



TOWN OF ROBBINS
Board of Commissioners Regular Meeting
Thursday, December 12, 2024 – 6:00 PM
Robbins Fire Department

I. CALL TO ORDER

PRESENT

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

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?*

Presentations Added

Mayor Dockery added some needed presentations. We want to recognize Linda Sheffield for her 40 years of service with the fire department and Harold Hussey for his 50 years of service. We would like to say thank you for that, and let's give them a hand. Mr. Hussey shares that he appreciates helping the community out and is excited to see a lot of growth since 1974. The Pilot newspaper took pictures. Kevin Stewart was recognized for 40 years as well.

No Conflict of Interest

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. November Minutes of Board of Commissioners Meeting

Motion made by Mayor Pro Tem Bradshaw.

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

VII. OLD BUSINESS

A. Budget Amendment for Aqualis Contract Budget Amendment 5

For the Elm Street project, the monies went back into the general fund in between two fiscal years. This money is just reallocated. Stewart mentions the paving part and Mack assures Horner Paving company will be professionally fixing this.

Motion made by Commissioner Stewart.

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

VIII. NEW BUSINESS

A. FEMA Budget Amendment 6 Allocation

Bradshaw makes a motion to open discussion. Mack goes over forced labor accounts through FEMA. Most of the additional monies which will be at the discretion of the leadership to appropriate are from forced labor accounts from the FEMA project, not completely equitable to what was done, but, basically you can use your town employees and get reimbursed for it. During the FEMA project, the Town utilized the Robbins Fire, and Police for security detail. Public works were utilized, and we were able to apply for reimbursement. The project called for a manager over the project and with Mack's contract experience, he was reimbursed as the co-manager of the project. This has computed to working for free for the last three years. FEMA reimbursed \$75,000 for managing those projects. Town Hall has had a recent breakdown of the furnace hence why the door is open; the current furnace is oil based and smells like diesel fuel in the whole building and the plan includes a replacement to be a propane heat pump. The Spending plan also includes police vehicle payoff. Mack met with Economic Development and they suggested developing a concept plan for the Brownfield Development. Longitude Designs will develop a conceptual design for the Brownfield mixed-use development. Also, happy to announce with the help of Tammy, we will be cutting a check for \$1.6 million and if this budget amendment is approved it is nearly one-sixth from the \$572,000 earned from hard work from the Town to be put into the general fund to be appropriated. Dockery thanks the Town for their work. Britt and Bradshaw opposed and questioned the vehicle cost of \$48,000 listed on the spending plan allocated for zoning/admin/Town personal vehicle. Mack states that he is driving his own personal vehicle onto private property, and he stores various Town items used throughout his day and a stroller. Bradshaw suggested instead of purchasing a new one, using a decommissioned police vehicle. Bradshaw wants to ensure the taxpayers are in agreement with how we use these their funds. Mack remarks that the quality of a decommissioned vehicles is not ideal. Mack states FEMA did reimburse for mileage but he declined to take money from the taxpayers. Bradshaw states we could do that now. Mack states the catalyst that sparked this is driving his personal vehicle on private property doing zoning inspections, and setback requirements. Also, citizens get weary when they see a blue jeep pull up when setbacks are being measured or zoning approved. It is felt at this time that in the future we will have decommissioned vehicles coming up we could utilize and everyone will have new vehicle and decommissioning

them exactly. Mack reviews 3 years ago how 100 people stood in the room upset with \$100,000 to be used for police vehicles and today there is no significant impact to the police budget. We have a chance to really get ahead and on funds that we weren't even sure we were getting. Stewart states we had admin vehicle for years. Phillips mentions the cost of the vehicle of insurance, gas, Mack said it wouldn't be a large amount. Bradshaw inquires why do we need a dodge ram truck, is there something better on gas? Mack just took off a vehicle under our \$50,000 threshold on the state website. Phillips asked if there was a timetable on this and table this one purchase.

Dockery asks does any other commissioner have any issues. It's stated its a one-time expense, and paying mileage is cost effective to our citizens. If the manager needs to go out of town then use a decommission vehicle or rent a vehicle. She requests to put on hold and come back to it.

Commissioners were asked due to a motion to table the \$48,000 admin vehicle. Motion to table by Bradshaw, Britt and Phillips with Stewart and English voting in favor of admin vehicle.

Town Attorney Bensoff interrupts to state that a motion had not been made correctly for the FEMA budget amendment. Bradshaw states that a motion to table the \$48,000 of the \$100,000 budget amendment for 30 days.

Motion made by Mayor Pro Tem Bradshaw.

Voting Yea: Commissioner Phillips, Commissioner Britt

Voting Nay: Commissioner Stewart, Commissioner English

B. Ellie Jean Concept Design Park Estimate

Bradshaw suggests Millikin park due to the ready terrain and points out that grading is not in the conceptual cost if we place the handicapped accessible design at Tracy Brown park. The conceptual design excluded grading, equals roughly \$300,000. Dockery says legislative leaders tentatively committed to donate \$200,000 once the budget passes in early Spring 2025. Stewart would like to approve the design. Mack says this is just a cost estimate asked for by the Board. We have \$48,000 from fundraising and the Ellie Jean donation; we have put in for several grants but after the new year we will attack again. It's over the threshold so we would have to follow procurement and put it up for public bid. Mack states that when we are financially ready, we can put in the staff work to ask for bids. Asking for bids and then tabling is not recommended, it ruins our credibility with bidders. Phillips wants to wait until Raleigh decides in the Spring round if we get \$200,000 and push it across the goal line then. Stewart wants a site prep as early as January. Mack wants to see full board support before any further work is done. There was further discussion on a motion action. Britt reiterates I want the park, and I think everyone here wants the park. We just need the money.

Motion to move forward if we get appropriations. Table this until Spring.

Motion made by Commissioner Stewart.

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

C. Code Enforcement from Central Pines Council of Government Quote

Mack reviews the recommendation. Dockery asks the question of doing it ourselves versus outsourcing it. Mack states that time, emotion and the follow-up and these can often become court cases that can be time extensive. A code enforcement company is

knowledgeable and focused on just this task and they would do all the paperwork and spend the time for us. Engagement with the prior code enforcement company was not encouraged. Bradshaw did suggest hiring someone to train for code enforcement 1 day a week to work the civil side and at the criminal level it could go to police. Mack states we are short on police officers and will need someone to help with court cases. Bradshaw's goal is to get it on the front side. Bradshaw comments that she would rather see someone hired and work under the Town Manager than contract out the position. Dockery questions if it is more cost effective and Britt states the pay plan if we contract it out. Further discussion is had among commissioners. English states that in the time he has been here since 2012, and we aren't big but we don't have our problem fixed yet. Britt questions if we have to sign a contract, Mack states through Central Pines Regional Council through North Carolina League of Municipalities we will sign a month to month contract.

Stewart motions to table through the holidays for 60 days. Phillips requests to see more quotes.

Motion made by Commissioner Stewart

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

D. Holiday Resolution and Board Schedule

Motion made by Commissioner Phillips.

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

Item E Land Use discussion of manufactured homes in our ETJ.

Bradshaw says we have a situation where a citizen purchased a doublewide home and questions on how things were done on her side. Bradshaw confirms the Extraterritorial Jurisdiction by stating right now, we go to Holmes Builders, Timber Lane, Fentress Road south side and north side isn't in our ETJ jurisdiction. Bradshaw wants Planning Board to look at what county has and advise because times have changed since 2017. Some of the doublewides are nicer than some of our houses here.

Town attorney makes a suggestion to pivot towards the Planning Board and ask them to make a recommendation back to the Board of Commissioners. The Planning Board would need to know exactly what their charge is from the Board.

Bradshaw makes motion to the Planning Board to review and advise with the specifics coming from the Town Manager.

Motion made by Mayor Pro Tem Bradshaw.

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

Voting Nay: Commissioner Phillips, Commissioner Stewart

IX. MANAGER'S REPORT

A. December 2024 Manager Report

Adding Economic Incentives to agenda from Closed Session. Board needs to review economic incentives within the next 60 days.

Manager reviews his report.

X. COMMISSIONER'S COMMENTS

Stewart: n/a

Phillips: Very entertaining parade and merry Christmas to everybody and good turn out here tonight.

Bradshaw: Thank you for everybody for what you have done this year and merry Christmas to everyone

Dockery: Parade was great, I would suggest those who judge, we bring a fuel fire heater because it's really cold.

Britt: n/a

English: n/a

XI. CLOSED SESSION *(if needed)*

Not needed

Motion to adjourn at 7:10pm

Motion made by Mayor Pro Tem Bradshaw.

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

A. G.S. 143-318.1 (4)

XII. COMMISSIONER'S UPCOMING MEETING/EVENTS

This the _____ day of January, 2025.

Cameron Dockery, Mayor

Jessica Coltrane, Town Clerk, CMC