



**VILLAGE COUNCIL  
MINUTES FOR SPECIAL MEETING OF JANUARY 19, 2021  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA**

The Pinehurst Village Council held a remote special meeting at 1:30 p.m., Tuesday, January 19, 2021 in Assembly Hall at 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. Beth Dunn, Village Clerk

The following were in remote attendance:

Ms. Judy Davis, Mayor Pro Tem  
Ms. Lydia Boesch, Councilmember  
Mr. Kevin Drum, Councilmember  
Ms. Jane Hogeman, Councilmember  
Mr. Jeffrey Sanborn, Village Manager

And approximately 3 attendees, including 3 staff.

**1. Call to Order.**

Mayor John Strickland, called the Council special meeting to order.

**2. Discuss Library Needs Assessment.**

Natalie Hawkins, Assistant Village Manager, explained the objective of today's meeting is to have an understanding of the basis of the need for square footage in a library that will meet the needs of residents. Ms. Hawkins reviewed a summary of the recommended ranges of square feet (sf) needed to address the library needs of Pinehurst residents that were expressed throughout the Library Needs Assessment and especially in the ETC Library Services Survey conducted in June 2020. The overall recommendation would be a library a size of 10,000 – 12,000 sf.

Ms. Hawkins explained that the recommendation is to expand the current collection of 15,000 titles to 30,000 titles, which would consume somewhere between 4,250 and 5,600 (sf). This would result in 1.8 books per capita, which is lower than benchmark comparisons and also more sf than the entire amount of space utilized by the library in their current building. Ms. Hawkins explained that in NC, municipal libraries have on average 3.0 books per capita. Pinehurst's population of 17,100 residents, would suggest a collection of 51,300 titles may be needed. In comparison, the Town of Southern Pines Library, that serves a population of approximately 14,000 residents, has a collection of 65,785 titles, or over 4.0 books per capita. Councilmember Hogeman stated that the Given Memorial Library now has access to digital state resources as they are now part of the Public Library System. Ms. Hawkins noted that was true but other municipal libraries also have access to digital resources.

Ms. Hawkins stated that currently there is 525 sf of children's program space, which includes the book collections as well. The recommendation would be to expand the program space to 700 to 800 sf. In 2019, the Given Memorial Library offered 5.4 children's programs per month. This is significantly less than the 14.8 children's programs offered per month in the nearby Town of Southern Pines, which serves a smaller population. Ms. Hawkins stated that the Given Memorial Library has only one public computer for residents to access. The recommendation is to expand the number of computers for the public to access to somewhere between two and four computers, with access to print, copy, & scan services. Four public computers would equate to

1.17 computers per 5,000 residents, which is still well below benchmark comparisons. Two to four public computers and printer/scanner/copier space would be approximately 190 to 340 sf of space. Ms. Hawkins noted that in NC, municipal libraries provide 9.7 computers for every 5,000 residents.

Book clubs, discussion groups, and adult programs are currently held in approximately 575 sf of space at the library. The recommendation would be to expand the amount of space for adult programming to up to 1,000 sf. This space should be flexible to meet the different needs of adult & teen groups and clubs. Ms. Hawkins noted that 60% of residents in two younger demographics indicated expansion is extremely or very needed.

Ms. Hawkins explained that libraries must also contain general space for administrative office, storage, restrooms, and mechanical space, which must also be incorporated into the overall space needs. The amount of general circulation space is calculated as 20% to 30% of total building square feet, depending on the layout of the building. Ms. Hawkins stated that using the square footage ranges previously recommended, the total amount of general circulation space would range from 1,700 – 3,400 square feet. Council discussed varying situations that would play a factor into the general circulation space.

Ms. Hawkins explained there are three other key spaces commonly found in libraries that some segments of respondents to the ETC survey indicated a demand for. Those recommendations would be to add three additional dedicated spaces: flexible space to house adult & teen programs at 300 – 700 sf, 6-8 person conference room at 150 – 200 sf, and an individual study or quiet space at 600 – 800 sf. Ms. Hawkins reviewed the current layout of the Given Memorial Library and Tufts Archives.

Councilmember Hogeman asked what determines the number of library staff that will be needed. Ms. Hawkins explained the recommendation is that there is a librarian and supporting staff, which could be driven by the size of the building, operating hours, and programing. Councilmember Hogeman asked what the sf number of shared space is for the archives and library, such as offices and restrooms. Ms. Hawkins stated the shared space is currently 750 sf.

**3. Motion to Recess the Special Meeting and Enter Closed Session.**

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Boesch, Council unanimously approved to recess the special meeting and enter into a closed session pursuant to NCGS §143-318.11(a)(5)(i) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease, by a vote of 5-0.

**4. Closed Session.**

Council held a closed session to discuss the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

**5. Motion to adjourn the Closed Session and Re-enter the Special Meeting.**

Upon a motion by Councilmember Boesch, seconded by Councilmember Drum, Council unanimously to adjourn the closed session and re-enter the special meeting, by a vote of 5-0.

**6. Motion to Adjourn**

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Boesch, Council unanimously approved to adjourn the special meeting, by a vote of 5-0, at 5:00 p.m.

Respectfully Submitted,

Beth Dunn,  
Village Clerk

*A videotape of this meeting is located on the Village website: [www.vopnc.org](http://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*



**VILLAGE OF PINEHURST  
VILLAGE COUNCIL  
CLOSED SESSION-JANUARY 19, 2021**

**ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA**

**MINUTES**

At a special meeting of the Pinehurst Village Council held at 1:30 p.m., Tuesday, January 19, 2021, via the electronic meeting platform ZOOM and in Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Mayor Pro Tem Davis moved to go into closed session, NCGS §143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. The motion was seconded by Councilmember Boesch and carried unanimously, by a vote of 5-0.

The following people were present:

Mr. John C. Strickland, Mayor

The following were in remote attendance:

Ms. Judy Davis, Mayor Pro Tem

Mr. Kevin Drum, Councilmember

Ms. Jane Hogeman, Councilmember

Ms. Lydia Boesch, Councilmember

Mr. Jeff Sanborn, Village Manager

Mr. Jeff Batton, Assistant Village Manager of Operations

Ms. Natalie Hawkins, Assistant Village Manager of Administration

**MAYOR STRICKLAND CALLED THE MEETING TO ORDER.**

Village Council and managers discussed the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. Specifically, Council discussed the Given Memorial Library Building.

**ADJOURNMENT.**

Upon a motion by Councilmember Boesch, seconded by Councilmember Drum, Council unanimously approved to adjourn the closed session and re-enter the special meeting, by a vote of 5-0.

Respectfully Submitted,

Beth Dunn  
Village Clerk



**VILLAGE COUNCIL  
MINUTES FOR SPECIAL MEETING OF JANUARY 26, 2021  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA**

The Pinehurst Village Council held a remote special meeting at 3:30 p.m., Tuesday, January 26, 2021 in Assembly Hall at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina and via the electronic meeting platform ZOOM.

The following were in attendance:

Mr. John C. Strickland, Mayor  
Ms. Beth Dunn, Village Clerk

The following were in remote attendance:

Ms. Judy Davis, Mayor Pro Tem  
Ms. Lydia Boesch, Councilmember  
Mr. Kevin Drum, Councilmember  
Ms. Jane Hogeman, Councilmember  
Mr. Jeffrey Sanborn, Village Manager

And approximately 3 attendees, including 3 staff.

**1. Call to Order.**

Mayor John Strickland, called the Council special meeting to order.

**2. Motion to Recess the Special Meeting and Enter Closed Session.**

Upon a motion by M\_\_\_\_, seconded by Councilmember \_\_\_\_\_, Council unanimously approved to recess the special meeting and enter into a closed session pursuant to NCGS §143-318.11(a)(5)(i) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease, by a vote of 5-0.

**3. Closed Session.**

Council held a closed session to discuss the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

**4. Motion to adjourn the Closed Session and Re-enter the Special Meeting.**

Upon a motion by Councilmember\_\_\_\_, seconded by Councilmember \_\_\_\_, Council unanimously to adjourn the closed session and re-enter the special meeting, by a vote of 5-0.

**5. Motion to Adjourn**

Upon a motion by \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, Council unanimously approved to adjourn the special meeting, by a vote of 5-0, at \_\_\_\_ p.m.

Respectfully Submitted,

Beth Dunn,  
Village Clerk

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DRAFT



**VILLAGE OF PINEHURST  
VILLAGE COUNCIL  
CLOSED SESSION-JANUARY 26, 2021**

**ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA**

**MINUTES**

At a special meeting of the Pinehurst Village Council held at 3:30 p.m., Tuesday, January 26, 2021 in Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Mayor Pro Tem Davis moved to go into closed session, NCGS §143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. The motion was seconded by Councilmember Boesch and carried unanimously, by a vote of 5-0.

The following people were present:

Mr. John C. Strickland, Mayor  
Ms. Judy Davis, Mayor Pro Tem  
Mr. Kevin Drum, Councilmember  
Ms. Jane Hogeman, Councilmember  
Mr. Jeff Sanborn, Village Manager  
Mr. Jeff Batton, Assistant Village Manager of Operations

The following were in remote attendance:

Ms. Lydia Boesch, Councilmember

**MAYOR STRICKLAND CALLED THE MEETING TO ORDER.**

Village Council and managers discussed the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. Specifically, Council discussed the Given Memorial Library Building.

**ADJOURNMENT.**

Upon a motion by Councilmember Drum, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the closed session and re-enter the special meeting, by a vote of 5-0.

Respectfully Submitted,

Beth Dunn  
Village Clerk

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## Village of Pinehurst

# Memo

**To:** Village Council  
**From:** Brooke Hunter  
**CC:** Jeff Sanborn & Senior Leadership  
**Date:** February 1, 2021  
**Re:** Financial Statements for the Six Months Ended December 31, 2020

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Attached are the quarterly financial statements for the six months ended December 31, 2020. The Village remains in a good financial position through the first half of the fiscal year, despite the economic impacts of the COVID-19 pandemic. Revenues exceeded expenditures by a larger margin than anticipated in our forecast for the first two quarters. In addition, our operating expenditures are below expected levels and our revenue outlook is on target. These results should position us well to carry out the objectives outlined in the FY 2021 Strategic Operating Plan. We will also continue to closely monitor the impacts of the pandemic on our more economically sensitive revenues as the year progresses.

### **Financial Position:**

The Village's General Fund is showing \$5.6 million in income for the first six months of the year, which is lower than the \$7.3 million the prior year. As a reminder, last year contained the return of \$1 million previously contributed to the Given Memorial Library capital expansion campaign. The Village budgeted for revenues to exceed expenditures by roughly \$2.5 million for the first two quarters. Fund balance in the General Fund is currently 74% of budgeted expenditures, which is greater than the 69% level seen the previous year at December 31.

The Village's total cash and investment balances increased by \$451,000, or 3%, compared with the previous year. The majority of this variance is due to revenues that are higher than expected and expenditures that are lower than expected at this point in the fiscal year.

Of the \$14.7 million in cash and investments at December 31, 2020, \$14.4 million was invested in the North Carolina Capital Management Trust (NCCMT) Government portfolio. This December, the NCCMT decided to liquidate the Term portfolio due to historically low interest rates during the COVID-19 pandemic. With these low interest rates, the Term portfolio was no longer beneficial to investors. NCCMT indicated an interest in potentially offering other portfolio opportunities when interest rates change.

This quarter, the Village made an early debt payoff for its last remaining installment financing debt obligation. As of December 31, 2020, the Village has no installment financing debt.

### **Revenues & Expenditures:**

General fund revenues were \$921,000, or 6.6%, above the year-to-date budget projections. Property tax revenues were \$643,000, or 6.6%, above the quarterly revenue estimate. This increase is primarily due to higher collection levels than anticipated through December 31. The real and personal property tax collection rate of 93.6% is 0.9% higher than this time last year. The real and personal base grew by 1.3%, compared to the same period last year, which is in line with our projection. The motor vehicle tax base grew by 9.9%, compared to the prior year.

For local option sales taxes, the adopted budget forecast a 5% decrease over the previous year for the first quarter and no change in collections over the previous year for the remaining quarters. So far, the actual collections for the first four months of the year are running 8.9% ahead of the previous year's collections. At the time the local option sales tax budget for FY 2021 was adopted, the impact of COVID-19 on sales tax collections was unknown. Actual local option sales tax collections for the months of July through October exceeded our conservative budget estimate by approximately \$203,000.

As expected, a few minor revenue sources decreased as a result of COVID-19 restrictions and facility closures. These include Fair Barn revenue (discussed in detail below), recreation fees, athletic fees, and event sponsorship revenue. In some cases, these decreased revenues were offset with fewer expenditures.

General fund operating expenditures were \$1,336,000, or 14%, below the quarterly budget. This variance is above the expected expenditure variance of 5%; however, differences of this nature are typical at this point in the year.

For capital outlay, approximately 56% of the capital outlay budgeted in the first two quarters was expended. A significant portion of the variance includes a Solid Waste truck replacement for \$210,000 that was ordered but not received by December 31. Another factor relates to the timing of the Magnolia Road streetscape project. The remaining variance is due to several other projects that were planned for the first two quarters but not yet completed. We expect staff to finish most of these projects by the end of the fiscal year.

#### **Financial Outlook:**

The Village issued 71 single-family residential building permits valued at \$18,051,000 during the first two quarters compared to 89 the previous year. The average value of these homes decreased from \$292,000 to \$254,000, or 13%, when compared to the previous fiscal year. At this point, we expect the Village to exceed the forecasted number of 100 homes constructed by year-end.

#### **Other Items:**

Fair Barn rentals were directly affected by the pandemic with state-mandated facility closures. Staff worked with the Health Department to classify the Fair Barn as a convention center, which allowed us to begin hosting events with a maximum of 100 guests. A total of six paid events were held during the second quarter. Due to the extensive restrictions, as of December 31, the Fair Barn covered only 12% of operating expenditures with operating revenues compared to the 75% coverage achieved at this point last year. The balanced scorecard target has been revised from 99% to 55% due to the inability to host events for several months of the fiscal year.

The Harness Track covered 61% of its operating expenditures compared to 77% the previous year. Revenues were lower than last year primarily due to five trainers who did not return and a couple of trainers who brought fewer horses. Canadian travel restrictions related to COVID-19 played a role in the lower revenue this season. In addition, some northern training facilities would not guarantee racing season stalls if trainers did not rent stalls from them during training season. Fortunately, soccer and lacrosse practices occurring at the track has brought in some additional revenue.

#### **Conclusion:**

The Village Council and Village managers should be commended for exceeding most of the Village's financial targets, even during a period of economic uncertainty related to the COVID-19 pandemic. We will continue to monitor the impacts of the pandemic on our revenues and expenditures and have found that the effects were less severe than originally anticipated. As we begin preparing our budget for the upcoming year, we should continue to maintain operating expenditure growth that is in line with operating revenues. The Village continues to remain in a solid financial position as a result of our conservative financial policies, good financial planning, and diligent budget oversight. Should you have any questions about these quarterly statements, please feel free to contact me.

**§ 160D-107. (Effective January 1, 2021) Moratoria.**

(a) Authority. - As provided in this section, local governments may adopt temporary moratoria on any development approval required by law, except for the purpose of developing and adopting new or amended plans or development regulations governing residential uses. The duration of any moratorium shall be reasonable in light of the specific conditions that warrant imposition of the moratorium and may not exceed the period of time necessary to correct, modify, or resolve such conditions.

(b) Hearing Required. - Except in cases of imminent and substantial threat to public health or safety, before adopting a development regulation imposing a development moratorium with a duration of 60 days or any shorter period, the governing board shall hold a legislative hearing and shall publish a notice of the hearing in a newspaper having general circulation in the area not less than seven days before the date set for the hearing. A development moratorium with a duration of 61 days or longer, and any extension of a moratorium so that the total duration is 61 days or longer, is subject to the notice and hearing requirements of G.S. 160D-601.

(c) Exempt Projects. - Absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section shall not apply to any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding, to any project for which a special use permit application has been accepted as complete, to development set forth in a site-specific or phased vesting plan approved pursuant to G.S. 160D-108, to development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval, or to preliminary or final subdivision plats that have been accepted for review by the local government prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium. Notwithstanding the foregoing, if a complete application for a development approval has been submitted prior to the effective date of a moratorium, G.S. 160D-108(b) shall be applicable when permit processing resumes.

(d) Required Statements. - Any development regulation establishing a development moratorium must include, at the time of adoption, each of the following:

- (1) A statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the local government and why those alternative courses of action were not deemed adequate.
- (2) A statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium.
- (3) A date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium.

- (4) A statement of the actions, and the schedule for those actions, proposed to be taken by the local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.

(e) Limit on Renewal or Extension. - No moratorium may be subsequently renewed or extended for any additional period unless the local government shall have taken all reasonable and feasible steps proposed to be taken in its ordinance establishing the moratorium to address the problems or conditions leading to imposition of the moratorium and unless new facts and conditions warrant an extension. Any ordinance renewing or extending a development moratorium must include, at the time of adoption, the findings set forth in subdivisions (1) through (4) of subsection (d) of this section, including what new facts or conditions warrant the extension.

(f) Expedited Judicial Review. - Any person aggrieved by the imposition of a moratorium on development approvals required by law may apply to the General Court of Justice for an order enjoining the enforcement of the moratorium. Actions brought pursuant to this section shall be scheduled for expedited hearing, and subsequent proceedings in those actions shall be accorded priority by the trial and appellate courts. In such actions, the local government shall have the burden of showing compliance with the procedural requirements of this subsection. (2019-111, s. 2.4.)



# VILLAGE OF PINEHURST



FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED  
DECEMBER 31, 2020

**Village of Pinehurst  
Financial Statements  
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**Village of Pinehurst**  
**Combined Balance Sheet - All Fund Types**  
**December 31, 2020**

|                                                                    | Governmental Fund Types |                      | Account Groups         |                          |                          |                          |
|--------------------------------------------------------------------|-------------------------|----------------------|------------------------|--------------------------|--------------------------|--------------------------|
|                                                                    | General Fund            | Capital Project Fund | General Capital Assets | General Long - Term Debt | Totals December 31, 2020 | Totals December 31, 2019 |
| ASSETS                                                             |                         |                      |                        |                          |                          |                          |
| Cash & investments                                                 | \$ 14,410,340           | \$ 254,417           | \$ -                   | \$ -                     | \$ 14,664,757            | \$ 14,213,330            |
| Taxes receivable                                                   | 693,878                 | -                    | -                      | -                        | 693,878                  | 816,683                  |
| Assessments receivable                                             | 5,179                   | -                    | -                      | -                        | 5,179                    | 24,539                   |
| Due from other governmental agencies                               | 2,916,877               | -                    | -                      | -                        | 2,916,877                | 2,690,794                |
| Other receivables                                                  | 301,779                 | -                    | -                      | -                        | 301,779                  | 305,169                  |
| Prepaid items                                                      | 10,650                  | -                    | -                      | -                        | 10,650                   | 1,250                    |
| Inventory                                                          | 55,574                  | -                    | -                      | -                        | 55,574                   | 44,352                   |
| Capital assets                                                     | -                       | -                    | 51,202,629             | -                        | 51,202,629               | 47,616,963               |
| Amounts to be provided for retirement of<br>general long-term debt | -                       | -                    | -                      | 4,748,700                | 4,748,700                | 4,455,405                |
| TOTAL ASSETS                                                       | \$ 18,394,277           | \$ 254,417           | \$ 51,202,629          | \$ 4,748,700             | \$ 74,600,023            | \$ 70,168,485            |
| LIABILITIES AND FUND EQUITY                                        |                         |                      |                        |                          |                          |                          |
| Accounts payable                                                   | \$ 3,981                | \$ 35,000            | \$ -                   | \$ -                     | \$ 38,981                | \$ 122,257               |
| Withholdings & accrued expenses                                    | 234,907                 | -                    | -                      | -                        | 234,907                  | 167,355                  |
| Accrued vacation                                                   | -                       | -                    | -                      | 748,482                  | 748,482                  | 657,850                  |
| Total pension liability (LEO)                                      | -                       | -                    | -                      | 1,243,898                | 1,243,898                | 1,025,925                |
| Net pension liability (LGERs)                                      | -                       | -                    | -                      | 2,756,320                | 2,756,320                | 2,480,521                |
| Deposits                                                           | 233,252                 | -                    | -                      | -                        | 233,252                  | 270,297                  |
| Unavailable revenues                                               | 1,117,970               | -                    | -                      | -                        | 1,117,970                | 1,213,725                |
| Long-term debt                                                     | -                       | -                    | -                      | -                        | -                        | 291,109                  |
| Total Liabilities                                                  | 1,590,110               | 35,000               | -                      | 4,748,700                | 6,373,810                | 6,229,039                |
| EQUITY                                                             |                         |                      |                        |                          |                          |                          |
| Investment in general capital assets                               | -                       | -                    | 51,202,629             | -                        | 51,202,629               | 47,616,963               |
| Fund Balance:                                                      |                         |                      |                        |                          |                          |                          |
| Nonspendable:                                                      |                         |                      |                        |                          |                          |                          |
| Inventory                                                          | 55,574                  | -                    | -                      | -                        | 55,574                   | 44,352                   |
| Prepaid items                                                      | 10,650                  | -                    | -                      | -                        | 10,650                   | 1,250                    |
| Restricted:                                                        |                         |                      |                        |                          |                          |                          |
| Stabilization by state statute                                     | 5,156,522               | -                    | -                      | -                        | 5,156,522                | 4,543,329                |
| Public safety                                                      | -                       | -                    | -                      | -                        | -                        | 11,043                   |
| Transportation                                                     | 21,035                  | -                    | -                      | -                        | 21,035                   | 502,803                  |
| Committed:                                                         |                         |                      |                        |                          |                          |                          |
| Cultural and recreation                                            | -                       | 219,417              | -                      | -                        | 219,417                  | 1,146,017                |
| Assigned:                                                          |                         |                      |                        |                          |                          |                          |
| Designated for expenditures                                        | 2,760,940               | -                    | -                      | -                        | 2,760,940                | 1,049,416                |
| Unassigned                                                         | 8,799,446               | -                    | -                      | -                        | 8,799,446                | 9,024,273                |
| Total equity                                                       | 16,804,167              | 219,417              | 51,202,629             | -                        | 68,226,213               | 63,939,446               |
| TOTAL LIABILITIES & EQUITY                                         | \$ 18,394,277           | \$ 254,417           | \$ 51,202,629          | \$ 4,748,700             | \$ 74,600,023            | \$ 70,168,485            |

**Village of Pinehurst  
General Fund  
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual  
For the Fiscal Period Ended December 31, 2020**

|                                               | Annual<br>Budget as of<br>12/31/2020 | Quarterly<br>Budget as of<br>12/31/2020 | YTD as of<br>12/31/2020 | YTD as of<br>12/31/2019 | Current Year<br>Over (Under)<br>Prior Year | % of<br>2021 Budget<br>Spent /<br>Received<br>YTD |
|-----------------------------------------------|--------------------------------------|-----------------------------------------|-------------------------|-------------------------|--------------------------------------------|---------------------------------------------------|
| <b>Revenues</b>                               |                                      |                                         |                         |                         |                                            |                                                   |
| Ad valorem taxes & penalties                  | \$ 11,403,000                        | \$ 9,754,230                            | \$ 10,397,514           | \$ 10,118,897           | \$ 278,617                                 | 91.18%                                            |
| Assessments                                   | 5,170                                | -                                       | -                       | 6,743                   | (6,743)                                    | 0.00%                                             |
| Other taxes and licenses                      | 2,000                                | 1,000                                   | 2,305                   | 1,385                   | 920                                        | 115.25%                                           |
| Intergovernmental revenues:                   |                                      |                                         |                         |                         |                                            |                                                   |
| Unrestricted                                  | 6,087,500                            | 2,687,660                               | 3,017,153               | 2,755,413               | 261,740                                    | 49.56%                                            |
| Restricted                                    | 765,600                              | 759,052                                 | 735,806                 | 539,936                 | 195,870                                    | 96.11%                                            |
| Permits & fees                                | 626,600                              | 313,300                                 | 486,130                 | 514,532                 | (28,402)                                   | 77.58%                                            |
| Sales & services                              | 725,400                              | 387,200                                 | 220,525                 | 374,981                 | (154,456)                                  | 30.40%                                            |
| Other revenues                                | 244,780                              | 136,842                                 | 111,429                 | 1,116,322               | (1,004,893)                                | 45.52%                                            |
| Interest earned on investments                | 25,400                               | 12,960                                  | 2,152                   | 97,162                  | (95,010)                                   | 8.47%                                             |
| <b>TOTAL REVENUES</b>                         | <b>19,885,450</b>                    | <b>14,052,244</b>                       | <b>14,973,014</b>       | <b>15,525,371</b>       | <b>(552,357)</b>                           | <b>75.30%</b>                                     |
| <b>Operating Expenditures</b>                 |                                      |                                         |                         |                         |                                            |                                                   |
| Governing Body                                | 146,400                              | 77,200                                  | 73,750                  | 60,548                  | 13,202                                     | 50.38%                                            |
| Administration                                | 1,485,762                            | 812,844                                 | 715,856                 | 646,594                 | 69,262                                     | 48.18%                                            |
| Financial Services                            | 718,022                              | 451,038                                 | 398,282                 | 421,946                 | (23,664)                                   | 55.47%                                            |
| Human Resources                               | 613,261                              | 332,168                                 | 249,793                 | 190,100                 | 59,693                                     | 40.73%                                            |
| Police                                        | 3,423,273                            | 1,771,925                               | 1,474,185               | 1,560,780               | (86,595)                                   | 43.06%                                            |
| Fire                                          | 3,050,676                            | 1,566,979                               | 1,378,628               | 1,389,186               | (10,558)                                   | 45.19%                                            |
| Inspections                                   | 340,636                              | 172,652                                 | 154,798                 | 137,371                 | 17,427                                     | 45.44%                                            |
| Public Services Administration                | 617,562                              | 315,044                                 | 266,831                 | 226,928                 | 39,903                                     | 43.21%                                            |
| Streets & Grounds                             | 1,594,672                            | 813,736                                 | 641,727                 | 595,785                 | 45,942                                     | 40.24%                                            |
| Powell Bill Funds                             | 1,263,742                            | 163,742                                 | 459,526                 | -                       | 459,526                                    | 36.36%                                            |
| Solid Waste                                   | 1,782,984                            | 890,980                                 | 720,909                 | 752,254                 | (31,345)                                   | 40.43%                                            |
| Recreation                                    | 2,006,157                            | 1,042,929                               | 818,257                 | 796,391                 | 21,866                                     | 40.79%                                            |
| Library                                       | 163,764                              | 88,764                                  | 80,000                  | 92,527                  | (12,527)                                   | 48.85%                                            |
| Harness Track                                 | 579,138                              | 291,730                                 | 215,718                 | 213,641                 | 2,077                                      | 37.25%                                            |
| Fair Barn                                     | 376,856                              | 194,642                                 | 111,337                 | 161,702                 | (50,365)                                   | 29.54%                                            |
| Planning                                      | 1,077,342                            | 578,088                                 | 383,823                 | 362,541                 | 21,282                                     | 35.63%                                            |
| Community Development                         | 179,268                              | 98,664                                  | 87,257                  | 79,483                  | 7,774                                      | 48.67%                                            |
| Debt Service                                  | 148,167                              | 48,259                                  | 144,729                 | 156,486                 | (11,757)                                   | 97.68%                                            |
| <b>Total Operating Expenditures</b>           | <b>19,567,682</b>                    | <b>9,711,384</b>                        | <b>8,375,406</b>        | <b>7,844,263</b>        | <b>531,143</b>                             | <b>42.80%</b>                                     |
| <b>Capital Outlay Expenditures</b>            |                                      |                                         |                         |                         |                                            |                                                   |
| Administration                                | 29,219                               | 13,188                                  | 12,097                  | 2,167                   | 9,930                                      | 41.40%                                            |
| Financial Services                            | 4,048                                | 3,768                                   | 3,456                   | 581                     | 2,875                                      | 85.38%                                            |
| Human Resources                               | 7,084                                | 6,594                                   | 6,049                   | 726                     | 5,323                                      | 85.39%                                            |
| Police                                        | 219,182                              | 199,492                                 | 152,149                 | 103,983                 | 48,166                                     | 69.42%                                            |
| Fire                                          | 1,322,914                            | 672,698                                 | 459,178                 | 3,133                   | 456,045                                    | 34.71%                                            |
| Inspections                                   | 2,024                                | 1,884                                   | 1,728                   | 358                     | 1,370                                      | 85.38%                                            |
| Public Services Administration                | 32,376                               | 32,083                                  | 3,456                   | 49,164                  | (45,708)                                   | 10.67%                                            |
| Streets & Grounds                             | 891,685                              | 430,005                                 | 173,685                 | 102,655                 | 71,030                                     | 19.48%                                            |
| Solid Waste                                   | 213,086                              | 212,826                                 | 2,592                   | 3,809                   | (1,217)                                    | 1.22%                                             |
| Recreation                                    | 197,121                              | 136,594                                 | 174,884                 | 17,226                  | 157,658                                    | 88.72%                                            |
| Harness Track                                 | 117,850                              | 72,742                                  | 864                     | 79,960                  | (79,096)                                   | 0.73%                                             |
| Fair Barn                                     | 62,059                               | 61,884                                  | 35,939                  | 14,008                  | 21,931                                     | 57.91%                                            |
| Planning                                      | 4,048                                | 3,768                                   | 3,456                   | 608                     | 2,848                                      | 85.38%                                            |
| Community Development                         | 1,012                                | 942                                     | 864                     | 145                     | 719                                        | 85.38%                                            |
| <b>Total Capital Outlay Expenditures</b>      | <b>3,103,708</b>                     | <b>1,848,468</b>                        | <b>1,030,397</b>        | <b>378,523</b>          | <b>651,874</b>                             | <b>33.20%</b>                                     |
| <b>TOTAL EXPENDITURES <sup>1</sup></b>        | <b>22,671,390</b>                    | <b>11,559,852</b>                       | <b>9,405,803</b>        | <b>8,222,786</b>        | <b>1,183,017</b>                           | <b>41.49%</b>                                     |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | <b>(2,785,940)</b>                   | <b>2,492,392</b>                        | <b>5,567,211</b>        | <b>7,302,585</b>        | <b>(1,735,374)</b>                         |                                                   |

**Village of Pinehurst  
General Fund  
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual  
For the Fiscal Period Ended December 31, 2020**

|                                                                                                                           | Annual<br>Budget as of<br>12/31/2020 | Quarterly<br>Budget as of<br>12/31/2020 | YTD as of<br>12/31/2020         | YTD as of<br>12/31/2019            | Current Year<br>Over (Under)<br>Prior Year | % of<br>2021 Budget<br>Spent /<br>Received<br>YTD |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------|---------------------------------|------------------------------------|--------------------------------------------|---------------------------------------------------|
| <b>Other Financing Sources (Uses)</b>                                                                                     |                                      |                                         |                                 |                                    |                                            |                                                   |
| Sales of capital assets                                                                                                   | \$ 25,000                            | \$ 12,500                               | \$ 7,686                        | \$ 1,908                           | \$ 5,778                                   | 30.74%                                            |
| <b>Total Other Fin. Sources (Uses)</b>                                                                                    | <u>25,000</u>                        | <u>12,500</u>                           | <u>7,686</u>                    | <u>1,908</u>                       | <u>5,778</u>                               | <u>30.74%</u>                                     |
| <b>REVENUES AND OTHER FINANCING<br/>SOURCES OVER (UNDER) EXP<br/>AND OTHER FINANCING USES</b>                             | (2,760,940)                          | 2,504,892                               | 5,574,897                       | 7,304,493                          | (1,729,596)                                |                                                   |
| Appropriated Fund Balance                                                                                                 | <u>2,760,940</u>                     | <u>1,157,473</u>                        | <u>-</u>                        | <u>-</u>                           | <u>-</u>                                   |                                                   |
| <b>EXCESS OF REVENUES, OTHER<br/>FINANCING SOURCES AND FUND<br/>BALANCE APP. OVER (UNDER)<br/>EXP AND OTHER FIN. USES</b> | <u>\$ -</u>                          | <u>\$ 3,662,365</u>                     | <u>5,574,897</u>                | <u>\$ 7,304,493</u>                | <u>\$ (1,729,596)</u>                      |                                                   |
| <b>FUND BALANCE, JULY 1</b>                                                                                               |                                      |                                         | <u>11,229,270</u>               |                                    |                                            |                                                   |
| <b>FUND BALANCE, JUNE 30</b>                                                                                              |                                      |                                         | <u>\$ 16,804,167</u>            |                                    |                                            |                                                   |
|                                                                                                                           |                                      |                                         | <b>YTD as of<br/>12/31/2020</b> | <b>% of Total<br/>Expenditures</b> |                                            |                                                   |
| <sup>1</sup> <b>Total Expenditures by Type</b>                                                                            |                                      |                                         |                                 |                                    |                                            |                                                   |
| Salaries & Benefits                                                                                                       |                                      |                                         | \$ 5,262,979                    | 56%                                |                                            |                                                   |
| Operating                                                                                                                 |                                      |                                         | 3,112,427                       | 33%                                |                                            |                                                   |
| Capital                                                                                                                   |                                      |                                         | <u>1,030,397</u>                | <u>11%</u>                         |                                            |                                                   |
| <b>Total Expenditures by Type</b>                                                                                         |                                      |                                         | <u>\$ 9,405,803</u>             | <u>100%</u>                        |                                            |                                                   |

**Village of Pinehurst**  
**Community Center Capital Project Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual**  
**From Inception and for the Fiscal Period Ended December 31, 2020**

|                                                                                                        | Project<br>Budget | Prior<br>Years    | Actual<br>Current<br>Year | Total<br>To Date  |
|--------------------------------------------------------------------------------------------------------|-------------------|-------------------|---------------------------|-------------------|
| <b>REVENUES</b>                                                                                        |                   |                   |                           |                   |
| Interest earned on investments                                                                         | \$ -              | \$ 27,662         | \$ 59                     | \$ 27,721         |
|                                                                                                        | -                 | 27,662            | 59                        | 27,721            |
| <b>EXPENDITURES</b>                                                                                    |                   |                   |                           |                   |
| Design costs                                                                                           | 344,000           | 326,995           | -                         | 326,995           |
| Construction costs                                                                                     | 4,569,165         | 4,364,458         | 30,016                    | 4,394,474         |
|                                                                                                        | 4,913,165         | 4,691,453         | 30,016                    | 4,721,469         |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b>                                                          | (4,913,165)       | (4,663,791)       | (29,957)                  | (4,693,748)       |
| <b>OTHER FINANCING SOURCES (USES)</b>                                                                  |                   |                   |                           |                   |
| Transfer from General Fund                                                                             | 4,913,165         | 4,913,165         | -                         | 4,913,165         |
|                                                                                                        | 4,913,165         | 4,913,165         | -                         | 4,913,165         |
| <b>REVENUES AND OTHER FINANCING<br/>SOURCES OVER (UNDER) EXPENDITURES<br/>AND OTHER FINANCING USES</b> | <u>\$ -</u>       | <u>\$ 249,374</u> | (29,957)                  | <u>\$ 219,417</u> |
| FUND BALANCE, JULY 1                                                                                   |                   |                   | <u>249,374</u>            |                   |
| <b>FUND BALANCE, JUNE 30</b>                                                                           |                   |                   | <u><u>\$ 219,417</u></u>  |                   |

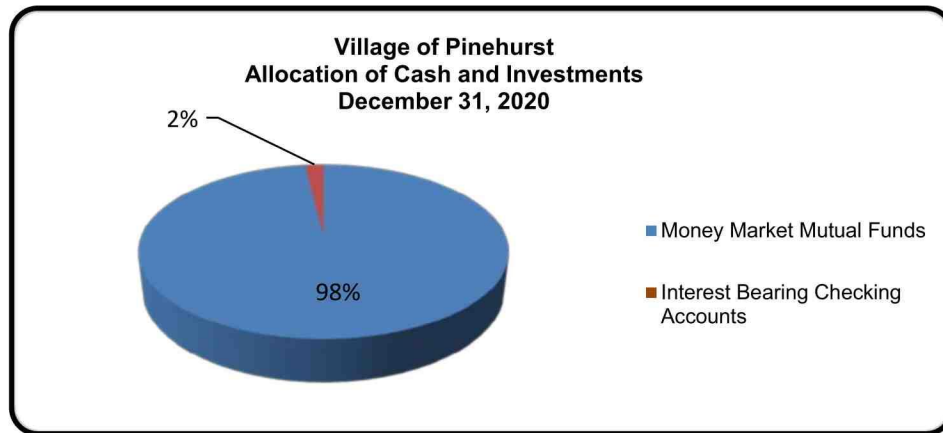


**Village of Pinehurst  
Schedule of Cash and Investments  
December 31, 2020**

| Investment                                                     | Bond/Bank<br>Ratings   | Purchase<br>Date | Maturity<br>Date | Cost                        |
|----------------------------------------------------------------|------------------------|------------------|------------------|-----------------------------|
| <b>Money Market Mutual Funds</b>                               |                        |                  |                  |                             |
| North Carolina Capital Management Trust - Government Portfolio | AAA <sub>m</sub> (S&P) |                  |                  | \$ 14,392,267               |
| <b>Interest Bearing Checking Accounts</b>                      |                        |                  |                  |                             |
| PNC Bank Operating                                             |                        |                  |                  | 271,240                     |
| <b>Petty Cash</b>                                              |                        |                  |                  | <u>1,250</u>                |
| <b>Total Cash and Investments</b>                              |                        |                  |                  | <u><u>\$ 14,664,757</u></u> |
| <b>Total Cash and Investments (same quarter previous year)</b> |                        |                  |                  | <u><u>\$ 14,213,330</u></u> |

**Summary of Cash and Investments**

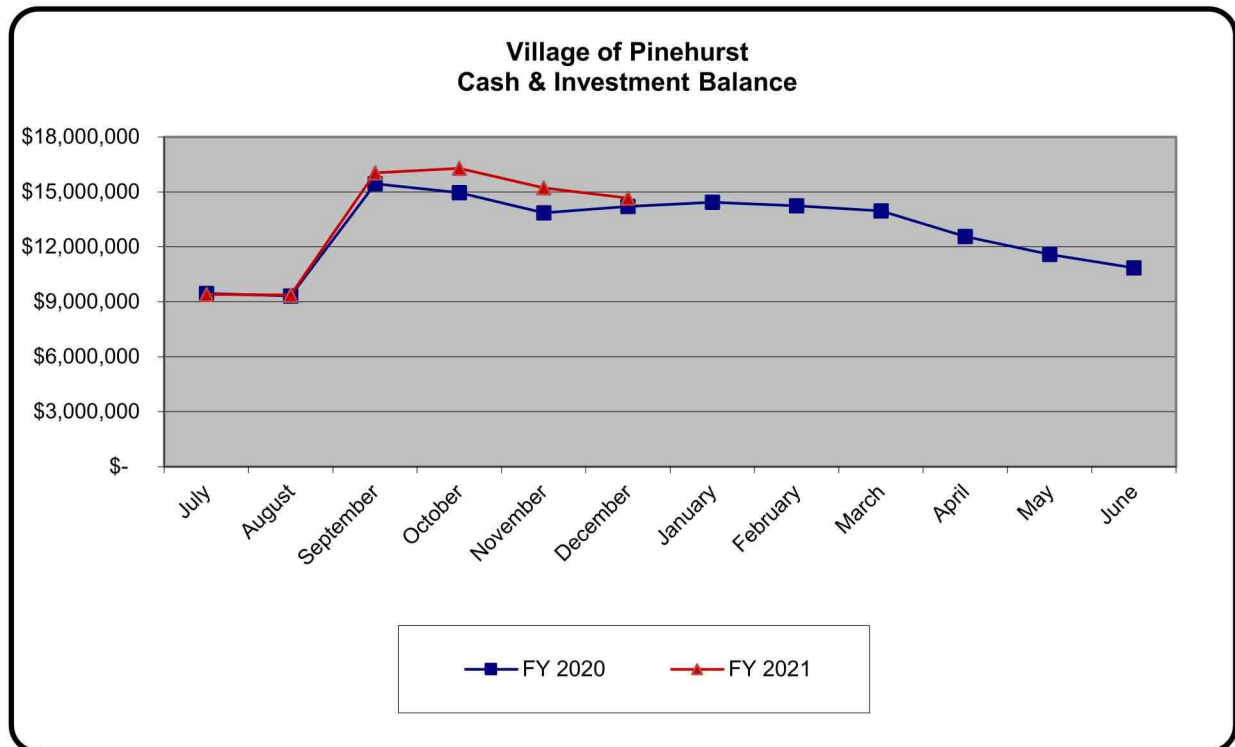
|                                    |                             |
|------------------------------------|-----------------------------|
| Money Market Mutual Funds          | \$ 14,392,267               |
| Interest Bearing Checking Accounts | 271,240                     |
| Petty Cash                         | <u>1,250</u>                |
|                                    | <u><u>\$ 14,664,757</u></u> |



## Village of Pinehurst Investment Yield Summary

|           | FY 2020              |                        |                      | FY 2021              |                        |                      |
|-----------|----------------------|------------------------|----------------------|----------------------|------------------------|----------------------|
|           | Cash<br>Balance      | Investment<br>Earnings | Investment<br>Yield* | Cash<br>Balance      | Investment<br>Earnings | Investment<br>Yield* |
| July      | \$ 9,457,886         | \$ 17,938              | 2.21%                | \$ 9,400,575         | \$ 1,110               | 0.13%                |
| August    | 9,323,182            | 16,551                 | 2.14%                | 9,375,289            | 479                    | 0.06%                |
| September | 15,444,779           | 18,043                 | 1.77%                | 16,045,667           | 228                    | 0.02%                |
| October   | 14,959,741           | 23,204                 | 1.86%                | 16,288,960           | 155                    | 0.01%                |
| November  | 13,865,852           | 19,443                 | 1.64%                | 15,214,360           | 113                    | 0.01%                |
| December  | 14,213,330           | 19,008                 | 1.65%                | 14,664,757           | 126                    | 0.01%                |
| January   | 14,437,153           | 19,086                 | 1.62%                |                      |                        |                      |
| February  | 14,250,122           | 17,314                 | 1.47%                |                      |                        |                      |
| March     | 13,955,664           | 14,018                 | 1.21%                |                      |                        |                      |
| April     | 12,563,081           | 7,705                  | 0.71%                |                      |                        |                      |
| May       | 11,588,764           | 4,743                  | 0.48%                |                      |                        |                      |
| June      | 10,856,052           | 2,165                  | 0.23%                |                      |                        |                      |
| Average   | <u>\$ 12,909,634</u> | <u>\$ 179,218</u>      | 1.39%                | <u>\$ 13,498,268</u> | <u>\$ 2,211</u>        | 0.04%                |

\* Investment yield is presented on an accrual basis.



**Village of Pinehurst**  
**Schedule of Fund Balance - General Fund**  
**December 31, 2020**

|                                | Fund<br>Balance at<br>12/31/2020 | Fund<br>Balance at<br>12/31/2019 |
|--------------------------------|----------------------------------|----------------------------------|
| <b>General Fund</b>            |                                  |                                  |
| Nonspendable:                  |                                  |                                  |
| Inventory                      | \$ 55,574                        | \$ 44,352                        |
| Prepaid Items                  | 10,650                           | 1,250                            |
| Restricted:                    |                                  |                                  |
| Stabilization by State Statute | 5,156,522                        | 4,543,329                        |
| Transportation                 | 21,035                           | 502,803                          |
| Public Safety                  | -                                | 11,043                           |
| Assigned                       |                                  |                                  |
| Subsequent year's expenditures | 2,760,940                        | 1,049,416                        |
| Unassigned                     | 8,799,446                        | 9,024,273                        |
|                                | <u>\$ 16,804,167</u>             | <u>\$ 15,176,466</u>             |

**Village of Pinehurst**  
**Schedule of Capital Outlay by Function and Activity - General Fund**  
**For the Fiscal Period Ended December 31, 2020**

|                                       | Annual<br>Budget | YTD<br>Budget | YTD<br>Expenditures | Remaining<br>Balance |
|---------------------------------------|------------------|---------------|---------------------|----------------------|
| <b><u>Land</u></b>                    |                  |               |                     |                      |
| Fire                                  | \$ 200,000       | 200,000       | -                   | 200,000              |
| Streets & Grounds                     | 331,093          | 131,093       | -                   | 331,093              |
| Recreation                            | 109,500          | 109,500       | 168,835             | (59,335)             |
| Harness Track                         | 45,000           | -             | -                   | 45,000               |
|                                       | 685,593          | 440,593       | 168,835             | 516,758              |
| <b><u>Buildings and Grounds</u></b>   |                  |               |                     |                      |
| Police                                | 32,000           | 32,000        | -                   | 32,000               |
| Public Services Administration        | 19,315           | 19,315        | -                   | 19,315               |
| Recreation                            | 80,500           | 20,500        | -                   | 80,500               |
| Harness Track                         | 71,800           | 71,800        | -                   | 71,800               |
| Fair Barn                             | 55,000           | 55,000        | 34,211              | 20,789               |
|                                       | 258,615          | 198,615       | 34,211              | 224,404              |
| <b><u>Equipment and Furniture</u></b> |                  |               |                     |                      |
| Administration                        | 29,219           | 13,188        | 12,097              | 17,122               |
| Financial Services                    | 4,048            | 3,768         | 3,456               | 592                  |
| Human Resources                       | 7,084            | 6,594         | 6,049               | 1,035                |
| Police                                | 67,182           | 47,492        | 30,740              | 36,442               |
| Fire                                  | 97,914           | 72,698        | 54,393              | 43,521               |
| Inspections                           | 2,024            | 1,884         | 1,728               | 296                  |
| Public Services Administration        | 13,061           | 12,768        | 3,456               | 9,605                |
| Streets & Grounds                     | 140,592          | 140,152       | 138,212             | 2,380                |
| Solid Waste                           | 3,086            | 2,826         | 2,592               | 494                  |
| Recreation                            | 7,121            | 6,594         | 6,049               | 1,072                |
| Harness Track                         | 1,050            | 942           | 864                 | 186                  |
| Fair Barn                             | 7,059            | 6,884         | 1,728               | 5,331                |
| Planning                              | 4,048            | 3,768         | 3,456               | 592                  |
| Community Development                 | 1,012            | 942           | 864                 | 148                  |
|                                       | 384,500          | 320,500       | 265,684             | 118,816              |
| <b><u>Vehicles</u></b>                |                  |               |                     |                      |
| Police                                | 120,000          | 120,000       | 121,409             | (1,409)              |
| Fire                                  | 1,025,000        | 400,000       | 404,785             | 620,215              |
| Solid Waste                           | 210,000          | 210,000       | -                   | 210,000              |
|                                       | 1,355,000        | 730,000       | 526,194             | 828,806              |
| <b><u>Infrastructure</u></b>          |                  |               |                     |                      |
| Streets & Grounds                     | 420,000          | 158,760       | 35,473              | 384,527              |
|                                       | 420,000          | 158,760       | 35,473              | 384,527              |
| Total                                 | \$ 3,103,708     | \$ 1,848,468  | \$ 1,030,397        | \$ 2,073,311         |

% of Capital Outlay Budget Expended

33.20%

Note: This Schedule includes Fleet Maintenance, Buildings & Grounds and Information Technology Capital Outlay.

**Village of Pinehurst  
Schedule of General Long Term Debt  
December 31, 2020**

|                                                                                                                                                                              | Balance at<br>12/31/2020 | Balance at<br>12/31/2019 | Increase<br>(Decrease) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|------------------------|
| <b>Fire Station</b>                                                                                                                                                          |                          |                          |                        |
| \$2,500,000; due in 30 semi-annual payments of fixed principal of \$83,334 plus interest @ 3.44%; collateralized by Fire Station bldg; final payment due on 3/15/20.         | \$ -                     | \$ 83,333                | \$ (83,333)            |
| <b>Fair Barn</b>                                                                                                                                                             |                          |                          |                        |
| \$1,000,000; due in 40 semi-annual payments consisting of fixed principal of \$25,000 plus interest @ 4.60%; collateralized by Fair Barn bldg; final payment due on 3/11/22. | -                        | 125,000                  | (125,000)              |
| <b>2013 Firetruck</b>                                                                                                                                                        |                          |                          |                        |
| \$550,000; due in 14 semi-annual payments of \$41,917 beginning on 2/1/14; final payment due on 8/1/20; interest @ 1.75%; collateralized by firetruck.                       | -                        | 82,776                   | (82,776)               |
|                                                                                                                                                                              | -                        | 291,109                  | (291,109)              |
| <b>Total Pension Liability (LEO) *</b>                                                                                                                                       | 1,243,898                | 1,025,925                | 217,973                |
| <b>Net Pension Liability (LGRS) *</b>                                                                                                                                        | 2,756,320                | 2,480,521                | 275,799                |
| <b>Accumulated Vacation</b>                                                                                                                                                  | 748,482                  | 657,850                  | 90,632                 |
|                                                                                                                                                                              | 4,748,700                | 4,164,296                | 584,404                |
|                                                                                                                                                                              | <u>\$ 4,748,700</u>      | <u>\$ 4,455,405</u>      | <u>\$ 293,295</u>      |

\* Based on an independent annual actuarial valuation

**Village of Pinehurst**  
**Schedule of Budget Amendments - General Fund**  
**For the Fiscal Period Ended December 31, 2020**

|                                  | ORIGINAL<br>FY 2021<br>BUDGET | Amended *<br>Qtr Ended<br>09/30/20 | Amended<br>Qtr Ended<br>12/31/20 | Amended<br>Qtr Ended<br>03/31/21 | Amended<br>Qtr Ended<br>06/30/21 | Total<br>Amendments | Amended<br>FY 2021<br>Budget |
|----------------------------------|-------------------------------|------------------------------------|----------------------------------|----------------------------------|----------------------------------|---------------------|------------------------------|
| <b>REVENUES</b>                  |                               |                                    |                                  |                                  |                                  |                     |                              |
| Ad valorem taxes                 | \$ 11,403,000                 | \$ -                               | \$ -                             | \$ -                             | \$ -                             | \$ -                | \$ 11,403,000                |
| Other taxes and licenses         | 2,000                         | -                                  | -                                | -                                | -                                | -                   | 2,000                        |
| Unrestricted Intergov't Revenues | 6,087,500                     | -                                  | -                                | -                                | -                                | -                   | 6,087,500                    |
| Restricted Intergov't Revenues   | 513,600                       | 252,000                            | -                                | -                                | -                                | 252,000             | 765,600                      |
| Permits & Fees                   | 626,600                       | -                                  | -                                | -                                | -                                | -                   | 626,600                      |
| Sales & Services                 | 725,400                       | -                                  | -                                | -                                | -                                | -                   | 725,400                      |
| Assessments                      | 5,170                         | -                                  | -                                | -                                | -                                | -                   | 5,170                        |
| Other Revenues                   | 269,780                       | -                                  | -                                | -                                | -                                | -                   | 269,780                      |
| Investment Income                | 25,400                        | -                                  | -                                | -                                | -                                | -                   | 25,400                       |
| Appropriated Fund Balance        | 1,603,467                     | 1,082,473                          | 75,000                           | -                                | -                                | 1,157,473           | 2,760,940                    |
| <b>TOTAL REVENUES</b>            | <b>\$ 21,261,917</b>          | <b>\$ 1,334,473</b>                | <b>\$ 75,000</b>                 | <b>\$ -</b>                      | <b>\$ -</b>                      | <b>\$ 1,409,473</b> | <b>\$ 22,671,390</b>         |
| <b>OPERATING EXPENDITURES</b>    |                               |                                    |                                  |                                  |                                  |                     |                              |
| Governing Body                   | 146,400                       | -                                  | -                                | -                                | -                                | -                   | 146,400                      |
| Administration                   | 1,446,940                     | 39,410                             | (588)                            | -                                | -                                | 38,822              | 1,485,762                    |
| Financial Services               | 716,090                       | 2,100                              | (168)                            | -                                | -                                | 1,932               | 718,022                      |
| Human Resources                  | 602,120                       | 11,435                             | (294)                            | -                                | -                                | 11,141              | 613,261                      |
| Police                           | 3,387,200                     | 37,165                             | (1,092)                          | -                                | -                                | 36,073              | 3,423,273                    |
| Fire                             | 3,013,230                     | 38,244                             | (798)                            | -                                | -                                | 37,446              | 3,050,676                    |
| Inspections                      | 339,470                       | 1,250                              | (84)                             | -                                | -                                | 1,166               | 340,636                      |
| Public Services Administration   | 612,880                       | 4,850                              | (168)                            | -                                | -                                | 4,682               | 617,562                      |
| Streets & Grounds                | 1,561,480                     | 33,444                             | (252)                            | -                                | -                                | 33,192              | 1,594,672                    |
| Powell Bill                      | 1,100,500                     | 163,242                            | -                                | -                                | -                                | 163,242             | 1,263,742                    |
| Solid Waste                      | 1,781,510                     | 1,600                              | (126)                            | -                                | -                                | 1,474               | 1,782,984                    |
| Planning                         | 982,110                       | 20,400                             | 74,832                           | -                                | -                                | 95,232              | 1,077,342                    |
| Community Development            | 178,210                       | 1,100                              | (42)                             | -                                | -                                | 1,058               | 179,268                      |
| Recreation                       | 1,925,660                     | 80,791                             | (294)                            | -                                | -                                | 80,497              | 2,006,157                    |
| Library                          | 150,000                       | 13,764                             | -                                | -                                | -                                | 13,764              | 163,764                      |
| Harness Track                    | 576,720                       | 2,460                              | (42)                             | -                                | -                                | 2,418               | 579,138                      |
| Fair Barn                        | 370,030                       | 6,910                              | (84)                             | -                                | -                                | 6,826               | 376,856                      |
| Contingency                      | -                             | -                                  | -                                | -                                | -                                | -                   | -                            |
| Debt Service                     | 148,167                       | -                                  | -                                | -                                | -                                | -                   | 148,167                      |
| Total Operating Expenditures     | 19,038,717                    | 458,165                            | 70,800                           | -                                | -                                | 528,965             | 19,567,682                   |
| <b>CAPITAL EXPENDITURES</b>      |                               |                                    |                                  |                                  |                                  |                     |                              |
| Administration                   | 16,031                        | 12,600                             | 588                              | -                                | -                                | 13,188              | 29,219                       |
| Financial Services               | 280                           | 3,600                              | 168                              | -                                | -                                | 3,768               | 4,048                        |
| Human Resources                  | 490                           | 6,300                              | 294                              | -                                | -                                | 6,594               | 7,084                        |
| Police                           | 186,690                       | 31,400                             | 1,092                            | -                                | -                                | 32,492              | 219,182                      |
| Fire                             | 673,616                       | 648,500                            | 798                              | -                                | -                                | 649,298             | 1,322,914                    |
| Inspections                      | 140                           | 1,800                              | 84                               | -                                | -                                | 1,884               | 2,024                        |
| Public Services Administration   | 9,293                         | 22,915                             | 168                              | -                                | -                                | 23,083              | 32,376                       |
| Streets & Grounds                | 804,940                       | 86,493                             | 252                              | -                                | -                                | 86,745              | 891,685                      |
| Solid Waste                      | 210,260                       | 2,700                              | 126                              | -                                | -                                | 2,826               | 213,086                      |
| Planning                         | 280                           | 3,600                              | 168                              | -                                | -                                | 3,768               | 4,048                        |
| Community Development            | 70                            | 900                                | 42                               | -                                | -                                | 942                 | 1,012                        |
| Recreation                       | 184,027                       | 12,800                             | 294                              | -                                | -                                | 13,094              | 197,121                      |
| Harness Track                    | 116,908                       | 900                                | 42                               | -                                | -                                | 942                 | 117,850                      |
| Fair Barn                        | 20,175                        | 41,800                             | 84                               | -                                | -                                | 41,884              | 62,059                       |
| Total Capital Expenditures       | \$ 2,223,200                  | \$ 876,308                         | \$ 4,200                         | \$ -                             | \$ -                             | \$ 880,508          | \$ 3,103,708                 |
| <b>TOTAL EXPENDITURES</b>        | <b>\$ 21,261,917</b>          | <b>\$ 1,334,473</b>                | <b>\$ 75,000</b>                 | <b>\$ -</b>                      | <b>\$ -</b>                      | <b>\$ 1,409,473</b> | <b>\$ 22,671,390</b>         |

Amended Budget as a % of  
Original Budget

106.3%      106.6%

\* Includes \$1,082,473 that was reappropriated from FY 2020.

**Village of Pinehurst**  
**Schedule of Encumbrances**  
**For the Fiscal Period Ended December 31, 2020**

|                                                | Annual<br>Budget as of<br>12/31/2020 | YTD as of<br>12/31/2020 | Encumbered<br>Amount | Unencumbered<br>Balance |
|------------------------------------------------|--------------------------------------|-------------------------|----------------------|-------------------------|
| <b>GENERAL FUND</b>                            |                                      |                         |                      |                         |
| <b>Operating Expenditures</b>                  |                                      |                         |                      |                         |
| Governing Body                                 | \$ 146,400                           | \$ 73,750               | \$ 32,418            | \$ 40,232               |
| Administration                                 | 1,485,762                            | 715,856                 | 39,934               | 729,972                 |
| Financial Services                             | 718,022                              | 398,282                 | 9,408                | 310,332                 |
| Human Resources                                | 613,261                              | 249,793                 | 16,569               | 346,899                 |
| Police                                         | 3,423,273                            | 1,474,185               | 34,295               | 1,914,793               |
| Fire                                           | 3,050,676                            | 1,378,628               | 33,913               | 1,638,135               |
| Inspections                                    | 340,636                              | 154,798                 | 1,170                | 184,668                 |
| Public Services Administration                 | 617,562                              | 266,831                 | 38,931               | 311,800                 |
| Streets & Grounds                              | 1,594,672                            | 641,727                 | 132,198              | 820,747                 |
| Powell Bill Funds                              | 1,263,742                            | 459,526                 | 486,653              | 317,563                 |
| Solid Waste                                    | 1,782,984                            | 720,909                 | 500,241              | 561,834                 |
| Recreation                                     | 2,006,157                            | 818,257                 | 81,049               | 1,106,851               |
| Library                                        | 163,764                              | 80,000                  | 8,763                | 75,001                  |
| Harness Track                                  | 579,138                              | 215,718                 | 29,283               | 334,137                 |
| Fair Barn                                      | 376,856                              | 111,337                 | 28,020               | 237,499                 |
| Planning                                       | 1,077,342                            | 383,823                 | 218,520              | 474,999                 |
| Community Development                          | 179,268                              | 87,257                  | 13,803               | 78,208                  |
| Fleet Maintenance                              | 758,170                              | 298,826                 | 16,337               | 443,007                 |
| B&G Maintenance                                | 1,440,050                            | 633,766                 | 169,116              | 637,168                 |
| Information Technology                         | 1,334,550                            | 664,987                 | 117,455              | 552,108                 |
| Debt Service                                   | 148,167                              | 144,729                 | -                    | 3,438                   |
| Contingency                                    | -                                    | -                       | -                    | -                       |
| <b>Total Operating Expenditures *</b>          | <b>23,100,452</b>                    | <b>9,972,985</b>        | <b>2,008,076</b>     | <b>11,119,391</b>       |
| <b>Capital Outlay Expenditures</b>             |                                      |                         |                      |                         |
| Administration                                 | 29,219                               | 12,097                  | -                    | 17,122                  |
| Financial Services                             | 4,048                                | 3,456                   | -                    | 592                     |
| Human Resources                                | 7,084                                | 6,049                   | -                    | 1,035                   |
| Police                                         | 219,182                              | 152,149                 | -                    | 67,033                  |
| Fire                                           | 1,322,914                            | 459,178                 | -                    | 863,736                 |
| Inspections                                    | 2,024                                | 1,728                   | -                    | 296                     |
| Public Services Administration                 | 32,376                               | 3,456                   | -                    | 28,920                  |
| Streets & Grounds                              | 891,685                              | 173,685                 | 122,805              | 595,195                 |
| Solid Waste                                    | 213,086                              | 2,592                   | -                    | 210,494                 |
| Recreation                                     | 197,121                              | 174,884                 | -                    | 22,237                  |
| Harness Track                                  | 117,850                              | 864                     | -                    | 116,986                 |
| Fair Barn                                      | 62,059                               | 35,939                  | -                    | 26,120                  |
| Planning                                       | 4,048                                | 3,456                   | -                    | 592                     |
| Community Development                          | 1,012                                | 864                     | -                    | 148                     |
| Fleet Maintenance                              | 1,394,640                            | 564,296                 | 193,992              | 636,352                 |
| B&G Maintenance                                | 432,010                              | 34,211                  | 26,642               | 371,157                 |
| Information Technology                         | 133,200                              | 94,683                  | 5,264                | 33,253                  |
| <b>Total Capital Outlay Expenditures *</b>     | <b>5,063,558</b>                     | <b>1,723,587</b>        | <b>348,703</b>       | <b>2,991,268</b>        |
| <b>Charges to Other Departments *</b>          | <b>(5,492,620)</b>                   | <b>(2,290,769)</b>      | <b>-</b>             | <b>(3,201,851)</b>      |
| <b>TOTAL GENERAL FUND EXPENDITURES</b>         | <b>\$ 22,671,390</b>                 | <b>\$ 9,405,803</b>     | <b>\$ 2,356,779</b>  | <b>\$ 10,908,808</b>    |
| <b>COMMUNITY CENTER CAPITAL PROJECT FUND</b>   |                                      |                         |                      |                         |
| <b>Capital Expenditures</b>                    |                                      |                         |                      |                         |
| Design & Engineering Costs                     | \$ 344,000                           | \$ 326,995              | \$ -                 | \$ 17,005               |
| Construction Costs                             | 4,569,165                            | 4,394,474               | 1,000                | 173,691                 |
| <b>TOTAL CAPITAL PROJECT FUND EXPENDITURES</b> | <b>\$ 4,913,165</b>                  | <b>\$ 4,721,469</b>     | <b>\$ 1,000</b>      | <b>\$ 190,696</b>       |

\* In this schedule, General Fund operating and capital expenditures are overstated due to internal service allocation budgets appearing in both the internal service departments (Fleet, B&G, & IT) and the department to which the expenditure is eventually allocated. Total expenditures, however, reflect the actual General Fund budget.



**Village of Pinehurst**  
**Schedule of Ad Valorem Property Tax Collections**  
**For the Fiscal Period Ended December 31, 2020**

**Real and Personal**

| Tax Year          | For the Fiscal Period Ended December 31, 2020 |                      |                                      | For the Fiscal Period Ended December 31, 2019 |                      |                                      |
|-------------------|-----------------------------------------------|----------------------|--------------------------------------|-----------------------------------------------|----------------------|--------------------------------------|
|                   | Budgeted<br>Collections                       | Gross<br>Collections | % Collected<br>Through<br>12/31/2020 | Budgeted<br>Collections                       | Gross<br>Collections | % Collected<br>Through<br>12/31/2019 |
| Third Prior Year  | \$ -                                          | \$ 358               | 100.00%                              | \$ -                                          | \$ 71                | 100.00%                              |
| Second Prior Year | -                                             | 9                    | 100.00%                              | -                                             | 95                   | 100.00%                              |
| First Prior Year  | 5,000                                         | 3,136                | 62.72%                               | 5,000                                         | 1,007                | 20.14%                               |
| Current Year      | 10,679,000                                    | 9,999,945            | 93.64%                               | 10,519,000                                    | 9,759,253            | 92.78%                               |
|                   | <u>\$ 10,684,000</u>                          | <u>\$ 10,003,448</u> | <u>93.63%</u>                        | <u>\$ 10,524,000</u>                          | <u>\$ 9,760,426</u>  | <u>92.74%</u>                        |

**Motor Vehicles**

| Tax Year          | For the Fiscal Period Ended December 31, 2020 |                      |                                      | For the Fiscal Period Ended December 31, 2019 |                      |                                      |
|-------------------|-----------------------------------------------|----------------------|--------------------------------------|-----------------------------------------------|----------------------|--------------------------------------|
|                   | Budgeted<br>Collections                       | Gross<br>Collections | % Collected<br>Through<br>12/31/2020 | Budgeted<br>Collections                       | Gross<br>Collections | % Collected<br>Through<br>12/31/2019 |
| Third Prior Year  | \$ -                                          | \$ -                 | 0.00%                                | \$ -                                          | \$ 359               | 100.00%                              |
| Second Prior Year | -                                             | -                    | 0.00%                                | -                                             | -                    | 0.00%                                |
| First Prior Year  | 2,000                                         | -                    | 0.00%                                | 2,000                                         | -                    | 0.00%                                |
| Current Year      | 717,000                                       | 394,038              | 54.96%                               | 660,000                                       | 357,946              | 54.23%                               |
|                   | <u>\$ 719,000</u>                             | <u>\$ 394,038</u>    | <u>54.80%</u>                        | <u>\$ 662,000</u>                             | <u>\$ 358,305</u>    | <u>54.12%</u>                        |

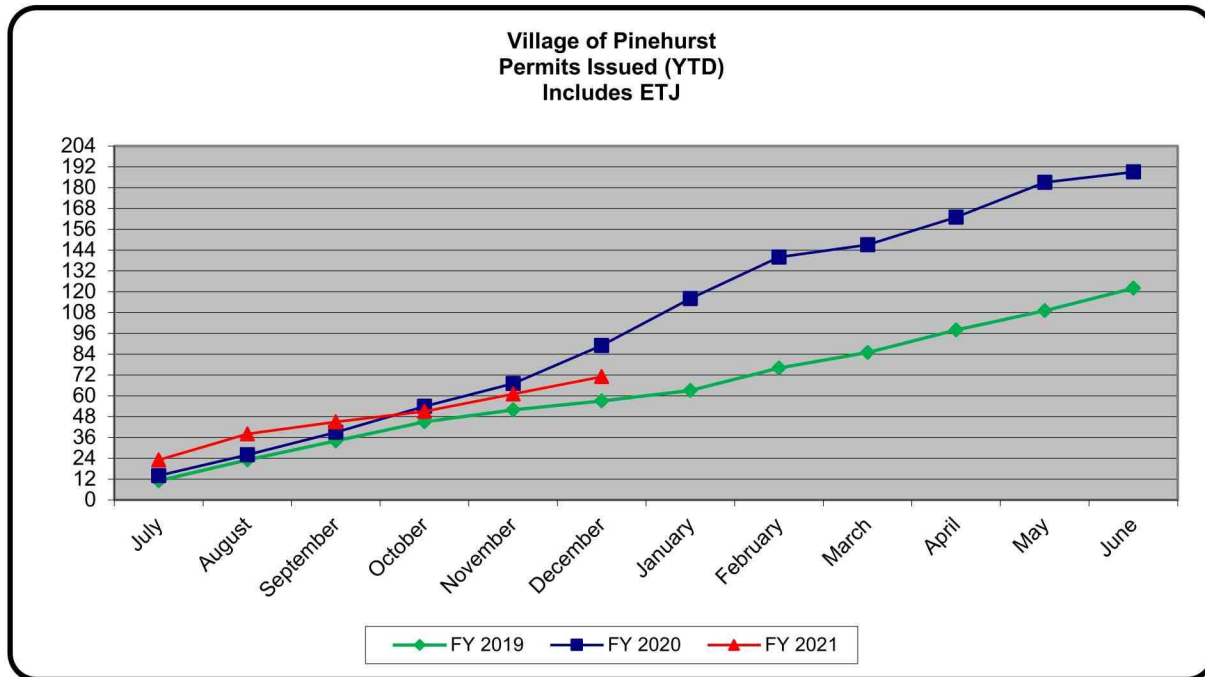
**Village of Pinehurst**  
**Schedule of Ad Valorem Property Tax Levy**  
**For the Fiscal Period Ended December 31, 2020**

| <b>Property Valuation</b>         |                                                     |                                                     |                                  |                                      |
|-----------------------------------|-----------------------------------------------------|-----------------------------------------------------|----------------------------------|--------------------------------------|
|                                   | For the Fiscal Period Ended<br>December 31,<br>2020 | For the Fiscal Period Ended<br>December 31,<br>2019 | Dollar<br>Increase<br>(Decrease) | Percentage<br>Increase<br>(Decrease) |
| Real & Personal<br>Motor Vehicles | \$ 3,564,332,874                                    | \$ 3,519,478,827                                    | \$ 44,854,047                    | 1.27%                                |
|                                   | 131,789,234                                         | 119,962,093                                         | 11,827,141                       | 9.86%                                |
|                                   | <u>\$ 3,696,122,108</u>                             | <u>\$ 3,639,440,920</u>                             | <u>\$ 56,681,188</u>             | <u>1.56%</u>                         |

| <b>Levy</b>                       |                                                     |                                                     |                                  |                                      |
|-----------------------------------|-----------------------------------------------------|-----------------------------------------------------|----------------------------------|--------------------------------------|
|                                   | For the Fiscal Period Ended<br>December 31,<br>2020 | For the Fiscal Period Ended<br>December 31,<br>2019 | Dollar<br>Increase<br>(Decrease) | Percentage<br>Increase<br>(Decrease) |
| Real & Personal<br>Motor Vehicles | \$ 10,695,305                                       | \$ 10,556,553                                       | \$ 138,752                       | 1.31%                                |
|                                   | 392,803                                             | 357,157                                             | 35,646                           | 9.98%                                |
|                                   | <u>\$ 11,088,108</u>                                | <u>\$ 10,913,710</u>                                | <u>\$ 174,398</u>                | <u>1.60%</u>                         |

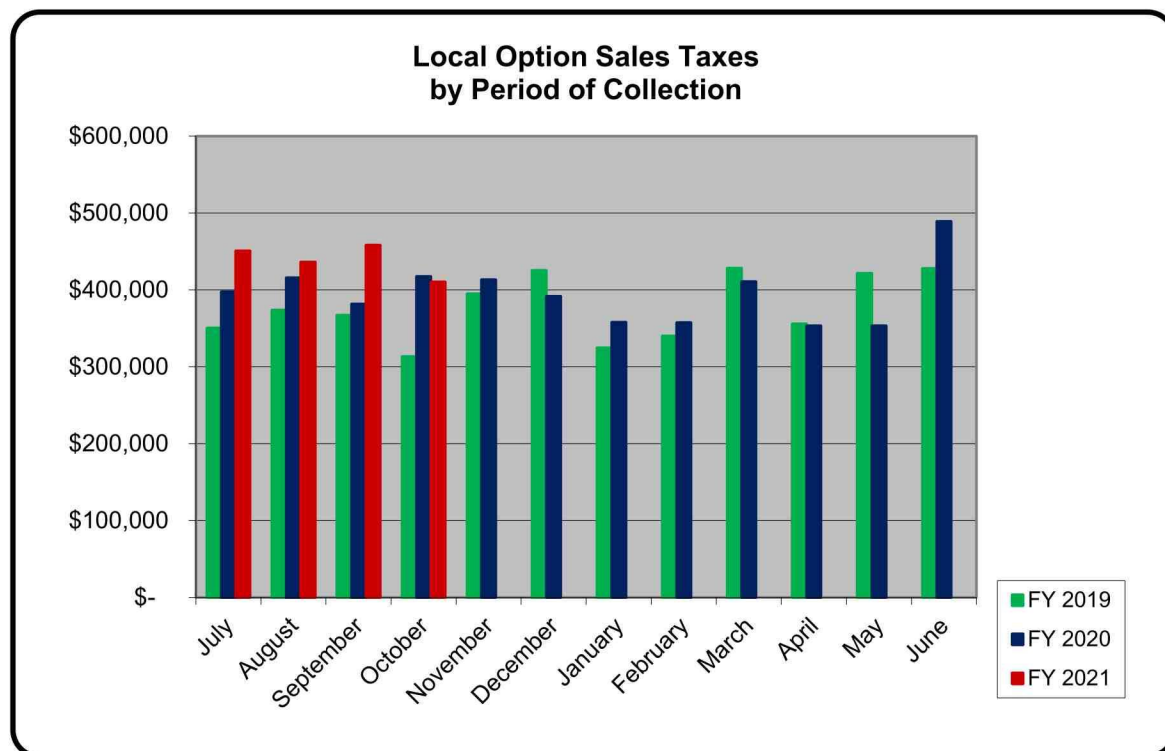
**Village of Pinehurst  
Residential Building Permits - Includes ETJ**

|           | FY 2019 |               | FY 2020 |               | FY 2021 |               | Construction |
|-----------|---------|---------------|---------|---------------|---------|---------------|--------------|
|           | # of    | Est.          | # of    | Est.          | # of    | Est.          | Costs        |
|           | Permits | Construction  | Permits | Construction  | Permits | Construction  | Percentage   |
|           | Issued  | Costs         | Issued  | Costs         | Issued  | Costs         | Change YTD   |
| July      | 11      | \$ 2,707,900  | 14      | \$ 2,607,470  | 23      | \$ 5,718,524  | 119.31%      |
| August    | 12      | 2,037,903     | 12      | 6,686,427     | 15      | 3,078,264     | -5.35%       |
| September | 11      | 3,748,750     | 13      | 1,813,297     | 7       | 2,673,000     | 3.26%        |
| October   | 11      | 3,826,000     | 15      | 4,773,000     | 6       | 1,307,750     | -19.54%      |
| November  | 7       | 2,338,600     | 13      | 5,366,374     | 10      | 1,953,891     | -30.66%      |
| December  | 5       | 1,939,800     | 22      | 4,775,079     | 10      | 3,319,997     | -30.63%      |
| January   | 6       | 2,643,040     | 27      | 4,865,881     | -       | -             |              |
| February  | 13      | 1,400,000     | 24      | 3,997,192     | -       | -             |              |
| March     | 9       | 2,055,550     | 7       | 4,405,630     | -       | -             |              |
| April     | 13      | 2,372,968     | 16      | 4,302,080     | -       | -             |              |
| May       | 11      | 3,582,210     | 20      | 4,533,155     | -       | -             |              |
| June      | 13      | 5,748,658     | 6       | 4,418,540     | -       | -             |              |
| YTD       | 122     | \$ 34,401,379 | 189     | \$ 52,544,125 | 71      | \$ 18,051,426 |              |



**Village of Pinehurst  
Local Option Sales Taxes**

|           | FY 2019             | FY 2020             | FY 2021             | Same Month<br>Change From<br>Prior Year |
|-----------|---------------------|---------------------|---------------------|-----------------------------------------|
| July      | \$ 350,690          | \$ 397,457          | \$ 451,006          | 13.47%                                  |
| August    | 374,077             | 415,784             | 436,367             | 4.95%                                   |
| September | 367,404             | 381,836             | 458,347             | 20.04%                                  |
| October   | 313,447             | 417,586             | 410,637             | -1.66%                                  |
| November  | 395,196             | 413,475             | -                   |                                         |
| December  | 425,352             | 391,920             | -                   |                                         |
| January   | 324,936             | 358,058             | -                   |                                         |
| February  | 339,985             | 357,608             | -                   |                                         |
| March     | 428,386             | 410,883             | -                   |                                         |
| April     | 356,115             | 353,585             | -                   |                                         |
| May       | 421,823             | 353,540             | -                   |                                         |
| June      | 428,103             | 489,195             | -                   |                                         |
| YTD       | <u>\$ 4,525,514</u> | <u>\$ 4,740,927</u> | <u>\$ 1,756,357</u> |                                         |



**Village of Pinehurst**  
**Schedule of Fair Barn Revenues and Expenditures**  
**For the Fiscal Period Ended December 31, 2020**

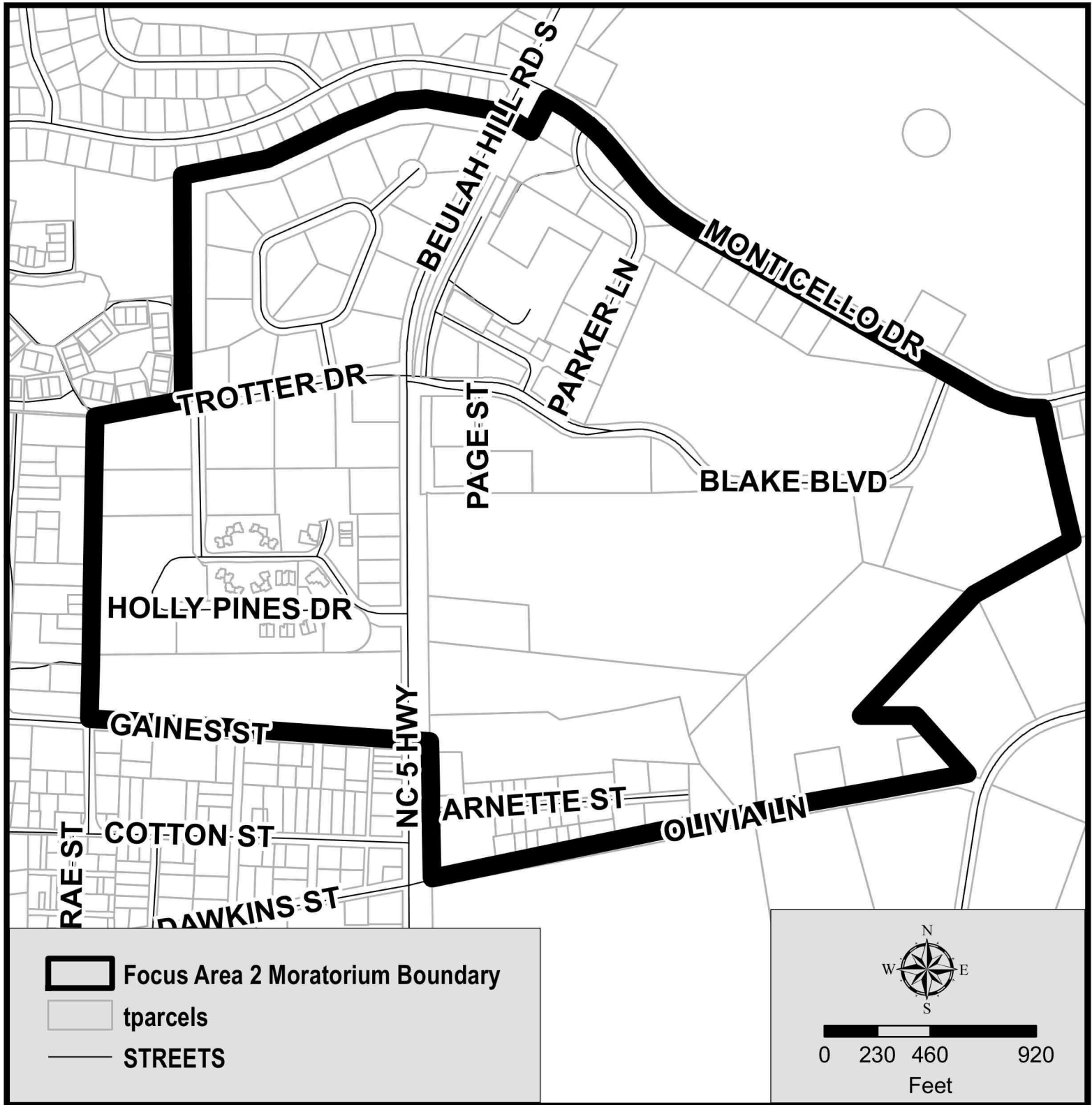
|                                                                                         | <b>Annual<br/>Budget as of<br/>12/31/2020</b> | <b>Quarterly<br/>Budget as of<br/>12/31/2020</b> | <b>Actual<br/>12/31/2020</b> | <b>YTD as of<br/>12/31/2019</b> | <b>Current Year<br/>Over (Under)<br/>Prior Year</b> | <b>% of<br/>2021 Budget<br/>Spent /<br/>Received<br/>YTD</b> |
|-----------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|------------------------------|---------------------------------|-----------------------------------------------------|--------------------------------------------------------------|
| <b><u>Fair Barn</u></b>                                                                 |                                               |                                                  |                              |                                 |                                                     |                                                              |
| Revenues                                                                                | \$ 243,500                                    | \$ 141,750                                       | \$ 15,793                    | \$ 155,773                      | \$ (139,980)                                        | 6.49%                                                        |
| Expenditures                                                                            |                                               |                                                  |                              |                                 |                                                     |                                                              |
| Operating                                                                               | 376,856                                       | 194,642                                          | 111,337                      | 161,702                         | (50,365)                                            | 29.54%                                                       |
| Capital                                                                                 | 62,059                                        | 61,884                                           | 35,939                       | 14,008                          | 21,931                                              | 57.91%                                                       |
| Debt Service                                                                            | 106,250                                       | 27,300                                           | 102,796                      | 28,451                          | 74,345                                              | 96.75%                                                       |
|                                                                                         | <u>545,165</u>                                | <u>283,826</u>                                   | <u>250,072</u>               | <u>204,161</u>                  | <u>45,911</u>                                       | <u>45.87%</u>                                                |
| Net <u>Before</u> Discounts                                                             | <u>(301,665)</u>                              | <u>(142,076)</u>                                 | <u>(234,279)</u>             | <u>(48,388)</u>                 | <u>(185,891)</u>                                    | <u>77.66%</u>                                                |
| Event Revenue Discounts                                                                 |                                               |                                                  | (2,700)                      | (34,184)                        | 31,484                                              |                                                              |
| Net <u>After</u> Discounts                                                              | <u>\$ (301,665)</u>                           | <u>\$ (142,076)</u>                              | <u>\$ (236,979)</u>          | <u>\$ (82,572)</u>              | <u>\$ (154,407)</u>                                 | <u>78.56%</u>                                                |
| Operating Revenues<br>as a % of Operating<br>Expenditures - <b>Before<br/>Discounts</b> | 65%                                           | 73%                                              | 14%                          | 96%                             |                                                     |                                                              |
| Operating Revenues<br>as a % of Operating<br>Expenditures - <b>After<br/>Discounts</b>  | 65%                                           | 73%                                              | 12%                          | 75%                             |                                                     |                                                              |
| Target                                                                                  |                                               |                                                  | 55%                          |                                 |                                                     |                                                              |

**Village of Pinehurst**  
**Schedule of Harness Track Revenues and Expenditures**  
**For the Fiscal Period Ended December 31, 2020**

|                                                                                         | <b>Annual<br/>Budget as of<br/>12/31/2020</b> | <b>Quarterly<br/>Budget as of<br/>12/31/2020</b> | <b>Actual<br/>12/31/2020</b> | <b>YTD as of<br/>12/31/2019</b> | <b>Current Year<br/>Over (Under)<br/>Prior Year</b> | <b>% of<br/>2021 Budget<br/>Spent /<br/>Received<br/>YTD</b> |
|-----------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|------------------------------|---------------------------------|-----------------------------------------------------|--------------------------------------------------------------|
| <b><u>Harness Track</u></b>                                                             |                                               |                                                  |                              |                                 |                                                     |                                                              |
| Revenues                                                                                | \$ 242,400                                    | \$ 118,700                                       | \$ 131,345                   | \$ 164,805                      | \$ (33,460)                                         | 54.19%                                                       |
| Expenditures                                                                            |                                               |                                                  |                              |                                 |                                                     |                                                              |
| Operating                                                                               | 579,138                                       | 291,730                                          | 215,718                      | 213,641                         | 2,077                                               | 37.25%                                                       |
| Capital                                                                                 | <u>117,808</u>                                | <u>72,742</u>                                    | <u>864</u>                   | <u>79,960</u>                   | <u>(79,096)</u>                                     | <u>0.73%</u>                                                 |
|                                                                                         | <u>696,946</u>                                | <u>364,472</u>                                   | <u>216,582</u>               | <u>293,601</u>                  | <u>(77,019)</u>                                     | <u>31.08%</u>                                                |
| Net <u>Before</u> Discounts                                                             | <u>(454,546)</u>                              | <u>(245,772)</u>                                 | <u>(85,237)</u>              | <u>(128,796)</u>                | <u>43,559</u>                                       | <u>18.75%</u>                                                |
| Event Revenue Discounts                                                                 |                                               |                                                  | <u>-</u>                     | <u>(9,600)</u>                  | <u>9,600</u>                                        |                                                              |
| Net <u>After</u> Discounts                                                              | <u>\$ (454,546)</u>                           | <u>\$ (245,772)</u>                              | <u>\$ (85,237)</u>           | <u>\$ (138,396)</u>             | <u>\$ 53,159</u>                                    | <u>18.75%</u>                                                |
| Operating Revenues<br>as a % of Operating<br>Expenditures - <b>Before<br/>Discounts</b> | 42%                                           | 41%                                              | 61%                          | 77%                             |                                                     |                                                              |
| Operating Revenues<br>as a % of Operating<br>Expenditures - <b>After<br/>Discounts</b>  | 42%                                           | 41%                                              | 61%                          | 73%                             |                                                     |                                                              |
| Target                                                                                  |                                               |                                                  | 45%                          |                                 |                                                     |                                                              |

## EXHIBIT A

### Village of Pinehurst Small Area Plan Interim Zoning Moratorium NC Highway 5 Commercial Area Pinehurst South (Focus Area 2)



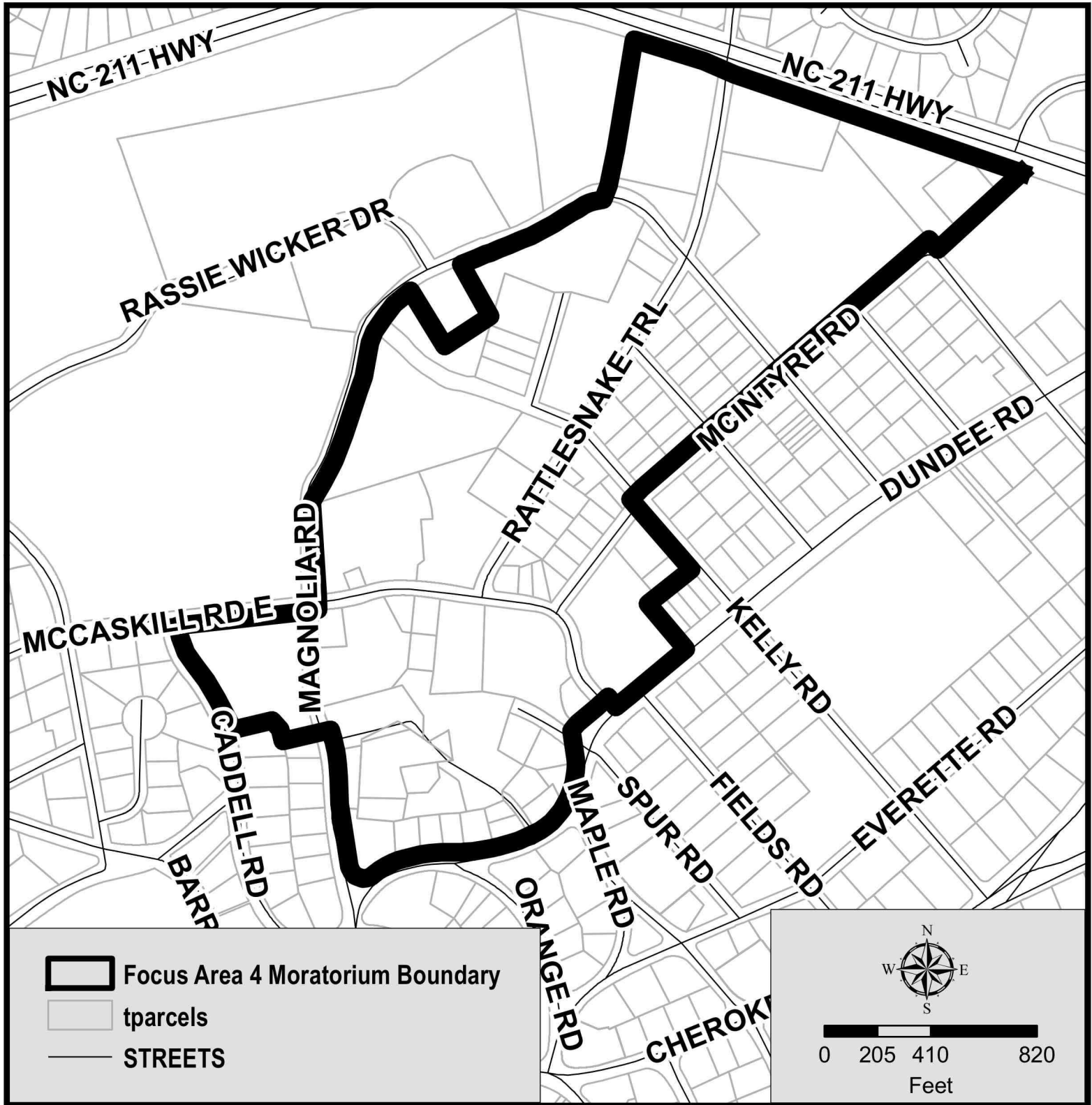
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).





## EXHIBIT B

### Village of Pinehurst Small Area Plan Interim Zoning Moratorium Village Place/Rattlesnake Trail Corridor (Focus Area 4)



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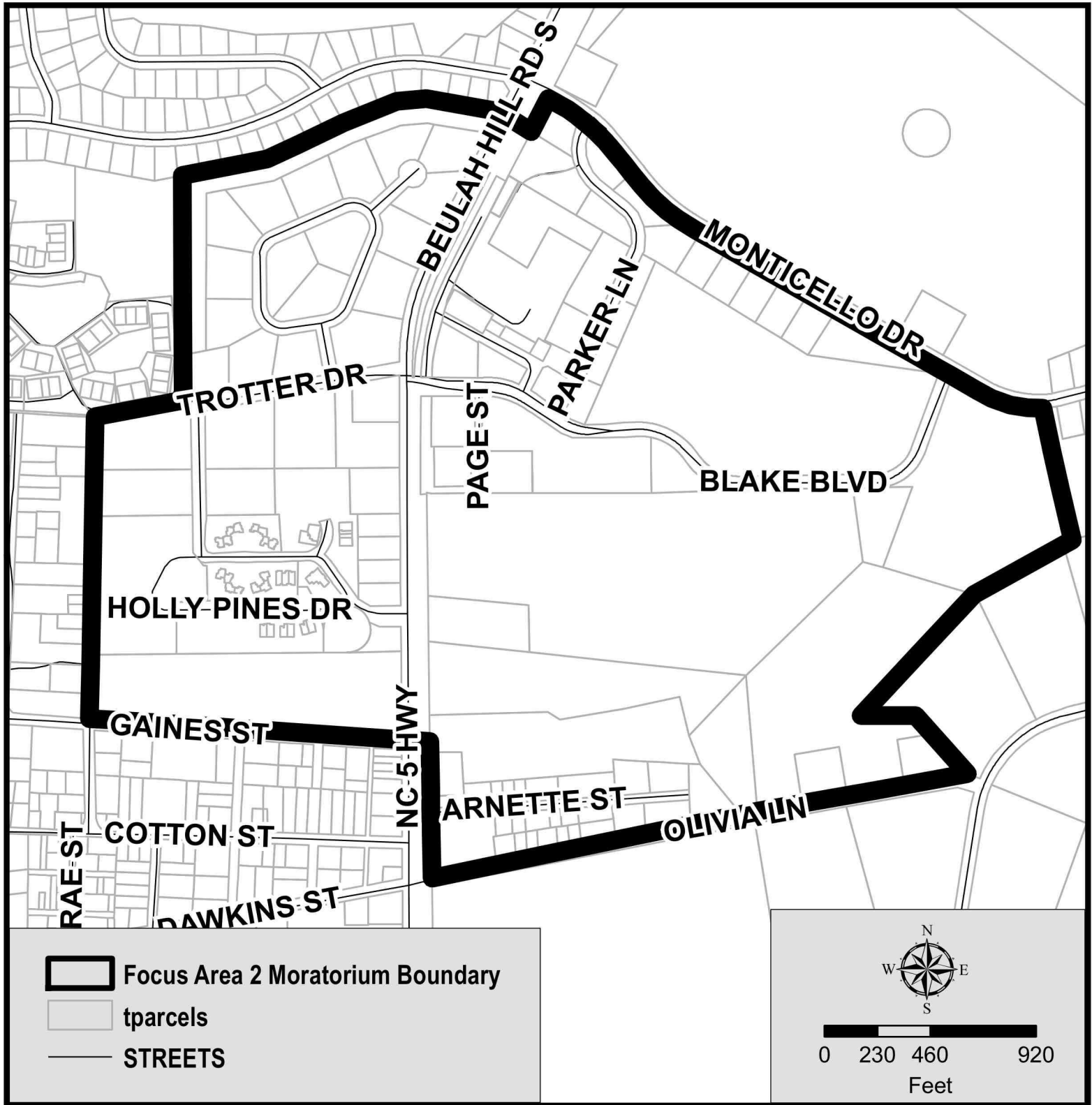




| Council Member to Report | Partners & Collaborators                               |
|--------------------------|--------------------------------------------------------|
| John Strickland          | Moore County Transportation Committee                  |
|                          | Neighborhood Advisory Committee                        |
|                          | Pinehurst Resort                                       |
| Judy Davis               | Tri-Cities Work Group (Pinehurst, So. Pines, Aberdeen) |
|                          | FirstHealth                                            |
|                          | Moore County                                           |
| Lydia Boesch             | Convention and Visitors Bureau                         |
|                          | Bicycle and Pedestrian Advisory Committee              |
| Kevin Drum               | Triangle J. COG                                        |
|                          | Partners in Progress                                   |
|                          | NCDOT/TARPO                                            |
| Jane Hogeman             | Beautification Committee                               |
|                          | Moore County Schools                                   |
|                          | Pinehurst Business Partners                            |

## EXHIBIT A

### Village of Pinehurst Small Area Plan Interim Zoning Moratorium NC Highway 5 Commercial Area Pinehurst South (Focus Area 2)

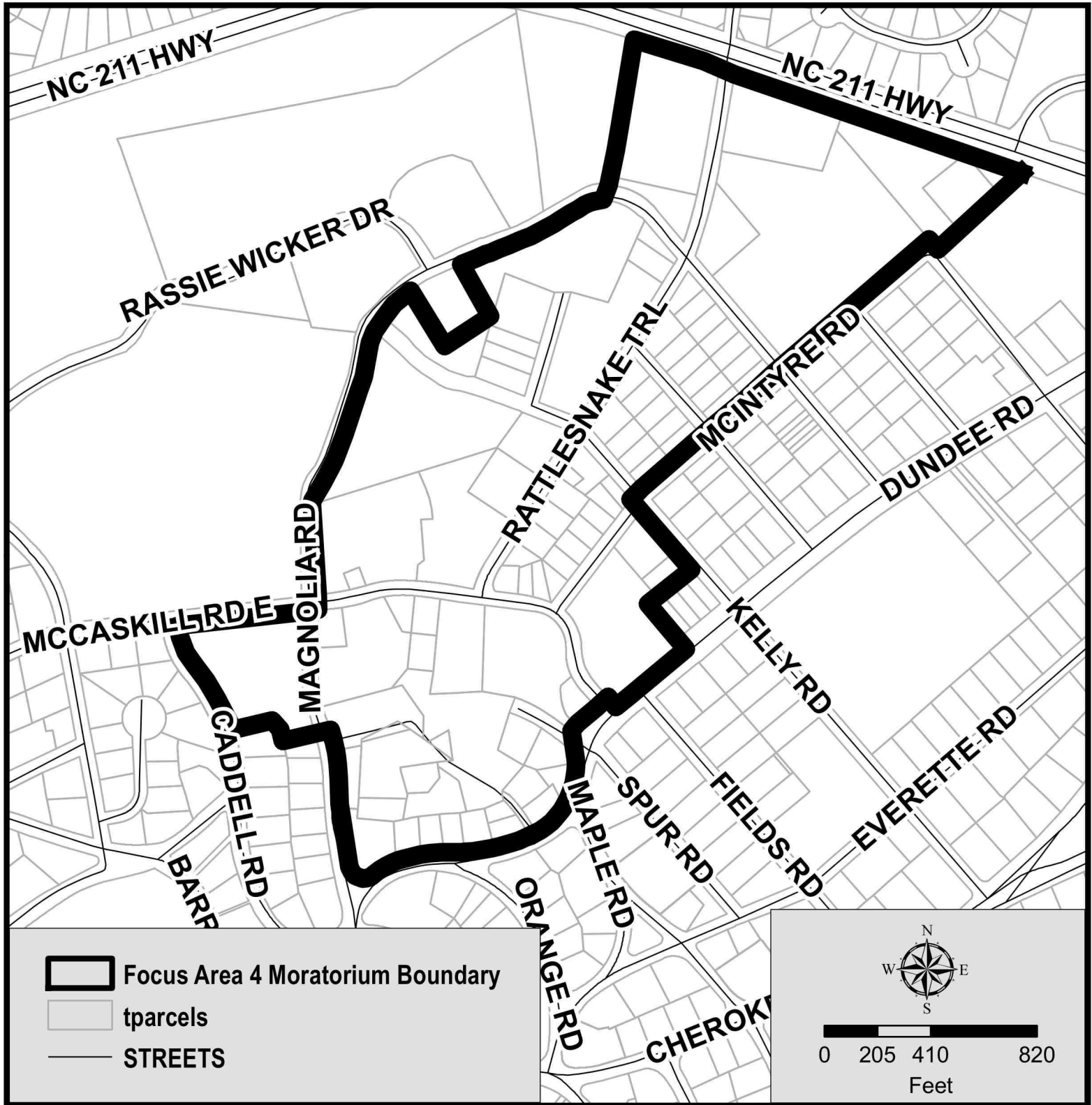


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## EXHIBIT B

### Village of Pinehurst Small Area Plan Interim Zoning Moratorium Village Place/Rattlesnake Trail Corridor (Focus Area 4)



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## MEMORANDUM

**To:** Village Council  
**From:** Natalie Hawkins and Darryn Burich  
**Date:** February 4, 2021  
**Subject:** Proposed Moratorium for the Village Place/Rattlesnake Trail Corridor and the Pinehurst South/NC Highway 5 Commercial Area

Council is being asked to approve a temporary Moratorium Ordinance on development activity in two Comprehensive Plan Focus Areas (4 and 2) to allow time for Small Area Plans to be developed for the two areas. These areas include the Pinehurst South/NC Highway 5 Commercial Area (Focus Area 2) and the Village Place/Rattlesnake Trail Corridor (Focus Area 4) as identified on the exhibit maps attached to the draft Moratorium Ordinance. N.C. General Statutes (NCGS) 160D-107(a) authorize municipalities to adopt temporary moratoria on any development approval required by law, except for the purpose of developing and adopting new or amended plans or development regulations governing residential uses. The proposed Moratorium Ordinance was drafted in consultation with the Village Attorney to meet the requirements of NCGS 160D-107. Included with this agenda item is the draft Moratorium Ordinance based on previous Council discussion.

During the Village Council's annual strategic planning retreat in December 2020, Council indicated it would like to consider a moratorium on development in two of the Focus Areas identified in the 2019 Comprehensive Plan while Small Area Plans are being prepared. Council discussed the draft Moratorium Ordinance at its January 12 and January 26 work sessions and the Council consensus was to move the ordinance forward to a public hearing on February 9, 2021. Design Collective, the firm completing the Small Area Plans, is anticipated to have the plans and form based codes (development standards) completed later this calendar year.

The need for the moratorium is due to increasing development pressure in the two Focus Areas and a concern that future development may be incongruous with the recommendations of the adopted 2019 Comprehensive Plan. This moratorium could prevent future development or re-development that is incompatible or inconsistent with the intended vision for each of these areas. The moratorium provides time for plans and outdated ordinances to be developed and adopted and brought in line with Comprehensive Plan recommendations. Village staff considered, but did not recommend moving forward with proactive zone changes, due to the PDO requirements not being in line with Comprehensive Plan recommendations and the concern that incompatible development could still occur so a moratorium was thought to be the better option.

The proposed duration of the moratorium coincides with the anticipated completion of the Small Area Plans and related development of form based codes for both of the Focus Areas. The definition of development included in the ordinance represents the NCGS definition of development contained in Section 160D-102(12). Finally, NCGS 160D-107(b) requires the Council to hold a legislative public hearing with the standard notice period of publication, which is once a week for two successive calendar weeks in a newspaper having general circulation in the area and published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. Notices were published in the Pilot newspaper on January 27, 2021 and February 3, 2021.

### **Exclusions/Exceptions**

It is important to note that this moratorium would not prohibit ALL development within the defined boundaries shown on the exhibit maps attached to the Ordinance. NCGS 160D-107(c) specifically prohibits the Village from applying the moratorium to conditions 1-5 below. Conditions 6-12 are local exclusions primarily meant to clarify statute.

1. Any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding, **(statutory exclusion)**
2. Any project for which a special use permit application has been accepted as complete, **(statutory exclusion)**
3. Development set forth in a site-specific or phased vesting plan approved pursuant to G.S. 160D-108, **(statutory exclusion)**
4. Development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval, **(statutory exclusion)**
5. Preliminary or final subdivision plats that have been accepted for review prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium. **(statutory exclusion)**
6. Existing single-family residential uses as regulated by current North Carolina Residential Building Codes,
7. Projects undergoing Technical Review Committee as of the effective date of the moratorium ordinance,
8. Alterations and repairs to existing buildings regulated by North Carolina State Building Codes.
9. Site improvements required to comply with the American with Disabilities Act.
10. Changes in occupancy or use of existing structures not involving building or site additions and not requiring rezoning action.
11. Development in an approved subdivision in which substantial infrastructure expenditures have been incurred, including roadway, water, and/or sewer infrastructure, regardless of whether individual parcel owners within the subdivision have submitted a complete application for development approval.

Staff's rationale for adding conditions 6-11 are discussed below:

- A) Existing single-family residential uses as regulated by current North Carolina Residential Building Codes

- *Permitting development on existing single family parcels will not adversely impact the future development pattern in the Focus Areas.*
- B) Projects currently undergoing Technical Review Committee as of the effective date of the moratorium ordinance,
- *This was added to clarify that projects that are currently undergoing Technical Review Committee review may proceed to building permitting during the moratorium.*
- C) Alterations and repairs to existing buildings regulated by the North Carolina State Building Codes.
- *This was added to permit alterations and repairs to existing buildings during the moratorium but not to permit new buildings or footprint expansions prior to Small Area Plans and Form Based Codes being developed for the areas. This would allow for roof repairs, window or siding replacements, and interior remodeling and alterations.*
- D) Site improvements required to comply with the American with Disabilities Act.
- *This was added recognizing that some changes of use or occupancy may require ADA improvements such as sidewalks or ramps and do not generally involve significant site improvements and are required by the building code.*
- E) Changes in occupancy or use of existing structures not involving building or site additions and not requiring rezoning action.
- *This was added to clarify what could be done within existing structures and occupancies and would permit changes of uses to occur that would not require rezoning or construction of additional site improvements (other than to comply with ADA). Essentially this would permit an occupancy or use to move from one use to another as long as no zone change or site improvements are required.*
- F) Development in an approved subdivision in which substantial infrastructure expenditures have been incurred, including roadway, water, and/or sewer infrastructure, regardless of whether individual parcel owners within the subdivision have submitted a complete application for development approval.
- *This was added to clarify Village staff and attorney interpretations that a “prior valid development approval” may include approved subdivisions involving substantial infrastructure development.*

Village staff recognize that a moratorium may not be welcomed by the development community. Given the rate of development in our community, a short-term pause in development may be worth the longer-term gain from having development that is consistent with the community’s vision for these areas.

We look forward to discussing the attached draft moratorium ordinance with you at your meeting on February 9, 2021.

**ORDINANCE #21-03:**

**AN ORDINANCE OF THE VILLAGE OF PINEHURST ADOPTING A MORATORIUM ON REAL ESTATE DEVELOPMENT ACTIVITY IN SPECIFIC GEOGRAPHIC AREAS WITHIN THE VILLAGE OF PINEHURST AND THE VILLAGE OF PINEHURST'S EXTRATERRITORIAL JURISIDCTION.**

**THAT WHEREAS**, the Village of Pinehurst, North Carolina is experiencing significant real estate development and population growth within its corporate boundaries and its extraterritorial jurisdiction;

**WHEREAS**, on October 22, 2019 the Village of Pinehurst adopted the 2019 Comprehensive Plan which provides recommendations to manage future growth of the community and identified five Focus Areas as important areas to influence and manage growth and development:

1. Existing Extra-Territorial Jurisdiction (ETJ)
2. NC Highway 5 Commercial Area - (Pinehurst South)
3. Medical District
4. Village Place/Rattlesnake Trail Corridor
5. NC Highway 211 Commercial Area

**WHEREAS**, the goals, standards, and guidelines, as outlined in the 2019 Comprehensive Plan for the NC Highway 5 Commercial Area – Pinehurst South (Focus Area 2) is for office, medical, life science, and research facilities supported with small-scale retail services and residential uses and the vision for the Village Place/Rattlesnake Trail Corridor (Focus Area 4) is to create a more mixed-use, walkable area that is more conveniently connected to the Village Center;

**WHEREAS**, the Village's existing zoning and development regulations applicable to Focus Areas 2 and 4 are incompatible and incongruous with the intended character and vision for the Focus Areas described in the 2019 Comprehensive Plan;

**WHEREAS**, allowing real estate development activity to occur prior to adoption of Small Area Plans for Focus Areas 2 and 4 is an inadequate alternative to a moratorium because it may result in development and land uses that are incompatible and incongruous with the 2019 Comprehensive Plan's goals, standards, and guidelines;

**WHEREAS**, proactively rezoning the areas without a comprehensive analysis of Focus Areas 2 and 4 is an inadequate alternative to a moratorium because it could also result in development and land uses that are incompatible and incongruous with the 2019 Comprehensive Plan's goals, standards, and guidelines;



**WHEREAS**, the 2019 Comprehensive Plan specifically recommended that Small Area Plans and design standards with Form Based Codes be developed for the NC Highway 5 Commercial Area – Pinehurst South (Focus Area 2) and the Village Place/Rattlesnake Trail Corridor (Focus Area 4);

**WHEREAS**, the Village of Pinehurst has entered into a contract with Design Collective Inc., to prepare Small Area Plans and Form Based Codes for Focus Areas 2 and 4, which are expected to be completed and adopted in the early fall of 2021;

**WHEREAS**, the goals, standards, and guidelines outlined in the 2019 Comprehensive Plan are best achieved if development within these Focus Areas is temporarily halted during the period which the Small Area Plans are being developed that will help to determine the appropriate zoning necessary to achieve consistency and congruity with the 2019 Comprehensive Plan adopted by the Pinehurst Village Council;

**WHEREAS**, this ordinance shall be known and cited as the Village of Pinehurst Small Area Plans Interim Zoning-Moratorium Ordinance; and

**WHEREAS**, the purpose of this Ordinance is to serve as the initial phase of the adoption by the Village of Small Area Plans, which areas are to be preserved by maintaining the status quo of existing land uses and development patterns in the areas shown on the attached maps, referred to as Exhibit A and Exhibit B, in accordance with the 2019 Comprehensive Long Range Plan of the Village of Pinehurst. It is the further purpose of this Ordinance to promote the health, safety, morals, and general welfare of the citizens of the Village of Pinehurst, specifically within the areas depicted on Exhibit A and on Exhibit B, by lessening congestion in the streets, securing safety from fire, panic, and other dangers, providing adequate light and air, preventing the overcrowding of land, avoiding undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, including consideration to provide for their orderly growth, expansion, and development;

**NOW, THEREFORE BE IT ORDAINED AND ESTABLISHED**, by the Village Council of the Village of Pinehurst, North Carolina as follows:

**Section 1.** Area. This Ordinance shall be applicable to all property within the boundaries of the areas depicted on the maps attached hereto, referred to as Exhibit A and Exhibit B, subject to the exclusions provided in Section 6.

**Section 2.** Duration. This Ordinance shall be effective and enforceable from the date of adoption and shall continue in full force and effect for an initial period of nine months from the date of adoption, which is the estimated time necessary for the Village of Pinehurst to complete and adopt the Small Area Plans and the related zoning and development standards. The Village Council, consistent with the requirements of NCGS 160D-107(e) may renew this moratorium or extend its duration with two (2) separate and consecutive periods of extension of ninety (90) days each, which shall be effective upon Council approval. The Village Council may terminate this moratorium earlier by action of the Village Council.



**Section 3. Moratorium.** From and after the effective date of this Ordinance and continuing throughout its duration, no development shall occur in the areas depicted on the maps identified as Exhibit A and Exhibit B, unless the development is that conducted by a public utility or public agency and/or it can be demonstratively shown to the Village Council that the health, safety and welfare of the public requires that the moratorium be waived with regard to that specifically proposed development.

**Section 4. Definition.** As used in this Ordinance, the term listed below shall have the following meaning, as defined in North Carolina General Statute (NCGS) 160D-102(12):

**DEVELOPMENT:** Unless the context clearly indicates otherwise, the term means any of the following:

- a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure; or
- b. The excavation, grading, filling, clearing, or alteration of land; or
- c. The subdivision of land as defined in NCGS 160D-802; or
- d. The initiation or substantial change in the use of land or the intensity of use of land.

**Section 5. Enforcement.** If any person, firm, corporation, organization or association shall violate or attempt to violate any terms of this ordinance the Village of Pinehurst may enforce its terms by any means available pursuant to NCGS 160D-404.

**Section 6. Exclusions.** In accordance with NCGS 160D-107(c), absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section shall not apply to:

1. Any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding,
2. Any project for which a special use permit application has been accepted as complete,
3. Development set forth in a site-specific or phased vesting plan approved pursuant to G.S. 160D-108,
4. Development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval,
5. Preliminary or final subdivision plats that have been accepted for review prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium.
6. Existing single-family residential uses as regulated by current North Carolina Residential Building Codes,
7. Projects undergoing Technical Review Committee as of the effective date of the moratorium ordinance,
8. Alterations and repairs to existing buildings regulated by North Carolina State Building Codes.
9. Site improvements required to comply with the American with Disabilities Act.
10. Changes in occupancy or use of existing structures not involving building or site additions and not requiring rezoning action.

11. Development in an approved subdivision in which substantial infrastructure expenditures have been incurred, including roadway, water, and/or sewer infrastructure, regardless of whether individual parcel owners within the subdivision have submitted a complete application for development approval.

Notwithstanding the foregoing, if a complete application for a development approval has been submitted prior to the effective date of this moratorium, the permit choice provisions of NCGS 160D-108(b) shall be applicable when permit processing resumes. This allows an applicant to choose which version of the development regulation will apply if development regulations change between the time the application was submitted and a decision is made.

**THIS ORDINANCE** passed and adopted this 9<sup>th</sup> day of February, 2021.

VILLAGE OF PINEHURST  
VILLAGE COUNCIL

(Municipal Seal)

By: \_\_\_\_\_  
John C. Strickland, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Beth Dunn, Village Clerk

\_\_\_\_\_  
Michael J. Newman, Village Attorney

**RESOLUTION #21-03:**

**A RESOLUTION TO AMEND THE FUND BALANCE POLICY FOR THE GENERAL FUND.**

**THAT WHEREAS,** the North Carolina Local Government Commission has recommended that General Fund fund balance available for appropriation should be no less than 8% of the prior year's expenditures to maintain fiscal responsibility under the Municipal Fiscal Control Act; and

**WHEREAS,** the Village Council desires for the Village to maintain adequate working capital and to maintain a good credit rating in order to obtain favorable financing rates on debt issuances; and

**WHEREAS,** the Council adopted a Fund Balance Policy for the General Fund on March 11, 2003 by Resolution #03-4, and amended that policy on May 10, 2005 by Resolution #05-11 and May 25, 2010 by Resolution #10-19; and November 13, 2012 by Resolution #12-62; and

**WHEREAS,** the Village has elected to amend the Fund Balance Policy for the General Fund;

**NOW, THEREFORE, BE IT RESOLVED** by the Village Council of the Village of Pinehurst, North Carolina, in regular meeting assembled this 9<sup>th</sup> day of February 2021, as follows:

**SECTION 1.** When preparing the annual General Fund budget, the amount of appropriated fund balance should result in an anticipated ending total fund balance at a minimum of 30% of budgeted expenditures.

**SECTION 2.** Management is further directed to maintain unassigned General Fund fund balance as reported in Village's Comprehensive Annual Financial Report (CAFR) of greater than 15% of actual General Fund expenditures as reported in the CAFR for the year audited.

**SECTION 3.** When total fund balance as reported in the Village's Comprehensive Annual Financial Report (CAFR) is in excess of 40% of actual General Fund expenditures as reported in the CAFR for the year audited, Council may commit excess fund balance each year for future capital needs. However, in no instance shall the amount of fund balance committed for future capital needs cause the unassigned General Fund fund balance to fall below the 15% of actual General Fund expenditures as stated in Section 2.

**SECTION 4.** Management is expected to manage the budget so that revenue shortfalls and expenditure increases do not impact the Village's targeted fund balance levels outlined above. If a catastrophic economic event occurs that requires a 5% or more deviation from total budgeted revenues or expenditures, then the targeted fund balance levels established herein can be reduced

by action of the Village Council; the Council will also adopt a plan of action to return fund balances to the required levels.

**SECTION 5.** This policy shall supersede all previously adopted fund balance policies of the Village of Pinehurst.

**THIS RESOLUTION** passed and adopted this 9<sup>th</sup> day of February, 2021.

VILLAGE OF PINEHURST  
VILLAGE COUNCIL

(Municipal Seal)

By: \_\_\_\_\_  
John C. Strickland, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Beth Dunn, Village Clerk

\_\_\_\_\_  
Michael J. Newman, Village Attorney



**VILLAGE COUNCIL  
MINUTES FOR WORK SESSION OF JANUARY 26, 2021  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA**

**IMMEDIATELY FOLLOWING THE REGULAR MEETING**

The Pinehurst Village Council held a work session at 6:16 p.m., Tuesday, January 26, 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 remote attendance:

Mr. John C. Strickland, Mayor  
Ms. Judy Davis, Mayor Pro Tem  
Ms. Lydia Boesch, Councilmember  
Mr. Kevin Drum, Councilmember  
Ms. Jane Hogeman, Councilmember  
Mr. Jeffrey Sanborn, Village Manager

The following were in attendance in Assembly Hall:

Ms. Beth Dunn, Village Clerk

And approximately 7 attendees, including 4 staff and 1 press.

**1. Call to Order.**

Mayor John Strickland, called the Council work session to order.

**2. Discuss Potential Changes to the Village's Fund Balance Policy.**

Natalie Hawkins, Assistant Village Manager, stated this agenda item is to discuss Village staff's recommendation on potential modifications to the Village's Fund Balance Policy. The Council discussed the Fund Balance Policy at their annual Strategic Planning Retreat in December. Ms. Hawkins explained the purpose of Fund Balance (FB) and noted the NC Local Government Commission (LGC) requires a minimum FB of 8% of expenditures. She reviewed the historic FB percentages of the Village, and noted the Village has historically maintained a lower FB in the General Fund than comparable communities.

Ms. Hawkins explained the first part of the Fund Balance Policy is measured at the beginning of the year and the second part is measured at the end of the year. Ms. Hawkins explained the difference in creating a capital reserve fund versus committing unassigned fund balance for capital needs. Staff is not recommending creating a capital reserve fund, as the funds would be forever committed to capital and much more restricted. Staff recommends moving a portion of unassigned fund balance to a separate line item in the general fund for future capital needs, which would be detailed out of financial statements.

The recommended changes to the Village's Fund Balance Policy are:

- Budget so that ending Fund Balance is a minimum of 30%.
- No changes recommended; Maintain requirement of 15% of actual expenditures in unassigned Fund Balance.
- Add a provision to commit a portion of unassigned fund balance for future capital needs if total FB exceeds 40%, with a floor to maintain the 15% of actual expenditures in unassigned FB.

Councilmember Hogeman stated she doesn't believe this process, for moving unassigned fund balance for capital needs, should

be put on auto-pilot and we should say we will look at making this commitment every year and laying out the standards that would be examined to make that decision. Mr. Sanborn explained that the General Statutes requires that Council adopt a resolution to move money around in the General Fund. He noted they are waiting on clarification from the School of Government on if a resolution would need to be adopted every year or if an adopted policy would cover this on an annual reoccurring basis. Councilmember Drum stated if the funds were going into capital reserve fund then he could see the need for approving every year, however, the funds are staying in the general fund so he doesn't think that is necessary to have to bring to Council annually. Mr. Sanborn stated these funds would be revisited every year during the Strategic Planning Process and any changes could be made by a resolution at any time. Staff will bring the amended policy to Council at their next regular meeting for consideration.

### **3. Discuss a Moratorium for Small Area Plan Focus Areas.**

Darryn Burich, Planning and Inspections Director, explained this item is a carryover from Council's last work session on January 12<sup>th</sup>. He stated they have made some changes to the exclusions of the proposed moratorium ordinance to include projects currently undergoing Technical Review Committee as of the effective date of the project and alterations and repairs to existing buildings regulated by North Carolina State Building Codes, site improvements required to comply with the American with Disabilities Act, and changes in occupancy to existing structures not involving building or site additions and not requiring rezoning action and any development in an approved subdivision in which substantial infrastructure expenditures have been incurred, including roadway, water, and/or sewer infrastructure, regardless of whether individual parcel owners within the subdivision have submitted a complete application for development approval.

Mr. Burich explained the public hearing will be held on February 9<sup>th</sup> and the legal notice will be published in The Pilot, tomorrow, January 27<sup>th</sup> and on February 3<sup>rd</sup>. Mr. Burich noted he is working on FAQ relating to what you can and can't do during the moratorium which will be published on the Village's website. Council reviewed the public hearing notice and discussed communication efforts with the public.

### **4. Discuss Strategies for Working with the Planning and Zoning Board.**

Mayor Strickland, stated I believes having a meeting with the Planning Boards and Historic Preservation Commission from time to time to understand what Council is working on and as well as what they are working on. Mayor Strickland noted that all Chairs were very agreeable to have these meetings and one of the key items for discussion would be overall training needs of the boards. Darryn Burich, Planning and Inspections Director, explained the various training methods and material currently used for the Planning Boards. Mayor Strickland suggested providing the board members with the history of Pinehurst.

Mayor Strickland suggested using the planning boards to set up subcommittees to help support staff and work on items such text amendments and PDO issues. Jeff Sanborn, Village Manager, explained that open meeting laws would apply to subcommittee work by appointed boards. Councilmember Hogeman read the duties of the Planning Board from the Municipal Code. Mayor Pro Tem Davis stated she has a concern with creating a delicate balance and undue influence by meeting with the Planning and Zoning Board and she is also concerned with the time commitment this would require. Councilmember Boesch stated she is worried about burning volunteers out. Mayor Pro Tem Davis stated she believes it would be ok to have a conversation with them to gauge their appetite to work on additional items. Mr. Sanborn suggested meeting with the boards to find out what we can do to assist them.

Mayor Strickland suggested changing the process for appointing or re-appointing planning board members to give more time for Council to get to know them and be involved in the interview process along with the Department Head and Chair of the Board. Council discussed ways to be more involved in the interview process. Mayor Pro Tem Davis stated she has a concern with the top down approach, and doesn't believe Council needs to be part of the interview process. Mr. Sanborn explained the current selection process which consists of his self, the Planning Director, and the Board Chair reviewing all the current applications on file to select the applicants to interview and then they all 3 conduct the interviews and make a recommendation to Council. Councilmember Hogeman stated the Municipal Code states Council should appoint the board members and she believes with Council not being part of the interview process the goes against what the code says. Councilmember Boesch says she wants to trust staff to select the candidates and then Council can talk to the candidate before they are appointed. Darryn Burich, Planning and Inspections Director, asked if there is specific information Council is not getting that could be added to the application. Mayor Strickland stated he would do some follow up with Mr. Sanborn and Mr. Burich.

Mayor Strickland stated the Planning Boards want to know more about the proposed moratorium and that he will work on arranging a joint meeting with the Planning Board. Council discussed ways the Planning Board can bring items to their attention so Council can address the underlying issues.

### **5. Other Work Session Business**

Jeff Sanborn, Village Manager, stated that during the TriCities meeting today they discussed the County's occupancy tax. Both Aberdeen and Southern Pines both have resolve for an equitable share for occupancy tax. Mr. Sanborn explained a year ago what was proposed was to take an additional 1% that is available for tourism and add it to the existing 1% and put it into a tourism



development fund. Then anyone could nominate a project to use the additional funds for. Mayor Strickland asked if the County had rescheduled the meeting to discuss. Mr. Sanborn stated the County told him it hasn't been re-scheduled yet. Councilmember Drum stated he would like reserve judgment on this issue until we know all the details and implications.

**6. Potential Future Agenda Topics.**

No topics were discussed.

**7. Motion to Adjourn.**

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Boesch, Council unanimously approved to adjourn the work session by a vote of 5-0 at 8:50 p.m.

Respectfully Submitted,

Beth Dunn,  
Village Clerk

*A videotape of this meeting is located on the Village website: [www.vopnc.org](http://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*

## **ORDINANCE #21-03:**

### **AN ORDINANCE OF THE VILLAGE OF PINEHURST ADOPTING A MORATORIUM ON REAL ESTATE DEVELOPMENT ACTIVITY IN SPECIFIC GEOGRAPHIC AREAS WITHIN THE VILLAGE OF PINEHURST AND THE VILLAGE OF PINEHURST'S EXTRATERRITORIAL JURISIDCTION.**

**THAT WHEREAS**, the Village of Pinehurst, North Carolina is experiencing significant real estate development and population growth within its corporate boundaries and its extraterritorial jurisdiction;

**WHEREAS**, on October 22, 2019 the Village of Pinehurst adopted the 2019 Comprehensive Plan which provides recommendations to manage future growth of the community and identified five Focus Areas as important areas to influence and manage growth and development:

1. Existing Extra-Territorial Jurisdiction (ETJ)
2. NC Highway 5 Commercial Area - (Pinehurst South)
3. Medical District
4. Village Place/Rattlesnake Trail Corridor
5. NC Highway 211 Commercial Area

**WHEREAS**, the goals, standards, and guidelines, as outlined in the 2019 Comprehensive Plan for the NC Highway 5 Commercial Area – Pinehurst South (Focus Area 2) is for office, medical, life science, and research facilities supported with small-scale retail services and residential uses and the vision for the Village Place/Rattlesnake Trail Corridor (Focus Area 4) is to create a more mixed-use, walkable area that is more conveniently connected to the Village Center;

**WHEREAS**, the Village's existing zoning and development regulations applicable to Focus Areas 2 and 4 are incompatible and incongruous with the intended character and vision for the Focus Areas described in the 2019 Comprehensive Plan;

**WHEREAS**, allowing real estate development activity to occur prior to adoption of Small Area Plans for Focus Areas 2 and 4 is an inadequate alternative to a moratorium because it may result in development and land uses that are incompatible and incongruous with the 2019 Comprehensive Plan's goals, standards, and guidelines;

**WHEREAS**, proactively rezoning the areas without a comprehensive analysis of Focus Areas 2 and 4 is an inadequate alternative to a moratorium because it could also result in development and land uses that are incompatible and incongruous with the 2019 Comprehensive Plan's goals, standards, and guidelines;

**WHEREAS**, the 2019 Comprehensive Plan specifically recommended that Small Area Plans and design standards with Form Based Codes be developed for the NC Highway 5 Commercial Area – Pinehurst South (Focus Area 2) and the Village Place/Rattlesnake Trail Corridor (Focus Area 4);

**WHEREAS**, the Village of Pinehurst has entered into a contract with Design Collective Inc., to prepare Small Area Plans and Form Based Codes for Focus Areas 2 and 4, which are expected to be completed and adopted in the early fall of 2021;

**WHEREAS**, the goals, standards, and guidelines outlined in the 2019 Comprehensive Plan are best achieved if development within these Focus Areas is temporarily halted during the period which the Small Area Plans are being developed that will help to determine the appropriate zoning necessary to achieve consistency and congruity with the 2019 Comprehensive Plan adopted by the Pinehurst Village Council;

**WHEREAS**, this ordinance shall be known and cited as the Village of Pinehurst Small Area Plans Interim Zoning-Moratorium Ordinance; and

**WHEREAS**, the purpose of this Ordinance is to serve as the initial phase of the adoption by the Village of Small Area Plans, which areas are to be preserved by maintaining the status quo of existing land uses and development patterns in the areas shown on the attached maps, referred to as Exhibit A and Exhibit B, in accordance with the 2019 Comprehensive Long Range Plan of the Village of Pinehurst. It is the further purpose of this Ordinance to promote the health, safety, morals, and general welfare of the citizens of the Village of Pinehurst, specifically within the areas depicted on Exhibit A and on Exhibit B, by lessening congestion in the streets, securing safety from fire, panic, and other dangers, providing adequate light and air, preventing the overcrowding of land, avoiding undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, including consideration to provide for their orderly growth, expansion, and development;

**NOW, THEREFORE BE IT ORDAINED AND ESTABLISHED**, by the Village Council of the Village of Pinehurst, North Carolina as follows:

**Section 1.** Area. This Ordinance shall be applicable to all property within the boundaries of the areas depicted on the maps attached hereto, referred to as Exhibit A and Exhibit B, subject to the exclusions provided in Section 6.

**Section 2.** Duration. This Ordinance shall be effective and enforceable from the date of adoption and shall continue in full force and effect for an initial period of nine months from the date of adoption, which is the estimated time necessary for the Village of Pinehurst to complete and adopt the Small Area Plans and the related zoning and development standards. The Village Council, consistent with the requirements of NCGS 160D-107(e) may renew this moratorium or extend its duration with two (2) separate and consecutive periods of extension of ninety (90) days each, which shall be effective upon Council approval. The Village Council may terminate this moratorium earlier by action of the Village Council.

**Section 3. Moratorium.** From and after the effective date of this Ordinance and continuing throughout its duration, no development shall occur in the areas depicted on the maps identified as Exhibit A and Exhibit B, unless the development is that conducted by a public utility or public agency and/or it can be demonstratively shown to the Village Council that the health, safety and welfare of the public requires that the moratorium be waived with regard to that specifically proposed development.

**Section 4. Definition.** As used in this Ordinance, the term listed below shall have the following meaning, as defined in North Carolina General Statute (NCGS) 160D-102(12):

**DEVELOPMENT:** Unless the context clearly indicates otherwise, the term means any of the following:

- a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure; or
- b. The excavation, grading, filling, clearing, or alteration of land; or
- c. The subdivision of land as defined in NCGS 160D-802; or
- d. The initiation or substantial change in the use of land or the intensity of use of land.

**Section 5. Enforcement.** If any person, firm, corporation, organization or association shall violate or attempt to violate any terms of this ordinance the Village of Pinehurst may enforce its terms by any means available pursuant to NCGS 160D-404.

**Section 6. Exclusions.** In accordance with NCGS 160D-107(c), absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section shall not apply to:

1. Any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding,
2. Any project for which a special use permit application has been accepted as complete,
3. Development set forth in a site-specific or phased vesting plan approved pursuant to G.S. 160D-108,
4. Development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval,
5. Preliminary or final subdivision plats that have been accepted for review prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium.
6. Existing single-family residential uses as regulated by current North Carolina Residential Building Codes,
7. Projects undergoing Technical Review Committee as of the effective date of the moratorium ordinance,
8. Alterations and repairs to existing buildings regulated by North Carolina State Building Codes.
9. Site improvements required to comply with the American with Disabilities Act.
10. Changes in occupancy or use of existing structures not involving building or site additions and not requiring rezoning action.

11. Development in an approved subdivision in which substantial infrastructure expenditures have been incurred, including roadway, water, and/or sewer infrastructure, regardless of whether individual parcel owners within the subdivision have submitted a complete application for development approval.

Notwithstanding the foregoing, if a complete application for a development approval has been submitted prior to the effective date of this moratorium, the permit choice provisions of NCGS 160D-108(b) shall be applicable when permit processing resumes. This allows an applicant to choose which version of the development regulation will apply if development regulations change between the time the application was submitted and a decision is made.

**THIS ORDINANCE** passed and adopted this 10<sup>th</sup> day of February, 2021.

VILLAGE OF PINEHURST  
VILLAGE COUNCIL

(Municipal Seal)

By: \_\_\_\_\_  
John C. Strickland, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Beth Dunn, Village Clerk

\_\_\_\_\_  
Michael J. Newman, Village Attorney



**VILLAGE COUNCIL  
MINUTES FOR REGULAR MEETING OF JANUARY 26, 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, January 26, 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 remote attendance:

Mr. John C. Strickland, Mayor  
Mr. Jeffrey M. Sanborn, Village Manager  
Ms. Judy Davis, Mayor Pro Tem  
Ms. Lydia Boesch, Councilmember  
Mr. Kevin Drum, Councilmember  
Ms. Jane Hogeman, Councilmember

The following were in attendance in Assembly Hall:

Ms. Beth Dunn, Village Clerk

And approximately 11 attendees, including 8 staff and 1 press.

**1. Call to Order.**

Mayor Strickland, called the Village Council meeting to order.

**2. Reports:**

**Village Manager**

- Matt Day from TARPO gave an update on the NCDOT Strategic Transportation Implementation Plan (STIP). In 2022 they plan to contract for the Highway 15-501 and Morganton Road minor improvements, which includes the installation of dual left hand turn lanes on 15-501 and improvements at Page and Memorial with 15-501. In 2024 they plan to begin the widening of Highway 211 out past Seven Lakes, improvements to the Highway 15-501 and Highway 24-47 intersection in Carthage, Highway 5 widening from Highway 1 to Blake Boulevard, and initiate the superstreet work on Highway 15-501 and Highway 1 in Aberdeen. In 2025 the Pinehurst Traffic Circle improvements will begin and in 2028 the widening of Highway 15-501 north of the traffic circle. In 2030 the improvements to Highway 5, the section in Village limits to Highway 211. In 2031 the improvements to the intersection of Morganton Road and Highway 15-501, which would include an interchange.
- Glen Webb, Police Chief, had some good comments on the crime stat report. He noted arrests are up but he stated both self-initiated activity and more seasoned officers with recognizing violations and making arrests. This proactivity and the ability to retain good officers reflect directly to the success. Mr. Sanborn noted it is bad news looking at the data but Chief Webb sees some positive trends as well.



### **Village Council**

- Mayor Strickland vaccination operations at the Fair Barn are going well. They exceed the 2,000 doses they thought they would administer, with 2,800 doses being administered. Asked the public to continue to wash, wait, and wear.
- Mayor Pro Tem Davis stated she went to a TriCities meeting today. The group is looking at ways to work together on Parks and Recreation programs.
- Councilmember Drum stated the Triangle J helped Moore County in supplying a planner when they were short. He didn't realize they would do that.
- Councilmember Hogeman thanked Councilmember Boesch for all she has done getting the National Park Service here and getting the program set up and noted she believes this will be a wonderful opportunity.
- Councilmember Boesch stated the National Park Service (NPS) is conducting a study on the National Historic Landmark District. As a Landmark District we are in the top 3% of the 9,000 properties that are listed on the registry of historic places. Next week the NPS will solicit public comments. She thanked everyone who has signed up to participate in the community meetings next week. Ms. Boesch stated that we have a great story to tell and what we have done to preserve the character in the Village of Pinehurst. She thanked Natalie Hawkins for her work keeping the project going and being a great connection between the NPS and the Village. More information on this study can be found on the Village's website.

### **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.**

- Public Safety Reports
  - December, 2020 Police Report
  - December 2020, Fire Report
- Approval of Village Council Meeting Minutes.
  - January 12, 2021 Regular Meeting
  - January 12, 2021 Work Session

### **End of Consent Agenda.**

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

### **4. Presentation of Final Library Needs Assessment Report.**

Natalie Hawkins, Assistant Village Manager, explained this item is to receive the Final Library Services Needs Assessment Report from the Village's consultant. Ms. Hawkins noted that Debbie Joy of Library IQ and Fred Belledin of Clearscapes will present a high level review of the Final Library Services Needs Assessment Report. Ms. Hawkins explained that the Library Services Needs Assessment has been underway since the fall of 2019 and many residents have contributed their valuable time to help the Council understand our community needs for library services. Ms. Hawkins thanked Audrey Moriarty, Executive Director of Given Memorial Library, for all of her support throughout the entire needs assessment process and she promptly provided requested information, her support was invaluable.

Ms. Joy reviewed the comprehensive process the Library Needs Assessment. Findings indicate residents would like to see expanded library services. Top expansion requests include children's collection, digital media, children's programs and classes and young adult collection. Ms. Joy explained that from the mailed ETC survey conducted 67% of residents believe the Village should fund a library. 57% of residents were in support of at least \$.01 tax increase and 43% of residents do not support any tax increase.

Ms. Joy explained the recommended square footage (sf) needed to meet basic library services is 10,000 to 12,000 sf, she noted that currently the library has 3,825 sf in the existing building. Mr. Belledin reviewed the recommended sf for the expressed needs of the community, broken down into two tiers. Tier one includes room for expanded collection size, children's program space, computer space, and flexible small group meeting space. Tier two includes all tier one spaces, flexible space for adult and teen programs, and a small conference room with technology and quiet study spaces. The recommended size of 10,000 to 12,000 would be the high end of tier one and low end of tier two. Mr. Belledin reviewed library facility options and approximate construction

costs.

Ms. Joy reviewed various library operation components. She stated they recommend 28,000 to 30,000 titles, including the existing 15,500 titles. The recommendation is based on community input, NC state per capita averages and projected building size. For programming they recommend expanding curriculum-based educational programs and enrichment programs for adults. Ms. Joy noted they did hear a desire for extended operational hours, particularly from younger working families. They are recommending hours of operation increase from 40.5 hours to 48 hours per week. Increased technology for the library is recommended, public access computers, Wi-Fi, and library operation technology.

Ms. Joy reviewed various funding mechanisms for construction including long term debt, conducting fundraising campaign, and seek State Library of North Carolina LSTA grants. Ms. Joy reviewed funding mechanisms for operations such as non-resident user fees for library cards, apply for NC State Aid, generate additional property tax revenue, and seeks grants from Library Services and Technology Act. The approximate annual cost to operate a 10,000 to 12,000 sf library is about \$800,000 to \$940,000. Ms. Joy noted that would be an increase in annual Village funding of \$650,000 - \$790,000.

Mayor Strickland asked for them to elaborate on the library of the future with digital media. Ms. Joy stated if there is one word to sum up the library of the future it would be "flexibility". Mr. Belledin stated they haven't seen a trend in libraries of moving away from print material. Mayor Pro Tem Davis asked if there were any of the library site options that limit expanding past 14,000 sf. Mr. Bellidin explained the existing location of the current library would be challenging with the existing architecture and depending how discussion with the National Park Service goes. He also noted the Historic Fire House could have limits, depending on the land acquisition around it. Mayor Pro Tem how much grant money typically is given with the LSTA grants. Ms. Joy stated she would get that information but in her experience it's typically not a game changing number for the budget. Mayor Pro Tem Davis asked if the additional operational hours included more weekend hours. Ms. Hawkins stated the operation hours recommended were 10:00 a.m. to 7:00 p.m. Monday through Thursday, 10:00 a.m. to 5:00 p.m. on Friday, and 10:00 a.m. to 3:00 p.m. on Saturday.

**5. Review and Approve the FY 2022 Balanced Scorecard, Including the FY 2022 Areas of Focus, and the FY 2022-2026 Initiative Action Plans.**

Lauren Craig, Organizational Performance Director, explained this agenda item is to review and approve several items related to the development of the FY 2022 Strategic Operating Plan (SOP) based on Council's discussions at the December 10-11, 2020 Strategic Planning Retreat. Documents including the proposed Initiative Action Plans, projects, and FY 2022 Balanced Scorecard were discussed at the January 12<sup>th</sup> work session and since that time, staff amended the materials based on Council's input. Ms. Craig stated today, we are seeking Council's approval by motion for the FY 2022 Balanced Scorecard, including the FY 2022 Areas of Focus. She also noted staff is seeking a consensus on the proposed list of FY 2022-2026 Initiative Action Plans. This is being done now to ensure that Senior Leaders develop the FY 2022 SOP and submit budget requests that align to Council's priorities. Ms. Craig reviewed the FY 2022 Balanced Scorecard, which indicates strategic objectives, key performance indicators (KPIs), and goals (short-term and long-term).

Ms. Craig reviewed the 6 Initiative Action Plans (IAPs) for FY 2022-2026. Councilmember Hogeman stated she disagrees with extending the IAP to re-write the Pinehurst Development Ordinance (PDO) over 3 years and disagrees with hiring a consultant to complete the re-write. Council discussed the pro and cons of hiring a consultant. Ms. Craig noted that this IAP is just in the starting phase and there will be more details to come. Councilmember Hogeman explained she wants to add an IAP to compete PDO text amendments to protect Focus Area 5, on Highway 211. Mayor Pro Tem Davis stated she doesn't believe creating an IAP for that action is necessary, as did the consensus of Council. Mr. Sanborn stated he believes a project to establish a highway corridor overlay district is the best way to handle Focus Area 5. Councilmember Drum stated he sees more pressures in Focus Area 1, the medical district.

Upon a motion by Mayor Pro Tem Davis seconded by Councilmember Boesch, Council unanimously approve the fiscal year 2022 Balanced Scorecard and Areas of Focus, as presented, by a vote of 5-0.

**6. Other Business.**

- Councilmember Drum stated the Boys and Girls Club are moving into the old Elmore's Furniture store, they are an incredible non-profit serving the Tri-Cities area. Mayor Strickland stated he was asked several months ago to serve on an

informal advisory board for the Boys and Girls Club.

- Jeff Sanborn stated the police department just informed him that the suspect that escaped from the hospital a week ago is now back in custody.

**7. Comments from Attendees.**

There were no comments from attendees.

**8. Motion to Adjourn.**

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the regular meeting by a vote of 5-0 at 6:04 p.m.

Respectfully Submitted,

Beth Dunn,  
Village Clerk

*A videotape of this meeting is located on the Village website: [www.vopnc.org](http://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*

**RESOLUTION #21-03:**

**A RESOLUTION TO AMEND THE FUND BALANCE POLICY FOR THE GENERAL FUND.**

**THAT WHEREAS,** the North Carolina Local Government Commission has recommended that General Fund fund balance available for appropriation should be no less than 8% of the prior year's expenditures to maintain fiscal responsibility under the Municipal Fiscal Control Act; and

**WHEREAS,** the Village Council desires for the Village to maintain adequate working capital and to maintain a good credit rating in order to obtain favorable financing rates on debt issuances; and

**WHEREAS,** the Council adopted a Fund Balance Policy for the General Fund on March 11, 2003 by Resolution #03-4, and amended that policy on May 10, 2005 by Resolution #05-11 and May 25, 2010 by Resolution #10-19; and November 13, 2012 by Resolution #12-62; and

**WHEREAS,** the Village has elected to amend the Fund Balance Policy for the General Fund;

**NOW, THEREFORE, BE IT RESOLVED** by the Village Council of the Village of Pinehurst, North Carolina, in regular meeting assembled this 9<sup>th</sup> day of February 2021, as follows:

**SECTION 1.** When preparing the annual General Fund budget, the amount of appropriated fund balance should result in an anticipated ending total fund balance at a minimum of 30% of budgeted expenditures.

**SECTION 2.** Management is further directed to maintain unassigned General Fund fund balance as reported in Village's Comprehensive Annual Financial Report (CAFR) of greater than 15% of actual General Fund expenditures as reported in the CAFR for the year audited.

**SECTION 3.** When total fund balance as reported in the Village's Comprehensive Annual Financial Report (CAFR) is in excess of 40% of actual General Fund expenditures as reported in the CAFR for the year audited, Council may commit excess fund balance each year for future capital needs, by approving a separate resolution for the respective year. However, in no instance shall the amount of fund balance committed for future capital needs cause the unassigned General Fund fund balance to fall below the 15% of actual General Fund expenditures as stated in Section 2.

**SECTION 4.** Management is expected to manage the budget so that revenue shortfalls and expenditure increases do not impact the Village's targeted fund balance levels outlined above. If a catastrophic economic event occurs that requires a 5% or more deviation from total budgeted revenues or expenditures, then the targeted fund balance levels established herein can be reduced

by action of the Village Council; the Council will also adopt a plan of action to return fund balances to the required levels.

**SECTION 5.** This policy shall supersede all previously adopted fund balance policies of the Village of Pinehurst.

**THIS RESOLUTION** passed and adopted this 9<sup>th</sup> day of February, 2021.

VILLAGE OF PINEHURST  
VILLAGE COUNCIL

(Municipal Seal)

By: \_\_\_\_\_  
John C. Strickland, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Beth Dunn, Village Clerk

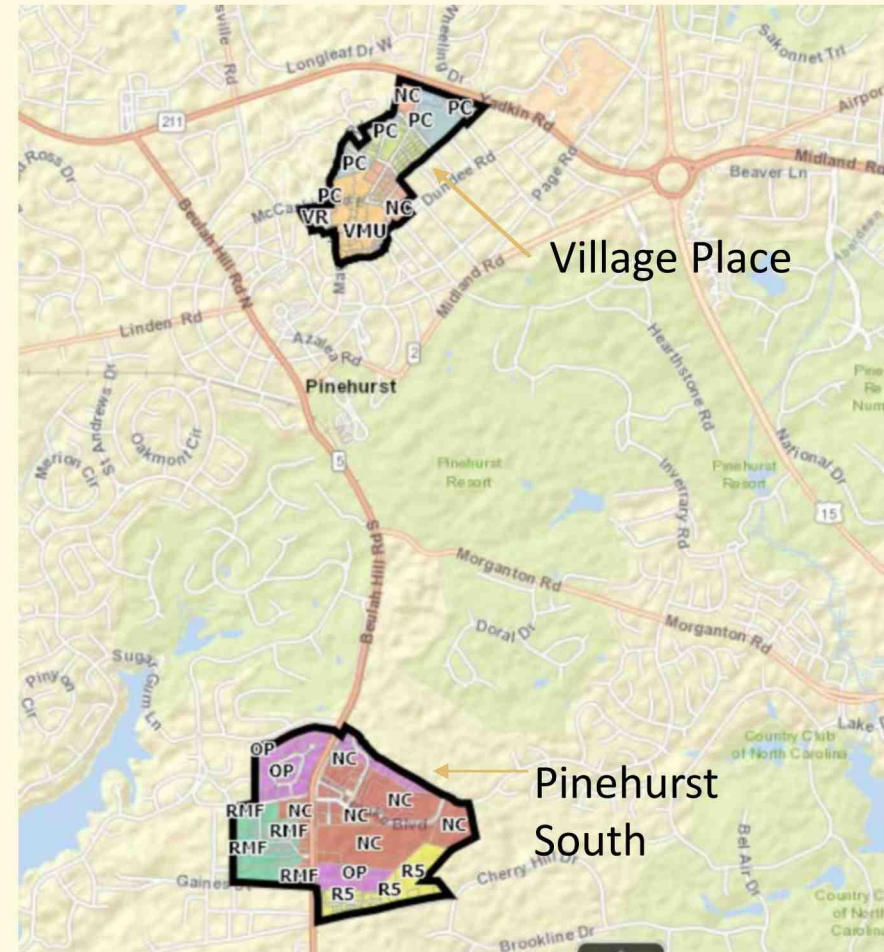
\_\_\_\_\_  
Michael J. Newman, Village Attorney





# Moratorium Ordinance Village Place/Rattlesnake Trail and Pinehurst South

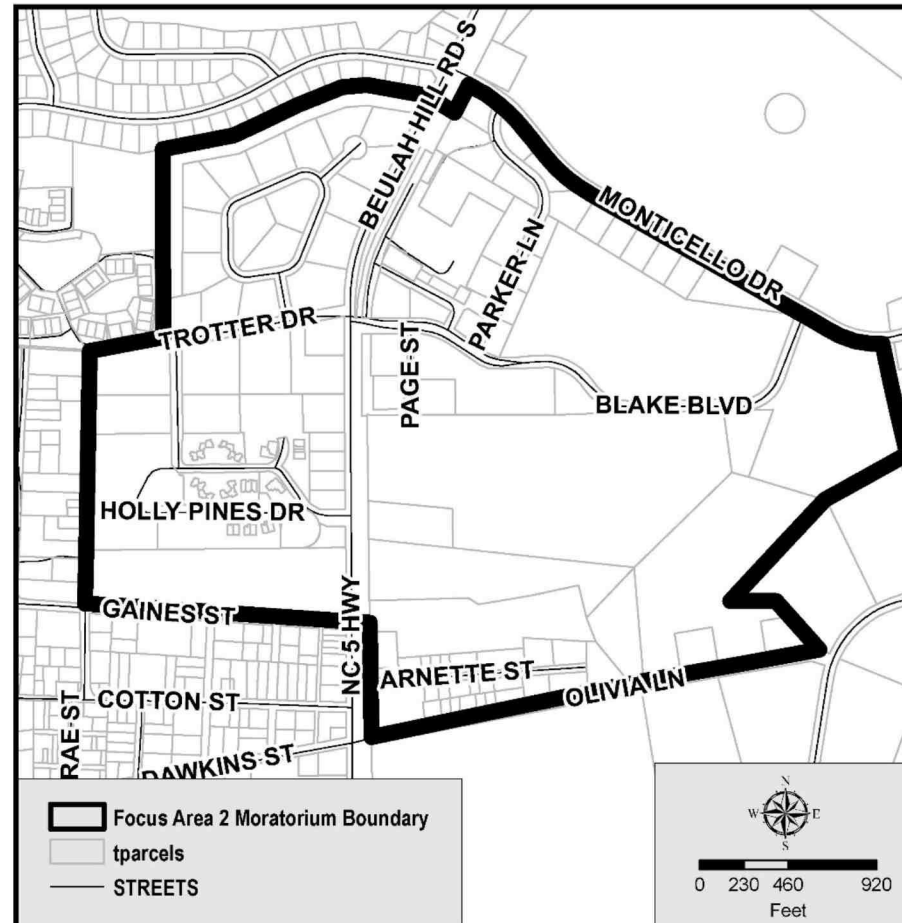
- Council is being asked to approve a development Moratorium Ordinance for two specific geographic areas:
  - Village Place/Rattlesnake Trail Corridor (Focus Area 4)
  - Pinehurst South/NC Highway 5 Commercial Area (Focus Area 2)
- Proposed boundaries coincide with Comp Plan focus areas.
- Length: 9 months with two possible 90 day extensions. (coincides with SAP schedule)
- Moratoriums permitted under NCGS 160D-107
- Publish Notices in Pilot
  - January 27, 2021 & February 3, 2021
  - <https://www.vopnc.org/our-government/departments/planning-inspections/development-moratorium>







**EXHIBIT A**  
**Village of Pinehurst Small Area Plan Interim Zoning Moratorium**  
**NC Highway 5 Commercial Area Pinehurst South (Focus Area 2)**

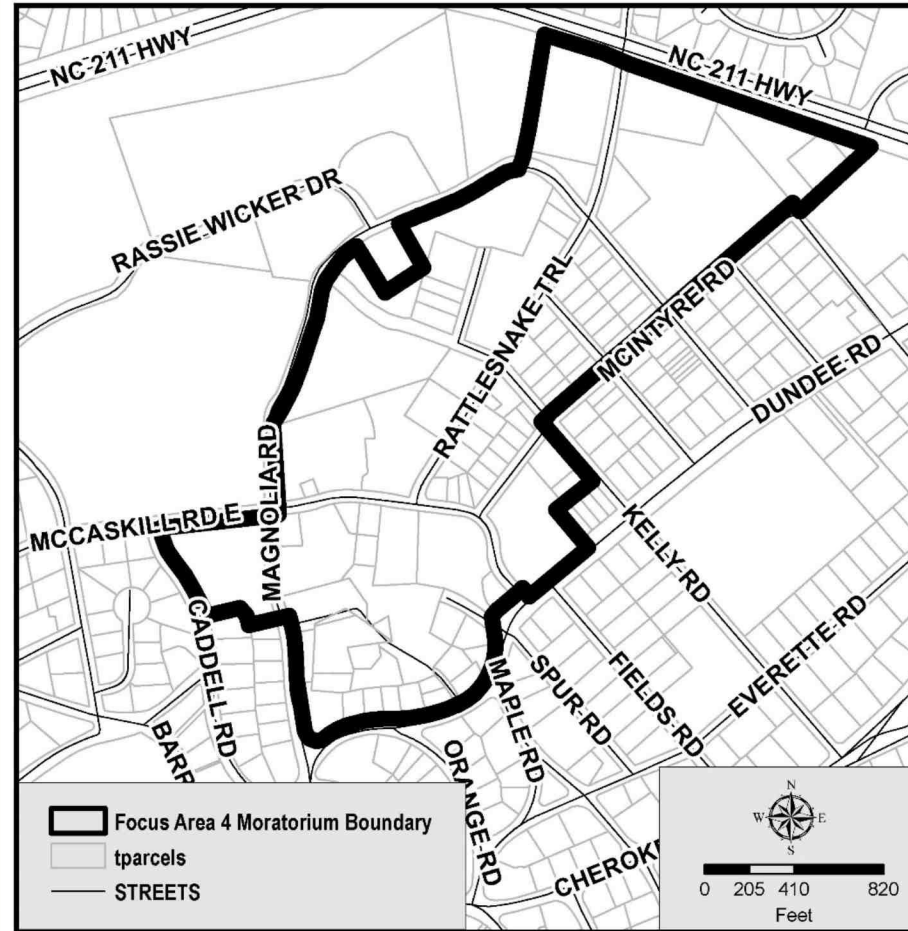


Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).





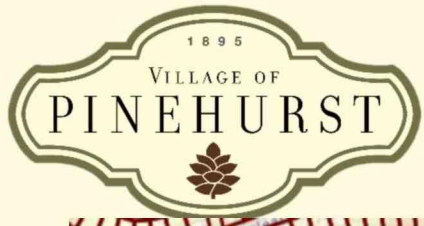
**EXHIBIT B**  
**Village of Pinehurst Small Area Plan Interim Zoning Moratorium**  
**Village Place/Rattlesnake Trail Corridor (Focus Area 4)**



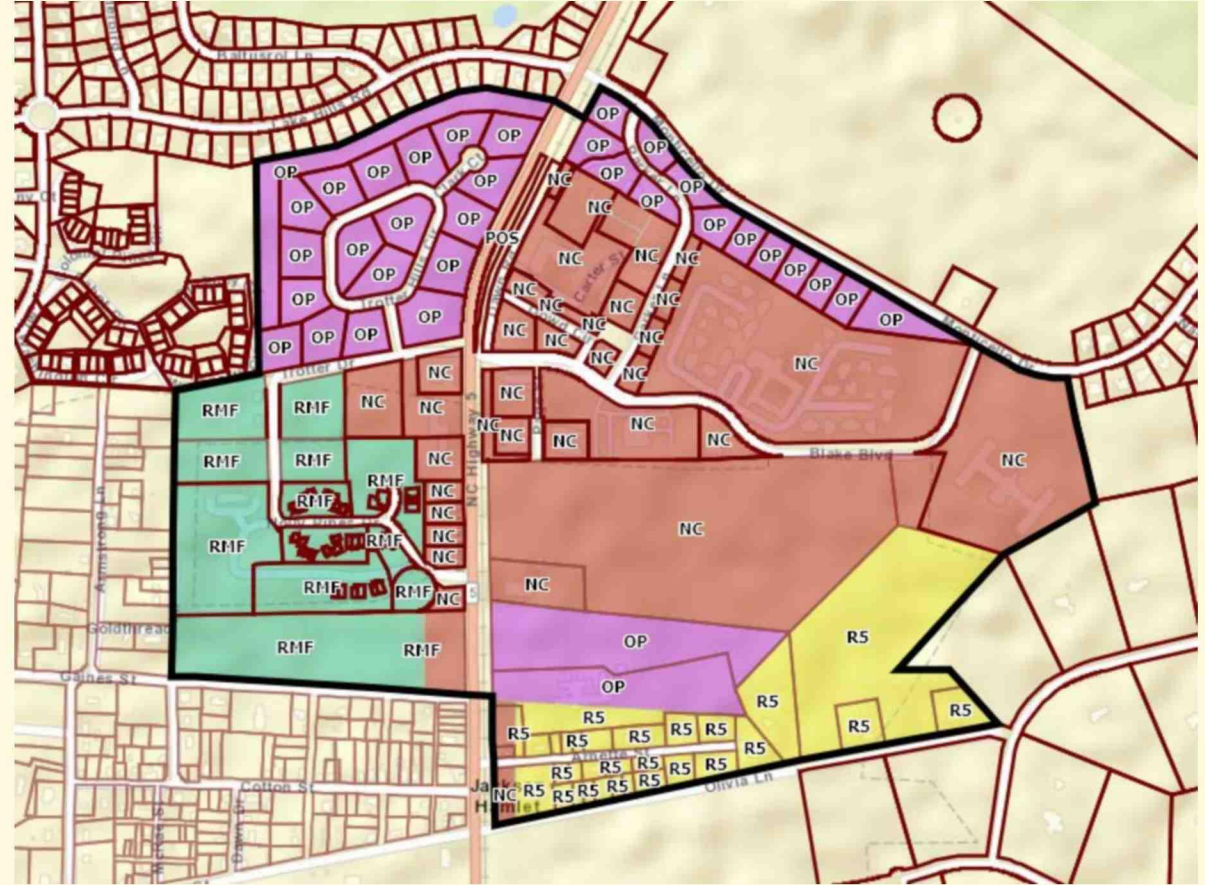
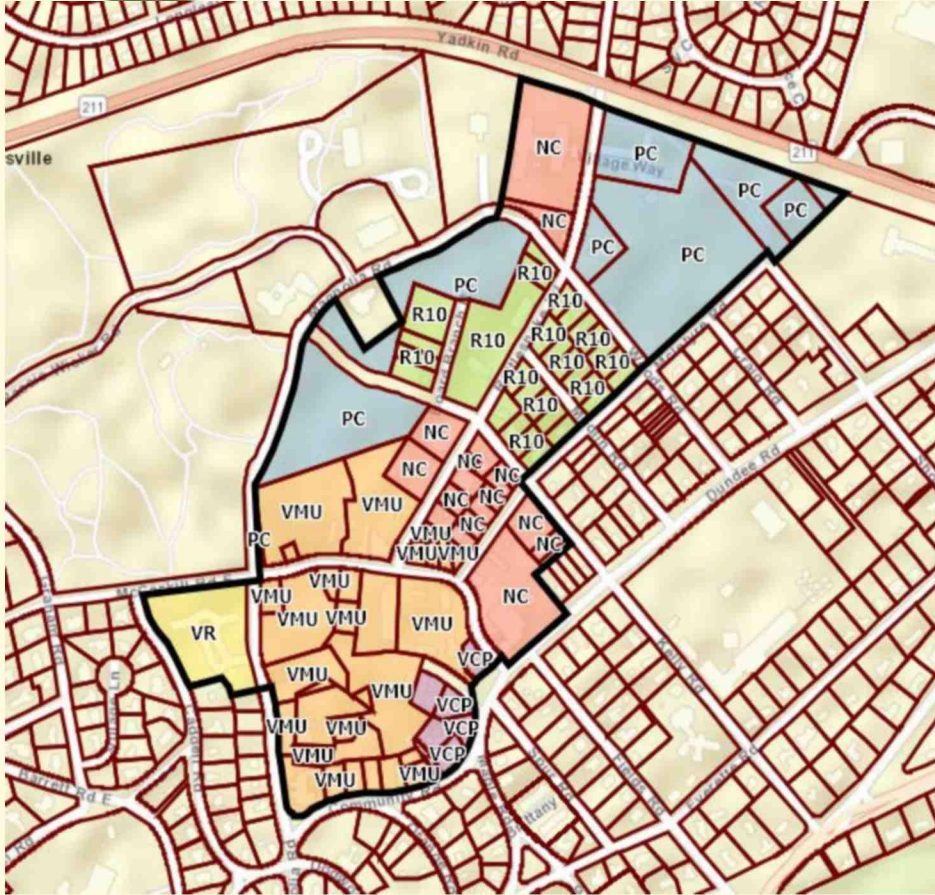
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# Existing Zoning





# Purpose of the Moratorium

- Implement recommendations of the 2019 Comprehensive Plan
  - Existing conditions (zoning and land use) are not congruent with the Comprehensive Plan
- Allow Small area Plans to be developed (with Form Based Codes)
  - Design Collective has been engaged to create the plans.
  - Public workshop coming up
  - Length of moratorium based on plan preparation schedule.
- Pause development for a short time







# Need for Moratorium

- Increasing development pressure in both areas
  - Natural growth (population and areas are building out) and growth anticipation concerns related to USGA expansion to Pinehurst
  - Developable land will diminish at a potentially quicker rate
- Incompatible zoning and land use
- Incompatible development occurring
  - Recently Pinehurst South Cottages (14 acres)





# Alternatives Considered

- Proactive Zone Changes
  - Existing zoning and zoning provisions do not currently align with PDO so effort could be duplicative
- Formulate new zoning regulations
  - Concern over time and growth pressures resulting in incompatible development.
- Do Nothing
  - Growth pressures resulting in incompatible development.







## Exclusions/Exceptions (12)

- The proposed moratorium will not prohibit all development activity.
  - 5 statutory exclusions
  - 7 additional exceptions or clarifications





# Statutory Exclusions

1. Any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding, **(statutory exclusion)**
2. Any project for which a special use permit application has been accepted as complete, **(statutory exclusion)**
3. Development set forth in a site-specific or phased vesting plan approved pursuant to G.S. 160D-108, **(statutory exclusion)**
4. Development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval, **(statutory exclusion)**
5. Preliminary or final subdivision plats that have been accepted for review prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium. **(statutory exclusion)**





# Local Exclusions

6. Existing single-family residential uses as regulated by current North Carolina Residential Building Codes,
7. Projects undergoing Technical Review Committee as of the effective date of the moratorium ordinance,
8. Alterations and repairs to existing buildings regulated by North Carolina State Building Codes.
9. Site improvements required to comply with the American with Disabilities Act.
10. Changes in occupancy or use of existing structures not involving building or site additions and not requiring rezoning action.
11. Development in an approved subdivision in which substantial infrastructure expenditures have been incurred, including roadway, water, and/or sewer infrastructure, regardless of whether individual parcel owners within the subdivision have submitted a complete application for development approval.







# Staff Recommendation

- Approve with the following adjustment:
- **Section 2. Duration.** This Ordinance shall be effective and enforceable from the date of adoption and shall continue in full force and effect for an initial period of nine months from the date of adoption, which is the estimated time necessary for the Village of Pinehurst to complete and adopt the Small Area Plans and the related zoning and development standards. ~~The Village Council, consistent with the requirements of NCGS 160D-107(e) may renew this moratorium or extend its duration with two (2) separate and consecutive periods of extension of ninety (90) days each, which shall be effective upon Council approval. The Village Council may terminate this moratorium earlier by action of the Village Council.~~
- The Village Council may renew this moratorium or extend its duration, as necessary, consistent with the requirement of NCGS 160D-107(e)





# Action

- Council cannot take action until 24 hours after meeting due to virtual nature of meeting.





# End Presentation/Council Questions

