



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF APRIL 26, 2022
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, April 26, 2022 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Mr. Patrick Pizzella, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Mr. Jeff Morgan, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

And approximately 49 attendees, including 5 staff and 1 press

1. Call to Order.

Mayor Strickland called the Village Council meeting to order.

2. Reports:

Village Manager

- Mr. Jeff Sanborn reported the Planning Department has hired two new planners, a Senior Planner, and a Planner, which will be starting the middle of May. He noted with the addition of these new planners, staff will begin growing transportation expertise within the department. Mr. Sanborn reported that staff will be recommending to Council a reduction of one penny in sales tax for each of the five years for FY23. This will be half a cent decrease in sales tax rather than the half a cent increase formerly recommended. He noted this will keep the budget in line with the property tax.

Village Council

- Mayor Strickland reported today is the 200th Anniversary Frederick Olmsted and Council proclaimed April 26th to be Frederick Law Olmsted day in the Village of Pinehurst. He noted in honor of this day, Village staff sponsored a cleanup day, with many staff and others participating. Mayor Strickland congratulated Cameron and Company on their 20th year in business. He reported he delivered a 100th birthday certificate to Mario Decapila who moved to Pinehurst in 1983 and built a home on Donald Ross Drive, where he still lives. Mayor Strickland stated the library transition took place on Monday, April 18th and the Village has now taken responsibility with the Library Board and the Staff of the Village for the Given Library and Tufts Archives. He read a letter from Senator Tom McInnis congratulating the Village of Pinehurst on this transfer.
- Councilmember Jeff Morgan had no report.
- Councilmember Jane Hogeman had no report.
- Mayor Pro Tem Patrick Pizzella reported he attended the salute to the military child event held at the arboretum and stated it was a great turnout and great event. He reported he attended the Triangle Area Rural Planning Organization (TARPO)

meeting where there was a lot of discussion around electric vehicles and the infrastructure required for increased usage of these vehicles. He noted they looked at cost and the need for a charging station every 50 miles in the state, which he stated could create a potential fiscal implication for the Village going down the road. Mayor Pro Tem Pizzella encouraged residents to participate in Village advisory boards and other volunteer areas to help our community representation.

- Councilmember Boesch reported the President of the Convention and Visitors Bureau went to a conference in Raleigh and the topic was electric vehicles there as well. She read two statements from Congressman Richard Hudson which he read into the record on the floor of the United States House of Representatives, honoring Mr. Olmsted and Mr. Ross.

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.

A. Approval of Village Council Meeting Minutes.

- April 12, 2022, Council Regular Meeting
- April 12, 2022, Council Work Session
- April 12, 2022, Council Closed Session

End of Consent Agenda.

Upon a motion by Councilmember Hogeman, seconded by Mayor Pro Tem Pizzella, Council unanimously approved the Consent agenda by a vote of 5-0.

4. Discuss and Consider Harness Track Lease Renewals

Mark Wagner, Parks and Recreation Director, stated staff has updated lease agreements to consider for renewal at the Harness Track Restaurant and Tack Shop respectively. He noted the renewal period would be for 60 months beginning on July 1, 2022 and running through June 30, 2027. He stated the proposed leases contain provisions relating to the 2024 US Open Championship dates and restricted use for tenants from June 9-16, 2024 as the entire Harness Track property is under lease to the USGA during those times.

Mr. Wagner reported all operational expenses associated with both leases are covered by the respective tenant, and staff are proposing a 4.7% increase in monthly rent for FY2023 based on the annual average consumer price index percentage change for the prior calendar year. He stated staff is seeking Council approval on the terms prior to presenting them to the tenants for renewal.

Jeff Sanborn, Village Manager, noted staff came to this figure by averaging the CPI over a calendar year, and although 4.7 seems low in the market we're in right now the same methodology will result in a higher CPI than the prevailing market might suggest when inflation is on the downturn. He noted it will even out in the end. Mr. Sanborn stated the other barns do not work on a lease basis, but by stall rental and all maintenance repair is borne by the tenants apart from the suppression systems in the restaurant, which the Village pays for the hood inspections and fire extinguishers.

Mayor Strickland requested that in a future work session, Mr. Wagner report out how the track operations did fiscally over the past year. He stated he would like to learn of the projects and future needs at the track that are of interest to several the owners.

Upon a motion by Councilmember Hogeman, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to authorize the mayor or his designee to execute the five-year lease agreements from July 1, 2022 to June 30, 2027, with Tracy Cormier for the Track Restaurant and with Wayne and Janet Rasmussen doing business as The Country Saddler for the Tack Shop at the Harness Track, by a vote of 5-0.

5. Discuss and Consider Final FY22 Walkway Construction Locations.

Doug Willardson, Assistant Village Manager of Administration, reported staff surveyed residents on Pine Vista Drive and McKenzie Road regarding their views of walkways and walkway construction materials. He stated the information received was very valuable in helping determine where to place new walkways in the Village. Mr. Willardson reported that according to the survey results, new walkways were popular along both streets. He noted McKenzie Road residents strongly preferred a stone screening walkway,

while the construction material preference for Pine Vista Drive was evenly split among screenings, asphalt, and concrete.

Mr. Willardson stated the question of preference to side of the street showed the Pine Vista Drive walkway should be on the odd-numbered (north) side of the road, and the McKenzie Road would be on the even-numbered side of the road (on the right if traveling from Linden Road to the Arboretum). He reported this survey was sent to residents living along Pine Vista Drive and McKenzie Road, along with a request to provide the Village with any comments and they were invited to attend a public meeting where they could further express their feelings about the project. Mr. Willardson stated the public meeting was not well attended with only two households represented, but an additional five households contacted the Village outside of the meeting. He stated there are minor concerns regarding storm water, construction materials, etc., but the consensus was strongly in favor of the walkways.

Mr. Willardson stated he recommended Council direct staff to continue the design and construction process for walkways in these two areas with screenings as the preferred construction material where topographically possible. He stated a high-level, aggressive timeline would be adhered to and staff will continue to keep residents informed of the proposed walkways that will abut their property. He noted the proposed completion date for the walkways would be September 2022.

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved to direct staff to continue the design and construction process for walkways along Pine Vista Drive and McKenzie Road using screenings as the preferred construction material where topographically possible, by a vote of 5-0.

6. Other Business.

No other business was discussed.

7. Comments from Attendees.

- Brandon Goodman, Southern Pines, addressed Council about short-term rentals and read from visiting groups who have stayed in Pinehurst from out-of-state. He stated he is in favor of taking care of nuisances, not the elimination of short-term rentals.
- Bryan Riley, Pinehurst, addressed Council as a Concierge for Short Term rental guests, and suggests working as a group to solve these issues.
- Marianne Wydra, Pinehurst, addressed Council about short-term rentals growth and the need for regulation on short-term rentals.
- Teresa Johnes, Pinehurst, addressed Council in support of short-term rentals continuation.
- Collett Kollinski, Pinehurst, addressed Council in opposition to short-term rentals and encouraged residents to report issues to the police.
- Shaynassy Lindquist, Pinehurst, addressed Council as pro-community on the issue of short-term rentals and encouraged Council to have a survey done of all the residents by a third party to gauge whether this is a true problem.
- Jordin Mellott, Aberdeen, addressed Council on short-term rentals as an assistant property manager and realtor. She stated Council needs to remember this is a resort community and people come and host reunions, memorials, and weddings, etc., and those who cannot afford to stay for multiple days in hotels prefer short-term rentals.
- Todd Camplin, Pinehurst, addressed Council on short-term rentals as a golf professional for 13 years at #7, and realtor and manager of properties. He noted that of thousands of transactions, has only been 3 instances and one of those was required police. He stated he has not seen numbers to back Council banning short-term rentals and the benefits far outweigh the few issues that occur.
- Felicia Riley, Pinehurst, addressed Council on short-term rentals as a short-term rental owner who supplements her income by renting. She stated she hopes to meet some solutions without a full ban and has addressed and found solutions for all the complaints from neighbors and finds there are still those that complain. She stated she does not want her rights stripped away.
- Kathleen Erickson, Pinehurst, resident for a year and a half, addressed Council about the growing pains in Pinehurst and the polarization that is occurring.
- John Webster, Pinehurst, addressed Council on short-term rentals, noting his opposition to information provided by Marcus

Larose to Council as they pertain to property tax rates.

- Matt Kennedy, Greensboro, addressed Council on short-term rentals as an owner. He stated his clients come to play golf and enjoy the village and he bought the home he rents out because he loved the area and wants to retire there. He stated they support the shops, the dining, the golf courses, landscapers, cleaners, and others and have never had an issue or complaint and they take a lot of care with those we rent to and have rules that people will adhere to.
- Cortni Jones, Pinehurst, addressed Council in support of short-term rentals and asked Council to do an economic impact study before making a decision that will impact homeowners.
- Jeff Heintz, Pinehurst, addressed Council in opposition to short-term rentals, noting they are inconsistent with the current Village Plan, and asked Council how many short-term rentals will be enough.
- Phillip Sounia, Pinehurst, addressed Council on short-term rentals as a Col. In the Army and resident for 15 years He recommended Council collect real data and put together a committee of both sides to review the data and present their ideas to council. He offered his services as an economist specializing in short-term rental data collection and analysis.
- Debbie Lalor, Pinehurst, addressed council about record keeping on short-term rental complaints at the police department. She stated there are no records and all non-emergency phone at the Police dept are not recorded. She stated this causes a lack of real data on short-term rental issues.
- Debbie Putz, Pinehurst, addressed council on short-term rentals, as a VOP rentals property manager of 140 properties. She stated she wants Council to take into consideration those who have been a contributing business to the village for 40 years and not make arbitrary decisions based on little real data.
- Marcus Larose, Pinehurst, addressed Council on short-term rentals, and stated he and others have formed a home-share alliance Facebook group, formed to make sure we are good stewards and to work together and make sure any changes made regarding short-term rentals are good for everyone.
- Jeannie Casinella, Pinehurst, addressed Council in opposition to short-term rentals, stating her and others want to know the Village has guidelines and restrictions in place to deal with short-term nuisances.
- Katrin Franklin, Pinehurst, addressed Council in support of short-term rentals, as businessowner in the Village since 2015. She stated tourism has driven her business and her money is made on visitors. She noted Council should consider that it would negatively hurt businesses if str's are regulated too much and they should instead create ordinances that work and enforce the ones they already have in existence.
- Betsy Saye, Pinehurst, addressed Council on Short-term rentals as an owner of three short term rentals. She stated she owns rentals and has even lived beside one she doesn't manage for 15 years, raising her children, and has never had even one issue.

8. Motion to Adjourn.

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to adjourn the regular meeting by a vote of 5-0 at 5:58 p.m.

Respectfully Submitted,



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