



**VILLAGE COUNCIL
MINUTES FOR SPECIAL MEETING OF DECEMBER 1, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

The Pinehurst Village Council held a remote special meeting at 2:00 p.m., Tuesday, December 1, 2020 in Assembly Hall at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. Some members of the Village Council participated remotely using the virtual meeting platform ZOOM.

The following were in attendance at 395 Magnolia Road, Pinehurst:

Mr. John C. Strickland, Mayor
Ms. Judy Davis, Mayor Pro Tem
Mr. Jeffrey Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

The following were in remote attendance:

Ms. Lydia Boesch, Councilmember
Mr. Kevin Drum, Councilmember
Ms. Jane Hogeman, Councilmember

And approximately 8 attendees, including 2 staff.

1. Call to Order.

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

2. Discuss Library Needs Assessment.

Jeff Sanborn, Village Manager, gave a summary of a meeting that he, Mayor Strickland, and Mayor Pro Tem Davis had with Tom Pashley, President of Pinehurst Resort. The meeting was to help understand their position and desire for the Tufts Archives. Mr. Sanborn stated the Resort is so inclined to have a direct partnership with the Village or Given Tufts. Mayor Strickland stated the Resort seems to want to cooperative on whatever works best for all parties involved. The Resort did indicate a need for corporate meeting space and could use the library building for that purpose if they were to take over the building and archives. Mayor Pro Tem noted Mr. Pashley stated the Tufts Archives could partner with the USGA archives, as they have the expertise in managing archives. Councilmember Hogeman asked if the Resort would want all the archives. Mayor Pro Tem Davis stated they are more interested in the golf architect items. Mayor Strickland noted there has been some discussion on who owns some of the items in the archives and also the possibility the splitting up the various types of archives to relevant parties involved.

Mr. Sanborn noted the intent of the meeting with the Resort and the Given Tufts Board was to flesh out the feasibility of all the options on the table. Mayor Strickland stated they told members of the Given Tufts Board about the option to consider a donation of the archives and the library to the Village and they were open to that concept. Mr. Sanborn stated the Board expressed concern if they donated the assets and the building which could then trigger that the endowment would have to be donated to a 501(c) 3, per legal guidelines. The Given Tufts Board also wants to ensure that the Village of Pinehurst intends to follow through with the enhancement of library services, if a donation or agreement was made. Mayor Pro Tem Davis stated they also discussed expanding the current library building, due to the work that Councilmember Boesch completed with the National Park Services, as that is a feasible option again. Mr. Sanborn stated the Given Tufts Board expressed concerns that they would have to figure out what to do with the bookstore if all their assets were donated to the Village.

Natalie Hawkins, Assistant Village Manager, reviewed the options that Council came up at their last meeting to discuss the Library Services Needs Assessment. Ms. Hawkins reviewed the potential gains and harm if the Village decides to operate a municipal

library. Ms. Hawkins stated that Council's next steps are to look at the size of the building, the timeline to construct or renovate, and the how much money the Village is willing to spend on a facility.

Ms. Hawkins reviewed the recommended building square footage for a library based on the needs expressed by Pinehurst residents in the ETC Library Services Survey. The current Given Memorial Library building is 8,400 square feet, in which the library occupies approximately 3,825 square feet and the Tufts Archives occupies 4,575 square feet. The previously proposed plans for the Great Expectation Campaign increased the square footage of the building to 23,540 square feet, which was to stay in the existing parcel. Ms. Hawkins reviewed a financial analysis to show how a mix of debt and equity financing may be used to fund construction and ongoing operating costs. Mayor Strickland noted that the Library Board has mentioned continuing their private fundraising as plans move forward.

Ms. Hawkins reviewed the criteria that Council identified as important factors to consider as they evaluate options, such as site constraints, ability to expand in the future, best use of existing building, and displacement of existing operations. Councilmember Hogeman suggested adding the criteria of the impact of the businesses downtown. Mayor Pro Tem Davis suggested adding the criteria to evaluate the temporary interruption of library operations, if the current building was renovated.

Ms. Hawkins reviewed the drawings from the Given Library's previous expansion plans. She also shared the potential site plans should a library be constructed on Magnolia Road or the Old Historic Fire House be renovated. The Magnolia Road site has the most potential to assist in developing an underutilized area. Ms. Hawkins explained that the Historic Fire House site is limited with the size of the building and parking area and the Community Center site couldn't sustain a new building without taking away an existing baseball field.

Council discussed completing the criteria of the pros and cons on the various options and returning to Ms. Hawkins before their next special meeting to discuss the library. Council will discuss dates to hold a special meeting at their upcoming retreat on December 2, 2020.

3. Motion to Adjourn

Council unanimously approved to adjourn the special meeting, by a vote of 5-0, at 4:55 p.m.

Respectfully Submitted,



Beth Dunn,
Village Clerk

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

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

Values: Service, Initiative, Teamwork, and Improvement