

**TOWN OF ST. JAMES, NORTH CAROLINA**  
**ADOPTING A BUDGET FOR THE FISCAL YEAR 2026-2027**

Ordinance # 2026-05

**WHEREAS,** the proposed budget for the Town of St. James, North Carolina, was submitted to the Town Council on April 16, 2026, and

**WHEREAS,** a public hearing was held on May 6, 2026, and

**WHEREAS,** the Town Council has fully considered matters associated thereto, including supplemental recommendations associated with it, and desires to enact a budget ordinance for the fiscal year beginning July 1, 2026, and continuing through and including June 30, 2027.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council for the Town of St. James, North Carolina, as follows:

Section 1. The fiscal year 2026-2027 budget covering the financial operations of the Town of St. James during the period from July 1, 2026, through June 30, 2027, inclusive, which is attached hereto and incorporated herein by reference as if fully set herein verbatim.

Section 2. The following anticipated fund revenues, departmental expenditures, and inter-fund transfers are approved and appropriated for the Town of St. James General Fund (10) for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027:

Expenditures:

|                                 |    |                  |
|---------------------------------|----|------------------|
| Governing Body & Administration | \$ | 975,050          |
| Town Facilities                 | \$ | 1,519,840        |
| Public Safety                   | \$ | 434,500          |
| Fire Department Funding         | \$ | 1,404,400        |
| Environmental Protection        | \$ | 549,000          |
| Event Center                    | \$ | 507,900          |
| Long Term Debt                  | \$ | 374,910          |
| TOTAL                           | \$ | <u>5,765,600</u> |

Revenues:

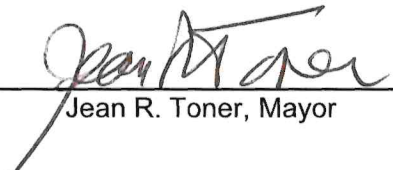
|                                      |    |                  |
|--------------------------------------|----|------------------|
| Ad Valorem Taxes, including interest | \$ | 1,732,500        |
| Local Option Sales Tax               | \$ | 3,000,000        |
| Other Government Revenues            | \$ | 593,500          |
| Zoning Permit Fees                   | \$ | 10,000           |
| Rental of Town Hall / Event Center   | \$ | 129,600          |
| Interest - Investments               | \$ | 300,000          |
| TOTAL                                | \$ | <u>5,765,600</u> |

- Section 3. The budget shall be administered on a departmental basis. The Budget Officer shall have the power and authority to make departmental and interdepartmental amendments. All such amendments will be reported to the Town Council at the regular monthly meeting following the month in which such amendments are made.
- Section 4. All public funds, which will accrue to the Town of St. James during the period beginning July 1, 2026, through June 30, 2027, inclusive, shall be deposited at First National Bank, Southport, North Carolina.
- Section 5. The estimated revenue accruing from ad valorem taxes for the fiscal year 2026 is based on the assessed tax rate of \$0.05 for each \$100.00 valuation of the total taxable valuation base established at \$3,465,012,414. The tax rate of \$0.05 per each \$100.00 valuation of real and personal property is hereby established for the taxable period covered by this ordinance. The estimated tax collection percentage is 99.94%.
- Section 6. This ordinance includes a Town Schedule of Fees, attachments I, II, and III.
- Section 7. This ordinance shall become effective July 1, 2026, and expire at the close of Town business on June 30, 2027.

Adopted this 3rd day of June, 2026.

**TOWN OF ST. JAMES**

BY: \_\_\_\_\_

  
Jean R. Toner, Mayor

ATTEST:

  
\_\_\_\_\_  
Jamie Burns, Town Clerk

**Town of St. James**  
Zoning Department Fee Schedule  
2026-2027 (FY27)



| Type of Permit                                                                                              | Current Fee |               |
|-------------------------------------------------------------------------------------------------------------|-------------|---------------|
| Zoning Permit:                                                                                              |             |               |
| Single Family Residence (SFR), Remodel (upfits, additions, etc.) ,<br>Commercial work, Swimming Pools, etc. | \$          | 100.00        |
| Zoning Permit:                                                                                              |             |               |
| Fences, Solar Panels, Patios, Decks, Walls, Docks, Sheds, Storage<br>Buildings, Pergola Structures, etc.    | \$          | 50.00         |
| Rezoning Application                                                                                        | \$          | 600.00        |
| Conditional Rezoning Application                                                                            | \$          | 1,000.00      |
| Burning Permit                                                                                              | \$          | 500.00        |
| Temporary Use Permit                                                                                        | \$          | 20.00         |
| Sign Permit                                                                                                 | \$          | 100.00        |
| Site Plan Amendment                                                                                         | \$          | 150.00        |
| Official Zoning Map Amendment                                                                               | \$          | 300.00        |
| Official Zoning Text Amendment                                                                              | \$          | 300.00        |
| Special Use Permit                                                                                          | \$          | 500.00        |
| Special Use Permit Modification                                                                             | \$          | 500.00        |
| Conditional Zoning Application                                                                              | \$          | 500.00        |
| Exempt Subdivision                                                                                          | \$          | 100.00        |
| Minor/Major Subdivision Preliminary Plat                                                                    | \$          | 300.00        |
|                                                                                                             |             | plus \$10/lot |
| Minor/Major Subdivision Final Plat                                                                          | \$          | 300.00        |
|                                                                                                             |             | plus \$10/lot |
| Major Site Plan                                                                                             | \$          | 750.00        |
| Major Site Plan Modification                                                                                | \$          | 750.00        |
| Variance, UDO                                                                                               | \$          | 500.00        |
| Variance, Stormwater Ordinance                                                                              | \$          | 500.00        |
| Variance Modification                                                                                       | \$          | 500.00        |
| Appeal of Administrative Decision                                                                           | \$          | 500.00        |
| Establishment of Vested Rights                                                                              | \$          | 500.00        |
| Zoning Map                                                                                                  | \$          | 50.00         |
| Copying                                                                                                     | \$          | 0.25          |
|                                                                                                             |             | per page      |
| Zoning Verification Letter                                                                                  | \$          | 75.00         |
| Zoning Ordinance                                                                                            | \$          | 250.00        |

## Homer E. Wright Event Center Pricing 2026-2027 (FY27)



| Community Center Room fees                                 | Tier 1- Residents<br>(Scheduled hours, no<br>Food Service) | Tier 2- Residents (Non-<br>scheduled hours, or w/<br>food service) | Tier 3- Non-Profit<br>Half-day / Full day | Tier 4 Standard<br>Half-day / Full day |
|------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------|----------------------------------------|
| Room #1 Fee – Half-day (4hrs) / Full day (8hrs)            | No Cost                                                    | \$25.00                                                            | \$100.00 / \$150.00                       | \$150.00 / \$225.00                    |
| Room #2 Fee – Half-day / full-day                          | No Cost                                                    | \$25.00                                                            | \$100.00 / \$150.00                       | \$150.00 / \$225.00                    |
| Room #3 Fee – Half-day / Full-day                          | No Cost                                                    | \$25.00                                                            | \$100.00 / \$150.00                       | \$150.00 / \$225.00                    |
| Room # 1 and #2, or #2 and #3 – Half-day / Full-day        | No Cost                                                    | \$50.00                                                            | \$150.00 / \$225.00                       | \$225.00 / \$300.00                    |
| Room #1, #2, and #3 – Half-day / Full-day                  | No Cost                                                    | \$75.00                                                            | \$200.00 / \$300.00                       | \$300.00 / \$450.00                    |
| Arts and Craft Room Fee – Half-day / Full-day              | No Cost                                                    | \$25.00                                                            | \$125.00 / \$175.00                       | \$175.00 / \$250.00                    |
| Full Multi-purpose Room Fee – Half-day / Full-day          | No Cost                                                    | \$150.00                                                           | \$625.00 / \$850.00                       | \$850.00 / \$1,200.00                  |
| Multi-purpose A Room Fee – Half-day / Full-day             | No Cost                                                    | \$75.00                                                            | \$475.00 / \$600.00                       | \$675.00 / \$895.00                    |
| Multi-purpose B Room Fee – Half-day / Full-day             | No Cost                                                    | \$50.00                                                            | \$225.00 / \$350.00                       | \$350.00 / \$525.00                    |
| Cleaning Fees for above rooms - vary based on space used   | No Cost                                                    | \$25.00-\$75.00                                                    | \$100.00                                  | \$200.00                               |
| Scheduled additional set up time                           | As Available                                               | \$25.00 / hour                                                     | \$50.00 / hour                            | \$95.00 / hour                         |
| Room Reset Request Fee – groups of 50 or more              | No Cost                                                    | No Cost                                                            | \$95.00                                   | \$150.00                               |
| Cancellation Fees                                          | No Cost                                                    | Conditional, Subject to Agreement                                  | see below**                               | see below**                            |
| <b>Equipment Fees</b>                                      |                                                            |                                                                    |                                           |                                        |
| Full Dance Floor                                           | \$100.00                                                   | \$150.00                                                           | \$250.00                                  | \$300.00                               |
| Stage Riser Sections – 4'x6'                               | \$10.00 each                                               | \$10.00 each                                                       | \$25 / \$250 Full                         | \$30 / \$300 Full                      |
| Fixed HD Projector and Screen                              | No Cost                                                    | No Cost                                                            | \$75.00                                   | \$150.00                               |
| Large Presentation Podium and Microphone                   | No Cost                                                    | No Cost                                                            | \$50.00                                   | \$100.00                               |
| Rover Portable Projector and Sound                         | No Cost                                                    | No Cost                                                            | \$50.00                                   | \$100.00                               |
| Dell Laptop Computer for Presentation                      | No Cost                                                    | No Cost                                                            | No Cost                                   | \$50.00                                |
| Portable Projection Screen                                 | No Cost                                                    | No Cost                                                            | \$25.00                                   | \$25.00                                |
| Fixed Flat Screen Monitor                                  | No Cost                                                    | No Cost                                                            | \$25.00                                   | \$50.00                                |
| Wireless Lapel or Handheld Microphone                      | No Cost                                                    | \$25.00                                                            | \$25.00                                   | \$50.00                                |
| Barco Presentation Remote                                  | No Cost                                                    | No Cost                                                            | \$50.00                                   | \$75.00                                |
| Display Easel / Flipchart Pad                              | No Cost                                                    | No Cost                                                            | \$10.00 / \$15.00                         | \$10.00 / \$15.00                      |
| Tables - Trade Show Set                                    | No Cost                                                    | No Cost                                                            | \$10.00                                   | \$15.00                                |
| Handling Fee – Deliveries and Storage (first 5 items free) | No Cost                                                    | No Cost                                                            | \$5.00 per                                | \$5.00 per                             |

\*\* Cancellation fees: Notice of cancellation in writing from signed agreement to 90 days prior to the event - 25% of estimated cost / Notice of cancellation in writing from signed agreement 89 to 30 days prior to the event - 50% of estimated cost / Notice of cancellation in writing from signed agreement 29 or fewer days prior to the Event - 75% of estimated cost.

**Town of St. James**  
Digital Sign Fee Schedule  
2026-2027 (FY27)



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**Use of Digital Sign**

**Fee**

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The fee for advertising an event on the Town's digital sign applies per designed message, and includes a single graphic created for the event.

**Design Fees:**

|                                                                                        |          |
|----------------------------------------------------------------------------------------|----------|
| One message, up to 3 days prior to the Event, plus the Event day                       | No Cost  |
| One message, 4 four (4) to fourteen (14) days before the Event day, plus the event day | \$150.00 |
| Modified / Changed message fee                                                         | \$50.00  |

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*Under no circumstances will any message be displayed on the electronic sign for more than fourteen (14) consecutive days prior to the event day.*

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*Each fee covers one approved message for a single event. If changes are requested after the message has been created and approved, - resulting in a revised or new message for the same event - an additional fee of \$50 will apply for each new or modified message.*

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*A **message change** is any modification to the content, appearance, or information displayed on an approved digital sign. This includes, but is not limited to: Changes in event dates, times or locations / Revisions to wording, messaging or event details / Addition, removal, or replacement of logos, sponsors, or graphics / Changes in layout, color scheme, or overall visual presentation. Minor administrative adjustments made by Town staff for formatting, clarity, or technical requirements (such as resizing, or correcting typographical errors) will not be considered a message change and will not incur an additional fee.*

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**Examples:**

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An event scheduled for June 15 with a message displayed from June 1–14 (14 days) and on June 15th would be subject to the standard fee for one message.

An event with a message displayed only from June 12–14 (3 days prior to the event) and on June 15th would **not** be charged a fee.

If an event message is initially displayed during the three-day no-fee period and a change is later requested (such as a date update, revised wording, or sponsor addition), the revised message would be considered an additional message and would **incur a fee**, even though the display period remains within three days.

If an event message is initially displayed for 10 days, and the organizer later requests a revised message (such as a date change, new sponsor, or updated message), the revised message would be considered an additional message and would incur an **additional fee**, even though it is for the same event.