



TOWN OF ROBBINS
Board of Commissioners Special Meeting
Thursday, August 15, 2024 – 6:00 PM
Robbins Fire Department

I. CALL TO ORDER

II. INVOCATION – Mayor

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?*

Dockery: I would like to welcome Natalie with us this evening

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.

Motion made by Mayor Pro Tem Bradshaw.

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

A. July Regular Board of Commissioners Meeting Minutes

B. July Emergency Board of Commissioners Meeting Minutes

VII. OLD BUSINESS

VIII. NEW BUSINESS

Manager requests to add to Agenda under New Business Greenspace Restroom Renovation Renderings to be reviewed.

Motion made by Commissioner Britt.

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

A. Resolution for Hispanic Heritage Horse Parade
Motion made by Commissioner Britt.
Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips, Commissioner Stewart,
Commissioner English

B. Budget Amendments 1, 2 & 3
Budget Amendment 1 to adjust for annual reviews/ raises and increase of auto/property and liability insurance. Also, for the public works to purchase a side by side to check an 8-mile outfall line and to help with the ball field dragging. We have attempted to use the backhoe but was not successful.

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

Budget Amendment 2 Fund meters- Costs were allocated to abandon the line on Hemp St and was able to free up some money. The Town is entering into a contract with USG to allow us to comply with the Lead and Copper Rule from NCDEQ. We are working towards an AMI Cellular system that will run off of the strongest emergency band network. The margin of error is lower, manual meter reads waste time. The customers will be able to monitor their water usage and catch a leak by an alarm. This is a multi-tiered project. Our engineer has reviewed this.

Britt questioned if we replace these will we have to do this again in the future? Mack stated most likely however that is why we aren't going with radio meters again since this type of technology is being phased out. The technology pitch is the AMI meters with a multi-band receiver, which is what everyone is using.

Bradshaw inquires what the AMI system costs will be, Mack states that the overall initial cost will be taken care of by the grant, with an annual cost estimate of \$4,000. However, the costs in going back out and time spent on re-reads it's an easy cost analysis.

Dockery summarizes on the top end \$15,000 and the manager states its hard to say because we don't have the bids yet, they didn't want to give a direct quote, for a town our size and 652 meters could be \$4,500/year. Mack notes he can show all the cost comparisons when the time comes.

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

Budget Amendment 3

Finally, Main Pump Station is closed and effectively came under budget. The usage of internal resources with our Police and Fire Chiefs for traffic control for all the contracts saved us \$300,000 total which was awarded back to us. The total was in reimbursable labor costs, public works logs turned in and total reflected \$775,000 in reimbursements. The balance of the FEMA account \$3.2M of which will pay back \$1.6M. Interest earned on the account alone is \$127,000. The request to LGC was an extension of 1 month before paying back the sum to SRL (state revolving loan). Once the audit is complete, we will roll that over to our GF. Mack wants to give time to commissioners to think about its use, but the goal is build the Ellie Jean Park along with requests from

Fire and Police on what to do with excess funds. Police will pay off a vehicle and Fire needs a storage building. The thought is this can really knock out some big targets here. Usually, the money is ACH but it came in a physical check so we will need a budget amendment approved.

Motion made by Mayor Pro Tem Bradshaw.

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

C. Contract to USG for Water Meter Survey

This was tied to a previous budget amendment. Requesting a motion to approve contract.

Motion made by Mayor Pro Tem Bradshaw.

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

D. Review of Options from the Architect on the renovation of the building at Greenspace.
Addition to the Agenda

Recommendation is to go with Option 2 because we adjusted the utility room for storage on the back side. Like the two windows for concessions and T-shirts if needed. These architects design mostly schools, so items were designed to lower the risk of vandalism and upkeep. Internal views provided.

External views are rough drafts, the recommendation is option 1 for external due to the consistency of aesthetics in the Greenspace. A retaining wall is needed and maybe a large part of the cost. Various looks were provided.

What we entertain will drive the cost. But no cost estimate as of yet. English asks about exterior lights; they will be well-lit all the way around.

Dockery states we are good to move forward on this renovation.

IX. MANAGER'S REPORT

A. August 2024 Manager's Report

We appreciate the patience of the citizens of Emma Lane and Virginia Street during Tropical Storm Debby as we worked diligently to get Duke Power out to fix their power. These streets are on Duke Power and the surrounding roads were contracted to REMC and had a faster turnaround. I know it was frustrating, but we do appreciate your patience. The manager literally offered Xylem to come cut the tree down and we would pay them, but they work only for REMC so it was a day and some change without power. We will be filing for reimbursements through FEMA. Our Brownfield project is third in line with DEQ and we will be meeting with UNC SOG next week regarding development next steps. Manager shared correlated data from RPD. If you look per officer, Officer Hurley went to several classes which led to an increase in arrests. The guys are successful on the roads doing their job and Chief Haddock has their back.

The culvert repair is complete, but needs more asphalt. Moore County Economic Development Director, Natalie Hawkins updated board that two years ago we got a Golden Leaf grant to identify areas around us and wanted to let the board know that we

have had some discussions with a property owner, and have received an appraisal on the property and met with them to discuss an option to purchase the property or sell. It is a 42-acre site which is part of a larger 240-acre site. Natalie is very excited and hopeful. Further, she has asked our legislatures to help us move the site forward, if we are able to negotiate and come to terms and enter into an option to purchase and then we would do our due diligence on the site. Also, if analysis proves viable, then Golden Leaf has another 1.5 million grant that can be used to extend Robbins water/sewer that are nearby into the site with those funds. That's pretty exciting. Natalie wanted an update on where the Brownfield site was. Mack updated her on this.

You have also probably read about this in the paper, I have helped a company find a spot here in Moore County called Autoport, a driving resort. We looked at the old Heart of NC Mega Park Site, which is not in your jurisdiction, but close by, and put them in contact with the owners, Jordan Lumber and they are under contract to purchase that property. Autoport will be at the Moore County Planning Board on September 5th and is requesting a rezoning. To clarify the rezoning process the Moore County Land Use plan designates all those areas for future use as Industrial Use, which is the reason I showed them that property. It states High-End Impact Outdoor recreation is an allowable use in the Moore County Industrial Zoning today. But, because the client wanted to have a restaurant, clubhouse and a couple other uses on the site, they decided to do it as a planned development. So, that is why they are going for the zoning request next month. It could be a \$100 million investment, 132 jobs, that does not include the part-time jobs that will be created to help accommodate the events that will be there. The part-time jobs could be as many as 50-100 to assist with their racing events. This is a nice job creator with good paying wages that are above average wages here in this area. Also this property is located in an opportunity zone. Dockery asks how could we as a board show our support. Hawkins quotes what Commissioner Picerno mentioned, create an opportunity for the residents to show support or ask questions about the project. It would be good to collectively as a board support Autoport.

Commissioner English digresses into how Robbins has changed over the years and how he dislikes it however persons opposing the Autoport due to zoning and noise, he points out living near a cotton mill which he states he can hear at his house. Mr. English says that he hears some of the concerns, and there are some people who do not like change, and he doesn't like a lot of change either, but our community needs to survive and the only way it is going to happen is you got to move something in.

Commissioner Bradshaw states she was unable to attend the open meetings for Autoport, and inquires about what events will be held that are open to the public? Natalie states there will be public drive days, where citizens can come and drive their personal cars on the track. Concerts, festivals, car shows, and racing events. They would also love to see bike races and 5k run races. Dockery asked about partnering with the North Moore HS; Natalie iterated that they will want to do Motorsport Vocation programs there for hands-on training for students. They have expressed an interest in opening the facility to Moore County and local EMS, Fire, and Police to conduct training courses.

Commissioner Stewart intervened to mention that Jordan Lumber has over 800 acres and Autoport is purchasing under 400 acres, yet they are only using 200 acres for the actual park. Stewart states they are not going to have a noise problem with that much buffer. Natalie states they are submitting for a sound study to be completed prior to the

Planning Board Decision. They are willing to meet the Moore County requirements for noise. Stewart implies the property is mostly surrounded by trees.

Mack states that the most we have heard is from the schools, students are excited about this opportunity and one of the endeavors we talked about was an E-Racing facility. This is the first company in three years since Mack has been here with a plan and didn't ask for money. They want to be involved with the local community.

Natalie states if you have any questions and need answers please reach out. Stewart talks about collateral businesses as a great opportunity.

Mack mentions how advantageous and self-sustaining we could be.

Discussion continues.

X. COMMISSIONER'S COMMENTS

Phillips: Thank Public Works, Fire, and Police and I got nothing but compliments on how the Town performed during the Storm, all the emergency services were excellent, they did a very good job.

English: One More thing: On Emma Lane, they tore the road up. Have you received a phone call about that yet? It's a state road, and I think whoever made the repairs should have fixed it, or the state should have fixed it. That's all I am going to say. mack will follow up.

Dockery: Patience is a virtue and Natalie thank you once again for coming with us and it was very informative. Clint, I want to thank you and I know your day started at 3 am, it was a long day. Thank you for all that you do.

Bradshaw: I want to say thank you for all that worked on Farmers Day, I think other than the weather cooperating, I think everything went really, really well. We were lucky during the storm you guys were out all weekend and all during the week, so thank you for that. Just want to let everyone know we appreciate them. Thank you.

Britt: Second that

Stewart: Thank you Natalie for coming, thank you to your staff for what you all do to try to get some business and industry in this area. Also, I want to thank the fire department, chief, and fire association for their hard work with Farmers Day again, another good event and the storm, they were on standby for the swift water rescue. I appreciate the police department, they were out working Farmers Day and getting all the flood signs done and the Town employees thank them and Clint for the hard work they did.

XI. CLOSED SESSION *(if needed)*

@ 7:09 pm

143-318.11. Closed sessions: To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body.

Motion to go back into Open Session by Bradshaw all in favor

Motion by Stewart to draft and adopt Letter of Support for Autoport facility- All in favor

Britt motion to adjourn

XII. COMMISSIONER'S UPCOMING MEETING/EVENTS

This the _____ day of September, 2024.

Cameron Dockery, Mayor

Jessica Coltrane, Town Clerk, CMC