

MINUTES
FOXFIRE VILLAGE COUNCIL
Work Session Agenda
September 25, 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 and Councilmembers Mary Gilroy, Warren Morgan, and Don Nelson
3. **Other Present:** Residents of the Village

Mayor Pro Temp Nauman asked to add a *Pickleball Court Update* to the agenda.

Councilmember Gilroy moved to approve the agenda as amended. The motion was seconded by Mayor Pro Temp Nauman and carried unanimously.

4. Discussion Items:

Mayor Gregorich

- Bamboo Removal Update

Mayor Gregorich reported the bamboo was removed. The digging uncovered a large dip in the middle of the property due to root removal which is uneven and cannot be mowed effectively. The bamboo regrows if this is not addressed. She provided two options to handle the problem.

Option One is to fill in the 10 ft. section of the dip. This will require 4 truckloads of fill at \$250/truck plus labor to move dirt. Total estimated cost: \$1,750. This will allow for mowing of the 10 ft. section, and the remainder would require spraying to control the bamboo.

Option Two is to fill the entire uneven area to allow mowing. This will require 10 truckloads of fill plus labor to move dirt. The total estimated cost is \$4,000. This will eliminate need for additional spraying and ensure bamboo control and a maintainable grass area. Extensive discussion followed.

Councilmember Nelson moved to approve going forward with Option Two in the amount of \$4,000, seconded by Mayor Pro Temp Nauman and unanimously carried.

Gregorich added a budget amendment will be prepared and presented at the upcoming council meeting.

- NCDIT Phone Changes

NCDIT, which currently provides phone service for the administration building, police department, park, and pool, will be discontinuing their service at the end of the year. To address this, we met with Josh Bunn, the owner of Bunn Communications, the company that originally set up our current phone system. Josh spent over an hour with us explaining the required changes and providing a quote for a new system to comply with those changes. Gregorich provided a detailed cost breakdown, compared it with Spectrum's figures, and highlighted the advantages of choosing Bunn over Spectrum. Discussion followed. Based upon lower long-term cost, reliability, and hands-on support, it was recommended to go with Bunn Communications for the new phone system. A budget amendment for \$5,100 will be needed to cover the upfront cost and service will begin at the start of the year.

- WEFD Contract

Gregorich furthered discussions on the West End Fire Department (WEFD) contract. The village has been negotiating with WEFD for months to secure a contract for fire protection services, specifically 24/7 coverage out of the Foxfire station. The previous contract ended on June 30th. Currently, there is no active contract, but services are still being provided. The original quote from West End was \$295,000 per year, which exceeds the village's budget of \$250,000 + \$25,000 capital reserve.

WEFD is proposing a 5-year contract starting 2025–26, at \$295,000 annually with a 3% increase each year and payments would be quarterly. They reject the idea of a reserve for capital expenditure, wanting all funds available for operational costs. If the 5-year proposal is accepted it would cost \$1.566 million, and only account for 25% of the calls volume. Further discussion followed. Gregorich advised the county will be contacted for some guidance and an update will be made at the next meeting.

Mayor Pro Temp Nauman

- Pool Update

Mayor Pro Temp Nauman received an update from the pool contractor. The anchors are installed, and the electrical inspection is complete. Work is delayed because the cement crew can't proceed due to expected rain. The deck can't start until the concrete is poured, which depends on the weather. Nauman reiterated the village does not control the contractor's schedule; the contractor manages all work and subcontractors. She feels confident that work will be completed and the pool will open next Spring.

Councilmember Gilroy

- Delinquent Real Property Taxes

Councilmember Gilroy provided council with copies of a contract from Zakarius law firm who handles the foreclosures for the county. Foxfire will be co-plaintiff with the county on foreclosure of four properties. One is a small strip on Eagle Drive, worth only \$4,000, likely unbuildable and probably not worth foreclosing on. The other three are more viable and two of them are already in foreclosure. The Lilian Schultz properties, 58 North Shamrock: \$30,000 tax assessment and 3 Laurel Circle: \$40,000 tax assessment. Together, they owe roughly \$1,450 as of July. The final parcel is at 9 Foxfire Boulevard (corner of Bobolink and Foxfire Blvd.) with a \$30,000 assessment.

Working with the county would cost \$1,000 per parcel plus attorney fees. The buyer doesn't cover fees; the county sets the opening bid high enough to cover taxes and fees for all parties.

Mayor Gregorich moved to proceed with foreclosure proceedings on delinquent property taxes, seconded by Councilmember Nelson and carried unanimously.

Mayor Gregorich moved to enter into a retainer contract with Zakarius Legal Services for tax foreclosures, seconded by Mayor Pro Temp Nauman and carried unanimously.

Councilmember Nelson moved to co-plaintiff with the county on foreclosure of 58 North Shamrock and 3 Laurel Circle, seconded by Councilmember Gilroy and carried unanimously.

- Budget Amendments

Councilmember Gilroy provided detailed information on proposed budget amendments affecting pool salaries, pickleball maintenance and the contingency fund. Formal amendments will be drafted and ready for approval at the Regular Business Meeting in October.

- FPOA Tree Lighting and Christmas Wreaths

Councilmember Gilroy plans to meet with the FPOA on October 1st to discuss the Tree Lighting. The Village will assist with the event but is not in charge of it. Gilroy further added the FPOA needs to remove their Christmas decorations from the golf course storage room and would like to donate everything to the Village. The issue is finding a location to store these items. Gilroy suggested the Village help with purchasing additional American flags to be displayed along the roadsides. The ones currently in use are purchased by individuals. Gilroy wished to thank Mark and Sally Cunliffe for placing the flags along the road several times per year and also for storing them in their garage.

Councilmember Morgan

- Cross Connection Program (Backflow Prevention) and Draft Cross Connection Ordinance

Councilmember Morgan reported the new ordinance is intended to streamline and expand on what's currently in place. The existing ordinance is generic and incomplete, so the new version will serve as a complete replacement or major addition. Some outdated sections may need to be deleted to avoid conflicting language. A key improvement in the new version is that it will reference the town website, where specific guidance (such as who needs backflow prevention) will be listed for easier access and

updates. Morgan asked that council review the draft thoroughly, compare it to the existing ordinance and send any comments to him or Lisa before the next meeting.

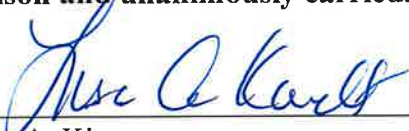
Lisa will reformat the new ordinance draft, so it fits the town's standard format. The goal is to have it ready for review and a vote at the next meeting.

5. Public Comments – Items Listed on Agenda Only

Nina Sodano, 8 Foxtail Lane voiced her disappointment with the pool not opening this year and the condition of the pickleball fence. Mayor Gregorich briefly responded that weather played the biggest part in why the pool did not open this year.

6. Adjournment

Councilmember Morgan moved to adjourn the Work Session, seconded by Councilmember Nelson and unanimously carried. The Work Session adjourned at 5:40 PM.



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



Janice Gregorich
Mayor