

MINUTES
Foxfire Village Council
Regular Business Meeting
October 14, 2025 ~ 4:30 PM
Village Hall Meeting Room

1. Call to Order: Mayor Gregorich called the meeting to order at 4:30 PM
2. Members Present: Mayor Pro Temp Janet Nauman, Councilmembers Mary Gilroy, Warren Morgan, and Don Nelson
3. Others Present: Police Chief Michael Amezcuita, and Several members of the public.
4. Opening Prayer and Pledge of Allegiance
Councilmember Mary Gilroy led the opening prayer followed by the Pledge of Allegiance.
5. Approval of October 14, 2025, Regular Business Meeting Agenda

Mayor Pro Temp Nauman added *Pool/Pickleball Fence* to her report.

Councilmember Nelson moved to approve the October 14, 2025 Regular Meeting agenda as written, seconded by Councilmember Gilroy and carried unanimously.

6. Consent Agenda

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

A. Approval of Minutes

- August 19, 2025 Special Closed
- September 9, 2025 Regular Business Meeting
- September 25, 2025 Special Meeting
- ~~October 3, 2025 Special Meeting~~
- October 7, 2025 Emergency Special Meeting

B. Budget Amendments

- ~~BA# 2025-19 ~ Water Fund Increases and Fund Balance Appropriation~~
- BA# 2025-20 ~ Pool Salaries and Contingency
- BA# 2025-21 ~ Pickleball Maintenance to Contingency
- BA# 2025-22 ~ Contingency to Admin Misc (Bamboo)

Mayor Gregorich asked to remove the *October 3, 2025 Special Meeting Minutes* and
Councilmember Gilroy asked to remove *Budget Amendment #2025-19* from the consent agenda.

Mayor Pro Temp Nauman moved to adopt the consent agenda as amended, seconded by Councilmember Gilroy and unanimously carried.

7. Zoning Administrator's Report

This report covers zoning activity from August 13th through October 14th

Currently a total of fifteen (15) homes under construction, two (2) located in the ETJ.

No Single-Family Residence Applications were received

Six (6) Certificate of Zoning Compliance issued:

6 Pine Valley
1 Foxfire Blvd Unit #1
130 Woodland Circle
38 N. Shamrock
164 Courtland Circle
134 Woodland Circle

Other Permits Issued:

Two (2) Pools
Two (2) Fence
One (1) Deck
One (1) Screened in Porch
One (1) Pool House

8. Public Comment Period for Items Not on the Agenda

NONE

9. Council Member Reports:

A. Finance – Mary Gilroy

- Financial Report

Councilmember Gilroy did not have the October numbers yet from the CP but did provide the following cash balances as of August 31, 2025.

General Fund

First Bank: \$319,561.72

Capital Trust: \$2,997,334.79

Total General Fund: \$3,316,996.51

Water Department

First Bank: \$281,921.39

Capital Trust Water Fund: \$724,239.84

Total Water Fund Cash: \$1,181,261.23

Interest Earned (YTD through 9/30)

General Fund: \$31,650.86

Water Fund: \$9,945.00

Gilroy added that the North Carolina Capital Management Trust (NCCMT) is heavily regulated by state statute 159-30(c)(8), which governs where a municipality can invest its idle funds. We invest in the North Carolina Capital Management Trust because it's the only mutual fund approved by the Local Government Commission (LGC).

Gilroy provided copies of the Budget vs. Actual through October 14, 2025. She would like to have a quick rundown on where we are for the year at the upcoming work session.

Gilroy suggested a budget amendment be made in the amount of \$5,688.50 for the purchase of the new phone system. The existing system will no longer be functional by the end of the year, so prompt action is necessary.

Mayor Gregorich moved to schedule a Special Meeting for the purpose of approving the budget amendment be scheduled for Friday, October 17th at 9:00 am, seconded by Mayor Pro Temp Nauman and unanimously carried.

Gilroy reported the Village Auditor, Ken Anderson, would be conducting on-site audit work in conference room all day on Wednesday. Once work is complete, it will be sent to the LGC for approval.

Gilroy commented on the West End Fire department contract. Obviously, we're not happy with how it turned out, and we almost faced the same issue last year. But the key thing is that West End Fire and Foxfire see the interlocal agreement very differently.

West End believes they're entitled to the 8.75% county fire tax that residents pay. The village sees it as a fee-for-service contract, where expenses should be justified, because the fire department is a nonprofit funded by tax dollars.

This isn't about personal feelings; it's a fundamental difference in perspective. We need to begin working on next year's budget starting now so the process goes smoothly, without drama, and so the village continues to get reliable fire service. We will be talking with county officials to make sure everyone's on the same page.

B. Streets and Park – Janet Nauman

- Pickleball/Pool Gates

Mayor Pro Temp Nauman contacted several companies regarding repairs needed to both the large pool fence gate and the pickleball fence. The large pool fence gate's magna latch is not working. pool gate large gate at the village pool needs to have the magna latch repaired or replaced. The pickleball fence railing is bowed as if someone sat on it. Only one section of the pole is bent and would need replacement. She will obtain some quotes for both projects.

Shortly after the concrete sidewalk was put in at the pickleball courts, it cracked. PCS came out and repaired the crack at no charge.

C. Water Department – Warren Morgan

Councilman Morgan reported that well #13 construction is progressing slowly. The foundation pad is complete and work on the building is expected to begin this week. Any updates will be posted to the Village website and shared at council meeting.

He also noted the cross-connection (backflow prevention) program is being updated, with a simplified ordinance expected for a vote at an upcoming meeting. Residents were reminded that ground sprinkler systems and certain swimming pools require testable backflow preventers, tested every three years, with results submitted to the village. Non-compliant residents will be notified.

D. Public Safety – Don Nelson

Councilmember Nelson asked Chief Amezquita to provide a report for the previous month.

Chief Amezquita distributed a monthly activity log and reported the following:

- They have responded to 1,300 events for the month including 129 citations, 3 DWI's, and two foot-chases (suspects apprehended, one involved drugs and a taser). Details followed.
- The new Auxiliary Officer, Jaime Rizutto will start next week. She worked previously for Moore County as a Forensic Tech.
- A Citizen Q&A Meeting is scheduled for October 21, 2025, at 6:00 PM in the Village Meeting Room. This is an opportunity for citizens to meet and engage with officers, to ask questions and voice concerns.
- With the start of cooler weather comes the increase in snake rattlesnakes, copperheads, and water snakes being spotted. Be cautious while doing yard work, especially around pine straw or vegetation.

Brief discussion followed.

E. Water Department – Warren Morgan

Councilmember Morgan reported that Stage One Water Restrictions were lifted however, residents are still encouraged to conserve water.

Construction of the new well #13 project on Hoffman is progressing, with the building structure now completed. Remaining work includes installation of interior piping, completion of electrical work by Stanford Electrical, and subsequent inspections. Duke Energy will install the electrical line after these inspections. The water line has already undergone pressure and bacteria testing, but state inspection is still required before the system can become operational. An estimated completion date has not yet been determined.

Pump House/Well #6 near the pool is not yet operational for public water supply. The well has been cleaned, rehabilitated, and tested, with an expected output of approximately 20 gallons per minute. Water quality requires treatment before public use, though the well may be used to fill the pool as done previously.

F. Mayors Report – Janice Gregorich

- WEFD Update

Mayor Gregorich reported the contract with West End has been finalized, with the first quarter already paid.

She addressed some of the recent news reports and social media commentary that occurred during the contract process. At no point was she personally, or the Village office contacted for comments on any news articles or posts regarding the fire contract issues. Both Senator McGinness and Representative Jackson made public statements without reaching out to her for any clarification.

That being said, Gregorich did acknowledge that eventually, Representative Jackson called to ask about the contract issues. She explained that the matter of reserves was critical to Foxfire and that we were waiting for guidance from the county, which had not yet been provided. Shortly after that conversation, Gregorich received an email from the West End Fire Department indicating they would consider discussing reserves in future contracts, which shows that the discussion had an impact.

Gregorich is disappointed that there was so much public discussion without anyone seeking hers or the Village's perspective. She also clarified that the contract could have been executed a couple of days earlier, but West End added language that was not agreed to. This language would have required additional payments when we had already discussed a \$295,000 contract in four equal payments. Specifically, they requested detailed personal and utility property tax valuations with the first quarterly payment and monthly motor vehicle tax reports, which would require estimates and adjustments.

Gregorich consulted with the Village Attorney, and she refused to sign the contract with those changes. She marked through the paragraph, initialized by her and the Village Administrator and sent it back to West End, waiting 24-48 hours for them to return a crossed out and initialized copy

Additionally, West End had suggested they would not sign the contract without a satisfied FOIA request, which we fulfilled to the best of our ability. Despite presenting them with a contract reflecting their original requests after our emergency meeting, they attempted to add more requirements.

No hard feelings, business is business, but this situation highlights a fundamental difference in understanding fee-for-service agreements versus using a portion of tax revenues without accountability. That is the key takeaway I want to share.

- Hosting December's Mayor/Manager-Administrators Meeting

Gregorich reported for about a year now, the mayors and village managers/administrators have been gathering quarterly to discuss county and town issues. Each town takes turns hosting these meetings. Typically, there are around 35-40 attendees, and the meetings last approximately 1 to 1.5 hours. They are very informative and provide a good opportunity for discussion and collaboration.

We will be hosting the next meeting on December 2nd. Please note, this is not open to the public; it is a private meeting. Light refreshments will be served. Gregorich will provide an update to the council on the discussions.

10. New Business

NONE

11. Old Business

- Village Pool

Mayor Pro Temp Nauman provided the following update on the Village pool. The contractor has completed placing and compacting all the stone, and the inspection has passed. They want to perform one more pressure test on the lines before pouring the concrete to ensure everything is in order, since failing the test after pouring would require tearing up the concrete. Once the test is completed successfully, the concrete work can proceed.

She asked that council consider sealing the concrete deck, which was not included in the original contract. A key decision now is whether to seal the concrete deck. Two options to consider are using a premium polyurethane mixed into the concrete, which provides an instant, permanent seal with a 12-year warranty and a cooling additive, costing \$8,933; or a standard brush-on polyurethane, which lasts about four years, can be reapplied, and costs \$7,000. Discussion followed.

Mayor Gregorich moved to approve sealing the concrete using the first option in the amount of \$8,933, seconded by Mayor Pro temp Nauman. Further discussion followed. The vote was called as follows:

Nauman	aye
Morgan	aye
Gilroy	aye
Gregorich	aye
Nelson	aye (absent)

The motion carried.

12. Public Comment Period - Comments on items listed on this agenda.
NONE

13. Adjourn

Councilmember Gilroy moved to adjourn the meeting, seconded by Councilmember Morgan and carried unanimously. The meeting adjourned at 5:15 PM.



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



Janice Gregorich
Mayor