



Village Council
Minutes for the Special Meeting of November 19, 2025
Fallon Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
12:00 p.m.

The Village of Pinehurst Village Council held a Special Meeting at 12:00 p.m., Thursday, November 19, 2025, in the Fallon Council Conference Room of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Mr. Kevin Fitzgerald, Councilmember-Elect
Mr. Jeramy Hooper, Councilmember-Elect
Mr. Doug Willardson, Village Manager
Ms. Dana Van Nostrand, Financial Services Director
Ms. Shannon Konstantinou, Village Clerk

And approximately 0 members of the audience in attendance, in addition to 3 staff and 0 press.

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 12:04 p.m.

2. Regular Business

A. Finance Overview

Ms. Dana Van Nostrand, Financial Services Director, reviewed and discussed a Village Council Special Meeting Financial Briefing PDF presentation highlighting the Agenda Outline, Objectives, Budget Legal Framework, Budget & Financial Planning Policy, Fund Balance Policy, Five-Year Financial Forecast, and Ongoing vs. One-Time (Structural Budget Balancing).

B. Property Revaluation Discussion

Mr. Willardson and Ms. Van Nostrand reviewed and discussed a Property Revaluation and the Five-Year Forecast memo highlighting Executive Summary, Background, Revaluation and Setting the Tax Rate, Why We Exclude Revaluation Assumptions from the Forecast, and Conclusion.

Council asked Village staff to provide additional revaluation scenarios for further discussion at the upcoming January 2026 Special Meeting - Fiscal Year 2027 Standard Operating Procedures Retreat.

Councilmember-Elect Fitzpatrick left the meeting at 02:55 p.m.

3. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Regular Meeting by a vote of 4-0 at 03:15 p.m.

Respectfully Submitted,



Shannon Konstantinou

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