



**Neighborhood Advisory Committee  
Minutes for May 15, 2023  
Council Conference Room – 3:00 PM**

**Village of Pinehurst Representatives Present:**

John Strickland, Mayor	Patrick Pizzella, Mayor Pro Tem
Jane Hogeman, Councilmember	Lydia Boesch, Councilmember
Doug Willardson, Asst. Village Manager	Kelly Chance, Village Clerk

**NAC Representatives Present:**

Barbara Reining, CCNC	Kay Wildt - Alternate, Doral Woods
Pat Corso, Linden Rd. West	Tom Campbell, Monticello
Greg Linville, North Morganton Rd.	Debbie Lalor, Old Town West
Kevin Fitzpatrick, Pinehurst No. 6	Edward Balkovic, Pinehurst Trace
Larry Rotondo, Pinewild	Kevin McKinney, Village Acres

**Call to Order.**

Mayor John Strickland called the meeting to order at 03:00 PM.

**1. Review Minutes from April 17, 2023, Meeting.**

The committee reviewed the notes from the April 17, 2023, meeting.

**2. Strategic Operating Plan Summary: Doug Willardson, Assistant Village Manager of Administration**

Mr. Doug Willardson, Assistant Village Manager of Administration presented a summary of the FY 2024 Strategic Operating Plan. He reported a revaluation is required by NC law at least once every eight years and the last revaluation was done in 2019. He noted the revaluation completed by Moore County resulted in an overall 49.5% assessed value increase. He stated 49.5% is an average, with some going up more or less, dependent on the property.

Mr. Willardson stated the Village is proposing a rate of \$0.23 per \$100 valuation, which is a decrease of 8 cents, from \$0.31 per \$100 of valuation in 2022. He noted this is less than the inflation-adjusted tax rate, which would have been at \$0.235. He further noted this does not include \$0.005 increase that was proposed in last year's five year plan.

Mr. Willardson provided a quick formula for calculating individual resident's new rate: He stated to calculate property taxes, divide your assessed value by 100 and then multiply the quotient by \$0.23; for every \$100,000 in assessed value, you will pay \$230 in taxes. For example, (\$513,869 divided by 100) = \$5,139 x 0.23 = \$1,182 taxes owed to VOP.

Mr. Willardson reported that Council has determined three (3) focus areas for FY2024.

1. Develop codes and ordinances to protect the character of Village neighborhoods
2. Support the business community
3. Provide a safe and effective multi-modal transportation system

Mr. Willardson stated that seven (7) Initiative Action Plans have been proposed in FY 2024-2028 to help achieve these three goals.

<b>Strategic Objective</b>	<b>Initiative Action Plan</b>
Deliver effective fire and rescue services	Design, build, staff, and equip Fire Station 93
Develop codes and ordinances to protect the character of Village neighborhoods	Update the Pinehurst Development Ordinance
Support the business community	Relocation of the Public Services Complex to allow for redevelopment of Village Place
Provide a safe and effective multi-modal transportation system	Develop and implement a consolidated multi-modal transportation plan
	Implement a metropolitan planning organization (MPO) with assistance from regional partners
Provide recreation programs and facilities	Retrofit current athletic fields with synthetic turf
Provide Library and Archive services	Expand and Renovate Given Library/Tufts Archives

Mr. Willardson stated the Village plans to conduct 17 evaluations in FY 2024-2028 to identify ways to improve processes and service delivery. He noted other evaluations, such as the creation of an Energy Plan and addressing Fair Barn utilization/renovation, will be completed as well.

Debbie Lalor asked if there is list of priorities Council will work on when revising the PDO. Mr. Sanborn stated there has been a long list of items that need updated that has been discussed and will be heavily focused on, but the entire process will be in-depth in looking at the entire PDO. Ms. Lalor asked if this would include looking at the definition of single-dwelling homes as she recalled this was an item of conflict during the STR talks. Mr. Sanborn stated he does not recall that. Lastly, Ms. Lalor asked if the approval has been received from the National Park Service to expand the Library. Mr. Sanborn stated the plan is not to expand the library on that site.

Pat Corso noted that his concern is that, regarding the newly structured Metropolitan Planning Organization being formed, there will be an imbalance between the southern and northern end of the county. Mayor Strickland stated concentration for the organization has been determined to be in the southern part of the county and the geographical area will be tightly configured.

Mr. Willardson continued the presentation, providing an overview of the FY 2024 General Fund Budget Overview. He stated the proposed budget is \$26.9 million which is 8% less than the FY 2023 amended General Fund budget as of December 31, 2022. He reported the projected property tax rate will be \$0.23. He noted this is a reduction of 8 cents from the FY 2023 tax rate of \$0.31. He stated this is \$0.05 less than inflation-adjusted revenue neutral rate of \$0.235. Mr. Willardson reported the Village is expecting an ending fund balance of 68.4% of expenditures. He noted this includes five Initiative Action Plans at a cost of \$167,300.

Mr. Willardson reported the Village estimates a \$1,377,000 increase (11.2%) in property tax revenue as a result of the County revaluation and tax rate adjustment for inflationary impact of COLA, merit, and pension increases on salaries and benefits of \$1.1 million. He stated this assumes a 0.71% growth in the real property tax base based on prior year construction levels and 100 new homes. He stated this also assumes a 6.5% increase in sales tax receipts over the FY 2023 original budget and this includes \$350,000 for U.S. Open Licensing Fees from the USGA.

Mr. Willardson stated the cost-of-living adjustment (COLA) increase of 8% plus average merit increases of 2% will equal 1.0 million in salary and benefits. He reported the Village is proposing to hire 4.3 new full-time equivalents including a Full-time assistant fire marshal, a firefighter, and an Athletics Coordinator position. He stated there will also be a part-time police apprentice and recreation assistant positions in the coming year. He noted the Village pays 100% of employee health/dental insurance and retirement contributions of 17.89% (19.04% for law enforcement).

Mr. Willardson reported the Village has seven (7) significant Capital items totaling \$2.8 million planned for FY 2024. These were identified as:

- Pedestrian facilities - \$460,000
- Stormwater drainage projects - \$430,000
- Solid Waste Truck - \$245,000
- Four (4) police vehicles - \$244,000
- Streetscape improvements - \$200,000
- Police Dispatch radios - \$160,000
- Village-wide Imaging system - \$110,000

Mr. Willardson reported the Village's Capital projects and Funding sources will be:

- Library Expansion - \$5.0M
  - General Fund fund balance of \$5.0 million
    - \$400,000 transferred from General fund to Capital Project Fund in FY 2022
    - \$1,000,000 anticipated transfer in FY 2023
    - \$3,600,000 anticipated transfer in FY 2025
- Public Services Relocation - \$6.5M
  - General Fund fund balance of \$3.5 million
    - \$80,000 in FY 2024 for site plan
    - \$400,000 in FY 2025 for design
    - \$3,000,000 in FY 2026 for construction
  - Installment financing of \$3.0M in FY 2026
- Fire Station 93 - \$400K
  - Installment financing

Mr. Willardson provided an overview of other significant projects in the FY 2024-2028 Financial Plan:

<b>Project</b>	<b>Timeframe</b>	<b>Total Cost</b>
Construct Pedestrian Facilities	FY24-FY28	\$2,300,000
Stormwater improvements	FY24-FY28	\$2,300,000
Purchase a ladder truck	FY27	\$1,700,000
Develop West Pinehurst Park	FY28	\$1,000,000
Village Place Streetscape enhancements	FY24-FY28	\$1,000,000
Replace Park lighting (Cannon Park Fields 1 & 2)	FY25	\$345,000
Public Safety Radio Improvements	FY24	\$214,000
Restore historical pathways within the Village	FY24-FY28	\$250,000
Resurface Village Green Parking Lot	FY24	\$75,000
Comprehensive Conservation Plan for the ETJ	FY25	\$50,000

Mr. Willardson reported the key dates for next steps in the Budget approval process are:

- May 17 – Budget Work Session at 9:00 a.m.
- May 18 – Budget Work Session at 3:00 p.m. (If needed)
- May 23 – Budget Public Hearing

- June 13 – Adopt the Budget

The FY 2024 Strategic Plan is **available** online at [www.vopnc.org](http://www.vopnc.org) as well as in hardcopy at Village Hall. The Village welcomes public comments at [www.engage.vopnc.org/budget](http://www.engage.vopnc.org/budget).

Larry Rotondo asked if a timeline has been established for the construction of Fire Station 93. Mr. Willardson stated the design is scheduled for FY2028 and construction would be in FY2029. Mayor Strickland stated this is just a framework, Council may make some changes as time goes forward, but this provides us with a budgetary guide.

Tom Campbell asked if there are any properties under consideration for Public Services. Mayor Strickland stated yes, and due to the completion and approval of the small-area plan in the Village Place area, we need to think about what we can do with the land we own there to help with the beautification of that area so Council will be looking at different locations for the public works facility.

Pat Corso asked if there is any plan for additional parking downtown. Mayor Strickland stated there is no eminent plan that would dramatically increase the parking in the core village. He noted the past decision about a downtown parking facility has been tabled going forward. He stated it will be reevaluated after the library project is completed and a better determination of the need can be made. Village Manager Jeff Sanborn stated there are some complications in the usage of the Holly Inn location, but the idea is not completely dead. Mayor Strickland stated there will be some new additional parking spots with the Downtown Amenity Plan project.

Mayor Pro Tem Pizzella stated the budget we plan is for one year – beyond these, future plans are aspirational and later need and discussion will guide these decisions. He stated last year we had a discussion on a new fire truck for instance, which after consideration, we pushed this item farther out in the 5-year plan.

Mayor Strickland stated we need to keep in mind that a few years ago Council had a discussion with the Resort about their addition of parking plans as they considered building a lodge. Since then, they have added expanded parking at the Carolina Hotel, created a Greenhouse parking lot constructed for vans and caddy use, and are currently building an additional lot by the spa. He noted they are doing this in spite of not building the lodge as once considered.

Pat Corso stated that Michigan and others use TIF money or Bonds for infrastructure projects. He suggested when the village does work on the Village place maybe they should consider this funding source as a viable option.

Debbie Lalor stated that since there are no new spaces going to be erected downtown will the village be enforcing the existing parking more. She stated that currently caddies and downtown employees are using valuable spaces. Mayor Strickland stated we have added signage that require “good behavior attitudes” which Council would like to do more with. Ms. Lalor stated the Greenhouse parking lot is solely used by the vans and there are no caddies parking there. Mayor Pro Tem Pizzella stated that Jeff Batton recently confirmed we would be collecting 5 spaces across from the roast house that do not exist now, among others, as part of the Downtown Amenity Plan enhancements.

Mayor Strickland asked the representatives to forward ideas they would like to be included in future topics of discussion to the Village Clerk.

### 3. **Neighborhood Reports.**

- Kevin McKinney, Village Acres reported their organization will be meeting tomorrow evening and Councilmember Pizzella will be the guest speaker. He stated their goal is to get member numbers

up.

- Kevin Fitzpatrick, Pinehurst No. 6 stated he is appreciative of the clarity on the Strategic Operating Plan. He announced July 10-12 is the next Adaptive Opening and the community has committed a lot of money to the entrances to beautify them in anticipation of this. He stated the community is excited about the sidewalk project and they are working on the necessary permits for crossing the Dams now. He stated they are aware now that the DOT is planning to put traffic lights at the north entrance which is exciting.
- Kay Wildt, Doral Woods Alternate stated they have had some wonderful events lately that have turned out wonderfully. She asked if the Village can do the anticipated construction on Highway 5 at night in order to keep the traffic flow as unrestricted as possible. Jeff Sanborn stated this will be the painting on the train trestle and the times are posted at the site for closure times. Ms. Wildt stated the 5 year plan is great and she appreciates being able to look ahead 5 years.
- Debbie Lalor, Old Town West – Plan is great and she asked if there is a list or timeline somewhere that shows what will happen and when in terms of the upcoming projects. Jeff Sanborn stated it is being worked on now and it is anticipated that in early fall staff should be able to bring this document to NAC members. Ms. Lalor stated she would also like to know more about the downtown amenity plan.
- Edward Balkovic, Pinehurst Trace, stated he lived in Massachusetts where the tax rate is 150% more than here so he is happy.
- Larry Rotondo, Pinewild, stated this will be his last meeting as his term is up with Pinewild and will suggest they continue to participate. Mr. Rotondo has served for three years on the NAC.
- Pat Corso, Linden Rd. West, asked if the village be contacting those other neighborhoods that have been combined into his to let them know that he is the representatives. Mr. Sanborn replied that we will assist through multiple avenues to help this process.
- Tom Campbell, Monticello, stated today is his last meeting as he is ready to retire. He noted he has been serving a long time and it has been great being on this committee as he is able to answer questions about what is going on in the Village when asked by residents.
- Greg Linville, North Morganton Rd., asked for assistance with contacting those combined with his area. He noted he will be attending a Lawn and Tennis Club picnic to introduce himself to the residents.
- Barbara Reining, CCNC – no report

4. **Next Meeting Date.**

The next NAC meeting will be held on Monday, June 19, 2023, at 3:00 p.m. in the Assembly Hall.

5. **Adjournment.**

The meeting adjourned at approximately 04:40 p.m.

**Respectfully Submitted,**

**Kelly Chance, Village Clerk**

*Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions.*

*Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.*

*Values: Service, Initiative, Teamwork, and Improvement*