# VILLAGE COUNCIL
# MINUTES FOR REGULAR MEETING OF MAY 11, 2021
# ASSEMBLY HALL
# 395 MAGNOLIA ROAD
# PINEHURST, NORTH CAROLINA
# 4:30 PM

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday, May 11, 2021 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina and via the electronic meeting platform ZOOM. The meeting was streamed in real time on the Village's website.

The following were in attendance in Assembly Hall:
Mr. John C. Strickland, Mayor
Ms. Judy Davis, Mayor Pro Tem
Mr. Kevin Drum, Councilmember
Ms. Lydia Boesch, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

And approximately 37 attendees, including 8 staff and 0 press.

1. **Call to Order.**
   Mayor Strickland called the Village Council meeting to order. He stated we are joined today with Councilmembers and staff at Assembly Hall.

2. **Reports:**
   **Village Manager**
   - Village Manager, Jeff Sanborn stated we are unable to offer any information on the current gas situation, but as it relates to our municipal functions, we are fine. He encouraged residents to seek gas if needed, but try to avoid the rush. Mr. Sanborn announced that Assistant Village Manager Natalie Hawkins last day is today and we are pleased to have her here tonight. The Village of Pinehurst wishes to thank her for the exceptional leadership she has provided us over the last 20 years. We look forward to continuing our relationship with her in her role as Executive Director for Partners in Progress.

   **Village Council**
   - Mayor Strickland stated he attended the memorial service for Ginsey Fallon, which was a great tribute to her love of Pinehurst. He stated the NAC would meet for the first time in a while on May 17, 2021.
   - Mayor Pro Tem Davis stated she attended the Pinehurst Country Club luncheon.
   - Councilmember Boesch stated she is glad to be back in person with everyone and she and Councilmember Hogeman attended the Beautification Committee meeting on May 3.
   - Councilmember Hogeman stated she had nothing to report.
   - Councilmember Drum stated the Council is excited for Natalie and her continued service to Moore County.

3. **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.**

- Approval of Village Council Meeting Minutes.
  - April 27, 2021 Regular Meeting
  - April 27, 2021 Work Session

**End of Consent Agenda.**
Upon a motion by Councilmember Hogeman, seconded by Councilmember Drum, Council unanimously approved the Consent agenda by a vote of 5-0.

4. **Motion to Recess Regular Meeting and Enter Public Hearing.**
Upon a motion by Mayor pro Tem Davis, seconded by Councilmember Boesch, Council unanimously approved to recess the regular meeting and enter into a public hearing by a vote of 5-0.

5. **Public Hearing No. 1.**
Mayor Strickland stated this is an important subject and there has been a lot of work put into this project. He stated that since its formation in 1895, the Village has been focused on growth and preserving the rich heritage and culture, it is known for. Mayor Strickland stated Council wants to continue that same focus and this project will be discussed today to provide the Council and public with more in-depth information.

Mayor Strickland stated the procedure Council will follow for this public hearing is 1. Hearing is opened, 2. Staff presentation, 3. Applicant comments and 4 public comments. He stated if time allows we will let others who have not signed up prior to the start of the meeting have an opportunity to address Council. Mayor Strickland stated upon the completion of public comments, Council will close the hearing and continue with discussion in council about the project.

Village Manager Jeff Sanborn stated we have been working on this project for over a year, but last fall we entered into an economic development agreement with the applicants to work on the feasibility of the project. The agreement reached was with the knowledge that the project will still have to go through the normal approval process. He stated the Planning and zoning board has presented this to the council with some conditions. Mayor Strickland acknowledged Council did not intend to make a decision tonight and was using this public hearing to gather evidence and information needed to be able to make an informed decision.

Darryn Burich, Village of Pinehurst Planning & Inspections Director stated the purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 2.68 acres and a portion of Moore County PID# 00025800. The proposal would zone the property H-CD (Hotel – Conditional District) from RD (Recreation Development District) and OP (Office Professional Development District). The proposed rezoning and associated General Concept Plan would allow for development of a 34-room lodge with meeting space and associated site features. The applicant is Bob Koontz with Koontz Jones Design and the property owner is the Resorts of Pinehurst Inc.

Mr. Burich first addressed the request, which stated Council is being asked to approve an official zoning map amendment for a conditional district zoning of a portion of a parcel of land currently zoned RD (Recreation Development District) to H-CD (Hotel Conditional District). The proposed use of the area would include the addition of a +/- 64,000 square foot structure including a 34 room lodge, lobby space, physio lab, locker room and bar. A General Concept Plan (GCP) is required as part of a Conditional District rezoning application and if approved, the GCP then becomes a site-specific zoning plan and a condition of the rezoning. Subsequent development will be reviewed through the TRC and site plan review process as required by the PDO.

Mr. Burich stated the main goal for this proposal as indicated on the provided narrative is to provide a new facility as part of an agreement between the owner (Pinehurst Resort) and the United States Golf Association (USGA) to bring additional USGA championships to the area, allow the USGA to establish a second headquarters, and provide a stimulus to the local economy. The proposed lodge would serve as hospitality, service, fitness facilities and locker rooms for the players and their families during these events. The proposed conditional district map amendment would still accommodate all of the existing uses on the property but apply the proposed zoning classification to this specific area to allow for the lodge facility and use as indicated on the submitted material.

Mr. Burich provided background on the application process. The applicant initially made submission to the Village for the requested zone change on 2/23/21. The application was distributed to the Technical Review Committee on 3/16/21 and subsequently went through three levels of revisions before being released by the TRC and scheduled for public hearing at the Planning and Zoning Board on 4/21/21. If approved the future site plan and construction drawing will be reviewed again for compliance with development regulations through an administrative review process.

Mr. Burich stated the next step was the applicant applied for a Major COA on 2/1/21. The Pinehurst Historic Preservation Commission (HPC) granted a Major Certificate of Approval the applicant for construction of the commercial structure on 2/25/21. The HPC found the proposed structure to be congruous with the Historic District and Historic District Guidelines. Included in Novus is the COA-2021-00012 signed order along with minutes of the meeting where the COA was approved.

Mr. Burich stated the Planning and Zoning Board held the required public hearing on 4/21/21 and unanimously recommended approval of the zone change with modified conditions resulting from deliberations of the Board at the meeting. The P&Z also found the request to be consistent with the 2019 Village of Pinehurst Comprehensive Long Range Plan (CLRP). Included with this Novus Agenda item are the draft P&Z minutes from 4/21/21 along with a separate document titled "P&Z Recommended Conditions 4/21/21" and the "P&Z Statement of Consistency with the Comp Plan". The conditions document identifies the condition changes highlighted in yellow that were recommended by the P&Z. The major change from the applicant's conditions was to provide 85 parking spaces for the proposed Lodge from the applicant's original request of 73 spaces to account for the loss of parking spaces due to the main parking lot reconfiguration. The applicants requested provision of 73 spaces for the Lodge is based on a parking analysis provided by the applicant's consultant Kimley Horn, which analysis and Trip Generation is included in Novus. The Village's PDO requires 94 spaces be provided for the proposed use.

Mr. Burich stated the P&Z added a condition (#8) to require the applicant attempt to preserve the two specimen Long Leaf Pines located on either side of the golf cart/fire access lane located between the Lodge's proposed south elevation and Cradle golf course. Staff will work with the applicant during construction review to implement this condition.

Mr. Burich stated relative to parking, the Resort is planning to accommodate the additional parking load resulting from the proposed lodge development but is requesting that the PDO required number of spaces be reduced from 94 to 85 parking spaces based on the analysis by Kimley Horn. The original requested condition was to provide 73 spaces but an additional 12 spaces were added at the P&Z meeting on 4/21/21 to account for the loss of spaces in the main parking lot due to the parking lot's reconfiguration for lodge development. Additionally, PCC is requesting to delay construction of the additional parking until after the 2024 US Open (see Condition # 5 below). With the anticipated opening of the Lodge shortly before the Open, there will not be a significant amount of time between opening of the Lodge and provision of the required parking. In the interim, PCC can effectively manage on their campus parking needs by shifting employee parking, shuttling employees to the site, or adding capacity for valet parking by "stacking" parking.

Mr. Burich stated it is not anticipated, nor has there been information provided, that parking concerns on the PCC campus regularly negatively impact the adjacent street system or neighborhoods. Construction of the Lodge as proposed does not trigger a need to provide parking for the PCC campus beyond that which is required for the Lodge itself. It should also be noted that the vast majority of uses (and subsequent parking requirements) were established prior to the adoption of Village zoning in 1995 but as PCC has added uses (e.g. pool development), the required parking has been provided.

Mr. Burich stated the proposed rezoning is consistent with the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan, which identifies the area as "Private Open Space". Even though the base zoning would change and allow for a use not permitted within the existing zoning, the overall use and designation of the property as depicted on the Conservation and Growth Map in the 2019 Comprehensive Plan would remain as a privately owned recreation area supporting the golf and tourism industry. Additionally, the proposed rezoning is consistent with Guiding Principle #5: Taking Care of Business by supporting golf and tourism, which help to make up the backbone of the economy and are two of the most important industries in Pinehurst in terms of employment, land use and reputation and essential to maintain Pinehurst's identity as a premiere golf and hospitality destination. Therefore, this amendment is consistent with the goals of the 2019 Comprehensive Plan and achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.

Mr. Burich stated Staff understands there are outstanding concerns regarding several aspects of the project but maintains its recommendation to support the proposed rezoning request for PID # 00025800 to H-CD (Hotel – Conditional District) with the conditions listed below and recommends the Council adopt the consistency statement below. Should Council feel additional information yet needs to be provided, staff will work with the applicant to provide the requested information or clarify any of the submitted information included as part of this application to allow Council to render a decision on the subject rezoning.

**APPLICANT PRESENTATION:**

Tom Pashley, President of PR&CC, provided some background on the vision for this project and some summary level comments on architecture, scale, parking and construction. He stated the vision began 120 years ago in 1901, when James Walker Tufts responded to increased visitor demand by building the Carolina Hotel. The smaller Holly Inn had quickly reached capacity and expansion plans were underway. Mr. Pashley stated, as history so often repeats itself, we frequently explore hotel expansion and addition concepts as part of our planning process. He noted that as we began serious discussions w/ the USGA about becoming their first Anchor Site, some of our expansion concepts and their potential needs intersected and the Lodge at Pinehurst was conceptualized.

Mr. Pashley stated each time the USGA takes the Open to a venue, they build a small city designed to meet the needs of up to 50,000 visitors per day. Designing temporary facilities annually at different venues to meet those needs presents unique challenges. Since our first US Open in 1999, those unique challenges have been navigated with expert planning and care. The warm welcome extended by NC, Moore County and the VOP, combined with a solid logistics plan has produced three incredibly successful US Opens. We were fond of saying that we had made it into the unofficial U.S. Open rotation. It was no longer a question of IF the US Open would return, but when.

Mr. Pashley stated that next came the Anchor Site concept. If the USGA would bring an Open to Pinehurst every 5-6 years, perhaps we could plan differently. We could consider some multi-purpose facilities that provide an exceptional championship experience, but also can be used by Pinehurst on an ongoing basis. Stop building numerous temporary facilities that get the job done, and consider strategic, permanent facilities that leave a lasting impression. Mr. Pashley stated the Anchor Site concept afforded us the goal and vision to become the most outstanding venue for hosting USGA Championships. He stated that while this is a lofty goal, with the support of NC, Moore Co and VOP, we believe it will become reality.

Mr. Pashley next provided some summary level comments on several important topics including architecture, scale, parking and construction. He stated they are well aware of the high architectural stakes that come with building on the resort campus. He noted that clearly, our predecessors did not share our same taste and sensibility leading to 70s/80s era architectural inspirations. In the past decade, we successfully removed some remnants left behind from that era eliminating the brackets and awnings on the back of the clubhouse overlooking Pinehurst No. 2. Arched columns were added and sightlines improved. Some say we transformed an eyesore into a photo opportunity.

Mr. Pashley said similarly, after the widely celebrated restoration of Pinehurst No. 2 by Coore & Crenshaw, we debated the future of Pinehurst No. 4. It was a Ross original with numerous architectural changes over the years and was redesigned by Tom Fazio in 1999. We believed No. 4 and No. 2 had become too dissimilar. Gil Hanse was brought in to redesign No. 4 to be a more suitable counterpart to No. 2. There was no interest in replicating Pinehurst No. 2 as it stands alone. Instead, Gil took inspiration from No. 2 and created No. 4 as a complement to Ross' masterpiece. Each their own course, each presenting different aesthetics and challenges, but a shared lineage. In selecting Cooper Carry as architects of the Lodge, we have partnered with professionals that are sensitive to historical character while creating exceptional spaces.

Mr. Pashley commented that the site is long and narrow. The goal is for all guest rooms to have a golf view, be more spacious than anything currently available and provide a level of exclusivity and luxury for our most discerning guests. We also designed the space to provide a locker room facility, fitness facility, gathering space and modest boardroom. Far from a convention hotel, this is a boutique lodge. The boutique lodge will also feature an elevated 3rd story bar with incredible views of the Cradle and Thistle Dhu. He stated that 34 Rooms + Locker Room + Gathering Space + Fitness Center + Board Room + Bar maxes our desired building envelope. It could be built longer and closer to the main clubhouse building; however, we strive to preserve a sense of open space and the stage curtain effect between the buildings. We could have planned for more rooms, however the room size would have decreased or the building size would have increased.

Mr. Pashley next spoke on parking. He started by acknowledging that now is a unique time. Our Resort business mix has temporarily shifted from group to leisure. The leisure travelers are driving in. Locals are traveling less and playing more golf.

More drive-in visitors coupled with more local golfers has temporarily altered the parking dynamic for sure - Less Carolina Hotel demand and more Clubhouse parking demand. Mr. Pashley shared some overall parking thoughts including: Carolina Hotel parking is expanding by 80 spaces; At the Clubhouse area, 85 spaces will be added to accommodate requirements of the Lodge; and we will utilize offsite parking for employees, caddies and vehicle staging. He noted there will be many issues and concerns discussed related to parking. He assured Council that providing appropriate and adequate parking is a top priority and is in our mutual best interests.

Mr. Pashley stated the USGA and Pinehurst have selected Gilbane Building Company to oversee both Lodge & USGA facility. They are professionals accustomed to working in tight spaces with a focus on being good neighbors. Their plan includes a well-orchestrated shuttle and delivery process that involves remote parking and staging. They also intend to utilize AC&WR Rail for material delivery and storage. Their team leader is a long-term member of PCC and part-time resident of Pinehurst.

Mr. Pashley closed by saying that blending historic with present day is our ongoing challenge and opportunity. We were paid a beautiful compliment in a recent Golfweek column comparing Pinehurst and St Andrews. The author finished the column by saying, "And that's perhaps the most impressive accomplishment evident now in Pinehurst: that so much has been added, while nothing has been lost." He stated our goal is continuous improvement and thoughtful addition while retaining all of the charm and beauty we are known for.

Bob Koontz, Principal with Koontz-Jones Design, presented next and stated, we share your excitement, enthusiasm and concern for what happens throughout the Village of Pinehurst. We are not here representing new owners of Pinehurst with long-term plans and short-term interests. We have been part of this community for decades and have the privilege to work with the Dedman Family who acquired Pinehurst in its troubled state in 1984. With their significant investments and stewardship mentality, we have witnessed a remarkable transformation of our community.

Mr. Koontz stated the proposed Lodge, with its 34 rooms and first-ever golf views in Pinehurst, is an important next step in the evolution of hotel offerings at Pinehurst Resort. In addition, it's a critical part of the Anchor Site vision we share with the USGA. After much thoughtful consideration, we believe this is the right project in the right location for Pinehurst. It allows us to offer an unequaled championship experience and further positions us to attract visitors from around the world to our charming community.

Mr. Koontz introduced the team of consultants and companies present at the meeting as: Richard Higginbotham, Senior Vice President & CFO of Pinehurst Resort & Country Club; Adam Cochran, P.E. with Kimley-Horn Engineering (Parking Specialist); Travis Fluitt, Senior Transportation Engineer/Project Manager with Kimley-Horn Engineering (Traffic Specialist); Bob Neal, AIA – Principal with Cooper Cary (Architectural Firm); Sam Holbrook, CHC, LEED – Senior Project Executive with Gilbaine Building Company (General Contractor); and Tim Carpenter, Member/Manager of LKC Engineering (Civil Engineering firm).

Mr. Koontz introduced the existing site, and discussed the existing zoning. He covered the existing conditions and the topography. Mr. Koontz next discussed the site plan, utility capacity, square footage details, conditions, setbacks, proposed building height, and noted that a trip generation study recommended no improvements. He acknowledged that potential for endangered species had been reviewed by the USFWS.

Adam Cochran, P.E. with Kimley-Horn Engineering discussed the fundamental approach to parking. He noted that currently there is existing shared parking provided for the current resort club facilities throughout the entire campus and new parking is determined by final demand figures. Mr. Cochran stated they are proposing 85 new parking spaces be provided on campus as part of the lodge project. The parking areas to accommodate the Lodge will be designed, and plans submitted to the Village within three months after the 2024 U.S. open golf tournament. If existing facilities, within the existing campus are removed/relocated from the campus, the required lodge parking will be reduced by the amount defined in the Village of Pinehurst PDO.

Mr. Cochran demonstrated the existing parking diagram showing multiple user groups with unique parking demands and lots of sharing between uses as parking is unrestricted – which he said is efficient. He stated this shared use parking approach allows for right sizing the built environment. Mr. Cochran stated that looking at the future Lodge site plan, there is a loss of 12 spaces, which they are committed to building back. He stated the long Term Parking plan provides 85 new parking spaces on the campus for the Lodge – guestrooms and meeting spaces; overflow parking areas are being addressed – needs are being reduced and overflow accommodated elsewhere; and lastly, the USGA parking assessment is underway separately.

Travis Fluitt, Senior Transportation Engineer explained the results of the Lodge Trip Generation Analysis, which was based on 40-rooms. He stated the results showed that on a typical weekday, we can expect the project to generate approximately: 160 daily trips (80 in and 80 out); Resort hotel trip generation rates factor in guest facilities like restaurants, bars, etc. ; meeting space is intended for use by guests of the Lodge only. Mr. Fluitt stated USGA trip generation analysis, based on 60 employees (includes admin, space, test facility, and museum) shows that on a typical weekday, we expect the project to generate approximately; 326 daily trips. He stated the museum is only expected to generate 102 peak hour trips and those are expected to already be on campus.

Bob Neal with Kooper Cary Architectural Firm provided some examples of their projects, addressed the Mayor and Council, and thanked them for their diligence and time. Mr. Neal covered the principles that they incorporated into the design vision. He stated it provides a guest experience that builds upon the history and tradition of Pinehurst. Mr. Neal walked Council through the site plan views and proposed color choices, materials and style. He clarified that the renderings Council was viewing were not final renderings, but meant to show views of what the building would look like. He pointed out there were 3 primary forms to the building; the main house, which is the tallest of the sections; the Center, which is the lodging rooms; and the far left, which is the USGA component of the project.

Sam Holbrook, Gilbaine Building General Contractor, provided Council with a proposed schedule of 18 months for the construction of the Lodge and 14 months for the USGA Golf house section. The proposed construction would begin early 2022. Mr. Holbrook stated they would leave all parking available for resort use and the site construction area would be fenced in and have a separate access, of which all trade contractors would use. He further stated that all delivery trucks would have an offsite check in location away from residential areas and the Village downtown. He lastly noted that all construction employees would be shuttled from an off-site location. Mr. Holbrook stated that they have had discussions with the Aberdeen Carolina & Western Railway Company about usage of their railway for deliveries such as steel and wood. Mr. Koontz concluded the presentation for the group.

Mayor Strickland opened up the floor for public comment.

1. William Colmer, of Pomeroy Drive, said he appreciated the opportunity to speak and expressed his concern on two matters. The first was the concern that this is essentially a request for spot zoning changes, and if granted, would lead to many more of these types of application requests in the future. He recommended that Council not approve the spot zoning. The second concern was in relation to the proposed scale of the building. He stated you would not be able to see the clubhouse due to the scale of the proposed building, which he stated is much different from the existing buildings. He continued to add one final concern which was the impending traffic impact on the area and suggested Council defer their decision until a traffic impact analysis be completed.
2. Kirk Adkins, of Carolina Vista Drive, said he acknowledges the Pinehurst community would not exist if not for the Resort, but stated he was concerned with the issue of insufficient parking. Mr. Adkins supplied Village Council members with a letter outlaying his many concerns and thoughts. These thoughts were also shared with the presenting applicants.
3. Debbie Lalor submitted an email to Village Council members expressing her concerns on the increased traffic and parking that will come from the new Lodge facility. She also expressed her concern the facility is more a type of convention center than a hotel and requested Council review the proposal.
4. Patrick, stated the idea and concept is good for the Village and the Country Club and for the golf community, but expressed his concerns that Council not make a decision until a completed traffic analysis be done. His second concern was for the proposed height of the structure, which exceeds the 50' maximum requirement by the Village. He asked that Council consider this and be sure that the citizens not get the short end of the stick on the finished project.
5. Gill Pritchard, Carolina Vista Drive asked if an environmental impact statement had been released and suggested Council seek one. Mayor Strickland stated he would check into this request and get back with them.

**6. Motion to Adjourn Public Hearing and Re-Enter Regular Meeting.**

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Kevin Drum, Council unanimously approved to adjourn the public hearing and re-enter the regular meeting by a vote of 5-0.

Mayor Strickland announced Council would resume at 6:55 p.m., after a short recess, for questions from the Council to the Speakers. He stated all public comments that we have received tonight and through email over the last week would be reviewed and taken into considerations.

Following the recess, Councilmember Drum opened the session with addressing some questions on architecture and scale. He stated many citizens are having trouble with the scale and inquired if there are design aspects that could minimalize the massive look of the scale, especially with the rear of the building. He stated he also had some questions about the materials and the usage of square columns instead of round. Councilmember Drum pointed out that on the presentation the drawings showed more of a contemporary design versus an iconic historical design. He stated he understood the need for the scale to accomplish the goal, but would like to see it more closely match the existing resort structure.

Bob Neal, Architect, stated that any comments are valid and he shares the love for the clubhouse. He said their approach was to respect the clubhouse by designing something that does not compete with it. That is a very eclectic building, although it does have a Mediterranean feature. For example, the porch has a Mediterranean feel on the clubhouse. He sated the building is not a contemporary building. We are using columns similar to the clubhouse and some square columns, which are found throughout the village and the clubhouse interior as well. We are using sidings and roofing's from other historic buildings in the Village. He said he feels that by designing this way it will allow the accent to remain on the existing historic structure. The purpose of the columns on the proposed structure colonnade is designed to be proportionate for a multi-level building. Mr. Neal stated there are reasoning's and rationale for every aspect of that building and for the materials used. As it pertains to the roof, his argument is that the grey color will show less prominence and the plinth that is located at the clubhouse makes the building above not look more than two floors.

Councilmember Hogeman expressed concerns that the proposed lodge over dominates the existing clubhouse and the size creates a sense of overwhelming mass. She stated he lowest level of the lodge with the brick arcade looks like it is lifted up on stilts. She further noted that the lodge building might only be about 50 feet above average grade on the north side of the building, but on the south side of the building, there is three stories. This will be the façade presented to the people playing golf and I would like to know what the true height of the building is on the South side. Councilmember Hogan inquired if all the deeded owners for the surrounding tracts were part of the application and Mr. Koontz acknowledged they were.

Mayor Strickland agreed that his concern was the building is going to dominate the clubhouse, especially from the highway 5 view and inquired as to ways the architecture could be softened to diminish the scale. Mr. Koontz said the building does have octagons and various amounts of changes and move as well as the depths of the balconies are in the 12-foot range, which gives some similar feel to the clubhouse.

Councilmember Hogeman stated that in terms of parking, she wants to ensure there is sufficient parking for everybody and she is not seeing that. She stated understanding the parking needs means understanding the use of these buildings. If there is going to be extra people coming on the site we need to ensure the parking is conducive to the number. She stated there is not enough information provided to give a true number of people and usage for the building. Councilmember Hogeman also questioned if there will be increased valet parking and if so, where would that be. She stated she would like to have more information on off-site parking, as well as how many people in other downtown areas would be impacted by the increased level of traffic and parking.

Travis Fluitt, Senior Transportation Engineer, stated the meeting room is small with an intended audience of hotel guests only. He stated there is no kitchen in the building as well as it is not intended to be used as public space to the traffic will be from hotel guests primarily and so should create only minimal traffic. He stated the bar is also intended only for hotel guests and the locker room will be used primarily only for the USGA. Councilmembers Drum and Boesch said their main concern was the parking situation and demand and would merely like to see a solution.

Councilmember Boesch inquired about the Good Neighbor Plan the construction plan referred to. Sam Holbrook, General Contractor stated the plan helps keep the community aware of every step of the construction process. He stated this is a plan they have used and it works well. Final questions asked by Village Council were in regards to lighting and utility capacity. The architect said the lighting will be low intensity and the General Contractor stated they currently have the plan listed with 10-year storm capacity, but will work with the Village to deliver a 25-year plan if that is determined to be needed. Mayor Strickland and Council thanked the presenters for their time and patience.

7. **Presentation of the Fiscal Year 2020 Budget and Strategic Operating Plan.**
Village Manager Jeff Sanborn stated this has been a process we started back in the fall and is a requirement we do every year. He acknowledged this is not intended to be high level and is merely to give Council an overview before the upcoming work sessions to be held on May 19 and May 21. Topics covered were the Council's strategic direction, key components of the Strategic Operating Plan (SOP), the FY 2022 Budget, the FY 2022-2026 Financial Forecast, and the next steps involved in Council approval.

Mr. Sanborn noted that Village Council identified three areas of focus in January 2021 that are addressed in the FY 2022 Strategic Operating Plan: 1. Manage development to protect Village Character, 2. Support the business community, and 3. Provide a safe and effective multi-modal transportation system. Mr. Sanborn stated the FY 2022 General Fund Budget Overview shows a $24.0 million budget, which is 6% above the FY 2021 amended General fund budget as of December 31, 2020. He noted 5% of this increase is the result of acquiring the library and archives. Mr. Sanborn stated the property tax rate of $0.315 is an increase of $0.015. He stated the general fund includes $2.5 million of appropriated fund balance and he expects an ending fund balance of 42.2% of expenditures. Mr. Sanborn noted there are five Initiative Action Plans scheduled at a cost of $1,463,875.

Mr. Sanborn stated that the FY 2022 General Fund Revenues shows an assumption of 1.54% growth in the real property tax base based on prior year construction levels. He stated it also assumes 150 new homes, and assumes 16.3% increase in sales tax receipts over FY 2021 original budget.

Mr. Sanborn stated the FY 2022 General Fund Expenditures includes merit pay raises at 2% average plus cost of living adjustment of 1.2%. He stated it includes 10 new full-time equivalents, the cost of the Village paying 100% of employee health/dental insurance, and includes Given Memorial Library and Tufts Archives Operating costs.

Mr. Sanborn stated significant capital items equal $2.8 million in total and include Pedestrian facilities, construction of a storage building behind fire station 91, storm drainage projects, Given Memorial library accessibility improvements, Village Hall office expansion and furnishings, a new garbage truck, and Wicker Park soccer field lighting. He noted there were two transfers to Capital Project funds, which were $150,000 to design a downtown parking facility, and $400,000 to design a library and archives building expansion.

Mr. Sanborn reviewed the FY 2022-2026 Five-Year Financial Forecast and provided information on Debt Issuances & Funding Sources for Capital Projects. He also noted there were six significant projects in the FY 2022-2026 Financial Plan including: $2.0 million pedestrian facilities; $1.92 million for stormwater improvements; $1.7 million for purchase of Fire Department Ladder/quint truck; $1.0 million for West Pinehurst Park development; $420,000 for Public Service relocation land and design; and $400,000 for a fire station design. Mr. Sanborn indicated staff would conduct 26 evaluations in FY 2022-2026 to ID ways to improve processes and service delivery, of which several will be evaluated using the BIRDIE or ACE process improvement methodology. He noted other evaluations, such as solid waste capacity and insourcing evaluation, would be completed using other improvement tools.

Mr. Sanborn stated the key dates for the next steps to adopt the budget are May 19 and May 21 – Budget Work Sessions; May 25th Budget Public Hearing; and tentatively June 8th Adoption of the Budget.

8. **Other Business.**
There was no other business.

9. **Comments from Attendees.**
There were no comments from attendees

10. **Motion to Adjourn the Regular Meeting.**
Upon a motion by Councilmember Boesch, seconded by Councilmember Drum, Council unanimously approved to adjourn the regular meeting, by a vote of 5-0 at 9:50 p.m.

Respectfully Submitted,

Kelly Chance

Kelly Chance,
Village Clerk

*A videotape of this meeting is located on the Village website:* www.vopnc.org

*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*