



**TOWN OF ROBBINS**  
**Board of Commissioners Regular Meeting**  
**Thursday, November 13, 2025 – 6:00 PM**  
**Robbins Fire Department**

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**I. CALL TO ORDER**

by Mayor Cameron Dockery

**PRESENT**

Mayor Cameron Dockery  
Mayor Pro Tem Nikki Bradshaw  
Commissioner Brandon Phillips  
Commissioner Jody Britt  
Commissioner Kevin Stewart  
Commissioner Lonnie English

**II. INVOCATION – Mayor**

by Mayor Dockery

**III. PLEDGE OF ALLEGIANCE – Mayor**

**IV. PUBLIC COMMENT PERIOD NC G.S. 160A-81, 160A-81.1**

None

**V. CONFLICT OF INTEREST – *Does any Commissioner have a conflict of interest concerning agenda items the Board will address in this meeting?***

**VI. APPROVAL OF CONSENT AGENDA**

*All items below are considered routine and will be enacted by one motion. No separate discussion will be held except on request of a member of the Board of Commissioners.*

**A. Minutes from October Board of Commissioner Meeting**

Approved

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Phillips, Commissioner Britt, Commissioner Stewart,  
Commissioner English

**VII. PRESENTATIONS**

## **VIII. PUBLIC HEARINGS**

- A. Annexation of Parcel ID 20080686 of 10.35 acres in the name of Town of Robbins into the Corporate Jurisdiction for the Town of Robbins

An additional layer of ownership is being extended at the corner of Fentress and Water Plant Road, where utilities are not currently present on the property. The Future Land Use (FLU) plan designates this area as open space, and we are simply extending the corporate limits. Tina Upchurch inquired about the implications for her adjoining property. TC clarified that her taxes will not change.

- B. Conditional Zoning for 108R S Middleton Street Wolfe Development

Facility being built into the district of TBD (Thorough Business District). Mack goes over details and makes recommendation to Commissioners for approval.

## **IX. OLD BUSINESS**

- A. Operation Longbed

Took 10 day gap to gather research. None of the vehicles cited were regular-sized trucks. The General Statute from DOT is in the packet. Manager has briefed the police to mandate the ordinance.

## **X. NEW BUSINESS**

- A. Annexation of 10.35 acres of Town of Robbins Property

Approved

Motion made by Commissioner Stewart.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips, Commissioner Britt, Commissioner English

- B. Conditional Zoning of 108R S Middleton Street for Wolfe Development and Construction

Approved

Motion made by Commissioner Phillips.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Britt, Commissioner Stewart, Commissioner English

- C. Discussion of Wooten Bids and Resolution of Tentative Award

ELJ out of Jacksonville NC wins the bid. Due to material costs there was a huge gap between the three companies. The other bidders were located out of state, increasing costs by using their own vendors. An unofficial protest was filed due to low bidding. We deferred to Wooten, our engineer. The Pre bid we had 7 in attendance. The Board's approval is a tentative award because it must go through DWI and NCDEQ. Hoping to start by the beginning of the year.

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Phillips, Commissioner Britt, Commissioner Stewart, Commissioner English

- D. Budget Amendment 25-01

Pay the remaining balance for the Fire Truck for the Chief. This will be the fire chief's command vehicle.

Motion made by Commissioner Stewart.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips, Commissioner Britt, Commissioner English

E. Budget Amendment 25-02

The manager stated the WWTP is currently dealing with repairs at the sewer headworks. We have been running the bypass and the grinder, which then feeds into the super chopper, but the grinder keeps malfunctioning. The vendor we purchased it from suggested we take it apart and send it off for evaluation. The manager found a local engineer in Burlington who can disassemble it for us. The cost for diagnostics and the teardown will be \$4,000. If we need to shut it down to access the grinder, we will have to do so for about 6 hours to prevent a sewer overflow. The engineer will also design a new bypass to improve the current system. There is a lot of confidence in this approach; the engineer seems very innovative. If we determine that the grinder needs to be replaced, it will cost an additional \$7,500.

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Phillips, Commissioner Britt, Commissioner Stewart, Commissioner English

F. Resolution adopted to show strategic intent of Charlie Brooks Reservoir to the Town of Robbins

Added the Dam-Stewart

There is no imminent threat from the county; however, we are concerned that water is a precious resource. The concern is that the county could condemn the real estate, but there are specific rules stating that the property cannot be currently used. We suggest adopting a protective resolution regarding future use, as it is an important part of our park system. The language should be similar to that referring to the High Falls Dam; even though we aren't using it, it is crucial to maintain control over it. Commissioner Stewart mentioned that during a recent water workshop, we discussed the reservoir, its maintenance, and dredging, as this has been a concern. We just want to ensure everything is in order. TC added that it is now more difficult to construct a dam than it used to be. Mayor Dockery expressed disappointment during public meetings, around a few years ago, noting that \$14 million had been rerouted elsewhere. It is crucial we consider this.

Motion made by Commissioner Stewart.

Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips, Commissioner Britt, Commissioner English

G. Feedback on Tree Lighting Ceremony

Asking Commissioners for advice on the Timeline of activities. Commissioner English liked it better at the stoplight. The manager has not been granted permission for anything at that property. The Commissioners consensus is to have the tree lighting first before parade.

H. Resolution to Provide Temporary Utility Relief for Residents Impacted by the Federal Government Shutdown

The government is now open, and this adoption would be retroactive.

Motion made by Mayor Pro Tem Bradshaw.  
Voting Yea: Commissioner Phillips, Commissioner Britt, Commissioner Stewart,  
Commissioner English

## **XI. MANAGER'S REPORT**

### **A. November 2025 Manager Report**

Softball game was a great event. Received some engineering advice on Virginia Street. It was suggested to improve the degree angle on the curb and the repair the catch basin at the bottom and hit that storm drain. The project for the Oceanic is offline due to the government shutdown. We are still attacking that problem. With two rains, the citizen hasn't had any issues. We want to look into sealant and make it cheaper. The Town Manager wants to look during budget season and see if paying that off at Fidelity and being able to use our full Powell bill. The recommendation is don't spend money sealing a road. Duke Energy meetings, gonna submit application \$250 linear foot for underground lines.

According to Building Code, it's pretty robust, but in a town as old as ours, the maximum amperage allowed is a concern, especially since many businesses on Main Street have experienced electrical issues. This is something that Duke is currently addressing. As part of the downtown revitalisation efforts, they have leased out utility poles to a fiber optic company. There is a very low chance that these companies will break their lease in order to move the lines underground. Even if they do, the poles will remain in place. The process will continue regardless.

The police have submitted for a new grant and they have been reimbursed for three years and received \$63,000 for our community outreach package, which includes marketing materials, tents, guest speakers, and more. Unfortunately, our Dodge Ram experienced a motor seizure, resulting in \$13,000 in repair costs. We have adjusted line items in the budget to enable us to replace the Dodge, but there will be no significant changes to the overall budget. The Dodge will be auctioned off through government auction site. The Police currently have six officers and six vehicles.

The public works annual water permit has been approved. However, we need to revisit the budget allocation for sewer repairs, as there is a major inspection coming up. We have one year to address any deficiencies found during that inspection.

Regarding the reservoir park upgrades, we have leftover funds from the dredging project to add a gateway to the reservoir and to purchase more fill dirt. We are also awaiting additional hardware and accessories.

The cost for the Virginia Street project is \$2,500.

## **XII. PUBLIC COMMENT PERIOD NC G.S. 160A-81, 160A-81.1**

None

## **XIII. COMMISSIONER'S COMMENTS**

None

Dockery-enjoyed serving with you and congratulations to newly elected officials.

Adjourned 6:53

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Phillips, Commissioner Britt, Commissioner Stewart,  
Commissioner English

**XIV. CLOSED SESSION** (*if needed*)

*Ayes*\_\_\_\_

*Nays*\_\_\_\_

*Absent*\_\_\_\_

This the \_\_\_\_\_ day of December, 2025.

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Cameron Dockery, Mayor

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Jessica Coltrane, Town Clerk, CMC