Town of Pine Hollow, North Carolina

Board of Commissioners

Budget Work Session Minutes

Tuesday, May 12, 2026, 5:30 p.m., Town Hall Council Chambers, 100 Main Street

Attendance

Present: Mayor Dana Whitlock; Mayor Pro Tem Raymond Okafor; Commissioners Lydia Brannock and Curtis Feld.

Absent: Commissioner Janelle Pruitt (excused).

Staff present: Town Manager Owen Galloway; Finance Director Priya Sandoval; Town Clerk Marisol Teague.

Call to Order

Mayor Whitlock called the work session to order at 5:31 p.m. and stated that a quorum was present. She noted that no formal action on the budget ordinance would be taken at the work session and that the public hearing is scheduled for June 2, 2026.

Overview of the FY2027 Proposed Budget

Town Manager Galloway presented the FY2027 recommended budget. He explained that the General Fund proposal totals $4,971,900, an increase of $219,500 over the FY2026 adopted budget. The increase is driven mainly by a 3 percent cost-of-living adjustment for employees, higher fuel and vehicle maintenance costs, and the second year of the street resurfacing plan.

Finance Director Sandoval reported that the proposal keeps the property tax rate at 48 cents per $100 of assessed value. Sales tax revenue is projected to grow 2.5 percent. She added that the fund balance would remain above the Board's policy minimum of 25 percent of expenditures.

Commissioner Brannock asked whether the resurfacing plan could be accelerated. Mr. Galloway responded that a faster schedule would require either a tax increase of about 2 cents or a transfer from fund balance, and that staff recommends the current pace.

General Fund Expenditures by Department

Ms. Sandoval reviewed the proposed General Fund expenditures by department, shown in the table below.

Department	FY2026 Adopted	FY2027 Proposed	Change
General Government	$612,400	$638,900	+$26,500
Police	$1,385,000	$1,452,300	+$67,300
Fire	$948,200	$1,001,500	+$53,300
Public Works	$1,175,600	$1,240,000	+$64,400
Parks and Recreation	$402,300	$417,800	+$15,500
Planning and Zoning	$228,900	$221,400	-$7,500
Total General Fund	**$4,752,400**	**$4,971,900**	**+$219,500**

Commissioner Feld asked about the Police increase. Mr. Galloway explained that most of it covers the cost-of-living adjustment and the replacement of two patrol vehicles on the regular five-year schedule.

Mayor Pro Tem Okafor asked why Planning and Zoning decreases. Ms. Sandoval answered that a one-time contract for the comprehensive plan update ends in FY2026, so that amount is not carried forward.

Commissioner Brannock asked staff to add a line showing Powell Bill street funds next to the Public Works budget in the version presented at the public hearing. Staff agreed.

Capital Requests

Mr. Galloway reviewed three capital requests that are not included in the proposal: a replacement brush truck ($185,000), a playground surface at Creekside Park ($64,000), and a generator for the Town Hall ($48,000). The Board asked staff to bring options for the generator to the June meeting.

Motions and Votes

The Board took the following actions:

1. Motion by Commissioner Brannock, seconded by Commissioner Feld, to direct staff to schedule the public hearing on the FY2027 budget for June 2, 2026, at 6:00 p.m. Vote: 4 in favor, 0 opposed. Motion carried.

2. Motion by Mayor Pro Tem Okafor, seconded by Commissioner Brannock, to direct staff to add the Powell Bill street funds line to the public hearing materials. Vote: 4 in favor, 0 opposed. Motion carried.

3. Motion by Commissioner Feld, seconded by Mayor Pro Tem Okafor, to request generator options for the June 2 meeting. Vote: 3 in favor, 1 opposed (Brannock). Motion carried.

Adjournment

There being no further business, Mayor Whitlock adjourned the work session at 7:04 p.m.

Dana Whitlock, Mayor	Marisol Teague, Town Clerk
Approved: May 26, 2026	Attest