



TOWN OF ROBBINS
Board of Commissioners Regular Meeting
Thursday, December 11, 2025 – 6:00 PM
Robbins Fire Department

I. CALL TO ORDER

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

II. INVOCATION – Mayor

III. PLEDGE OF ALLEGIANCE – Mayor

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

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

None

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 of November 2025 Board of Commissioners Meeting
Motion made by Mayor Pro Tem Bradshaw.
Voting Yea: Commissioner Phillips, Commissioner Britt, Commissioner Stewart,
Commissioner English

VII. RECOGNITIONS

- A. Acceptance of Election Results
Accepted and Official

VIII. RECESS

- A. Outgoing Commissioners Relinquish their seats

Present Former Commissioner, Mayor, Police Officer Lonnie English. Thank you for your selfless service to Robbins. English states that Robbins is his hometown and he will never give up on it.

IX. APPOINTMENTS

- A. Administering of Oaths and Election of Mayor Pro Tem per G.S 160A-70
By Todd Maness, Moore County Clerk of Court
Oaths by Clerk of Court Todd Maness, Nikki Bradshaw, Jody Britt and Mark Gilbert and the Board elected and swore in Mayor Pro Tem-Nikki Bradshaw
Mayor Pro Tem Nominated and Motion made by Commissioner Britt.
Voting Yea: Mayor Pro Tem Bradshaw, Commissioner Phillips, Commissioner Stewart, Commissioner English

X. PRESENTATIONS

A. Historic Credits for Buildings

During the discussion, several questions were raised regarding the process of designating a building or area for historic preservation and the related financial and legal implications.

It was asked if there was a particular reason for seeking historic preservation status for the building or area was it for tax purposes, or something else? Some organizations help structure deals so that a nonprofit can retain minority ownership in a building, while investors take a majority stake. After the tax credits are used, there's often an option for the nonprofit to buy back majority ownership for a minimal amount.

The question is: If people invest directly into the nonprofit, do they receive tax benefits? The attorney's understanding is that investors do not receive tax credits for simply donating to a nonprofit. However, there are structures where investors can invest directly in the building, receive the tax credits themselves, and in turn, help the nonprofit raise capital for renovations. The nonprofit itself cannot use the tax credits, but outside investors can, if properly structured.

For the board and our attorney: Are we interested in designating a historic zone, or just a single building? You can designate a single building as a landmark. To do so, you must first commission a report, amend the ordinance to set up a historic commission, adopt an overlay zoning ordinance, and establish a design manual for historic preservation. Only then can a landmark be designated.

If you want to designate an entire area, the report you commission is reviewed by SHPO (State Historic Preservation Office). SHPO will determine whether there are enough historic structures to approve a district. They do not automatically approve; the process is rigorous.

Regarding ownership: If the nonprofit initially purchases the building and then sells equity to investors, becoming a minority owner, that's not directly the town's business. I am not acting as Ms. Ruggles' attorney, nor as a tax attorney. There's a clause in the contract stating that the first sale of the building must be approved, either by returning to the town or through another approval process.

Clare, what did you apply for? Was it for the building itself through SHPO? I understand your application was denied because the building was not considered

architecturally significant, though it may have historical value as a Works Progress Administration (WPA) project from the 1930s. SHPO suggested considering a district designation instead, as the building alone may not qualify, but it could be part of a historic district.

Clare has been working with an architectural firm specializing in historic preservation. Although the building isn't the oldest in town, the downtown district as a whole has historic character. If this building doesn't qualify on its own, maybe the district does. This needs further exploration if the town is willing to consider it.

Regarding next steps: I think the situation is specific enough that we need to sit down, review the checklist, and see what categories we might qualify under. As Carthage recently experienced, creating a local district is one thing, but seeking certification and developing design standards is a larger process.

Since the historic district application would be on behalf of the town, not the nonprofit, we should table this for further discussion after we gather more information. We can revisit this at the next meeting.

One last point: We need to clarify the contract. The sale has not closed, so technically, the town still owns the building. Until the sale is finalized, the town would be the applicant for historic status and responsible for any related studies, unless a third party steps in to fund them.

Given this, I move to table the discussion until our next meeting. All in favor

Motion made by Commissioner Phillips.

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

XI. OLD BUSINESS

A. Discussion of Ellie Jean Project

Town Manager reviews CVB One Time Project Fund Awarded to Town of Robbins for the Ellie Jean All Inclusive Playground—After attending the recent seminar, I realized that acquiring new playground equipment is only one part of the process. Ensuring accessibility—like having proper pathways and ADA-compliant features, as well as adequate parking. While we have two pieces of apparatus for Milliken currently in storage, we need to make sure the playground is truly safe and accessible. None of our current parks or equipment in town fully meet those standards.

We've received positive feedback from special education teachers and local schools, including the Hope Academy. I spoke with Phil, CVB CEO, who likes the idea of integrating downtown activities with the park—imagine families enjoying both the playground and live concerts. This project has really opened my eyes to what families with special needs face every day, especially when traveling and looking for accessible options. During a recent visit to Blue Mountain, Georgia, I saw a downtown park similar to what we're proposing. I reached out to their mayor, who shared that their park has significantly increased local visitorship and is always in use, especially during downtown events.

As for funding, we initially discussed waiting for state appropriations, but with the current state budget, that's no longer viable. Instead, we have an opportunity to secure

matching funds, which is promising. The vendor has reduced the price, and we're essentially getting a \$200,000+ park for \$75,000.

Key Concerns: The original quote does not include grading for the park or additional parking. We need an updated quote that includes all site prep and parking costs, whether we do it internally or hire a vendor. Transparency is essential. We need a concrete, all-inclusive figure before proceeding, to avoid any unexpected budget overruns.

Next Steps: Obtain an updated and comprehensive quote for the entire project, including grading and additional parking. Table the current motion to accept the funds until we receive this information. Schedule a special meeting as soon as the final figures are available, to vote promptly and avoid delays or increased costs.

Closing Note: This project is especially meaningful for families with special needs, and we recognize the importance of following through on our commitments. We owe it to the families, especially those who have already invested so much to move forward transparently and efficiently.

Commissioner Bradshaw suggests gathering all quotes so the Town can be transparent so we can expect what the Town is spending. Commissioner Phillips wants to gather the concrete figure and call a special meeting to vote up or down.

XII. NEW BUSINESS

A. 2026 Board Schedule and Holiday Resolution

Following the State Calendar, Commissioner Phillips makes a motion to not skip the July meeting, but to push the meeting from the second Thursday to the third. The new meeting date would be July 16th.

Motion made by Commissioner Phillips.

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

B. Resolution to Adopt NC Local Government Debt Setoff Program

Approved

Motion made by Mayor Pro Tem Bradshaw.

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

C. Resolution of Adoption of Cape Fear Hazard Mitigation Plan 2025

Approved

Motion made by Commissioner Britt.

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

XIII. MANAGER'S REPORT

A. November 2025 Manager Report

Town received the bill for the alarm and spill cleanup at the wastewater treatment plant just over \$23,000. An insurance claim has been submitted, and manager met with the adjuster yesterday. The claim has about a 50/50 chance of being approved because the

policy only covers very specific chemical incidents. The bill is due in about a week and a half, so Town may need to make an emergency payment and then come back for a budget adjustment if the claim is denied. The cleanup was required by the hazmat team, and unfortunately, we still don't know exactly what the contaminant was. We know caustic acid overflowed, but we don't know what it might have mixed with—potentially residue from decades past.

On the Water line project, we're entering execution mode. The first two years were project mode, but now we'll be closely supervising, especially with the water line work. Given past issues, we'll be highly involved with contractors and managers to ensure everything, including replacing boulders over the lines, is done properly.

In regard to the AIM Program with NCLM, we've had three meetings with the program, and it's been approved at the state level. We're just waiting for final authorization for the CPA hours. Our program mentor has visited three times this month, and training is scheduled. We're hoping for the contract by late December, but it could arrive any day. The new CPA should be on site next month for review and transition to the new auditor.

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

Lance Mauldin-Thank you for allowing me to speak. Sometimes it takes me a while to gather my thoughts, so I appreciate your patience. Based on what I know both from limited information about what happened in Aberdeen with historic preservation committees, and from secondhand knowledge of the situation in Carthage I would urge everyone to move forward with caution. While I'm not suggesting we avoid action altogether, I do think it's important to proceed carefully, make sure we review all incoming information thoroughly, and stay mindful of the potential complexities involved.

On a personal note, two years ago, I had no idea what it meant to have special needs or what resources were available. As someone who has since adopted a child with special needs, I ask that we remain flexible and considerate. Sometimes our family has to travel significant distances to find the equipment and services we require. Please avoid making decisions that could make access even harder for families like ours.

Thank you again for the opportunity to share my perspective.

XV. COMMISSIONER'S COMMENTS

Brandon Phillips: Thank you all very much for your hard work with the Christmas parade and dedication. I especially want to thank the chief for their support and assistance. I truly appreciate everything everyone has done. Let's also extend a warm welcome to Mark. Merry Christmas to everyone!

Nikki Bradshaw: Merry Christmas to everybody just in case we don't see, we can't ask for a better staff, I came out and talked to Timmy while he was putting up the lights, there was some joking going on, I know that's not something they do because you make them do it, they are trying to save money for the town and we appreciate that. Happy to see we got a couple new police cars and one of them is not a mustang. The parade went well and I will say that was one of our longer parades. Just wish everybody a Merry Christmas and welcome Mark and thank y'all for everything.

Mark Gilbert: Like to thank everyone for everything that went on during the Christmas parade. The ten minutes I got to watch it while slinging hot chocolate. The lights look great and special thank you to Timmy and Ben for getting out there risking their lives in the wind to put those up. And myself, Senator Mcinnis, Mickey, Timmy, Clint, everybody that called to get the lights on 705 operational. It was a shock when I went home from the Christmas parade to see 15 different cars from Duke in the parking lot of the church that I have to drive thru to get to my house I had to squeeze through. One recommendation I do have is Clint, the barriers that we have in front of the tree can we replace those with the yellow ones you can see through. Thank you pleasure to be here.

Jody Britt: Thank you to everyone for doing their job and welcome Mark. Keep up the good work

Kevin Stewart: Congratulations to the re-elected and newly elected. Merry Christmas

Cameron Dockery: I want to share that I very much appreciate the board approving the lights, Gail Page, Jenna Hussey worked with me on the committee to get that done. I have received lots of comments about that in town. Very nice, Merry Christmas I enjoy working with you guys.

Motion to Adjourn

Motion made by Mayor Pro Tem Bradshaw.

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

XVI. CLOSED SESSION (*if needed*)

Not needed

XVII. COMMISSIONER'S UPCOMING MEETING/EVENTS

Town Hall will observe Christmas holiday December 24-26

Town Hall will observe New Year holiday January 1st

This the _____ day of January 2026.

Cameron Dockery, Mayor

Jessica Coltrane, Town Clerk, CMC