

MINUTES
Foxfire Village Council
Regular Business Meeting
May 12, 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, 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 May 12, 2026, Regular Business Meeting Agenda

Councilmember Kragel moved to extend the time for public comments this evening to five minutes per speaker, seconded by Mayor Gregorich and unanimously approved. Councilmember Robbins added *Park Rules* to the agenda.

Councilmember Kragel moved to adopt the agenda as amended, motion seconded by Councilmember Gilroy and 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

- February 10, 2026 Regular Business Meeting
- February 13, 2026 Special Work Session
- February 13, 2026 Special Closed Meeting
- February 26, 2026 Work Session
- March 3, 2026 Special Closed Meeting

The meeting minutes for February 26, 2026 and March 3, 2026 were removed from the consent agenda and will be approved at the May 28, 2026 work session.

Councilmember Gunn moved to adopt the consent agenda as amended, motion seconded by Mayor Gregorich and unanimously carried.

4. Planning & Zoning Board Update – Tashe Jarusinski

P&Z Board Chair, Tasha Jarusinski reported there was no significant update beyond continued work on short-term rentals. She said the board will review proposed procedural rules for appointed boards from the UNC School of Government as a possible guide for future meetings, noting the proposal would not change the process for board membership or recommendations.

5. Public Comment Period for Items Not on the Agenda

Danny Jackson, owner of Southern Pines Pool Service, stated that he has worked in the swimming pool industry for more than 30 years and has maintained the Village of Foxfire pool since 2009. He said the pool had a long history of leaks, and after engineering evaluations and leak detection reports concluded the pool was worth repairing, the Village proceeded with a repair project.

Jackson explained that the work included removing old plaster, replacing tiles, skimmers, plumbing, electrical, bonding, and other equipment while keeping the original pool configuration unchanged. He said the project was intended as a "like-for-like" repair, not a renovation, and that the Moore County Environmental Health Department reviewed the plans and was aware of each phase of the work.

According to Jackson, the project stalled when the concrete decking contractor, who was hired separately by the Village, failed to complete the work. He said the pool then sat exposed through two winters, causing additional deterioration. He also stated that the general contractor later withdrew from

the project, making it difficult to continue because another contractor would be reluctant to assume responsibility for partially completed work.

Jackson said he believed the pool could still have been completed without starting over and that abandoning the project would waste more than \$200,000 already invested. He emphasized that payments made to his company were used for materials, labor, and subcontractors.

He further stated that all work had been approved by the Village Council, communicated to the County Health Department, and the pool had passed pressure testing in November 2025. The health department later reclassified the project from a repair to a renovation, which triggered additional design, code, and ADA requirements. Jackson declined to speculate on why the classification changed but maintained that the work performed complied with the original repair plan.

Jackson added that circumstances beyond his control prevented the project from being completed but maintained that the work performed was done properly until an obstacle arose that could not be overcome. Looking back, he said different decisions and better communication, particularly between himself and Kevin Robbins, might have kept the project on track and avoided the roughly \$200,000 loss.

He said the purpose of his attending the meeting was to share with the people of Foxfire, where this project started, where it went, how it ended and why we are where we are. He concluded by saying he understands residents' concerns and hopes his remarks answered some of their questions.

Janet Nauman, 23 South Shamrock Drive, said she wanted to provide transparency regarding statements made by Mr. Robbins at the May 5th council meeting about the pool. She disputed his statement that the decision to repair the pool was "an emotional decision and not an informed decision," stating that the council first authorized a comprehensive inspection by Aquatic Design, Inc., a licensed North Carolina firm. Based on that report, the council voted to proceed with repairs to the pool and pump house, including a new pump, electrical work, water lines, and bathroom drains.

Nauman also challenged Mr. Robbins' statement that those working on the project were not qualified, warning that such remarks could be considered slanderous by the contractors involved. She acknowledged that council members themselves were not construction professionals but noted they did not perform any of the work. She said the only mistake made was not hiring a general contractor at the outset, a requirement that was later satisfied without penalty after the state requested it.

Nauman also addressed rumors that she had invited Danny Jackson to speak at the meeting, stating that she had not. She concluded by criticizing the council's decision to close the pool, arguing that two council members who own private pools voted in favor of the closure without fully reviewing the project. According to Nauman, one of those council members should have met with Jackson to discuss the work that had been completed and the steps still required to finish the project. She also said she believes at least one council member did not want the pool to reopen.

Leslie Frusco – 7 Hillside Drive commented the village is not a profit organization and does not make money from its amenities. We use taxpayer dollars to maintain our park, pickleball courts, and streets because they serve our residents. We don't charge fees or tolls to use them. We are a municipality, not a corporation.

Frusco expressed concerns that the recent vote was a knee-jerk reaction based on one word in an email. The email also stated that Moore County recommended a structural engineer evaluate the pool. If that is the concern, why not complete that assessment before deciding to close it?

Frusco also questioned whether residents were surveyed and whether the village understands how many people are affected by the loss of the pool. Many residents chose Foxfire because of its community pool, and not everyone can afford a private pool or country club membership. Without it, residents may have no other local swimming option.

Colleen Schlenker – 2 Sunset Lane commented about the importance of maintaining transparency through continued access to meeting recordings and asked if funding was included in the budget to continue doing so.

6. Zoning Administrator's Report – Lisa Kivett

This report covers zoning activity from April 15th through May 12th

Currently there are a total of thirteen (13) homes under construction, four (4) being located in the ETJ

Two (2) Single-Family Residence Applications received:

Reynwood Vista (ETJ)

Foxfire Road (ETJ)

Certificate of Zoning Compliance issued:

None

Other Permits Issued:

One (1) Fence

One (1) Pool

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: \$319,320

First Bank Money Market: \$205,959

Total First Bank: \$525,280.02

Capital Trust Accounts:

General Fund: \$1,742,085

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: \$3,577,724

Total General Fund Cash: \$4,103,104.38

Water Fund:

Petty Cash: \$100

First Bank Checking \$222,301

Capital Project Well #13 Fund (\$98,601)

First Bank Money Market \$20,086

Total First Bank: \$143,785.88

Capital Trust Accounts:

Water Fund: \$746,990

Tank Maintenance: \$75,000

Infrastructure: \$100,000

Total Capital Trust: \$921,990.35

Total Water Fund Cash: \$1,065,876.23

- Auditor Selection

Councilmember Gilroy reported that the auditor search was narrowed down to two finalists after eliminating one firm because its proposal included more services than the village needed. The finalists were Belinda Johnson of Charlotte and Alan Thompson of Whiteville. Although both firms were considered highly qualified, Gilroy recommended Alan Thompson's firm.

The Thompson firm's guaranteed audit fee of \$13,900 was competitive, but her primary reason for the recommendation was the depth of its in-house staff opposed to contracting out staff that the Johnson firm

does.

Councilmember Gilroy **moved to hire the Alan Thompson firm to conduct the Village audits.** seconded by Councilmember Kragel and unanimously carried.

- Budget Work Session

The council discussed plans for the upcoming budget work session, which will include a department-by-department review rather than serving solely as a citizen participation meeting. Council members will present an overview of each department's proposed budget, followed by an opportunity for residents to ask targeted questions.

Gilroy added that the proposed budget does not currently require a tax rate increase, provided no significant changes occur before the public hearing. Residents will have an opportunity to comment during both the budget work session and the public hearing, and changes to the budget may still be made following public input.

B. Streets and Park – Kevin Robbins

Councilmember Robbins reported he is in the early stages of seeking competitive estimates for the demolition of the swimming pool. Two contractors have been identified to assess the project, and a third contractor will be contacted.

In addition to demolition costs, Robbins suggested that future budget planning is needed to consider site preparation, including filling, compacting, and grading the property, as well as any future plans for the site.

C. Public Safety – Stephen Gunn

- Police Department Update

Councilmember Gunn provided a brief report in the absence of police department staff, who were responding to an active incident. Gunn reported that several residents have expressed concerns regarding incidents in Foxfire, including reports of suspicious individuals, vacation rental complaints, noise disturbances, and ordinance violations. He encouraged residents to contact law enforcement while incidents are occurring so officers can respond, investigate, and document complaints. Councilmember Gunn reminded residents to use the non-emergency police line for non-urgent matters and to reserve 911 for emergencies. He noted that reporting issues after the fact limits the Village's ability to take timely action.

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.

- Fire Department Update – Chief Stromberg

Chief Stromberg provided the following updates for April:

West End reported 95 incidents in April, with 26 occurring in Foxfire. Foxfire is at 113 calls year-to-date and is at pace for approximately 340 calls this year. The 26 calls included fire, EMS/rescue, hazardous conditions, service, and good intent responses, with 7 overlapping incidents. Saturday was the busiest day, with peak call times occurring at 2:00 a.m. and 8:00 p.m.

Chief Stromberg also noted the passing of retired Assistant Chief, lifetime member, and former Board Director John Tommy Carter. The department participated in his funeral procession at the request of his family and asked residents to keep his family in their thoughts and prayers.

The fire station reopening was a success, thanks to Councilmember Gunn for his assistance. Attendees were able to see the station improvements, including the installation of a new station sign.

The burn ban has been lifted. Stromberg thanked residents for their cooperation and noted that the department responded to a few incidents involving residents who were unaware of the restrictions before

the statewide lift.

Chief Stromberg read a statement on behalf of the Board of Directors regarding concerns with the ongoing fire service contract discussions between Foxfire Village and West End Fire and Rescue. The statement is made part of these minutes as **Attachment #1**.

The Chief expressed concern about delays in scheduling discussions prior to the June 30, 2026 contract expiration and emphasized the importance of timely communication, finalizing an agreement, and ensuring continuity of emergency services.

Council discussion followed regarding scheduling a meeting, sharing a draft contract, and continuing collaboration between the Village and West End Fire and Rescue. The Chief noted that any proposed agreement would require review by the West End Fire and Rescue Board and attorney. Council members agreed that continued communication and timely progress were important.

D. Water Department – Chris Kragel

- Water Production

Kragel reported that pumping times remain just below Stage 1 levels, but averages continue to require Stage 1 water restrictions. The Village delayed implementation by one week to allow residents additional time for seasonal activities and to evaluate system improvements, which have been working well. The Village will remain in Stage 1 restrictions while working toward eventually avoiding the need for them.

- Meter Order

Following budget discussions, the Village has identified slightly more than three-quarters of the funding needed to complete the meter change-out project this year. A budget amendment using funds from the General Fund may be considered to begin the project within the current fiscal year.

- Request for Proposals

Councilmember Kragel provided updates on water projects, including requests for proposals for tank restoration and system assessment. Responses are expected around June 2nd. Council discussion noted that the existing maintenance contract includes much of the tank restoration work, with potential additional costs related to taking the tank out of service and providing backup water supply. Project timing will be carefully considered, with work not anticipated during August.

- SCADA

Councilmember Kragel explained that the SCADA system, which controls and communicates with the wells, is more than 20 years old. He noted that a system failure would require manual operation of the wells and limit staff's ability to monitor tank levels. A proposal has been received from Sanford Electric, and the Village is scheduling meetings with additional vendors to review options and costs and obtain comparable proposals.

E. Mayors Report – Janice Gregorich

- Accessory Building

Mayor Gregorich reported that the accessory building has been ordered and a new location has been staked out. The location is pending review by Bruce McFadden. Delivery is anticipated in approximately four to six weeks, followed by site preparation and concrete curing time. The Council briefly discussed the impact of the new location on electrical access, noting that the final location has not yet been reviewed.

8. Unfinished Business and Legislative Actions

- Permanent Notification Signage

Council reviewed options for a permanent Village notification sign, including design, pricing, location, and maintenance considerations. Councilmember Gunn presented a proposal from Stewart Signs for a double-sided, graffiti-resistant sign capable of displaying various Village messages. The estimated cost is approximately \$9,000, with installation estimated at an additional \$6,000 unless completed by

Village staff or volunteers. Council discussed design consistency, potential placement near the Village building, size restrictions, and sign ordinance requirements. The item was referred to a future work session for further review.

- Attorney Memorandum of Understanding

Council reviewed a draft memorandum of understanding provided by the Village attorney. Questions were raised regarding certain language used. A revised hybrid version was drafted, removing some contractual references while retaining key information from the original draft. The revised document was forwarded to the attorney for review. The item was moved to a future work session for further discussion.

- Planning & Zoning Board Recommendations

Council discussed UDO language regarding accessory buildings, including greenhouses and pool houses, and reviewed requirements related to zoning districts, lot size, and dimensional standards. Members discussed the need for clarification of agricultural uses and zoning regulations within the Village to ensure clear and consistent interpretation.

Mayor Gregorich **moved to return the recommendations to a work session for further review and clarification**, seconded by Councilmember Gunn and unanimously passed.

Council requested that Planning & Zoning provide input as needed to assist with resolving outstanding questions regarding accessory uses, agricultural activities, and zoning requirements.

9. New Discussion Items

- Resolution Opposing HB 1089

Councilmember Gilroy provided an update regarding proposed state legislation related to property tax levy limits, including House Bills 1089 and 1092. Council discussed concerns about potential impacts on municipal budgeting, revenue flexibility, and the ability to fund rising service and equipment costs. Councilmember Gilroy suggested preparing a resolution opposing the legislation and sharing concerns with state representatives. The item will be further reviewed after additional information is received.

- Park Rules

Council reviewed proposed amendments to the park rules, drafted by Councilmember Robbins, addressing insurance requirements, weapons provisions, and regulations for rented amusements and special events. Robbins noted that the proposed changes were intended to clarify existing rules, maintain safety standards, and balance liability concerns with reasonable resident use of park facilities.

Discussion included guidance from the Village's insurer and legal counsel recommending retention of current requirements, particularly regarding insurance coverage and weapons restrictions. Concerns were raised about potential liability associated with high-risk activities, including rented amusements, and the need to protect the Village from increased exposure.

Members discussed whether special event insurance should only apply when activities meet special event criteria, noting that requiring insurance for normal park use, such as family gatherings or birthday parties, could create unnecessary burdens for residents. Council also discussed concealed-carry, open-carry, and whether the current weapons language creates confusion.

Councilmember Robbins **moved to approve the proposed park rules as written**. The motion **failed for lack of a second**. Mayor Gregorich **moved to retain the current park rules**. The motion **failed for lack of a second**.

Council agreed to further review the proposed rules and explore options that address liability concerns while reducing unnecessary barriers for residents.

Mayor Gregorich **moved that this item be returned to a worksession for further review**, seconded by Councilmember Gilroy and unanimously approved.

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

Sally Cunliffe – 1 Ridge Road questioned how the Village can maintain the same tax rate while addressing rising costs, employee compensation, and maintenance expenses. She also expressed concerns that park rental rules and insurance requirements may discourage residents from using the park and suggested reviewing options for special event permits. She asked about the possibility of allowing events with alcohol, such as a member appreciation event, through a permitting process.

11. Adjourn

Councilmember Gunn **moved to adjourn the meeting**, seconded by Mayor Gregorich. Motion unanimously carried and the meeting adjourned at 7:37 PM



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



Janice Gregorich
Mayor