

MINUTES
FOXFIRE VILLAGE COUNCIL
Monthly Work Session
April 30 ~ 5:30 PM
Village Hall Meeting Room

Call to Order: Mayor Gregorich called the meeting to order at 5:30 PM. Members present included Councilmembers Mary Gilroy, Stephen Gunn, and Kevin Robbins. Mayor Pro Temp Chris Kragel was absent. Others in attendance were P&Z Board Chair, Tashe Jarusinski and several Village residents.

Mayor Gregorich quickly clarified a couple of things.

Apparently, a post on social media caused some confusion about public comments at this meeting. Public comment is not unlimited; it is three minutes according to the policy. Each person who has a public comment at the end of the meeting will be allowed three minutes to make those comments.

Regarding the agenda, public comment is not restricted to items on the agenda—it can be about anything. There is no restriction on that.

I also want to address some confusion about why we may sound disorganized. There is often a lot of back-and-forth discussion and questions, which can make the process seem unstructured. The reality is that we only meet as a full group during these public meetings. We are not permitted to meet as a full council outside of them, and only two members can discuss matters together at a time under open meeting rules. Because of that, we do not have the opportunity to go over items as a full group in advance. If there are questions, disagreements, or misunderstandings during the meeting, it reflects the fact that we are working through items together in real time within those constraints.

Gregorich thanked everyone who sent emails regarding the pool and shared their opinions. She read and responded to each.

Councilmember Robbins added *Pressure Test Report* to the agenda. Mayor Gregorich added the report was received today and council agreed to go ahead with the test before making any decisions on the pool. Councilmember Gunn asked to make a *Comment* under the pool discussion.

Councilmember Gilroy moved to approve the April 30, 2026 agenda as amended, seconded by Councilmember Gunn and unanimously carried.

1. Planning & Zoning Board Recommendation

Planning & Zoning Board Chair, Tashe Jarusinski provided updates to the following board recommendations.

A. Table of Authorized Uses: Greenhouses

There were no changes except for adding definitions for each type of accessory structure, as recommended.

B. Accessory Buildings and Home Occupations

We added standard definitions for “walk-in trade” and “home occupation” and aligned the section with Section 4.1 and prior related work.

Overall, this does not change what is permitted for home occupations or accessory uses. It does not change allowable business types, noise standards, or other regulations, which remain governed by existing code and enforceable provisions already in place.

The only wording adjustment was to remove specific references to equipment and instead reference compliance with generally accepted residential noise levels defined in the code.

There were no other substantive changes.

C. Procedures for Planning and Zoning Board Vacancies

There was discussion about whether this belongs in the UDO or a procedural manual, and the consensus was that this is ultimately a council decision.

This recommendation establishes a clear process for advertising openings, receiving applications, and routing them through planning and zoning before returning to council, creating a consistent and transparent procedure for staff. This would be added under Section 21-2-1-2 regarding planning and zoning appointments.

2. Continuation from Previous Meeting:

A. Recouping Village Funds for Pool

Councilmember Robbins addressed comments suggesting that, because he owns a pool, he does not care about the village pool. He stated that this is untrue, expressed that the remarks were hurtful, and reaffirmed his commitment to serving the community.

Mayor Gregorich provided an update on efforts to recover funds related to the pool project, noting that the Village is working with its attorney to seek reimbursement for work that was paid for but not completed. She stated that the matter is being actively pursued and that formal notice will be sent to the contractor.

Gregorich noted that some residents believe the \$250,000 was spent without any work being completed. He clarified that demolition work had, in fact, been performed and suggested providing the community with a report detailing project expenditures and completed work.

Robbins added that he has already published extensive information on the project, including a comprehensive pool accountability report that outlines project phases, costs, vendors, and the pool's current status. He urged residents to read the reports.

Mayor Gregorich questioned whether releasing such information could affect attorney-client privilege. Councilmember Robbins clarified that he was referring only to completed demolition work, and Councilmember Gilroy indicated that a report on completed work and related expenditures could be prepared.

B. Pool Pressure Test Report

Council reviewed the results of a pressure test conducted by Elite Pool Care following the Council's decision to gather additional information before making a final determination regarding the pool's future.

The pressure test found that the skimmers, vacuum lines, and drains passed inspection; however, the return lines failed multiple pressure tests, indicating leaks beneath the pool shell. A leak in the pump house was repaired during testing, but the return lines continued to fail. Further investigation would require additional inspections and likely excavation of the pool shell to identify and repair damaged piping.

The inspection also revealed additional concerns involving the pool's tile, coping, and a cold joint within the pool structure that lacked proper waterproof sealing. Significant shell cracking and evidence of previous repairs were also identified, including a major crack extending into the deep end of the pool. These issues were not included in previous repair estimates and would increase project costs.

Elite Pool Care advised that while the pool could technically be repaired, the full scope and cost of repairs remain unknown without further investigation.

Council discussed the age and condition of the pool, the risks associated with additional expenditure, and the potential regulatory requirements that could result from major renovation. Members also reflected on information that was available when restoration efforts began compared to the newly identified structural and plumbing concerns.

Mayor Gregorich noted that earlier assessments indicated the pool had good structural integrity and an estimated remaining lifespan of 10 to 15 years. Given the new findings, Council agreed that a final decision regarding the pool's future should be made.

C. Call Special a Meeting to Vote on Pool Repairs

Mayor Gregorich called a Special Meeting to address the pool repairs for Tuesday, May 5, 2026 at 5:30 PM in the Village Hall meeting room. She will ask Lisa Kivett to post a notice of the meeting.

3. New Discussion/Work Items:

A. Intra-department GL Transfers

Councilmember Gilroy informed council that the finance office will begin making intra-departmental budget transfers to address line-item deficits using available funds within the same department. These transfers will not require budget amendments and council will receive documentation of the transfers for review and transparency. She added that some budget amendments will still be necessary, particularly for payroll-related expenses and other items that cannot be adjusted through internal transfers. Any proposed budget amendments will be provided to council in advance and brought forward for approval at a future meeting.

B. Public Hearing Date for FY26/27 Budget

Gilroy recommended scheduling the public hearing for the FY 2026–2027 budget on June 16, 2026 at 5:30 PM to meet advertising and notice requirements. Council discussed the proposed date and related scheduling considerations.

Mayor Gregorich **moved to schedule the FY 26/27 Budget Public Hearing for Tuesday, June 16, 2026 at 5:30 PM in the Village Hall meeting room**, seconded by Councilmember Gunn. The motion unanimously carried.

Council briefly discussed past citizen participation meetings having low attendance and suggested combining them with budget work sessions instead. During department budget reviews, any attendees could ask questions, and public participation would be incorporated into the final budget review within the same meeting. The group agreed it was a good idea and planned to set a date for this combined approach.

C. Permanent Notification Sign at Entrance of Fire Department

Councilmember Gunn reported that recent open burning violations led him to consider better public communication. He proposes installing a large permanent sign at the fire department entrance to clearly display updates like burn bans, water restriction levels, and public meeting notices. He added that smaller existing signs aren't effective and suggests a larger marquee-style sign similar to another fire department. The council agreed, supported the idea and asked for pricing and design details to move forward.

Gunn quickly added an update to the police vehicle purchase. He would like to issue a letter of intent to purchase a police department truck. Funding has already been set aside through reserves and insurance proceeds, and he believes they can proceed since trucks are available. However, no final price has been provided yet and will come from the dealer, Deacon Jones. Council agreed to move forward with a letter of intent and follow up on pricing and details.

D. Park Rules and Reservation Form Revisions

Council discussed Councilmember Robbins' latest revisions to the park rules that will fix an conflicts with state law and the UDO and improve clarity. The following was discussed:

Weapons: Major debate over "no weapons" signage vs. lawful carry under NC law. Concerns about confusion, liability, and enforcement led to agreement that legal, insurance, and police input is needed before changes.

Insurance & Reservations: Disagreement over requiring insurance for pavilion reservations.

Special Events: Proposal to better separate normal park use (no insurance) from special events (insurance required).

Noise: Update to use clearer UDO based language on “unreasonably loud” noise.

Pets: Shift from leash requirement to “controlled at all times,” plus cleanup requirements.

Trails: Clarify pedestrian use and prohibit powered vehicles, with ADA and mobility exceptions.

Decorations: Proposal to relax restrictions, with focus on cleanup responsibility.

Mayor Gregorich moved to add the Park Rules and Reservation forms to the upcoming Regular Business meeting, seconded by Councilmember Gunn. The motion unanimously carried.

4. Public Comments – Items Listed on Agenda Only

Dan Leary – 73 North Shamrock said he was at Rockingham Speedway recently and they have a large “no weapons” signs as a comparison point. He thanked Councilmember Robbins for his pool inspections, which helped identify long-standing issues, including significant unexplained water loss likely caused by leaks.

Joe Copolla – Meadow Court suggested the pool issues require a professional engineering evaluation. He recommended the council hire a full engineering team (civil, mechanical, and concrete expertise) along with plumbing and soil specialists to properly assess the problem.

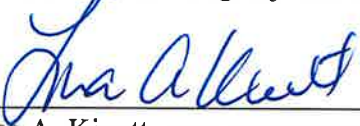
Sally Cunliffe – 1 Ridge Road said the pool issues have been ongoing since 2023 and criticized past contractor work and delays, suggesting possible damage may have occurred during repairs. She suggested the problem may be a small plumbing issue rather than major structural damage and raised concern about taxpayer money already spent. She added the community previously voted to keep the pool and expressed frustration over how the project is being handled.

Colleen Schlenker - 2 Sunset Lane supported using a plumbing camera to fully inspect the pool system, noting it is a low-cost tool that could provide critical information given the amount already spent on the project. Without full inspection, decision-making is incomplete and could lead to unnecessary uncertainty or additional costs. She emphasized that a camera inspection would clarify whether the issue is minor or major and help provide a complete understanding of the problem.

Norma Carpenter – 71 Richmond Road supported using a camera inspection of the pool and septic lines. She noted personal and municipal experience with camera inspections and said they clearly show internal conditions. She recommended spending \$1,200 on the camera to fully assess the issue.

5. Adjournment

Councilmember Gilroy moved to adjourn, seconded by Councilmember Robbins and unanimously carried. The meeting adjourned at 7:16 PM.



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



Janice Gregorich
Mayor

