

MINUTES
Foxfire Village Council
Regular Business Meeting
April 14, 2026 ~ 5:30 PM
Village Hall Meeting Room

Call to Order: Mayor Gregorich called the meeting to order at 5:30 PM. Members present included Mayor Pro Temp Chris Kragel, Councilmembers Mary Gilroy, Stephen Gunn, and Kevin Robbins. Others in attendance were Police Chief Michael Amezcuita, Fire Chief Eric Stromberg, P&Z Board Chair, Tashe Jarusinski, and Several members of the public.

1. Opening Prayer and Pledge of Allegiance

Councilmember Mary Gilroy led the opening prayer followed by the Pledge of Allegiance.

2. Approval of February 10, 2026, Regular Business Meeting Agenda

Councilmember Gilroy asked to move the Planning & Zoning Update to be the first report. Councilmember Gunn removed *VRBO Complaint* and added *Fourth of July/EIF* to his report, and Councilmember Robbins moved his pool related documents under #11 (New Discussion) to #10 (Unfinished Business....).

Councilmember Kragel **moved to adopt the agenda as presented**, motion seconded by Councilmember Robbins. Motion unanimously carried.

3. Consent Agenda

All items listed below are considered routine and will be enacted by one motion and without discussion.

A. Approval of Minutes

- January 13, 2026 Regular Business Meeting
- January 29, 2026 Work Session

Councilmember Robbins **moved to adopt the consent agenda as presented**, motion seconded by Councilmember Gunn. Motion unanimously carried.

4. Planning & Zoning Board Update – Tashe Jarusinski

P&Z Board Chair Tashe Jarusinski reported that the P&Z Board has recommended a new board member be appointed by the council and are finishing with additional procedural recommendations, which are expected to be submitted by Thursday.

The board will review short-term rental regulations in April to address recent legal and local changes and reduce ambiguity in the ordinance. They continue to review the Table of Authorized Uses to correct inconsistencies and ensure zoning regulations are accurate.

She noted that the board previously recommended amendments related to greenhouses, which are scheduled for Council discussion later in the meeting. She distributed informational materials explaining the differences between commercial agriculture, hobby businesses, and residential agriculture to provide context for that discussion.

5. Public Comment Period for Items Not on the Agenda

Sandy Burger – 66 Woodland Circle thanked Councilmember Gunn for the quick response to a pedestrian safety concern. The level of responsiveness is valued by the community.

Dave Stoval - 1 Elliot commented it was difficult to hear speakers from the back of the room. He suggested microphones be provided.

6. Zoning Administrator's Report – Lisa Kivett

This report covers zoning activity from February 11th through April 14th.

Currently a total of eleven (11) homes under construction, two (2) are located in the ETJ
Two (2) Single-Family Residence Applications received:

54 N. Shamrock Dr.
179 Sterling Way (Grande Pines)
Certificate of Zoning Compliance issued:
None
Other Permits Issued:
One (1) Barn
Four (4) Accessory Building
Six (6) Fence
One (1) Propane Tank

7. Council Member Reports:

A. Finance – Mary Gilroy

- Financial Report

Councilmember Gilroy reported the following cash balance report as of January 31, 2025:

General Fund:

Petty Cash: \$100
First Bank Checking: \$304,192
First Bank Money Market: \$205,908
Total First Bank: \$510,100.72

Capital Trust Accounts:

General Fund: \$1,731,669
Street Reserve: \$1,032,000
Police Vehicle Reserve: \$11,570
Capital Reserve: \$517,068
Separation Allowance Reserve: \$85,000
Pool Maintenance Reserve: \$65,000
Employee Compensation Fund: \$125,000
Total Capital Trust: \$3,567,308
Total General Fund Cash: \$4,077,508

Water Fund:

Petty Cash: \$100
First Bank Checking
Capital Project Well #13 Fund
First Bank Money Market
Total First Bank: \$160,851.73

Capital Trust Accounts:

Water Fund: \$744,306
Tank Maintenance: \$75,000
Infrastructure: \$100,000
Total Capital Trust: \$919,306
Total Water Fund Cash: \$1,080,257

- Audit Report

Councilmember Gilroy provided council with a summary of the FY 2025–26 audit. The Village's net position at year-end was approximately \$7.27 million, reflecting an increase of about \$500,000 as revenues exceeded expenditures.

Gilroy noted that the Village's fund balance policy requires maintaining reserves equal to 40% of general fund expenditures and that approximately \$69,000 could be transferred to a reserve fund if desired.

She additionally reported that the Village did not receive a follow-up inquiry from the Local Government Commission regarding the water system this year, which was viewed as a positive result of recent system improvements and maintenance efforts.

A copy of the audit report will be posted online, and Gilroy invited council members to submit any specific questions after reviewing the document.

- Auditor Search

Gilroy reported that three proposals had been received in response to a recent RFP and would be reviewed for qualifications and cost before a recommendation is made.

- FY 26/27 Budget Update

Gilroy said an additional budget work session is anticipated once salary projections are finalized. Preliminary estimated revenues for the upcoming fiscal year total approximately \$1.88 million, excluding any transfers from reserve funds.

- Central Pines Update

Gilroy reported on a follow-up phone call with Central Pines regarding procurement and contracting resources. She said that Central Pines has developed vendor templates, a contract template, a contract matrix, and a draft purchasing policy for the Village's use. The materials will be shared with Council members upon receipt and are expected to assist with future contracting and purchasing procedures.

B. Streets and Park – Kevin Robbins
No Report

C. Public Safety – Stephen Gunn

- Completion of Fire Station

Councilmember Gunn reported that repairs to the fire station have been completed, all related expenses have been paid, and operations have fully resumed at the facility. Appreciation was expressed to the contractors, plumbing personnel, fire department staff, and others who assisted with the project.

- Upcoming Grande Re-Opening

A grand reopening of the fire station is scheduled for May 2, 2026, from 10:00 a.m. to 2:00 p.m. The event will be open to the public and will include information about the repairs and restoration of the facility.

- Police Vehicle (truck) Update

Gunn reported that all paperwork related to the police truck purchase, including the title and power of attorney documents, has been completed and submitted. The purchase is pending receipt and processing of funds. Mayor Gregorich questioned the status of a retired police Dodge Charger that was previously slated for sale. Gunn confirmed that the vehicle has not yet been sold but remains available for disposition at a later date.

- Fourth of July /Events in Foxfire (EIF)

Gunn reported that he and Councilmember Robbins have been working with Events in Foxfire to plan a community Fourth of July celebration. The group has developed several ideas and has already begun preliminary planning efforts. The event is being considered for July 3rd to avoid competing with larger regional celebrations and is intended as a smaller, first-year community event held at the park.

Council discussed potential family activities and vendor participation such as a dunk tank, food vendors, and children's entertainment. A preliminary budget request is expected, and Gunn suggested adding a line item in the upcoming budget for community event support.

- Police Department Update – Chief Amezquita

Chief Amezquita reported that the department answered approximately 1,700 events for the month. Most efforts were focused on the community blood drive event which saw strong participation and came close to meeting its goal. Blood Connection was pleased with the results and expressed interest in returning for future drives.

- Fire Department Update – Chief Stromberg

Lieutenant Watson reported on behalf of the Fire Department in the absence of Chief Stromberg. For March, the department responded to 100 incidents, bringing the year-to-date total to 279 calls. Station 61 accounted for 67% of responses and Station 65 for 33%. Call types included 61% rescue and EMS, 12% fire calls, 12% service calls, 9% good intent calls, 3% false alarms, and 3% severe weather incidents.

Fire staff also completed a 72-hour aerial certification course through Sandhills Community College, with approximately 18 personnel participating and successfully finishing the state certification.

Additional activities included supporting the Aberdeen Carolina & Western Railway Bunny Trail Easter event on April 4th, which had strong community turnout. Staffing at Station 65 has resumed, and preparations continue for the upcoming fire station reopening event scheduled for May 2nd.

D. Water Department – Chris Kragel

- New Well #13 Update

Councilmember Kragel reported that well #13 continues to operate manually due to delays in retrieving a data panel from a third party. Jesse is pursuing alternative means to recover the equipment.

- Water Production

Water production increased temporarily due to seasonal outdoor water use but has since declined. Rigel added that if drought conditions continue, we may need to continue Stage 1 conservation measures.

- SCADA Proposals

One to two proposals have been received for a new SCADA system, and budget review is underway.

- System Assessment Proposals

Requests for system assessment proposals were sent to four firms with responses pending. Jesse is exploring potential state grant opportunities for water assessments and related infrastructure projects.

E. Mayors Report – Janice Gregorich

- For2Fi Emergency Telephone

Mayor Gregorich asked if the For2Fi emergency phone installation was complete at the park. Councilmember Robbins responded that it has been approved but installation has not yet been completed due to required billing setup. He will work with bookkeeper, Shannon Hutchens, to have it established. Council also considered the need for an additional emergency phone outside the pool area for public access and agreed to explore options.

- Accessory Building

Mayor Gregorich reported no changes to the proposed accessory building other than relocating its placement, which the Council agreed to. She added that a 10% deposit will be required at the time of ordering the building, approximately \$590. Approval was requested to proceed with purchasing the building and associated slab work.

The slab was confirmed at \$1,300, with electrical installation estimated at \$800, for a combined total of \$2,100. The building cost is approximately \$5,665, bringing the overall project total to about \$7,765, excluding tax (which is expected to be refunded).

Councilmember Gilroy moved to approve the purchase of the accessory building, seconded by Councilmember Gunn. The motion unanimously passed.

8. Unfinished Business and Legislative Actions

- Planning & Zoning Board Recommendations

Council received and discussed with the P&Z Board Chair, Tashe Jarusinski, the board’s recommendation regarding proposed amendments to greenhouse regulations and related sections of the Unified Development Ordinance (UDO).

Discussion focused on expanding allowable uses in accessory buildings as extensions of residential dwellings for low-impact home-based businesses, with Council stressing alignment with home occupation standards, including limits on employees, traffic, and commercial activity. Concerns were raised about “walk-in trade,” with Council requesting clarification to distinguish low-impact, appointment-based services from higher-traffic commercial uses. There were questions regarding zoning differences, noting greenhouse sales and agricultural uses may be appropriate in larger rural zones but require limits in smaller residential areas, with emphasis on clearly distinguishing zoning categories and permitted uses.

Ms. Jarusinski indicated that P&Z would revisit the recommendations to align accessory building regulations with home occupation standards and resolve conflicts within the UDO.

Mayor Gregorich moved to defer acceptance of the recommendations and return them to Planning and Zoning for additional definitions and clarification to resolve issues, seconded by Councilmember Kragel. The motion passed unanimously.

- New P&Z Board Member

The Planning & Zoning Board recommends the Village Council appoint resident Richard Kight to the P&Z board.

Councilmember Gilroy moved to appoint Richard Kight to the Planning & Zoning Board, seconded by Councilmember Robbins. The vote was called:

Robbins	yes
Gunn	yes
Gregorich	yes
Kragel	no
Gilroy	yes

The motion passed by majority vote. Richard Kight was appointed to serve on the P&Z Board.

- Pool Comprehensive Reporting and Council Decision:

Councilmember Robbins prepared and presented several documents related to the Village pool repair project. All documents are incorporated into these minutes as Attachments.

- a) Pool Project Accountability Report - **Attachment #1**
- b) Foxfire Pool Cost Burden Analysis - **Attachment #2**
- c) Pool Information and Decision Briefing - **Attachment #3**
- d) Pool Estimate: Elite Pool Care - **Attachment #4**
- e) Elite Pool Care Plaster Color Selection Sheet - **Attachment #5**
- f) 2026 Foxfire Pool Elite Estimate Analysis - **Attachment #6**

Robbins gave a presentation on each and extensive discussion followed. Key points from the discussion:

- About \$250,000 has already been spent, but the pool renovation remains incomplete. Completing the project is estimated to require an additional \$109,000, depending on the condition of existing infrastructure.
- If completed, the swimming pool is expected to operate at an estimated annual loss of about \$50,000.
- Significant site issues were identified, including structural cracking, exposed rebar, drainage problems, deteriorated tile, and the need to pressure test underground piping.
- Multiple contractors were contacted with only one proposal received from Elite Pool Care. Other contractors either declined or did not submit bids.
- Council was given options to consider including whether to continue operating the municipal pool or replace it with an alternative use, such as a multi-use recreational facility.

After extensive discussion, the council agreed to seek public input, present alternative options, and schedule a follow-up meeting before making a final decision on the future of the swimming pool.

9. New Discussion Items

- Asset Management Estimate and Acceptance Decision: Legion Construction Services

Councilmember Robbins submitted a proposal to accept Legion Construction Services, which is incorporated into these minutes as **Attachment #7**.

The council discussed a proposed Pilot Agreement with Legion Construction to address maintenance gaps in village facilities and trails. The pilot includes \$3,295 per month for facility maintenance and inspection services and approximately \$8,945 per quarter for trail and heavy equipment work. The arrangement would provide preventive maintenance, minor repairs, and broader site management, with flexibility to scale based on demonstrated need. The pilot is intended to evaluate cost, scope, and effectiveness before any long-term commitment.

Councilmember Gilroy moved to enter into a one-month trial with Legion for facility maintenance at \$3,250 and a three-month trial for park trails and cleanup at \$8,945, seconded by Councilmember Robbins. The vote was called as follows:

Robbins	yes
Gun	yes
Gregorich	yes
Kragel	no
Gilroy	yes

The motion carried by majority vote.

- Village Corporate Limit Boundaries and Sign Placement

Councilman Gunn reported speaking with the NCDOT and advised the signs are where they are supposed to be.

10. Public Comment Period - Comments on items listed on this agenda.

Tashe Jarusinski - 1785 Hoffman commented that she recently hired a deforestation machine (heavy equipment) for her 5-acre property, paying \$3,000 for six hours of work clearing grass and sassafras.

Laura Bunch – 1 Birdie Court suggested the pool listing on the village website be removed because it shows the pool as operational even though it has been closed for years. She criticized the idea of removing the pool after \$250,000 has already been spent, saying many residents, especially families with children, still want it and expected it when moving into Foxfire.

Dan Leary 73 North Shamrock Drive disagrees that a majority want the pool because revenues do not show that. They have been \$10,000 to \$12,000 a year since it's been here, which equates to about 120 families. There was a loud minority at meetings, not the whole community. To consider spending another \$500,000 to fix it, and over time, \$2 million by 2036, is insane. That money could be used for another pickleball court or seating area. People are building their own pools anyway, so usage will likely decline. He suggested being honest about a tax increase in a survey because people always want everything when you ask broadly.

A resident of 6 Wildwood Lane supports letting residents vote on the pool and said any survey should clearly explain the costs involved so people can make informed decisions.

Sandy Burger – 66 Woodland Circle expressed respect for the council's work and noted that those attending the meeting do not fully represent Foxfire's population. She praised the council for seeking community input before making a decision. She encouraged clear, simple communication, using bullet points to highlight key information so not to lose the audience.

George Frederique – 27 Eagle Drive commented the pool issue keeps dragging on. He asked how the council can be objective when some members benefit from having similar amenities (a swimming pool)? He moved to foxfire in 2020 and there was a working pool. Since then, the quality of life has deteriorated.

Sally Cunliffe – 1 Ridge Road commented she wants a pool and willing to have her taxes raised to pay for it. A pool increases property value and creates a community gathering space and is valuable for

community events and activities.

Jacqueline Leary - 73 North Shamrock asked that her taxes not be raised to pay for the pool as she is on a fixed income. Additionally, she has \$60 per month pool membership elsewhere.

David Stoval – 1 Eliot Court urged the council to be more organized and make a decision on the pool. He questioned past spending, asked about efforts to recover lost funds, requested transparency on prior pool votes, noted the website still advertises a pool, suggested a more interactive public forum, asked about interest earnings on village funds, and raised concerns about poor meeting audio.

Colleen Schlenker – Sunset Lane commented that past management of the pool wasn't conducive to success. She emphasized its value as a community gathering place, questioned efforts to recover lost project funds, and supported preventive maintenance to avoid higher future costs.

11. Adjourn

Councilmember Kragel **moved to adjourn the meeting**, seconded by Councilmember Gunn. Motion unanimously carried and the meeting adjourned at 8:25 PM



Lisa A. Kivett, MMC, NCCMC, CZO
Village Administrator/Clerk



Janice Gregorich
Mayor