

MINUTES
FOXFIRE VILLAGE COUNCIL WORK SESSION
Village Hall Meeting Room
January 25, 2024 - 4:30 PM

1. **Call to Order:** Mayor Janice Gregorich called the meeting to order at 4:30 PM.
2. **Members Present:** Mayor Pro Temp Janet Nauman and Councilmembers Mary Gilroy, Don Nelson, and Gary Samuels
3. **Members Present:** Residents of the Village

Mayor Pro Temp Nauman added *Spectrum Update*, Councilmember Gilroy added *County Land Use Plan*, Councilmember Samuels added *North Shamrock Leak*, and Mayor Gregorich added *Commissioners Meeting* and *Closed Session Rules* to the Discussion Items.

4. Discussion Items

- Spectrum (Nauman)

Mayor Pro Temp reported that Spectrum would complete their installation at the Village office, Police department and pool facility on February 2nd. After that, we will have Computer Doctors complete everything on the inside of the building.

- Village Pool (Nauman)

Mayor Pro Temp Nauman read aloud the following:

“Southern Pines Pool Service

*Let me give you some background on Mr. Jackson and his company, Southern Pines Pool Service. He has been the owner of Southern Pines Pool Service for over 30 years. He has been maintaining and servicing the Village pool for the last 14 years. He has 24 commercial customers and 130 residential customers. **He has a CPO accreditation, which stands for Certified Pool Operator. A CPO accreditation is required by Health Departments to operate a public swimming pool.***

He is responsible for making sure the pool meets all the requirements needed in order for the Village to pass the annual Health Department Inspection, which includes water chemistry. He is in attendance the whole time during the Health Department Inspection, which can last up to 3 hours. And on behalf of the Village, he signs off on the permit as no one in the Village has a CPO accreditation.

Mr. Jackson is an expert in his field. When repairs are needed by outside vendors, the Village relies on Mr. Jackson to do the vetting of any such companies.

During the swim season, someone from his company comes to the pool daily to check all the chemical levels/PH in the pool and keeps the state log for these daily checks. This is extremely important as the Health Department can and does come in for spot checks. If the Village cannot produce an up-to-date report the Health Department can and will revoke the village pool permit. During the off season, the pool is checked weekly.

The Village does not provide nor purchase the supplies needed to maintain the pool, such as chemicals. I'm sure you all realize, anyone servicing a pool, whether or not it is a commercial or residential pool would be supplying their own chemicals or anything else to maintain the integrity of the pool. Pool contractors buy supplies in bulk whereas if the Village were buying pool supplies we would be paying retail.

The amount the Village paid for 12 months' worth of chemicals was only \$4,665.89.

In the 2 years I have worked with Mr. Jackson he has been dependable, conscientious and responsive any time I have needed to call on him. He has provided the same level of service to the past Village staff who have worked with him. He has a stellar reputation in the community. I took it upon myself to look up reviews for Mr. Jackson's company and let me quote you one of the reviews. "Complete, competent, full service. Mr. Jackson has the experience, tools and customer service attitude required to fulfill your every need."

With that said, I called Leak Locators after our council meeting on January 9, 2024. I explained our situation and asked them, if they had a cancellation to please contact me. I was called and was informed they could send someone out on Tuesday January 23rd. After the inspection another leak was found besides the leaks that have already been identified. The good news is, it is not the plumbing lines to and from the pool. The leak is again coming from the expansion joint. As you know, the expansion joint was repaired in the spring of 2023. I have forwarded the report to Mr. Jackson and he and I have discussed the situation. Is it unusual to have a reoccurring leak in the

expansion joint a year after a repair? Yes. Can it happen? Yes. Mr. Jackson on behalf of the Village, is contacting the company who performed the repair as to what if any concessions they will make to come and cover the repair at their expense. Mr. Jackson is working on it and I am waiting to hear back from him.

The current repairs that are needed can take up to 2-3 weeks to complete. I want to add, there are NO companies in Moore County that can make these specific repairs. There are 2 companies that can make plaster repairs and they are located in Charlotte. And I would like to repeat, Mr. Jackson has vetted both companies.

This is the busy time for companies that are capable to perform the type of repairs needed. With that said, we need to make a decision tonight if possible, so Mr. Jackson can contact the company and get us on their calendar. I cannot make any guarantees as to what order we will be on their calendar. Weather will also be a factor as to when repairs can be completed.

My recommendation is we move forward to approve the repairs and open the pool for the 2024 season. "

Mayor Gregorich asked if the repairs other than the expansion joint would be \$77,000. Nauman replied yes and provided details on them. Discussion followed on the expansion joint repairs and potential additional costs. Samuels suggested setting time aside over the next year to reevaluate the pool. Gregorich replied it is on the Long-Range Plan.

Mayor Pro Temp Nauman asked if anyone had questions, to please email them to the Village Clerk. Any questions received will be addressed at the next council meeting.

Mayor Gregorich made a motion to move forward with spending in the vicinity of \$80,0000 in repairs to the pool and schedule contractors as soon as possible. The motion carried unanimously.

- Moore County Land Use Plan (Gilroy)

Councilmember Gilroy along with past Mayor Mick McCue attended a Special Meeting of the Moore County Commissioners today as they continued to discuss the County Land Use Plan. Gilroy suggested it was important for Foxfire to stay informed on the plan and she will attend future meetings as some things may be of concern to the Village. Public Forums are scheduled for February 13 and 15, and a website was created for citizens to access and read about the plan. She recommended citizens attend a forum and comment.

- New Well Contract (Gilroy)

Gilroy reported meeting with Councilmember Samuels, Jesse Southard and Sharon Sanchez to review the numbers, Lisa Kivett has put together a Capital Projects Ordinance. The current estimated cost for the well, not including the water distribution line, is \$223,686. Jesse will provide a monthly update and will keep the Water Director informed of any additional costs.

Mayor Gregorich made a motion to adopt Capital Ordinance #2024-04 for well #13. The motion carried unanimously.

- Police & Fire Update (Nelson)

Councilmember Nelson reported that Fire Chief Stromberg would provide a year-end activities report at the next council meeting.

Nelson provided call data for the police department for the month of January. One of the new speed data signs was placed on the eastside of Woodland Circle.

- Maintenance Building (Samuels)

Councilmember Samuels provided the council with an updated landscape plan for the Maintenance building. The new plan shows the type, size and maturity size for plants as well as their location on a site plan. He suggested the council review the revised plan and come to an agreement to allow them to move forward. Samuels added there was a request to allow approving the Certificate of Occupancy before the landscaping is complete. Nauman suggested the golf course put in writing they would install irrigation, and a deadline when everything is planted. Mayor Gregorich asked for a start date for planting. Samuels will go back to them with these requests. Gregorich suggested if we receive everything we are asking for, that Lisa Kivett can then move forward with signing off for the C/O and the council not insert themselves in that process.

There was a brief discussion on the color of the buildings doors and need to change the Village accessory building ordinance.

- North Shamrock Water Leak

Councilmember Samuels presented a PowerPoint presentation on a recent water leak on North Shamrock Drive. Several residents were affected. The leak was repaired, and service was restored to those affected.

- Public Letter (Samuels)

Councilmember read aloud the following Letter of Resignation:

January 25, 2024

Dear Mayor Gregorich, Fellow Council members and Residents,

I am writing to formally submit my resignation from the Foxfire Village Council, effective February 1, 2024. Due to an impending move from North Carolina, I have come to the decision that it is in the best interest of both myself and the residents I have had the honor of serving, to step down from my position.

Because of the possibility of an early sale, I need to be prepared to act quickly. I believe that by stepping down now, I can ensure that the Village Council continues to receive the attention and dedication it deserves from someone who can fully commit to the responsibilities of the role.

I am committed to facilitating a smooth transition. I will work closely with my colleagues to ensure that all pending matters are addressed and provide any necessary assistance to the person who will be taking over my responsibilities.

I am grateful for the opportunities and experiences that serving on the Village Council has provided me. It has been a privilege to work alongside dedicated colleagues, passionate community members, and Village staff, committed to the betterment of our community. I am proud of the initiatives we have undertaken together and the positive changes we have implemented during my tenure.

I would like to express my sincere appreciation to my fellow council members, Village staff, and the residents of our community for their support and collaboration. I am confident that the Village Council will continue to thrive and make significant contributions to the well-being of our Village.

Thank you once again for the opportunity to serve on the Foxfire Village Council. Sincerely,

Gary J. Samuels

Mayor Gregorich announced that Warren Morgan was approached about assuming the vacant seat. Warren was the next highest vote getter in our last election in November. Warren has accepted the offer to serve, and we thank him for that. Clerk Kivett will administer his Oath of Office before the upcoming Special Meeting on Friday.

- Commissioners Meeting (Gregorich)

Mayor Gregorich attended the recent County Commissioners Public Hearing regarding “high impact recreation in planned unit developments. High impact is defined as activities that have a high potential for nuisance to abutting property owners. The nuisance could be lights, noise, or crowds. Gregorich spoke and voiced her opinion that whether it is planned or not, a nuisance is a nuisance. She stressed the fact that when it comes to growth, we need to raise the bar the best we can to improve property values, not lower them. The change to their Table of Uses was defeated 3-2.

- Closed Session Rules (Gregorich)

Mayor Gregorich received an email from a citizen regarding closed sessions and if the council was having a closed session to discuss the pool. The Village only conducts closed sessions in accordance with NCGS 14-318.11. This general statute outlines the permitted uses for a closed session which does not include discussion of general administrative duties or decisions. Gregorich stressed the fact the council is not having closed sessions just to have general conversations, nor will any three of them be in a room together discussing anything related to the Village. If residents are concerned, they should read the General Statute on Closed Sessions or contact the Village Clerk.

5. Public Comments:

Cathy Steranka – 46 Richmond Rd elaborated on the past community survey where 75% of those responding felt the pool was an asset to the Village. She agreed the Village should take time to review the pool before deciding to close it.

Sally Cunliffe – 1 Ridge Road suggested the number of swimming pool passes sold last year was due to pool operational hours. She suggested staying open for longer hours.

Sandra Miller – 51 Richmond Road suggested keeping the pool open longer through September and having longer operational hours.

Kathy Johnson – 14 Bobolink suggested that a committee of volunteers help with running the pool. She added that four or five people would be interested.

Brandon Mahurin – 32 Forest Lake Drive commented that several people on Facebook wanted to come to this meeting but couldn't because the meeting started at 4:30 and people work.

Beckie Ditmer- 3 Pine Tree Terrace commented with Spectrum Wi-Fi coming, she suggested council live stream the meetings.

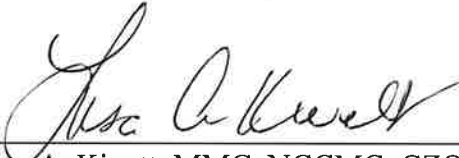
Parker Dixon – 15 Deer Track Road suggested the council make the pool more affordable for residents and increase operational hours.

Barbara Okula thanked the council for reconsidering opening the pool this year. She agreed with others on increasing hours and using volunteers to staff the facility.

Jim Heine – 41 Richmond Road thanked the council and specifically Janet Nauman for her work in keeping the pool open. He suggested the Village consider obtaining a grant through the State.

6. Adjournment

Councilmember Nelson made a motion to adjourn. The vote was called, and motion carried. The Work Session adjourned at 5:32 PM.



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



Janice Gregorich
Mayor