B-39*

### **Fee Schedule**

*The following fees remain the same:*

- *Property Tax*
- *Copies and faxes*
- *Community Building Rental*
- *Solid Waste*
- *Utility Deposits*
- *Electric Rates*

*The following are new fees or have an increase:*

- *Code Enforcement Penalties*
- *Planning and Zoning*
- *Water and Sewer Rates*
- *Tap and Water Meter*
- *System Development*

### **Summary**

- *The budgets presented were balanced and maintained service at their current level*
- *No change in tax rate*
- *Rate increase for Water and Sewer*
- *No rate change in Electric.*

Mayor Creech opened the public hearing.

There were no comments from the public.

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

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

Budget adoption will occur at the regular Board of Commissioners' meeting on June 16, 2026.

## **8. New Business**

### **Budget Change / Budget Amendment #9**

Clerk Owens shared with the Board a budget change that was needed in the General, Electric, and Water/Sewer Fund. The numbers are reflected on any budget to actual report dated 5/26/26 and to follow.

Clerk Owens also shared a need for Budget Amendment #9, due to adding election cost and the need to increase Landfill Fee line item in the General Fund. The Salary line item in the Electric Fund needed to be increased as well.

*MOTION: Comm. Joyner made a motion to approve Budget Amendment #9; seconded by Comm. Johnson. Motion carried by unanimous vote.*

## **Consideration of Façade Grant**

Admin. Krige shared that a façade grant is an incentive, partially paid for by the Town, to encourage business owners to upgrade their storefronts. This program, combined with other beautification efforts, improves the overall aesthetic of the Town.

The proposal allows businesses located on Main Street or on Highway 301 to apply for a 50% reimbursable grant to improve the façade of their building. The maximum grant amount is \$1,000. Once funds are expended in that line item, the grant will be considered closed until the next budget year. The Board will determine the funding amount annually during the budget process.

Applications will be reviewed and approved by the Board of Commissioners. Applications must be approved before work begins. To receive reimbursement for the project, applicants must provide receipts, paid invoices, and cancelled checks.

*MOTION: Comm. Teague made a motion to approve the Façade Grant Guidelines and Application; seconded by Comm. Joyner. Motion carried by unanimous vote.*

## **Consideration of Agreement with Meals on Wheels**

Admin. Krige stated that the Town has had an agreement with Meals on Wheels to utilize the Community Building as a congregate nutrition site since 2020. The agreement presented will extend the partnership to 2031. There are two changes to the agreement: the rent increased to \$250 per month as the cost of building maintenance and heating/cooling have risen, and the Town agrees to schedule and pay for the annual fire inspection.

*MOTION: Comm. Ford made a motion to approve the agreement with Wilson County Senior Citizen Affairs, dba Meals on Wheels; seconded by Comm. Teague. Motion carried by unanimous vote.*

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

### **Community Development Block Grant (CDBG-NR)**

Admin. Krige stated that the Town has issued advertisements to receive bids for demolition and modular homes with a bid opening date of June 22, 2026.

### **Sewer Line Replacement Project**

Admin. Krige shared that the Town is waiting for the Authority to Award notice from DEQ. Once the documentation is received, Jymco Construction will be issued a Notice to Proceed. It will take approximately four weeks for Jymco to obtain a bid

bond. Then, the construction contract can be executed. The loan component of this project needs to be approved by the Local Government Commission.

### **2025 Sewer Lift Station Rehabilitation**

The Town was awarded \$3,380,025, of which \$2,535,019 being a grant and the remainder being a 0% interest loan. The RFQ process to select an engineering firm has already started. Project milestones are:

- Engineer Report Submittal to DEQ – 8/17/26
- Report and Approval by DEQ – 1/15/27
- Bid and Design Package Submittal to DEQ – 7/15/27
- Bid and Design Package Approval by DEQ – 11/15/27
- Advertisement of project, receive bids, submit bid information, and receive authority to award – 3/15/28
- Execute Construction Contracts – 6/15/28

### **10. Closed Session**

Comm. Ford made a motion to go into closed session pursuant to NCGS 143-348.11 Consult with Attorney; seconded by Comm. Johnson. Motion carried by unanimous vote.

Comm. Johnson made a motion to go out of closed session; seconded by Comm. Joyner. Motion carried by unanimous vote.

*MOTION: Comm. Joyner made a motion for Admin. Krige to reach out to other attorneys for quotes to study and represent the Town during the process of the drafting of the Tri-Town agreement; seconded by Comm. Johnson. Motion carried by unanimous vote.*

### **11. Adjournment**

Mayor Creech adjourned the meeting at approximately 6:50 pm, June 1, 2026, upon motion of Board.

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

*Respectfully Submitted: Dena Owens, Town Clerk*