



**Village Council
Agenda for Regular Meeting of April 8, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM**

1. Call to Order
2. Invocation and Pledge of Allegiance
 - A. Invocation by Reverend Trey Majure, Village Chapel
 - B. Pledge of Allegiance by Kinsey Majure
3. Reports
 - A. Manager
 - B. Council
4. 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
 1. March 25, 2025, Regular Meeting Minutes
 2. March 25, 2025, Work Session Minutes

End of Consent Agenda
5. Proclamation
 - A. 2025 Two Lights for Tomorrow Proclamation
6. Public Comments
7. Resolutions
 - A. Consider Resolution 25-12 Appointment of Mr. Jim Rooney to the Neighborhood Advisory Committee (Pinehurst Trace)
 - B. Consider Resolution 25-09 Authorizing the Sale of Certain Real Property at Public Auction (Longleaf Dr.)

8. Regular Business

- A. Review and Consider Bids for the Juniper Creek Boulevard Sidewalk Project
- B. Review Proposed FY26 Strategic Operating Plan and Budget

9. Other Business

10. Motion to Adjourn

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.



Invocation by Reverend Trey Majure, Village Chapel
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 03/31/2025

MEMO DETAILS

ATTACHMENTS

None



Pledge of Allegiance by Kinsey Majure
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 03/31/2025

MEMO DETAILS

ATTACHMENTS

None



March 25, 2025, Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 03/31/2025

MEMO DETAILS

ATTACHMENTS

1. 03.25.2025 DRAFT Regular Meeting Minutes



**Village Council
Minutes for the Regular Meeting of March 25, 2025
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:30 p.m.**

The Pinehurst Village Council held a Regular Meeting at 04:30 p.m., Tuesday, March 25, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Mr. Doug Willardson, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Paul Conners, IT Systems Specialist

And approximately 30 members of the audience in attendance, in addition to 8 staff and 1 press.

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 04:30 p.m.

2. Invocation and Pledge of Allegiance.

- A. Invocation by Pastor Hugh Tudor-Foley**
- B. Pledge of Allegiance by Charlotte Baxter**

3. Reports:

Village Manager

- Mr. Doug Willardson read a statement addressing the officer involved shooting, which occurred on March 19, 2025.

Village Council

- Mayor Pizzella expressed gratitude to the Village of Pinehurst Police Department and Fire Department for their professional response to the March 19, 2025, incident and reported on the recent Maryland cold case arrest; the March 15, 2025, St. Patrick's Day parade; the March 17, 2025, Neighborhood Advisory Committee meeting; the March 19, 2025, Sandhills Metropolitan Planning Organization meeting; a recent meeting with representatives from Moore County regarding a possible land swap deal; and the March 25, 2025, Tri-Cities meeting.

- Councilmember Morgan commended Village Staff for their transparent and professional response to the March 19, 2025, incident.
- Mayor Pro Tem Taylor echoed Councilmember Morgan's comments commending Village Staff for their transparent and professional response to the March 19, 2025, incident and iterated the importance of providing accurate information; and reported on the March 19, 2025, Sandhills Metropolitan Planning Organization meeting; and the March 18, 2025, Moore County Land Use Plan Steering Committee's presentation to the Moore County Board of Commissioners.
- Councilmember Ficklin expressed gratitude to the Village of Pinehurst Staff, Police Department, and Fire Department for their professional response to the March 19, 2025, incident; reported on the March 15, 2025, St. Patrick's Day parade and thanked the Parks & Recreation Department Staff and Pinehurst Business Partners for their involvement in the parade; reported on the March 24, 2025, Pinehurst Business Partners meeting; and reminded everyone about the Pinehurst Garden Club's annual plant sale and that pre-orders may be placed now at <https://pinehurstgardenclub.org>.
- Councilmember Farrell commended Village Staff for their professional response to the March 19, 2025, incident; and reported on the March 17, 2025, Neighborhood Advisory Committee meeting; the March 18, 2025, Moore County Land Use Plan Steering Committee's presentation to the Moore County Board of Commissioners; and the March 15, 2025, St. Patrick's Day parade.

Mr. Willardson, also, reported on the Turf Field Ribbon Cutting Celebration at Rassie Wicker Park tomorrow, March 26, 2025, at 04:00 p.m.

4. 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

- March 11, 2025, Regular Meeting Minutes
- March 11, 2025, Work Session Minutes

End of Consent Agenda.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Morgan, Council unanimously approved the Consent Agenda by a vote of 5-0.

5. Proclamation

A. 2025 Arbor Day Proclamation

Mr. Willardson provided a brief history of the Village's participation in the Tree City USA program.

Mayor Pizzella read aloud the proclamation declaring April 25, 2025, as Arbor Day in the Village of Pinehurst.

6. Public Comments.

None.

7. Public Hearing

A. Public Hearing for an Official Zoning Map Amendment (Trotter Dr.)

Upon a motion by Councilmember Morgan, seconded by Councilmember Farrell, Council unanimously approved to recess the Regular Meeting and enter into the Public Hearing by a vote of 5-0 at 04:48 p.m.

Mr. Alex Cameron, Planning & Inspections Director, reviewed a PowerPoint Public Hearing No. 1 – Trotter Dr. Conditional Zoning Request presentation highlighting The Purpose of the Public Hearing,

Conditional Zoning Map Amendment, Conditional Zoning Process, Request and Background, Form Based Guidance Plan, Conditions, Planning & Zoning Board Action, Village Council Action, Plan Consistency, and Staff Recommendation.

Council and Mr. Cameron discussed the details of the stormwater management plan and engineering analysis / calculations being part of the Technical Review Committee process, the proposed color palette being similar to the color palette for the Historic District, preservation of the tree canopy not being part of the Small Area Plan or Form Based Guidance Plan criteria, how the impervious surface calculations will be done for the entirety of the development in order to remain under the total allowable impervious surface of 70%, the issuance of a Special Intensity Allocation for a single-family development being within the Village's authority, the steps that still need to be taken before any work on the development may begin, the location of sidewalks within and along Trotter Dr., the small lots not allowing room for vegetation / landscaping buffers on individual lots, and the condition to allow the porches to encroach 7.5 feet into the 15 foot setback being less encroachment than would be allowed under the Form Based Guidance Plan, which would allow the porch to be built up to 2 feet from the property line.

Mr. Mike Etowski, Red Pines Investments representative, read a statement on the history of the project and the effort that has been put into the development plans for the community and introduced Mr. Rick Rosenbaum, Senior Project Manager for Red Pines Investments, Mr. Bob Koontz, Koontz Jones Design, and Jackson Maples, LKC Engineering, team members for the project.

Mr. Bob Koontz, Koontz Jones Design, reviewed a Trotter Hill Residential PowerPoint presentation highlighting Site Location; Existing Site – Photos; General Concept Plan; Connected Open Space and Pedestrian Passageway; Renderings; Architectural Elevations and Materials; Requested Conditions; Build to Line Encroachment – Dimensional Standards from FBGP; Side Lot Encroachment - Dimensional Standards From FBGP; Lot Widths – Lot 1, 25, 32, 33, and 48; Pedestrian Passageways; Vehicular Trip Generation; and Project Information.

During the presentation, Mr. Koontz confirmed the proposed sidewalk for the community would connect to the existing sidewalk that runs in front of the Sandhills Alliance Church.

Council and Mr. Koontz discussed how the team was able to increase the community's open space from the required minimum of 15% to 25% through the community parks, recreation spaces, passageways, and stormwater management area; the front porch encroachments being a key element in the project's design meeting the community aesthetics outlined in the Form Based Guidance Plans; the attempt to incorporate the buffer landscaping into community owned areas instead of on individual lots so the community is responsible for maintenance of the landscaping; the importance of the pedestrian passageways to the character of the community; the vehicular trip generation calculations showing minimal impact / increase in traffic and noted access to the community from HWY 5 will be at a traffic light; the proposed project having a significantly lower density than is allowed, which results in more open space; the stormwater management being engineered to meet state regulations; the red cockaded woodpecker report showing no activity on the property; the streets / alleyways being maintained by the community to the Village's standards and meeting the Fire Marshal requirements for fire truck access; and the garages for the individual units varying from what is depicted when built (attached / detached being determined by the individual lot at the time of build).

Council verified with Mr. Cameron the eight requested conditions are included in the ordinance as presented to Council for consideration and the procedure for making a motion.

Council and Mr. Willardson acknowledged a letter that was submitted by the Southern Coalition for Social Justice in the interest of the Jackson Hamlet Community, which opposed the proposed Trotter Dr. development based on concerns regarding environmental and socioeconomic impacts and

compliance with regulatory and local ordinances. Mr. Willardson and Mr. Cameron both noted the two main areas of concern for the Jackson Hamlet community appear to be the granting of the Special Intensity Allocation and traffic. Mr. Cameron stated concerns over stormwater management will be addressed during the Village staff review of the detailed construction drawings, which will have engineering design details and calculations.

Mayor Pizzella opened the Public Hearing for comments from those present and wishing to speak on the proposed Official Zoning Map amendment.

Ms. Martha Gentry, Pinehurst resident and local realtor, spoke in favor of the proposed project, provided Council with a handout illustrating a lack of housing supply within the Village, and outlined how she believed the proposed Trotter Dr. development would alleviate some of the need for additional housing supply.

Mr. Thomas Tyson, Jackson Hamlet resident and President of the Jackson Hamlet Community Action Program, thanked Council for the opportunity to speak, asked Council to consider the letter submitted by the Southern Coalition for Social Justice in the interest of the Jackson Hamlet Community, spoke in opposition to the proposed development, and expressed concerns about the increased traffic, the increased stormwater runoff, and the negative impact on the historical value of the Jackson Hamlet community through gentrification and increased living costs that the proposed development would have.

Ms. Lynne Goldhammer, Pinehurst resident, spoke in opposition to the proposed development and expressed concerns about the size of homes, space between homes, and design of homes proposed. Ms. Goldhammer further expressed concerns over development in the area pushing out the Jackson Hamlet community and the density of the proposed development.

Mr. William Pitts, Pinehurst resident, spoke in opposition to the proposed project and expressed concerns over design elements of and the density of the proposed development.

Ms. Patricia Yocum, Pinehurst resident, spoke in opposition to the proposed project and expressed concerns over the increased stormwater runoff, the density of the proposed development, the increased traffic, and lack of landscape buffer between the proposed development and existing communities.

Mr. Rick Rosenbaum, Senior Project Manager for Red Pines Investments, provided background on the two-year process of planning the proposed development and the effort that has been made to ensure the proposed development meets the Form Based Guidance Plan standards. Mr. Rosenbaum noted the proposed development will be the first development done in the Pinehurst South area implementing the Form Based Guidance Plan standards. Mr. Rosenbaum further stated the team has appreciated all the community feedback and time given by Council and Village staff reviewing the proposed development.

Upon a motion by Councilmember Farrell, seconded by Mayor Pro Tem Taylor, Council unanimously approved to adjourn the Public Hearing and re-enter the Regular Meeting by a vote of 5-0 at 06:28 p.m.

8. Ordinance.

A. Consider Ordinance 25-06 Trotter Drive Zoning Map Amendment

Council deliberated on the proposed Official Zoning Map amendment for the proposed Trotter Dr. development by reviewing the proposal process and timeline and the changes that have been made to the proposed development based on feedback provided to the Applicants.

Council further noted the proposed development being the first development to go through review

based on the Form Based Guidance Plan standards, logical planning being key for future developments within the Village, and the stormwater management concerns will be addressed by Village staff and subject to the existing engineering guidelines.

Councilmember Morgan motioned to approve Ordinance 25-06 amending the Official Pinehurst Zoning Map as it pertains to the rezoning of approximately 8.04 acres of land (four parcels) located in the vicinity of Trotter Drive west of NC Highway 5 consisting of Moore County Parcel ID # 00052965, 00052966, 00052967, and 00052968; and find the proposal is consistent with the 2019 Comprehensive Plan and / or Village Place Small Area Plan and Form-Based Guidance Plan.

Councilmember Farrell motioned to amend Councilmember Morgan's motion to include the proposal is consistent based upon the following: the Zoning Map amendment is consistent with the Comprehensive Plan Strategic Opportunity #8 to create open space within neighborhoods, and serves to implement the Guiding Principle #3, which is "Places to Live" by providing additional neighborhoods and housing, and is consistent with the Small Area Plan for Pinehurst South and the associated Form Based Guidance Plan. Motion to amend seconded by Councilmember Morgan and approved by a vote of 5-0.

Upon a motion by Councilmember Morgan, seconded by Councilmember Ficklin, the Council unanimously approved Ordinance 25-06 amending the Official Pinehurst Zoning Map as it pertains to the rezoning of approximately 8.04 acres of land (four parcels) located in the vicinity of Trotter Drive west of NC Highway 5 consisting of Moore County Parcel ID # 00052965, 00052966, 00052967, and 00052968; and find the proposal is consistent with the 2019 Comprehensive Plan and / or Village Place Small Area Plan and Form-Based Guidance Plan based upon the following: the Zoning Map amendment is consistent with the Comprehensive Plan Strategic Opportunity #8 to create open space within neighborhoods, and serves to implement the Guiding Principle #3, which is "Places to Live" by providing additional neighborhoods and housing, and is consistent with the Small Area Plan for Pinehurst South and the associated Form Based Guidance Plan by a vote of 5-0.

ORDINANCE #25-06:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE CONDITIONAL ZONING OF APPROXIMATELY 8.04 ACRES LOCATED AT TROTTER DRIVE & CONSISTING OF PID'S # 00052965, 00052966, 00052967, 00052968.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 8th day of October 2014 for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may be amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, the Planning & Zoning Board held a public hearing on November 2, 2023, and recommended the zoning map amendment be denied due to inconsistency with the 2019 Comprehensive Plan and the Village Place Small Area Plan and the Form-Based Guidance Plan; and

WHEREAS, the Village Council on February 13, 2024, decided to refer the proposal back to the Planning and Zoning Board for collaborative work on the project design and conditions and a reconsideration on the recommendation; and

WHEREAS, the applicant revised the proposal and on March 6, 2025, the Planning & Zoning Board

unanimously recommended the zoning map amendment be approved; and

WHEREAS, a public hearing was held on March 25, 2025, in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction. The purpose of this public hearing was to consider the rezoning of approximately 8.04 acres of land located on Trotter Dr. and further identified by Parcel ID's #00052965, 00052966, 00052967, 00052968 from PS-FBD-H (Pinehurst South Form Based District Block H) to PS-FBD-H CZ (Pinehurst South Form Based Block H Conditional District), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were provided an opportunity to comment on the proposed rezoning; and

WHEREAS, the Village Council, after considering all the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Zoning Map be amended.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled on this 25th day of March 2025 as follows:

SECTION 1. The proposed rezoning is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan which identifies the area as "Mixed-Use Center/Standalone Residential".

SECTION 2. The proposed project is located within Focus Area 2: Highway 5 Commercial Area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan and as a Suburban Neighborhood. Suburban neighborhood is defined by "conventional suburban development patterns of primarily detached single-family houses, but may also include multi-family, churches, schools, parks and other public/civic uses."

SECTION 3. The proposed rezoning is supported by Implementation Strategy 2.3 which indicates that the Village should create a small area plan for Focus Area 2.

SECTION 4. The adopted Pinehurst South Small Area Plan indicates two potential build-out plans, one low and one high density (pages 70-71). The low-density scenario indicates the proposed project area as single-family infill while the high-density scenario indicates the area as proposed multi-family infill. The preferred build-out plan indicates the subject area as proposed multi-family infill.

SECTION 5. The adopted Pinehurst South Form Based Guidance Plan includes a Regulating Plan which identifies the project area as Block H. The Regulating Plan further indicates the proposed building types and building heights by block. Block H calls for both single-family attached (townhouse), as well as single-family detached.

SECTION 6. The proposed rezoning is consistent with the Form-Based Guidance Plan Regulating Plan, Site Design, Street Design, Landscape Design, and Architectural Design recommendations.

SECTION 7. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by the conditional zoning of approximately 8.04 acres of land (four parcels) located in the vicinity of Trotter Drive west of NC Highway 5 further identified by Parcel ID #'s 00052965, 00052966, 00052967, and 00052968 from PS-FBD-H (Pinehurst South Form Based District Block H) to PS-FBD-H-CD (Pinehurst South Form Based

Conditional District Block H) by the Village of Pinehurst effective March 25, 2025 with the following conditions:

Conditions Table			
	Type	Requirement	Requested Condition
1	Dimensional Requirements Table 9.2b	Front build-to line SFD = 15'	SFD= Front build to line 15' Front porches may extend up to 7.5' (50%) into the front build-to-line
2	Dimensional Requirements Table 9.2b	Corner Side build to line SFD= 15'	Side porches may extend up to 7.5' (50%) into the side build-to- line
3	Dimensional Requirements Table 9.2b	Corner Lot (Cottage) Dimensions Minimum Lot Width = 42' Side build to line SFD = 15'	Apply Mid-Block Dimensions to Lots #1, 25, 32, 33 & 48 (Minimum Lot Width = 34' Corner Side Build to line = 6')
4	Dimensional Requirements Table 9.2b	Min. Lot Depth SFD= 75'	Min. Lot Depth SFD = 100' Min.
5	Watershed Protection Overlay District 8.3	SFD in the WS-II Watershed is limited to one dwelling unit per acre or 12% built upon area unless a Special Intensity Allocation (SIA) is granted. SIA only available for non-residential and multi-family development.	Grant a SIA for single-family development and allow for up to 70% built upon area.
6	Dimensional Requirements Table 9.2b	Max. Impervious Surface per Lot 70%	If a SIA is granted, allow up to 100% impervious per lot. (Total development not to exceed 70% impervious)
7	Dimensional Requirements Table 9.2b	Min. Amount of Open Space 15%	Min. Amount of Open Space 25%
8	Landscaping for Single-family development 9.14.6	Buffer Yard Landscaping Standards	Not apply to the individual lots

SECTION 8. This Ordinance shall be and remain in full force and effect from and after March 25, 2025.

Adopted this 25th day of March 2025

Mayor Pizzella recessed the Regular Meeting for a 10-minute break at 06:37 p.m.

Mayor Pizzella reconvened the Regular Meeting at 06:46 p.m.

9. Resolutions.

A. Consider Resolution 25-10 Appointment of Mr. Bruce Geddes to the Neighborhood Advisory Committee (Western ETJ)

Mr. Willardson provided background information on Mr. Bruce Geddes' nomination for the Neighborhood Advisory Committee Western ETJ position.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Farrell, Council unanimously approved Resolution 25-10 appointing Mr. Bruce Geddes as the Neighborhood Advisory Committee representative for Western ETJ effective March 25th, 2025, with said term to expire June 30th, 2027, by a vote of 5-0.

RESOLUTION #25-10:

A RESOLUTION APPOINTING THE NEIGHBORHOOD ADVISORY COMMITTEE REPRESENTATIVE FOR THE WESTERN ETJ NEIGHBORHOOD.

WHEREAS, the Village of Pinehurst established a Neighborhood Advisory Committee (NAC) in 2008; and

WHEREAS, the Village of Pinehurst officially reorganized the Neighborhood Advisory Committee (NAC) under the leadership of the Village Council of the Village of Pinehurst on the 11th day of April 2023; and

WHEREAS, the Village of Pinehurst adopted an updated Neighborhood Advisory Committee Map, which includes the Jackson Hamlet / Pinehurst South ETJ neighborhood and the Western ETJ neighborhood, on the 11th of February 2025; and

WHEREAS, Mr. Bruce Geddes and the Village Council of the Village of Pinehurst are desirous of Mr. Geddes serving as a representative of the Western ETJ area on the Neighborhood Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 25th day of March 2025 as follows:

Mr. Bruce Geddes is appointed as a representative of the Western ETJ area on the Neighborhood Advisory Committee, effective March 25th, 2025, said term to expire June 30th, 2027.

THIS RESOLUTION passed and adopted this 25th day of March 2025.

B. Consider Resolution 25-09 Authorizing the Sale of Certain Real Property at Public Auction (Longleaf Dr.)

Prior to the meeting, Village staff asked Council to remove Item 9.B. from the March 25, 2025, Regular Meeting agenda due to sale details being indeterminate at this time. The resolution will be reintroduced at a future meeting once sale details are finalized.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved to remove Resolution 25-09 from consideration during the March 25th, 2025, Regular Meeting by a vote of 5-0.

C. Consider Resolution 25-11 Opposing Senate Bill 382

Mayor Pizzella and Mr. Willardson reviewed a memo detailing the intentions behind Resolution 25-

11 Opposing Senate Bill 382.

Mr. Willardson stated the North Carolina League of Municipalities informed the Village of a compromise bill that is expected to come forward in the General Assembly soon, which will address the removal of local government authority to down-zone properties.

Council discussed submittal of Resolution 25-11 to the state legislature, the impact removal of down-zoning authority contained in Senate Bill 382 may have on the Village, and the Bill being more far-reaching than it appears to be on the surface.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Farrell, Council approved Resolution 25-11 opposing Senate Bill 382 by a vote of 4-1 with Councilmember Morgan dissenting.

RESOLUTION #25-11:

A COUNCIL RESOLUTION OPPOSING SENATE BILL 382.

WHEREAS, Senate Bill 382 Disaster Relief-3/Budget/Various Law Changes was vetoed by Governor Roy Cooper on November 26th, 2024; and

WHEREAS, the North Carolina House of Representatives overrode Governor Cooper's veto and Senate Bill 382 was ratified as Session Law 2024-57 on December 11th, 2024; and

WHEREAS, Session Law 2024-57 Senate Bill 382 contains Subpart III-K Local Government: No Local Government Initiated Down-Zoning Without Consent of Affected Property Owners, which includes Sections 3K.1.(a)-(b) amending G.S. 160D-601(d); and

WHEREAS, the amendment to G.S. 160D-601(d) inserted on the last page of the bill without any opportunity for the public to review and comment removed local government authority to initiate down-zoning amendments without the written consent of all property owners whose property is the subject of the down-zoning; and

WHEREAS, this amendment impedes the ability of local governments to manage development and land use within their communities; and

WHEREAS, this amendment negatively impacts the ability of the Village Council of the Village of Pinehurst to implement the 7 Guiding Principles of the 2019 Comprehensive Plan, specifically Guiding Principle 2: Balancing Conservation & Growth, Guiding Principle 6: Supporting Infrastructure & Utilities, and Guiding Principle 7: All Things Green: Parks, Open Spaces & Natural Resources; and

WHEREAS, this amendment undermines the Village Council of the Village of Pinehurst from appropriately updating and revising the Village's Comprehensive Plan to meet future resident and community needs and to address concerns regarding growth and land use within the Village.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 25th day of March 2025 as follows:

Section 1. The Village of Pinehurst opposes the section of Senate Bill 382 amending G.S. 160D-601(d), which is found on page 131 of Senate Bill 382.

Section 2. The Village of Pinehurst encourages the North Carolina General Assembly to rescind the section of Senate Bill 382 amending G.S. 160D-601(d) and to allow local governments the

opportunity to review and provide feedback on future legislation that would impact their regulatory authority within their communities.

THIS RESOLUTION passed and adopted this 25th day of March 2025.

10. Ordinance.

A. Consider Ordinance 25-05 Amending the SMPO Special Revenue Fund Budget

Ms. Dana Van Nostrand, Financial Services Director, reviewed a memo detailing the purpose behind the amendment to the SMPO Special Revenue Fund Budget, which resulted from an amendment to the SMPO FY 2025 Unified Planning Work Program (UPWP).

Council and Mr. Willardson discussed the scope of the plans the SMPO will be involved with developing.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Taylor, Council unanimously approved Ordinance 25-05 amending Ordinance 24-11 regarding the SMPO Special Revenue Fund Budget to increase expenditure appropriations and amend anticipated revenues by a vote of 5-0.

ORDINANCE #25-05:

AN ORDINANCE AMENDING THE ORDINANCE APPROPRIATING FUNDS FOR OPERATIONS OF THE VILLAGE OF PINEHURST FOR FISCAL YEAR 2025, REGARDING REVENUES AND EXPENDITURES OF THE SANDHILLS METROPOLITAN PLANNING ORGANIZATION SPECIAL REVENUE FUND

THAT WHEREAS, Ordinance 24-11, adopted on June 4, 2025, appropriated funds for the FY 2025 Sandhills Metropolitan Planning Organization (SMPO) Special Revenue Fund budget based on the Unified Planning Work Program (UPWP) adopted by the SMPO Governing Board at the time; and

WHEREAS, the SMPO Governing Board approved an amendment to the FY 2025 UPWP on March 19, 2025, to add grant funds awarded by the North Carolina Department of Transportation; and

WHEREAS, a budget amendment is needed to increase expenditure appropriations and amend anticipated revenues in the SMPO Special Revenue Fund for the additional grant funds that were not included in Ordinance 24-11;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in the regular meeting assembled this 25th day of March 2025, as follows:

SECTION 1. To amend the FY 2025 SMPO Special Revenue Fund budgeted expenditures, the following amounts are to be added to the expenditure appropriations:

SMPO SPECIAL REVENUE FUND EXPENDITURES:

Sandhills Metropolitan Planning Organization \$ 62,650

SECTION 2. To amend the SMPO Special Revenue Fund anticipated revenues, the following amount should be added to the original estimated revenues for FY 2025:

SMPO SPECIAL REVENUE FUND REVENUES:

Federal Grants	\$	50,440
Member Dues		<u>12,210</u>

TOTAL REVENUES AMENDMENT \$ 62,650

SECTION 3. Copies of this budget amendment shall be furnished to the Village Clerk, Village Manager, and Financial Services Director for their direction and implementation.

THIS ORDINANCE passed and adopted this 25th day of March 2025.

11. Regular Business.

A. FY 2025 Audit Contract

Ms. Van Nostrand reviewed a memo summarizing the scope and cost of the FY 2025 Audit Contract.

Council and Ms. Van Nostrand discussed the benefits of retaining the same auditor over multiple years and the cost being comparable to the cost for other municipalities similar in size to the Village.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved FY 2025 Audit Contract with FORVIS, LLP not to exceed \$55,125 for the financial statement audit, State Single Audit (one program), and applicable fees and out-of-pocket expenses by a vote of 5-0.

B. Debrief on the Moore County Land Use Plan

Mr. Willardson introduced Mr. Jeramy Hooper, former Planning & Zoning Board Chair and Village representative for the Moore County Land Use Plan Steering Committee.

Mr. Hooper reviewed an outline of the Draft Land Use Plan Steering Committee's proposed goals, recommendations, and actions; a final presentation of the Moore County Land Use Plan; and stated an estimated completion date for the plan is then end of 2025.

Council spoke in favor of the proposed Moore County Land Use Plan.

12. Other Business.

None.

13. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Regular Meeting by a vote of 5-0 at 07:37 p.m.

Respectfully Submitted,

Shannon Konstantinou
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.

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Values: Service, Initiative, Teamwork, and Improvement



March 25, 2025, Work Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 03/31/2025

MEMO DETAILS

ATTACHMENTS

1. 03.25.2025 DRAFT Work Session Minutes



**Village Council
Minutes for the Work Session of March 25, 2025
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
04:30 p.m.**

The Pinehurst Village Council held a Work Session Meeting at 07:37 p.m., Tuesday, March 25, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Mr. John Taylor, Mayor Pro Tem
Ms. Barb Ficklin, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Doug Willardson, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Paul Conners, IT Specialist

And approximately 6 members of the audience in attendance, in addition to 4 staff and 1 press.

1. Call to Order.

Mayor Pizzella called the Village Council Work Session to order at 07:43 p.m.

2. General Business.

A. Report from the Beautification Committee

Ms. Cara Mathis, Beautification Committee Chair, thanked Village staff for their support and provided a brief report to Council on the Beautification Committee's role within the Village, the annual grants given to Village residents or businesses to beautify public spaces, the annual Christmas wreath hanging event and decorating contest, the annual Warren H. Manning award program, and the annual Downtown Planting Day event.

In addition to these ongoing events, the Beautification Committee collaborated with NCDOT to paint some of the lamp posts along HWY 5 and with Pinehurst Elementary to beautify the circle in front of the school; commissioned a Warren H. Manning plaque to be installed at Tufts Park and larger metal pinecone art pieces to be installed on the HWY 5 train trestle; is revising the planting pamphlet; and will participate in the April 2025 NCDOT litter sweep.

Ms. Mathis stated the Beautification Committee's recent member recruitment was successful and the Committee is now at capacity for membership.

Council thanked Ms. Mathis for the work the Beautification Committee does throughout the Village of Pinehurst.

B. Capital Planning Process Discussion

Mayor Pro Tem Taylor reviewed an Improving the Capital Projects Decision-Making Discussion presentation highlighting Improving Decision-Making, Projects for Consideration from FY25 SOP, Public Services Complex Relocation, and Downtown Parking Structure.

Council and Mr. Willardson agreed to take steps to improve communication and collaboration on capital projects between Council and staff to help make the decision-making process more efficient.

C. Discuss Improving Resident Street Lighting Satisfaction

Mr. Willardson reviewed a memo detailing the results of the resident survey on residential street lighting satisfaction and proposed steps to be taken to improve resident satisfaction.

Council agreed to have Mr. Willardson pursue the proposed steps to be taken to improve resident satisfaction with residential street lighting, which will entail the installation of approximately 40 street lights in new locations throughout the Village.

D. Review of Village-owned Lots

Mr. Willardson reviewed a map and spreadsheet outlining the Village-owned lots, which consist of both developed and undeveloped lots.

Council asked staff to evaluate the vacant lots to determine what, if any, are surplus and suitable for sale or may be used for another purpose (such as dog parks or “pocket” / community parks).

3. Motion to Adjourn.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Taylor, Council unanimously approved to adjourn the Work Session by a vote of 5-0 at 08:19 p.m.

Respectfully submitted,

Shannon Konstantinou
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



2025 Two Lights for Tomorrow Proclamation ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 04/03/2025

MEMO DETAILS

We would like to recognize **April 18, 2025**, as "**Two Lights for Tomorrow Day**" in the Village of Pinehurst. This proclamation commemorates the upcoming 250th anniversary of the signing of the Declaration of Independence and honors the historic ride of Paul Revere and his fellow riders on April 18, 1775.

As part of the nationwide "Two Lights for Tomorrow" initiative, the Village of Pinehurst will display two lights in Village Hall and other municipal buildings on April 18, 2025. We encourage residents and businesses to participate by displaying two lights as a visible symbol of unity, remembrance, and hope for the future.

In North Carolina, the event is led by the N.C. Department of Natural and Cultural Resources' America 250 NC initiative. For more information, please visit <https://www.america250.nc.gov/events/two-lights-tomorrow>.

The full text of the proposed proclamation is attached for review. We look forward to discussing this with you at the meeting and moving forward with this meaningful recognition of our nation's history.

ATTACHMENTS

1. Two Lights for Tomorrow DRAFT Proclamation 2025

MAYORAL PROCLAMATION

VILLAGE OF PINEHURST

WHEREAS, the Village of Pinehurst recognizes the importance of commemorating the 250th anniversary of the signing of the Declaration of Independence, a milestone embodying our nation's founding ideals of equality, liberty, and justice; and

WHEREAS, on the night of April 18, 1775, Boston silversmith Paul Revere rode to Lexington, Massachusetts warning Samuel Adams and John Hancock of the approaching British forces, a pivotal moment that helped to ignite the American Revolution; and

WHEREAS, behind Paul Revere in the steeple of Boston's Old North Church, two signal lanterns shone in keeping with the "One if by land, and two if by sea" code of the American Revolutionary forces; and

WHEREAS, the actions of Paul Revere and fellow riders William Dawes and Dr. Samuel Prescott exemplify the spirit of community and shared responsibility that has defined our nation since inception; and

WHEREAS, the "Two Lights for Tomorrow" initiative, a nationwide campaign to commemorate the 250th birthday of the United States of America, unites us in remembrance of our shared history, honoring the sacrifices made by those who fought for our independence and the values we hold dear; and

WHEREAS, as part of the "Two Lights for Tomorrow" initiative the Village of Pinehurst will display two lights in Village Hall and other Village of Pinehurst buildings on April 18, 2025, to honor and draw inspiration from Paul Revere's historic ride, to unite Americans in reflection, celebration, and service; and

WHEREAS, the Village of Pinehurst Village Council encourages all residents and businesses within the Village of Pinehurst to participate by displaying two lights as a visible symbol of our unity, remembrance, and hope for tomorrow.

NOW THEREFORE, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim April 18, 2025, as "Two Lights for Tomorrow Day" in the Village of Pinehurst.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the Village of Pinehurst, this the 8th day of April 2025.

Patrick Pizzella, Mayor



**Consider Resolution 25-12 Appointment of Mr. Jim Rooney to the Neighborhood
Advisory Committee (Pinehurst Trace)
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 03/21/2025

MEMO DETAILS

ATTACHMENTS

1. DRAFT Resolution 25-12 Appoint NAC (Rooney)

RESOLUTION #25-12:

**A RESOLUTION APPOINTING THE NEIGHBORHOOD ADVISORY COMMITTEE
REPRESENTATIVE FOR THE PINEHURST TRACE NEIGHBORHOOD.**

WHEREAS, the Village of Pinehurst established a Neighborhood Advisory Committee (NAC) in 2008; and

WHEREAS, the Village of Pinehurst officially reorganized the Neighborhood Advisory Committee (NAC) under the leadership of the Village Council of the Village of Pinehurst on the 11th day of April 2023; and

WHEREAS, Mr. Jim Rooney and the Village Council of the Village of Pinehurst are desirous of Mr. Rooney serving as a representative of the Pinehurst Trace area on the Neighborhood Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 08th day of April 2025 as follows:

Mr. Jim Rooney is appointed as a representative of the Pinehurst Trace area on the Neighborhood Advisory Committee, effective April 08th, 2025, said term to expire June 30th, 2027.

THIS RESOLUTION passed and adopted this 08th day of April 2025.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

Approved as to Form:

Shannon Konstantinou, Village Clerk

Michael J. Newman, Village Attorney



Consider Resolution 25-09 Authorizing the Sale of Certain Real Property at Public Auction (Longleaf Dr.) ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 03/31/2025

MEMO DETAILS

Staff recommends the disposal of surplus property, specifically the vacant lot located at 1755 Longleaf Dr. E, Parcel ID #00023723, Unit 9 Lot 365 PH I (Attachment A). The adjacent property owner has expressed interest in purchasing this lot to facilitate an addition to his home at 1775 Longleaf Dr. by building on his existing parcel at 1765 Longleaf Dr. To meet previous surface area requirements for the planned expansion, he seeks to incorporate 1755 Longleaf Dr. into his property. He has stated that he does not intend to construct any new structures on this lot.

After review, staff finds no compelling reason for the Village to retain ownership of this property. Additionally, the Village owns 1745 Longleaf Dr., which could serve future needs in the area if necessary.

If Council moves to proceed, the Village Manager is authorized to receive bids at a public auction for the sale of the property. The auction will be conducted from May 14, 2025, to June 04, 2025, via the online platform [All the Way Auctions](#).

Terms of Sale:

- Bidders must register with All the Way Auctions and provide proof of funds.
- A 10% Buyer's Premium will be paid by the highest bidder at closing.
- A 10% non-refundable Due Diligence Fee deposit is due within 24 hours of bid acceptance.
- All loan types and cash purchases are considered.
- The highest bidder must complete the purchase within 45 days of Village Council bid acceptance.
- The property is sold as-is, with no warranty from the Village regarding usability.

Next Steps:

- The Village Clerk will publish notice of the public auction in accordance with G.S.160A-270(a).
- The highest bid will be reported to the Village Council for review and must be accepted or rejected within 30 days.
- No sale will be finalized until formal approval by the Village Council.

ATTACHMENTS

1. DRAFT Resolution 25-09 Authorizing the Sale of Certain Real Property at Public Auction

- (Longleaf Dr.)
2. 05.14.2025_Council Legal Ad_Public Auction (Longleaf Dr.)

RESOLUTION #25-09:

A RESOLUTION AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY AT PUBLIC AUCTION.

WHEREAS, the Village Council of the Village of Pinehurst desires to dispose of certain surplus property of the Village of Pinehurst.

NOW, THEREFORE, BE IT RESOLVED by the Village Council that:

1. The following described property is hereby declared to be surplus to the needs of the Village of Pinehurst: Vacant lot located at 1755 Longleaf Dr. E, Parcel ID #00023723, Unit 9 Lot 365 PH I. (Attachment A)
2. The Village Manager is authorized to receive, on behalf of the Village Council, bids at public auction for the purchase of the described property.
3. The public auction will be held from May 14, 2025, to June 04, 2025, at <https://bid.allthewayauctions.com/ui>. The terms of sale shall be:
 - a. Bidders must register with All the Way Auctions and submit proof of funds.
 - b. A 10% "Buyer's Premium" will be paid by the highest bidder at closing.
 - c. A 10% non-refundable "Due Dilligence Fee" deposit is due to All the Way Auctions within 24 hours of acceptance of the highest bid by the Village Council.
 - d. All loan types considered and / or cash.
 - e. Highest bidder will complete the purchase within 45 days of the Village Council acceptance of their bid.
 - f. The property is sold in its current condition, as is, and the Village gives no warranty with respect to usability of the property.
4. The Village Clerk shall cause a notice of the public auction to be published in accordance with G.S.160A-270(a).
5. The highest bid shall be reported to the Village Council and must be accepted or rejected by the Village Council within 30 days of the report .
6. No sale may be completed until the Village Council has approved the highest bid.

THIS RESOLUTION passed and adopted this 08th day of April 2025.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

Approved as to Form:

Shannon Konstantinou, Village Clerk

Michael J. Newman, Village Attorney

Attachment A





LEGAL NOTICE
NOTICE OF PUBLIC AUCTION
VILLAGE OF PINEHURST

NOTICE IS HEREBY GIVEN that the Village of Pinehurst Village Council, pursuant to Resolution 25-09 of the 08th of April 2025, proposes to take bids at public auction from May 14, 2025, to June 04, 2025, at <https://bid.allthewayauctions.com/ui> for the following real property:

Vacant lot located at 1755 Longleaf Dr. E, Parcel ID #00023723, Unit 9 Lot 365 PH I

The terms of the sale shall be:

- a. Bidders must register with All the Way Auctions and submit proof of funds.
- b. A 10% “Buyer’s Premium” will be paid by the highest bidder at closing.
- c. A 10% non-refundable “Due Dilligence Fee” deposit is due to All the Way Auctions within 24 hours of acceptance of the highest bid by the Village Council.
- d. All loan types considered and / or cash.
- e. Highest bidder will complete the purchase within 45 days of the Village Council acceptance of their bid.
- f. The property is sold in its current condition, as is, and the Village gives no warranty with respect to usability of the property.

The Village reserves the right to withdraw any listed property from the auction at any time.

After all bids are received and the highest bid is reported to the Village Council, the Village Council shall accept or reject the highest bid within 30 days. No sale may be completed until the Village Council has approved the highest bid.

Inquiries regarding the auction may be directed to Doug Willardson, Village Manager, at dwillardson@vopnc.org or Carlton Cole, Assistant Village Manager, at jccole@vopnc.org.

This notice is published in accordance with G.S. 160A-270.



Review and Consider Bids for the Juniper Creek Boulevard Sidewalk Project ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 03/31/2025

MEMO DETAILS

This item is to consider bids for the Juniper Creek Boulevard Sidewalk Improvements project.

Four (4) contractors submitted unit pricing on 4/1/25 for the installation of approximately 2.2 miles of new 5' wide concrete sidewalk along Juniper Creek Boulevard in the Pinehurst No. 6 neighborhood. The sidewalk route extends from the southern entrance into No. 6 from Highway 15-501 to the intersection with Deerwood Lane.

Contractors were asked to submit a base bid price for all work on the project (excluding crosswalk striping) plus an alternate bid to install 17 crosswalks where the sidewalk crosses existing roadways. A Bid Tabulation that summarizes all bids received is attached for reference.

The Village currently has approximately \$1.059 million budgeted for the construction of this project. Staff will provide a recommendation regarding the award of the project to a contractor during the Council meeting.

ATTACHMENTS

1. Juniper Creek Sidewalk Bid Tabulation - 4-1-25

Bid Tabulation
Village of Pinehurst
Juniper Creek Boulevard Sidewalk Improvements

Bidder	Total Base Bid	Alternate Bid No. 1 (Pavement Markings)	Total Base and Alternate Bids
Sun Builders	\$895,033.41	\$14,250.08	\$909,283.49
Cole Excavating	\$967,045.00	\$31,450.00	\$998,495.00
J. Sumner Contracting	\$990,055.00	\$43,500.00	\$1,033,555.00
Armen Construction	\$1,096,800.00	\$25,500.00	\$1,122,300.00

Bids received and opened on April 1, 2025



Review Proposed FY26 Strategic Operating Plan and Budget ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 03/31/2025

MEMO DETAILS

At our upcoming meeting, we will review the proposed FY26 budget. Please see the attached presentation for an overview. This session will serve as a primer and explanation of the budget framework, while our next meeting will allow for a deeper dive into the details and potential alternatives if desired.

The schedule for the budget review process is as follows:

- **April 22** – Budget work session with Council (additional meeting can be scheduled if needed)
- **May 13** – Budget Presentation (draft SOP book released)
- **May 27** – Budget Public Hearing
- **June 10** – Budget Adoption

I look forward to discussing this with you at the meeting. Please review the attached materials in preparation for our discussion.

ATTACHMENTS

1. FY 2026 SOP Presentation - April 8, 2025



Proposed

2025 Strategic Operating Plan

Village of Pinehurst, North Carolina

Presentation of the Proposed

FY 2026 Strategic Operating Plan

April 8, 2025

What we will cover:

1. Council's strategic direction
2. Key components of the Strategic Operating Plan (SOP)
3. FY 2025 Budget
 - Revenue
 - Expenditures
4. FY 2026-2030 Financial Forecast
5. Next steps



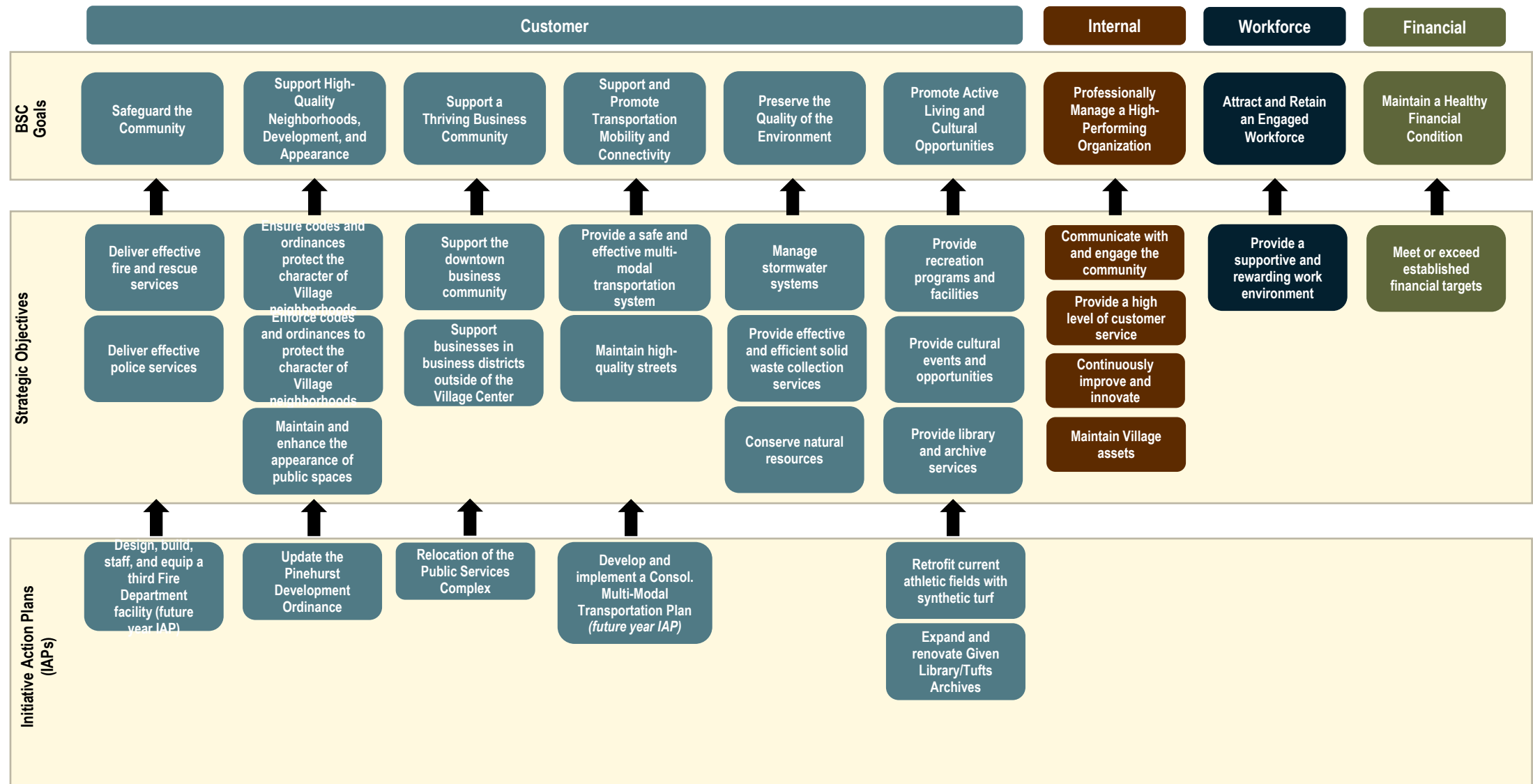
Council's Strategic Direction



FY 2025 VOP Strategy Map

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

Mission: To promote, enhance, and sustain the quality of life for residents, businesses, and visitors.



Council's Strategic Direction

- Budget Impacting Initiatives:

- Library
- Fire Facility
- STR Monitoring & Compliance
- Multi-Modal Improvements

- Other Budgetary Retreat Takeaways:

- Downtown timed parking enforcement
- Water tank alternatives
- Artificial turf reappropriation for West Pinehurst Park
- Analyze Harness Track Fiscal Operations
- Compensation Study
- Maintain current funding levels for street paving and stormwater

FY 2026 Budget

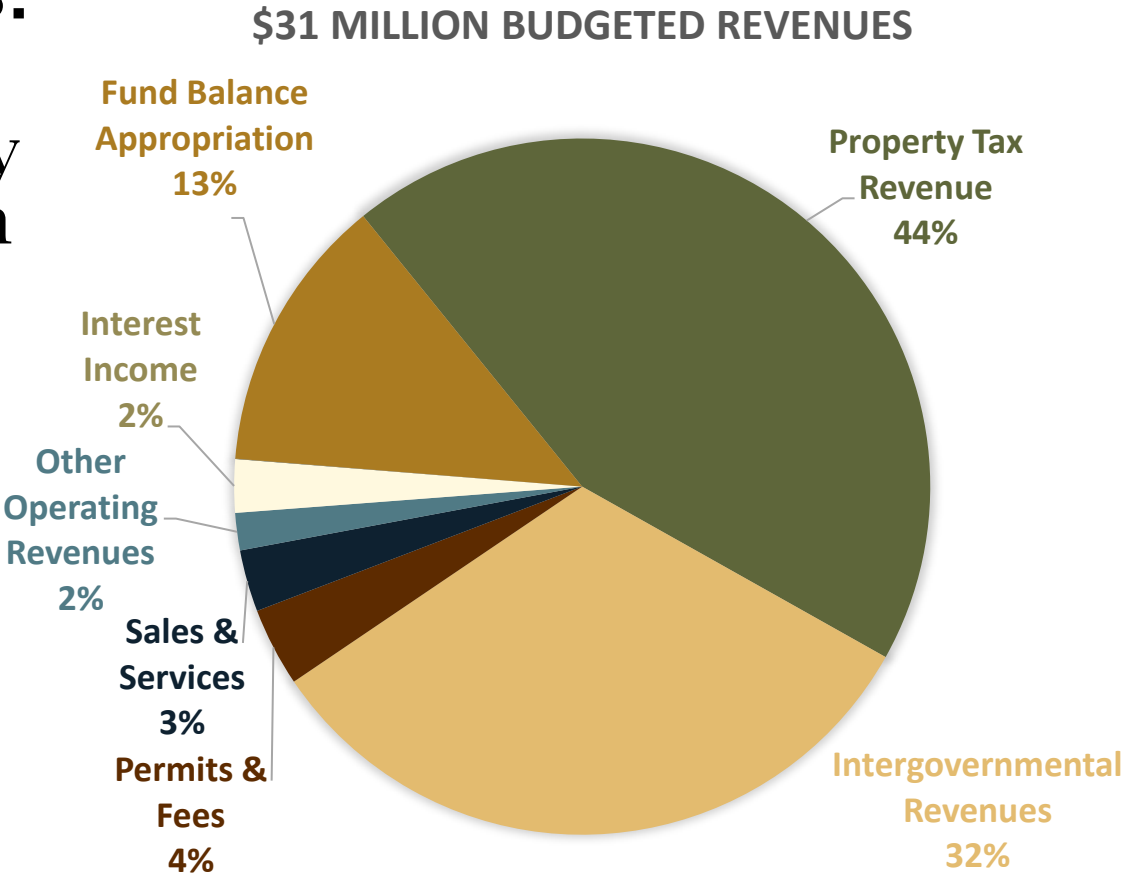
FY 2026 General Fund Budget Overview:

- \$31 million budget
 - 9.1% less than the FY 2025 amended General Fund budget
 - \$1.2 million cut from requested department budgets
 - \$27 million in Revenue + \$4 million Fund Balance
- Maintains property tax rate of \$0.225
- Focused on ensuring long-term budget sustainability
 - Ongoing revenues support daily operations and capital needs, while major capital projects are funded through savings (fund balance)
- Strived to make progress across all aspects of the Council's strategic direction



FY 2026 General Fund Revenues:

- Assumes 0.8% growth in the real property tax base based on prior year construction levels and 75 new homes
- Assumes 1.7% increase in sales tax receipts over FY 2025 amended budget
- \$4 million fund balance appropriation to fund the Library capital project fund transfer and other significant capital



FY 2026 Strategic Operating Plan

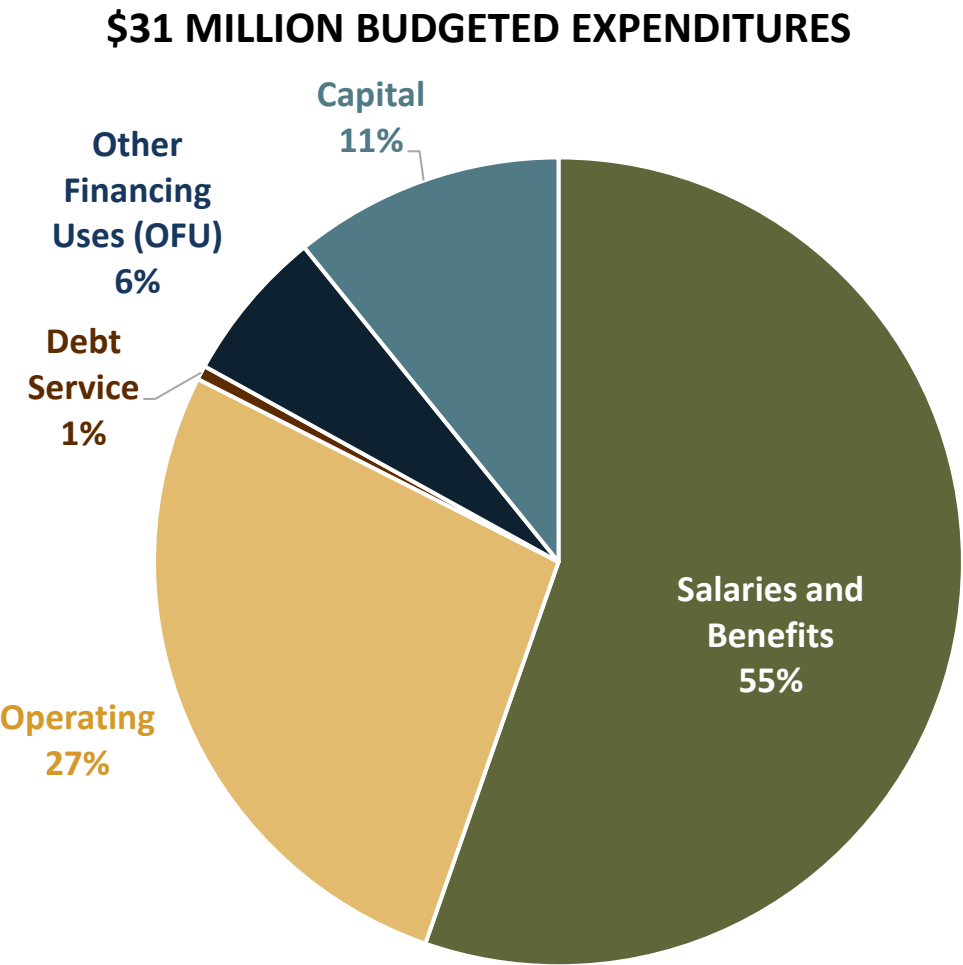


	FY 2024 Actuals	FY 2025 Budget	FY 2026
Property Tax Rate	\$ 0.230	\$ 0.225	\$ 0.225
Operating Revenues			
Property Tax Revenue	\$ 13,649,608	\$ 13,503,000	\$ 13,675,000
Intergovernmental Revenues	9,673,871	9,831,940	10,069,400
Permits & Fees	1,414,264	1,165,350	1,136,800
Sales & Services	890,346	897,230	892,830
Other Operating Revenues	1,023,103	542,380	539,200
Interest Income	1,195,928	1,006,200	768,000
Other Taxes & Licenses	6,555	5,000	5,000
Operating Revenues	27,853,675	26,951,100	27,086,230
Other Financing Sources (OFS)	210,765	223,270	-
Fund Balance Appropriation	(3,171,536)	5,677,959	4,006,820
Total GF Revenues & OFS	\$ 24,892,904	\$ 32,852,329	\$ 31,093,050



FY 2026 General Fund Expenditures:

- Merit pay raises at 2% average plus cost-of-living adjustment of 2.9%
- Estimate of 5% increase wage study adjustments
- One new full-time equivalent (FTE):
 - B&G Employee (starts mid-year)
- VOP pays 100% of employee health/dental/vision insurance; Estimated 10% increase in premiums



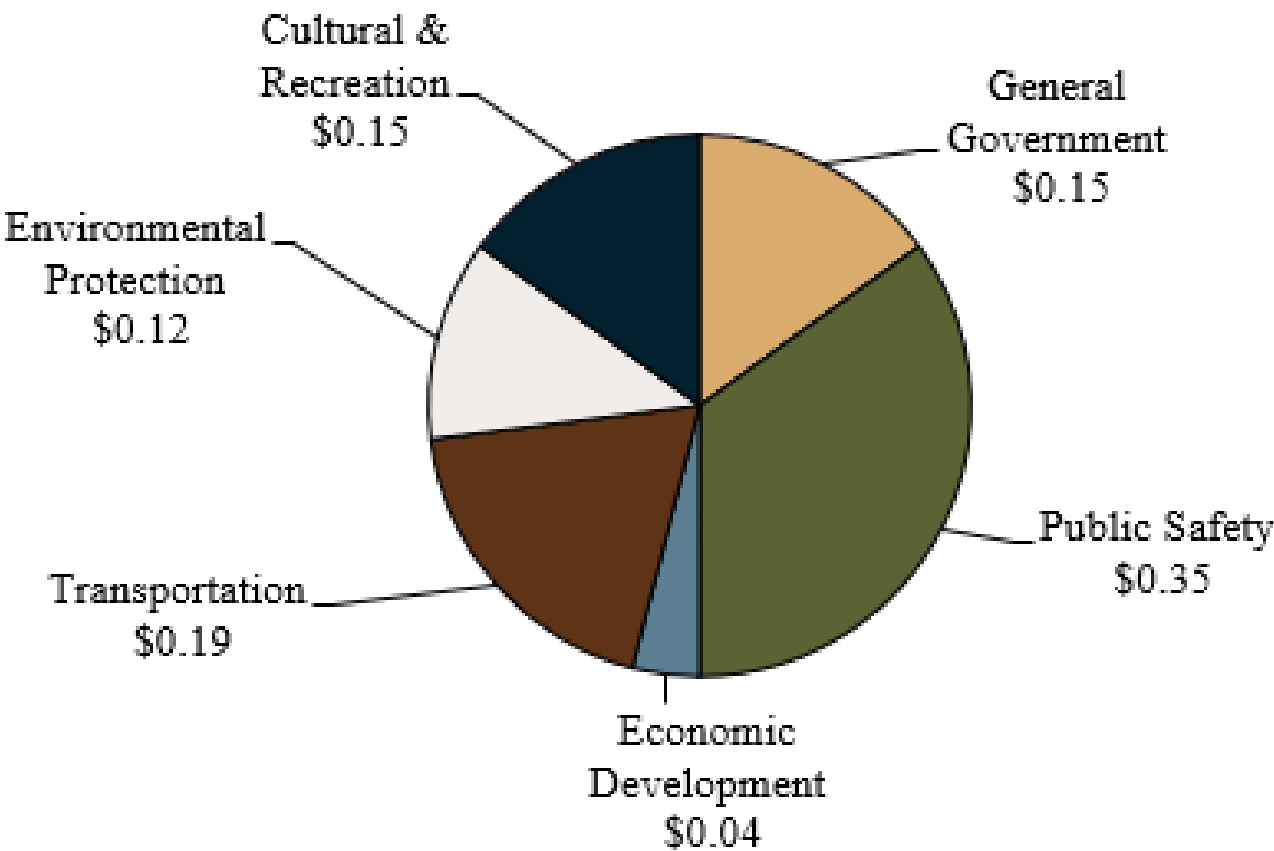
FY 2026 Strategic Operating Plan



Operating Expenditures	FY 2024 Actuals	FY 2025 Budget	FY 2026
Salaries and Benefits	\$ 14,256,537	\$ 14,652,900	\$ 17,207,800
Operating	7,465,502	8,620,848	8,433,000
Debt Service	304,261	216,405	177,250
Operating Expenditures	22,026,300	23,490,153	25,818,050
Other Financing Uses (OFU)	-	2,800,000	1,910,000
Capital Expenditures in GF	2,866,604	6,562,176	3,365,000
Total GF Expenditures & OFU	\$ 24,892,904	\$ 32,852,329	\$ 31,093,050



Amount of Tax Dollar Expended by Function in the General Fund



- General Government & Economic Development Significant Changes:
 - \$200,000 savings from removing “contingency” lines from each department
 - \$50,000 savings from removing salary adjustments from HR budget
 - \$26,500 savings from survey changes
 - \$45,000 savings from holding on Planning Supervisor vacancy for 6 months
 - Removed Asst. Village Manager of Administration
 - \$45,000 increase for STR monitoring software
 - \$200,000 for removing water tanks
 - Increase of 10 hours per week for PT Code Compliance Tech

- Public Safety Significant Changes:
 - \$7,000 increase for rescue impact hammer
 - \$30,000 increase for stationary License Plate Readers (LPRs)
 - Purchase of five police vehicles

- Transportation, Solid Waste & Fleet Significant Changes:
 - Approximately \$40,000 increase in gasoline
 - \$100,000 for Salt/Brine Building
 - \$55,000 for repairs to Building 4
 - Purchase two garbage trucks. Most years only need to purchase one truck. Trucks cost \$270,000 a piece.
 - \$350,000 library sidewalk connections

- Culture & Recreation Significant Changes:
 - \$45,000 increase for potential library management program & fiber
 - \$200,000 rebuild trail bridge
 - \$25,000 expand Timmel Pavilion patio



FY 2026 Significant Capital (\$3.4 million in total):

Significant Capital Items	Amount
Two (2) garbage trucks	\$540,000
Pedestrian facilities	\$460,000
Stormwater drainage projects	\$450,000
Walkways on Magnolia & Rattlesnake	\$350,000
Five (5) police patrol vehicles	\$325,000
Remove Water Tanks	\$200,000
Rebuild Trail Bridges	\$200,000
Salt/Brine Storage Building	\$100,000

FY 2026 Strategic Operating Plan



	Highest Priority	2	3	4	5	6	7	8	9	10	Lowest Priority
Pinehurst #6	Add'l Walkways	Street Lighting Neighborhoods	Add'l Street Resurfacing	Downtown Parking	Stormwater Improvements	Add'l Greenways	Bicycle Lanes	Paths on Village Hwys	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
Pinehurst Trace	Stormwater Improvements	Bicycle Lanes	Downtown Parking	Street Lighting Neighborhoods	Add'l Walkways	Add'l Street Resurfacing	Add'l Greenways	Paths on Village Hwys	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
Pinehurst #7	Downtown Parking	Stormwater Improvements	Street Lighting Neighborhoods	Add'l Walkways	Add'l Greenways	Bicycle Lanes	Paths on Village Hwys	3rd Fire Station	Add'l Street Resurfacing	Add'l Parks	Add'l Athletic Fields
Morganton/Monticello	Stormwater Improvements	Street Lighting Neighborhoods	Add'l Walkways	Bicycle Lanes	Downtown Parking	Add'l Street Resurfacing	Paths on Village Hwys	Add'l Greenways	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
Lake Pinehurst	Add'l Walkways	Street Lighting Neighborhoods	Add'l Street Resurfacing	Stormwater Improvements	Bicycle Lanes	Downtown Parking	Add'l Greenways	Paths on Village Hwys	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
Pinewild	3rd Fire Station	Stormwater Improvements	Add'l Greenways	Downtown Parking	Street Lighting Neighborhoods	Bicycle Lanes	Paths on Village Hwys	Add'l Street Resurfacing	Add'l Parks	Add'l Walkways	Add'l Athletic Fields
Old Town/Linden	Add'l Walkways	Add'l Greenways	Paths on Village Hwys	Street Lighting Neighborhoods	Stormwater Improvements	Add'l Street Resurfacing	Downtown Parking	Bicycle Lanes	3rd Fire Station	Add'l Parks	Add'l Athletic Fields
Village Acres	Add'l Walkways	Street Lighting Neighborhoods	Stormwater Improvements	Bicycle Lanes	Add'l Greenways	Add'l Street Resurfacing	Paths on Village Hwys	Downtown Parking	3rd Fire Station	Add'l Parks	Add'l Athletic Fields
All Answers Priority	Add'l Walkways	Street Lighting Neighborhoods	Stormwater Improvements	Add'l Street Resurfacing	Add'l Greenways	Bicycle Lanes	Downtown Parking	Paths on Village Hwys	3rd Fire Station	Add'l Parks	Add'l Athletic Fields

FY 2026 Strategic Operating Plan



	Highest Priority	2	3	4	5	6	7	8	9	10	11	Lowest Priority
Under 35 years	Add'l Walkways	Street Lighting Neighborhoods	Add'l Greenways	Bicycle Lanes	Downtown Parking	Paths on Village Hwys	Add'l Parks	Add'l Street Resurfacing	Stormwater Improvements	Library/Archives	Add'l Athletic Fields	3rd Fire Station
35-44 years	Add'l Walkways	Add'l Greenways	Bicycle Lanes	Street Lighting Neighborhoods	Library/Archives	Downtown Parking	Add'l Street Resurfacing	Paths on Village Hwys	Stormwater Improvements	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
45-54 years	Add'l Walkways	Street Lighting Neighborhoods	Add'l Greenways	Bicycle Lanes	Stormwater Improvements	Paths on Village Hwys	Add'l Street Resurfacing	Library/Archives	Downtown Parking	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
55-64 years	Add'l Walkways	Street Lighting Neighborhoods	Stormwater Improvements	Add'l Street Resurfacing	Downtown Parking	Paths on Village Hwys	Bicycle Lanes	Add'l Greenways	Library/Archives	3rd Fire Station	Add'l Parks	Add'l Athletic Fields
65+ years	Street Lighting Neighborhoods	Downtown Parking	Add'l Walkways	Street Resurfacing	Stormwater Improvements	Bicycle Lanes	Library/Archives	Add'l Greenways	3rd Fire Station	Paths on Village Hwys	Add'l Parks	Add'l Athletic Fields
All Answers Priority	Add'l Walkways	Street Lighting Neighborhoods	Downtown Parking	Stormwater Improvements	Add'l Street Resurfacing	Bicycle Lanes	Add'l Greenways	Library/Archives	Paths on Village Hwys	3rd Fire Station	Add'l Parks	Add'l Athletic Fields

FY 2026 Strategic Operating Plan



	Highest Priority	2	3	4	5	6	7	8	9	10	11	Lowest Priority
Less than 5 years	Add'l Walkways	Street Lighting Neighborhoods	Add'l Greenways	Bicycle Lanes	Paths on Village Hwys	Stormwater Improvements	Downtown Parking	Add'l Street Resurfacing	Add'l Parks	Library/Archives	3rd Fire Station	Add'l Athletic Fields
5-10 years	Add'l Walkways	Street Lighting Neighborhoods	Downtown Parking	Bicycle Lanes	Add'l Street Resurfacing	Add'l Greenways	Library/Archives	Stormwater Improvements	Paths on Village Hwys	3rd Fire Station	Add'l Parks	Add'l Athletic Fields
11-20 years	Street Lighting Neighborhoods	Add'l Walkways	Stormwater Improvements	Add'l Street Resurfacing	Downtown Parking	Add'l Greenways	Bicycle Lanes	Library/Archives	Paths on Village Hwys	3rd Fire Station	Add'l Parks	Add'l Athletic Fields
More than 20 years	Add'l Street Resurfacing	Street Lighting Neighborhoods	Downtown Parking	Add'l Walkways	Stormwater Improvements	Add'l Greenways	Bicycle Lanes	Library/Archives	3rd Fire Station	Paths on Village Hwys	Add'l Parks	Add'l Athletic Fields
All Answers Priority	Add'l Walkways	Street Lighting Neighborhoods	Downtown Parking	Stormwater Improvements	Add'l Street Resurfacing	Bicycle Lanes	Add'l Greenways	Library/Archives	Paths on Village Hwys	3rd Fire Station	Add'l Parks	Add'l Athletic Fields

FY 2026–2030 Five-Year Financial Forecast

Five-Year Financial Forecast:

- Developed to meet key financial ratios:
 - Fund balance (>30%)
 - Operating margins (89% - 91%)
 - Debt service ratios (<10%)
- Incorporates:
 - Five-Year Staffing Forecast (addition of 4 Library & 12 Fire FTEs)
 - Five-Year Capital Improvement Plan (CIP)
- Key Financial Assumptions:
 - 1.0% annual growth in real & personal tax base + annexation of Phase 4
 - 4.9% average annual increase in base salaries & benefits
 - 2.0% inflation rate in operating costs



- What is included in Five-Year Financial Forecast:
 - Completion and staffing of the Library and Archives
 - Construction and staffing of a 3rd Fire Facility
 - Staffing is assumed to be funded by the SAFER Grant
 - Following list of Capital & Significant Projects (next slide)
- What is **not** included in Five-Year Financial Forecast:
 - Relocation of Public Services Complex
 - Infrastructure Improvements in Village Place
 - Downtown Parking Facility
 - Multi-modal improvements above operationalized \$460,000 in annual budget

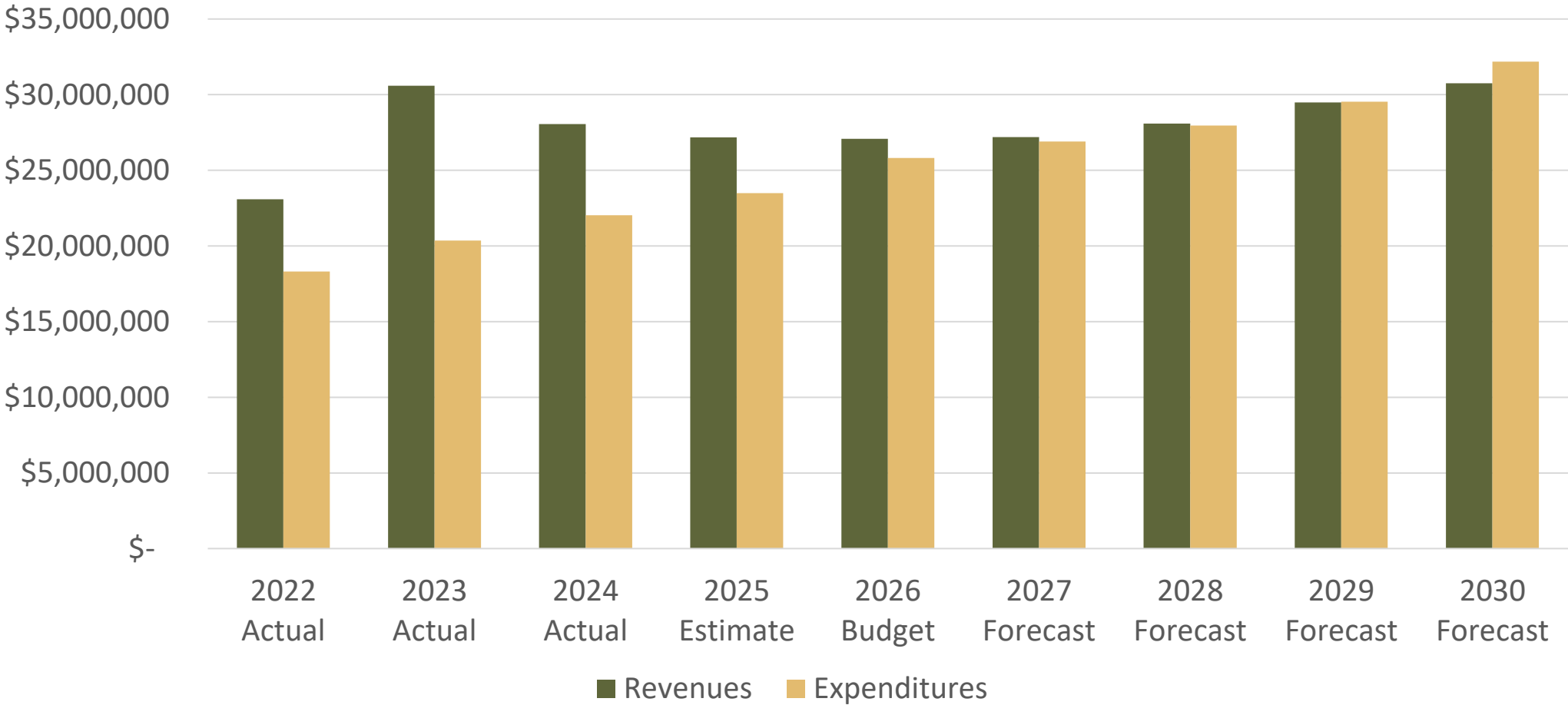
FY 2026 Strategic Operating Plan



	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Fire Ladder Truck		2,450,000			50,000
West Pinehurst Park			743,000		
Camelot Playground				500,000	
Village Place Development	200,000				200,000
Library Sidewalk Connections	350,000				
Trail Bridges	200,000	145,000			
Software Systems				200,000	
US Open Expenses				150,000	
Salt/Brine Storage Building	100,000				
Hockey Rink Lights		148,000			



Operating Revenue & Expenditures





Key Highlights of the Proposed FY 2026-2030 Forecast:

- FY 2026 maintains Tax Rate of \$0.225
- FY 2026–2030 Projected Tax Rates:
 - FY 2026-2027: No change
 - FY 2028: Increase one cent to \$0.235 to fund added staff and operating costs for the new library and renovated archives and adjust for inflation in revaluation
 - FY 2029: No change
 - FY 2030: Increase one cent to \$0.245 to fund debt service for 3rd Fire Facility

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2029
Tax Rate	\$0.23	\$0.225	\$0.225	\$0.235	\$0.235	\$0.235	\$0.245
Year-Over-Year Tax Rate Change		-0.5¢	-	-	1.0¢	-	1.0¢

Note: FY 2028 is expected to be the next revaluation year.

FY 2026 Strategic Operating Plan



<i>\$ in Thousands</i>	FY 2026		FY 2027		FY 2028		FY 2029		FY 2030	
Total Revenues & OFS	\$	27,086	\$	27,191	\$	28,085	\$	29,483	\$	30,760
Operating Expenditures		25,822		26,914		27,960		29,535		32,192
Capital Expenditures		3,365		5,280		3,938		2,579		2,040
Other Financing Uses		1,910		2,150		400		-		-
Total Expenditures & OFU	\$	31,097	\$	34,344	\$	32,298	\$	32,114	\$	34,232

<i>\$ in Thousands</i>	FY 2026		FY 2027		FY 2028		FY 2029		FY 2030	
Beginning Fund Balance	\$	20,220	\$	18,275	\$	13,268	\$	11,292	\$	10,985
Revenues Over (Under) Exp		(4,011)		(7,153)		(4,213)		(2,631)		(3,472)
Budget to Actual Variance		2,066		2,146		2,237		2,324		2,493
Projected Actual Gain/(Loss)		(1,945)		(5,007)		(1,976)		(307)		(979)
Projected Ending GF Bal		18,275		13,268		11,292		10,985		10,006
% of Total Budget		58.8%		38.6%		35.0%		34.2%		29.2%
Estimated Operating Margin		0.88		0.91		0.92		0.94		0.96

¹ Assumes actual revenues of 101% of budget and actual expenditures of 93% of budget



- Future BIRDIES to be evaluated in FY 2026 to determine need for FY 2027-2031 Five-Year SOP:
 - 3rd Fire Facility (continued)
 - Redevelopment of Village Place
 - Need for Downtown Parking Facility

Council Discussion/ Direction

Council Discussion/Direction:

- Have we sufficiently addressed Council's higher priorities in the proposed five-year plan?
- Are there any other Council priorities that we need to address?
- Are there any significant modifications you would like to make to the proposed five-year plan at this point?

Next Steps



Key Upcoming Dates	
April 22	Budget work session with Council (add'l meeting can be scheduled if needed)
May 13	Budget Presentation (draft SOP book released)
May 27	Budget Public Hearing
June 10	Adopt the Budget

The Village welcomes public comments by e-mailing them to publiccomments@vopnc.org.