

Village of Foxfire

Subject: Justification for Comprehensive Infrastructure Asset Management and Strategic Capital Planning Program: **Proposal to accept Legion Construction Services**

Prepared by: Councilman Kevin Robbins

Date: March 2026

Purpose

The purpose of this report is to provide justification and governance context for the proposed Comprehensive Infrastructure Asset Management and Strategic Capital Planning Program for the Village of Foxfire.

This initiative represents a structured approach to improving how the Village documents, evaluates, prioritizes, and maintains its public infrastructure and municipal facilities. It is designed to support both immediate operational needs and long-term strategic infrastructure planning for the Village.

The program directly aligns with findings identified in the Village 90-Day Operational Assessment, which highlighted the need for improved infrastructure documentation, lifecycle awareness, preventative maintenance planning, and long-term capital forecasting.

Responsibility for Public Infrastructure Stewardship

Foxfire Village owns and maintains a diverse portfolio of public assets, including:

- municipal buildings
- recreational facilities and park structures
- trail systems and natural amenities
- stormwater and drainage infrastructure
- community recreation amenities
- supporting municipal infrastructure systems

Collectively, these assets represent millions of dollars in public investment and require disciplined stewardship to ensure their reliability, safety, and longevity.

Without structured asset management practices, municipalities often default to reactive maintenance, addressing problems only after failures occur. This reactive approach

frequently results in:

- accelerated infrastructure deterioration
- unplanned capital expenditures
- inefficient allocation of public resources
- operational disruptions
- higher long-term costs to taxpayers

Responsible governance requires a shift toward proactive, documented, and strategically planned infrastructure management.

Establishing a Structured Asset Management Framework

The proposed program introduces a documentation-driven asset management framework that provides the Village with continuous visibility into the condition, performance, and lifecycle expectations of its infrastructure.

Core program components include:

- centralized documentation of inspections, repairs, warranties, and asset history
- recurring facility condition assessments and structured written reports
- lifecycle analysis and deterioration forecasting
- project prioritization matrices based on safety, risk, and financial impact
- capital planning memorandums aligned with budget cycles
- preventative maintenance scheduling and long-term infrastructure strategies

This framework ensures that infrastructure decisions are guided by data, documentation, and professional analysis rather than reactive decision-making.

The program emphasizes asset management and infrastructure planning as a professional consulting function, integrating evaluation, planning, reporting, and implementation support into a unified system.

Real-Time Solutions with Structured Oversight

A key strength of the proposed program is the ability to deliver solutions in real time while maintaining full transparency, documentation, and prioritization within a structured management system.

This allows the Village to:

- **address infrastructure issues quickly as they emerge**
- **deploy corrective actions without unnecessary delays**
- **prioritize work based on safety, operational risk, and financial impact**
- **maintain clear documentation of all assessments, repairs, and recommendations**

All actions remain tracked, prioritized, and accounted for through a centralized reporting and asset documentation process, ensuring that operational flexibility never comes at the expense of accountability or oversight.

Flexible and Scalable Operational Capability

Municipal infrastructure needs are not static. Conditions evolve based on weather events, usage patterns, material deterioration, and community growth.

The proposed program provides the Village with a flexible and scalable operational capability that allows leadership to respond effectively to changing conditions.

This flexibility allows the Village to:

- **scale maintenance and repair efforts as needed**
- **rapidly address emerging infrastructure issues**
- **deploy targeted corrective actions when risks are identified**
- **adapt maintenance priorities based on real-time assessments**

By maintaining both strategic oversight and operational flexibility, the Village ensures that infrastructure challenges can be addressed quickly while remaining aligned with long-term planning objectives.

Long-Term Strategic Planning and Institutional Continuity

In addition to real-time operational benefits, this program is designed to support an overarching long-term infrastructure management strategy that will benefit not only the current Council but future Councils as well.

Municipal infrastructure planning must extend beyond individual election cycles. A structured asset management system provides continuity by creating a durable framework

that allows future leadership to:

- **understand the condition and lifecycle status of Village assets**
- **track maintenance history and capital investment decisions**
- **maintain continuity of infrastructure planning across administrations**
- **optimize long-term infrastructure sustainability and performance**

Through programmed reporting, condition assessments, and capital planning memorandums, the Village will maintain a continuous infrastructure management process that strengthens long-term governance.

This approach ensures that infrastructure stewardship becomes a programmed process rather than a series of isolated decisions.

Risk Reduction and Public Safety

Structured asset management programs also significantly reduce municipal risk exposure by ensuring that infrastructure is regularly inspected, documented, and evaluated for emerging deficiencies.

The program provides:

- **recurring condition assessments**
- **hazard identification and reporting**
- **risk-based prioritization of repairs**
- **preventative maintenance planning**
- **documented corrective action recommendations**

By identifying vulnerabilities early, the Village can intervene before conditions escalate into safety hazards or costly failures.

Fiscal Responsibility and Budget Predictability

Infrastructure represents one of the largest long-term financial obligations of any municipality.

By implementing a disciplined asset management program, the Village gains the ability to:

- **forecast infrastructure reinvestment needs**
- **align capital projects with budget planning cycles**
- **reduce emergency repair expenditures**
- **strengthen grant applications with supporting documentation**
- **plan infrastructure investments strategically over time**

This approach improves financial predictability while protecting taxpayer resources.

Alignment with the 90-Day Operational Assessment

The Village's 90-Day Assessment identified several operational priorities that this program directly addresses, including:

- **improved infrastructure documentation**
- **proactive maintenance planning**
- **lifecycle-based infrastructure management**
- **transparent prioritization of capital investments**
- **improved decision-making support for Village leadership**

The Asset Management and Strategic Capital Planning Program provides a practical mechanism to implement these recommendations.

Conclusion

Foxfire Village is responsible for managing public infrastructure that serves residents today and must continue serving the community for decades to come.

The proposed program establishes a disciplined infrastructure management framework that combines:

- **professional asset evaluation and reporting**
- **real-time problem solving capability**
- **flexible and scalable operational support**
- **long-term strategic capital planning**
- **transparent documentation and accountability**

By implementing a structured asset management system, the Village positions itself to

protect public infrastructure, improve fiscal stewardship, strengthen long-term planning, and ensure continuity of responsible governance for both current and future Councils.

For these reasons, the proposal is respectfully submitted for Council consideration.

Respectfully submitted,

Kevin Robbins
Village Council