

**MINUTES OF  
VILLAGE COUNCIL WORK SESSION  
SEPTEMBER 24, 2013**

**395 MAGNOLIA ROAD  
ASSEMBLY HALL  
PINEHURST, NORTH CAROLINA  
9:00 A.M.**

The Pinehurst Village Council held a Work Session at 9:00 a.m., Tuesday, September 24, 2013 in the Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor  
Mr. Douglas A. Lapins, Mayor Pro-Tem  
Mr. John R. Cashion, Councilmember  
Mr. Mark W. Parson, Councilmember  
Mr. John C. Strickland, Councilmember  
Ms. Natalie Dean, Assistant Village Manager  
Ms. Lauren M. Craig, Village Clerk  
And approximately 20 attendees, including 8 staff and 2 press.

**1. Call to Order.**

Mayor Nancy Roy Fiorillo called the meeting to order.

**2. Presentation: Service Resolution honoring Karen Kaplan for serving on the Village Center Enhancement Committee.**

Mayor Nancy Roy Fiorillo presented Ms. Karen Kaplan a resolution for her service on the Pinehurst Village Center Enhancement Committee. Ms. Kaplan expressed her appreciation for the Council allowing her to serve as a volunteer and for the work that has been done in the Village Center.

**3. Reports-**

**- Assistant Village Manager**

- Natalie Dean passed out information to be used for the Welcome Center and public restroom discussion later on the agenda.

**- Council**

- Mayor Fiorillo reported that she attended a joint press conference with the Mayors of Southern Pines and Aberdeen, signing a joint proclamation for November 9-11, 2013 declaring it Veteran's Weekend to honor our veterans and raise funds for the veterans in need.

**4. Action: Motion to Approve Consent Agenda.**

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

- A. Resolution #13-41: A Resolution regarding a re-appointment to the Village Center Enhancement Committee. (Dean)\*

**End of Consent Agenda.**

Councilmember Strickland moved to approve the Consent Agenda. The motion was seconded by Councilmember Lapins and passed unanimously with a vote of 5-0.

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**5. Discussion: Update by Carla St. Germain on Inside Pinehurst Mobile Directory and Annie Oakley Boom Days.**

Tim and Carla St. Germain of Fields and Fairways presented the mobile directory for the Village of Pinehurst for smart phones and the Inside Pinehurst website. These sites were developed to sync events, shops, and restaurants in the village to enhance Pinehurst and draw additional visitors here. There are 62 businesses, retail, and restaurants currently on the directory. Each location on the directory has a summary of the business, contact information, and a map to the exact location. Statistics were shared on the number of people who have visited the mobile website and directory over the last 30 days and also during the most recent Wine Walk.

Audience member, Doug Middaugh noted that it would be nice to show a public restroom location on the page also.

The St. Germaines requested Council consider co-sponsoring Annie Oakley Boom Days for 2014 and 2015. Council authorized the use of the flat fee for the use of the Fair Barn for the two years requested for this event, waiving all other fees and % of ticket sale proceeds. Following this decision, Council had a general discussion about the new kiosk in the Village Center and plans for improvements.

**6. Action: Construction bid award for Remington Lane Drainage project.\***

Assistant Village Manager, Jeff Batton discussed the construction bid award for the Remington Lane Drainage project. This has been budgeted for this fiscal year. The bid received from Atkinson Infrastructure was worked down to \$132,000 which is over budget but Jeff Batton feels that we can absorb this additional expense. Jeff Batton asked for approval from Council to award this bid. Councilmember Strickland inquired about the impact of the NC DOT Hwy 211 widening project on this project and if the NC DOT could assist with this cost. Jeff Batton explained other areas that the NC DOT has assisted with correcting and that the Remington Lane drainage project would need to be completed regardless of the Highway 211 project. Councilmember Lapins expressed concern for cutting corners to get the bid price lower.

Upon a motion by Councilmember Lapins, seconded by Councilmember Cashion, Council unanimously authorized the Mayor or her designee to enter into a contract with Atkinson Infrastructure in the amount of \$132,612.50 to complete the Remington Lane Drainage Project by a vote of 5-0.

Audience member, Doug Middaugh commented that he agreed with Councilmember Lapins' point and thinks we are worsening the situation by not completing the full project.

**7. Discussion: Fleet replacement schedule.\***

Assistant Village Manager, Natalie Dean introduced the new fleet replacement schedule and explained if Council is inclined to approve the new schedule, there is a budget amendment also included to move funds around. Assistant Village Manager, Jeff Batton explained that he worked with Randy Kuhn, Fleet Maintenance Director to create this new fleet replacement schedule, which over 5 years reduces the cost of replacements by approximately \$900,000. Jeff Batton said over the past four months the yard debris study has been underway and hopes to come to Council with the first meeting in October with a recommendation. Depending on the outcome of this and the methodology suggested, there could be a further reduction of several pickup trucks in our streets and grounds crew.

Audience member, Doug Middaugh noted the 24 vehicles in the Police Department and inquired about the need for 15 Chargers and 4 Tahoes. He also noted that with respect to US Opens coming up, the presence of the Citizens on Patrol and the motorcycle is good.

Council decided to approve the purchase of a new garbage truck but to wait for further action on the proposed replacement schedule until after the Yard Debris study is completed in early October.

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**8. Discussion: Fair Barn corporate rate information.\***

Mark Wagner, Director of Parks and Recreation, discussed the creation of a corporate meeting package for the Fair Barn. This would create three new rates (rentals and a new deposit) inclusive of everything needed to host weekday corporate rentals at the Fair Barn. If approved, staff will go around face-to-face with businesses and work with the CVB on referrals. There will be an open house in November to view the space as a corporate rental set-up. Audience member, Doug Middaugh inquired about the rental of 14 hour days.

Upon the motion of Councilmember Strickland, seconded by Councilmember Parson, Resolution #13-42 was unanimously approved by a vote of 5-0. (A copy of the resolution is found in the Resolution Book.)

**9. Discussion: Welcome Center/Restrooms.\***

Natalie Dean explained that staff has worked with Councilmember Cashion and Councilmember Lapins after the last meeting to look into the options for a location of the Welcome Center and public restrooms. Councilmember Cashion said the original concept was to rent two spaces in the back of the Theater Building for the Welcome Center and restrooms and the Council also discussed the concept of renting out space in the old Post Office.

Council discussed the option of being landlords of a building and the renovations to make restrooms ADA compliant. Natalie Dean explained that the owner of the Post Office is aware of the need for indoor Parks and Recreation space and a new location for the used bookstore for Given Memorial and he is open to working with the Village on a mix of uses in the old Post Office.

Jack Farrell indicated he is worried the Council is not going to get anything done. He noted this is a unique opportunity and said leasing the Post Office to include a Welcome Center, bookshop, and restrooms is an ideal situation because the Welcome Center in the Theater Building would be an obscure location.

Mayor Fiorillo said the ongoing cost of renting the Post Office space is concerning. Councilmember Strickland reminded the Council that there are a dedicated group of volunteers who would staff the Welcome Center and should be kept informed during this process.

Pat Corso commented that the bookstore is not doing well in its current location. He suggested Council consider Magnolia Place. Mayor Fiorillo asked for staff to contact Synergy Commercial Properties to see what it may cost to lease a space in Magnolia Place prior to the 1:00pm Regular Meeting.

**10. Discussion: Subsequent Phase of Village Place Development Study (Ian Colgan).\***

Mayor Fiorillo opened the discussion for the Village Place Development Study noting that Ian Colgan's proposal has value for this area and suggested Council continue with the remainder of this project. Councilmember Cashion stated he is in favor of proceeding, but not at this time because he thinks the Council has other more pressing issues to address first. Councilmember Parson noted he is not willing to spend the money when we are still ironing out other issues with local developers. Councilmember Lapins does not think Ian has a vision for what Pinehurst is and worries that we are bringing in the wrong things. The Mayor indicated she agrees with Councilmember Cashion that the Village should take care of other items but believes that we need to have a plan ready by the time of the US Opens.

Audience member, Pat Corso asked Council to keep in mind this is a concept master plan. His concern for the Village is drawing people to the Village and he believes the key point that is missing is the live, work, and play concept. Mr. Corso suggested Council reconsider pursuing this sooner rather than later.

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Audience member Clark Campbell noted that he bought his building in 2006 and the New Core regulations were impossible to understand. As a property owner and having a vested interest, he believes there is an opportunity to pursue this. Mr. Campbell inquired if Ian Colgan's fee schedule could be adjusted depending on the possible developments of Arbor Place or Traditions.

Doug Middaugh said this item was a part of the proposed budget for this calendar year and it was dropped so the question remains what changed in the four months since then? He said he can only identify the presentation of Arbor Place and he is questioning why Council is discussing this item.

No action was taken and Mayor Fiorillo suggested Council continue this discussion at a later meeting.

**11. Preview of Regular Meeting Agenda.**

The Council did not preview the Regular Meeting Agenda for September 24, 2013.

**12. Other Business.**

- Councilmember Strickland noted that he is working on a plan with a few others regarding parking for employees in Village Center.
- Councilmember Parson commented that he did not want to use the Closed Session to talk with the Village's attorney, Robin Currin, regarding the fees-in-lieu for Walker Station. Audience member Debbie Brenner inquired about more information on the process in question. There was discussion around the ability to waive the attorney-client privilege and the Mayor indicated she would not waive the right and wanted to speak with the attorney in closed session.

**13. Comments from attendees.**

- There were no audience comments.

**14. Motion to go into Closed Session pursuant to NCGS 143-318.11 (a) (3) to consult with the Village Attorney in order to preserve the attorney-client privilege between the Village Attorney and the Village Council.**

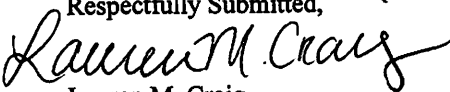
Councilmember Strickland moved to recess the Work Session and enter a Closed Session pursuant to NCGS 143-318.11 (a) (3) to consult with the Village Attorney in order to preserve the attorney-client privilege. The motion was seconded by Councilmember Lapins and carried by a vote of 4-1, with Councilmember Parson dissenting.

**GENERAL ACCOUNT**

The Village Attorney reviewed with the Council the correspondence from attorney Robin Currin addressing questions regarding the fees-in-lieu for Walker Station.

**15. Motion to recess the Closed Session and adjourn the Work Session.**

Councilmember Lapins moved to recess the Closed Session and adjourn the Work Session. The motion was seconded by Councilmember Cashion and carried unanimously. The Work Session adjourned at 12:55 p.m.

Respectfully Submitted,  
  
Lauren M. Craig  
Village Clerk