

Public Comment

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September 2, 2026
Town Council
Regular Meeting

Agenda

- I. Call to Order and Pledge of Allegiance
- II. Approval of Agenda
- III. Approval of Consent Agenda
- IV. Mayor/Council/Staff Reports
- V. Old Business
- VI. New Business
- VII. Public Comment
- VIII. Adjournment



Approval of Consent Agenda

- ▶ **Minutes of the August 5, 2026 Regular Meeting**
- ▶ **Minutes of the August 20, 2026 Public Work Session**

Presentations

2026 Citizen of the Year
Gary Tagtmeyer

Mayor/Council/Staff Reports

Homer E. Wright Event Center Expansion

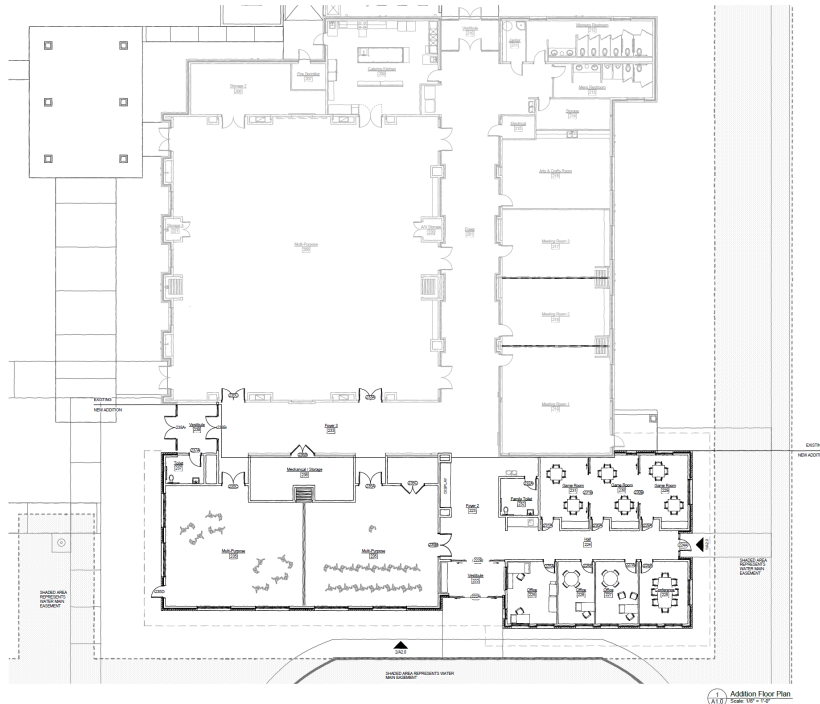
August 28, 2026 Schematic Design Discussion



Discussion

Reviewed schematic floor plan with Jeff and Lorna

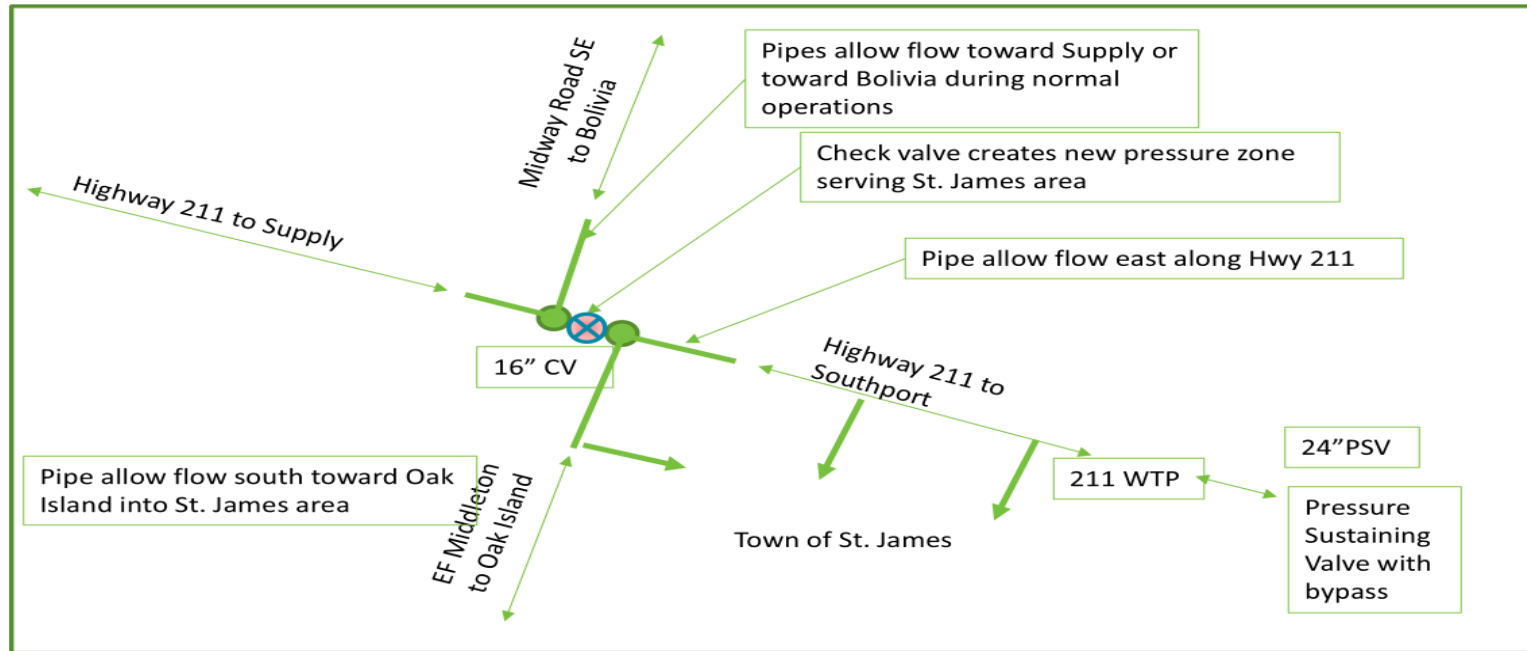
- Walked through layout, division of multi-purpose space and office/game room space
- Discussed the connection to the existing building and how the expansion will impact the main existing event space
- New hallway/gallery space adjacent to main event space will likely be a lower ceiling height than the current hallway/gallery space
- Remove Toilet (237) and create more storage space for Multi-Purpose rooms - public restrooms in Town Hall can instead be used for courtyard gatherings
- Hidden, full wall storage (like the main event space) has is preferable for the new Game Rooms
- Game Rooms and Conference Room don't need counter space but the kitchenette in the foyer would be very useful
- Office layout is great - make sure to have operable window at entry vestibule
- Existing wood floors need to be replaced at the same time with the new wood floors in the Multi-Purpose spaces
- Depress the slab for flush transition into space
- Look into durability and lifetime of wood floors for dance floors
- Look into whether the craft room laminate flooring needs to be replaced as well
- Replace existing toilets with taller fixtures
- Family Toilet room needs to be designed with access in mind - mobility scooters, gurneys, etc.
- Confirm fixture count for facility
- Phasing discussed depending on level of continuous operation for the main facilities
- Probably putting all major events and space rentals on hold but allowing continued use of smaller spaces for everyday needs (cards, crafts, games, etc.)
- Need to coordinate with owner which entrances and parking lots will be used for community members
- Which parking areas will be used for Contractor and construction materials
- Floor outlets discussed in Multi-Purpose spaces
- Potential for pull-down options
- Desire for many plugs to eliminate need for extension cords is primary concern



Mayor/Council/Staff Reports

Water Pressure Project

General Schematic of Pressure Zone

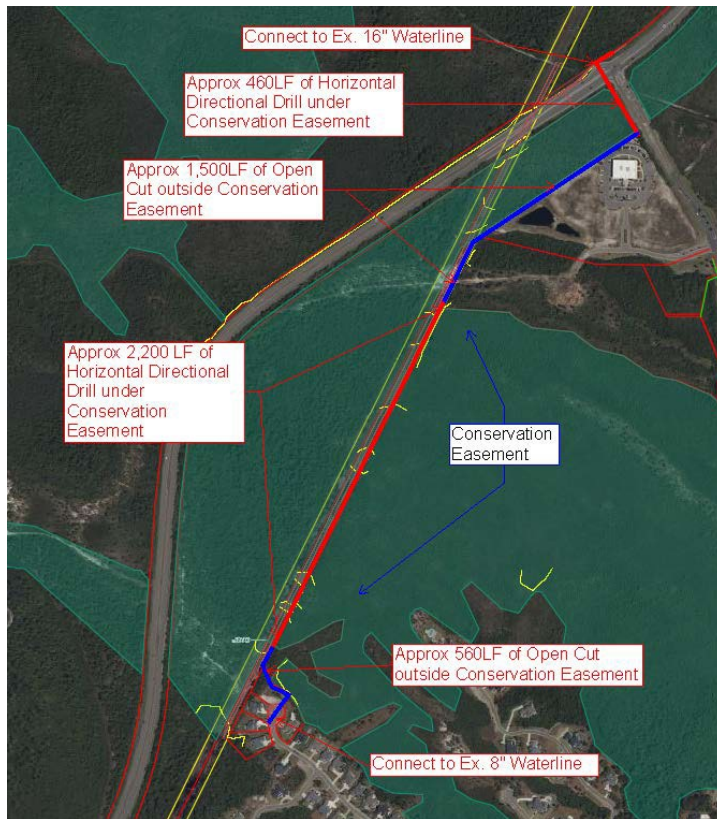


1. Separate system (new pressure zone) with pressure increase at 211 WTP (80 psi) following WTP modification, includes PSV as part of NCDOT project.
2. Improve water main connections into St James (Hwy 211 and Hwy 906).
3. Marginal pressure benefit from looping small lines but allows more flow during concurrent irrigation and domestic use.

Mayor/Council/Staff Reports

Water Pressure Project - August 13, 2026 Segment III

Approval



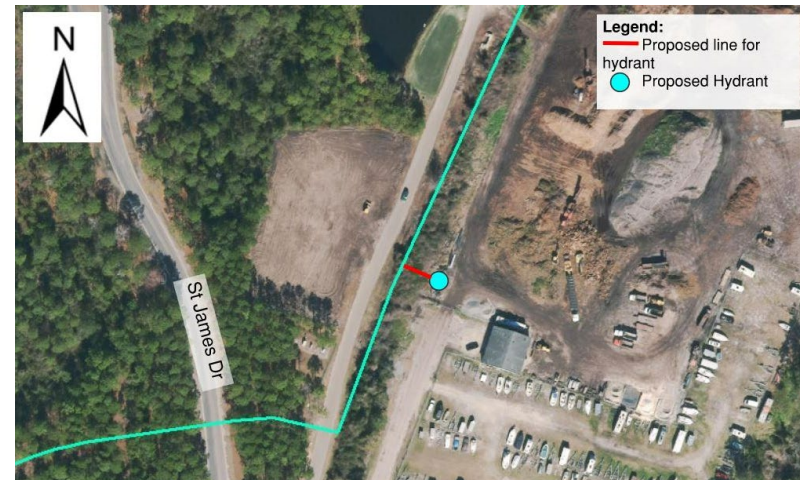
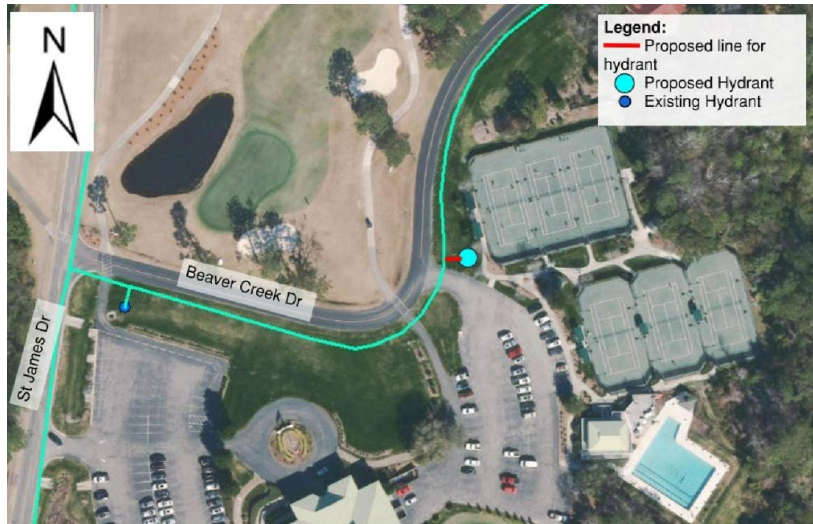
Item Description	Quantity	Unit	Unit Price	Total Cost
Right of Way Prep-Clearing	2,715	LF	\$ 17.00	\$ 46,155
Grassing/ Erosion Control	2,715	LF	\$ 15.00	\$ 40,725
Trench Safety	2,715	LF	\$ 4.75	\$ 12,896
16-inch C900 PVC (Open Cut)	2,715	LF	\$ 400.00	\$ 1,086,000
18-inch DR18 HDPE (HDD)	2,665	LF	\$ 600.00	\$ 1,599,000
Fire Hydrants	4	EA	\$ 15,000.00	\$ 60,000
Valves	10	EA	\$ 20,000.00	\$ 200,000
Connection at Seafield/Shellbark	2	EA	\$ 25,000.00	\$ 50,000
Subtotal				\$ 3,094,776
Mobilization/Bonds/Insurance			10%	\$ 309,500
Contingency			20%	\$ 619,000
Construction Subtotal				\$ 4,024,000
Environmental Mitigation	0.3	acres	\$ 77,000.00	\$ 24,000
Subtotal				\$ 4,048,000
Easement Acquisition- Novant Health	1.1	acres	\$ 20,000.00	\$ 22,000
Project Estimate		Say		4,250,000

The contractor/Town of St. James has received approval to proceed with the project, subject to the conditions USACE and NCDOT have previously discussed. Please see below for conditions of approval:

1. The project will be situated within the existing aerial transmission easement corridor and in accordance with the requirements of the 2005 grant from RDC to North American Land Trust, which expressly allows utilities to serve facilities within the Town of St. James. Preference should be given to locating lines underground and avoiding construction within wetland protection areas or using boring methods to minimize disturbance where avoidance is not feasible.
2. Division 3 Environmental Unit shall review the final design plans to ensure compliance with the approval conditions within NCDOT right-of-way and conservation easement areas.
3. Division 3 Environmental Unit will perform inspections during construction to ensure compliance with the approval conditions within NCDOT right-of-way and conservation easement areas.
4. NCDOT will require the applicant to provide a frack out contingency plan designed and sealed by a licensed engineer. Additionally, the contractor shall have all the necessary equipment onsite and readily available to respond to any frack out.
5. A preconstruction meeting will be required prior to the start of construction.
6. Any frack out must be reported immediately to the NCDOT Division 3 Environmental Officer.
7. Any deviation from the proposed construction plans will need to be reviewed and approved by NCDOT and USACE prior to implementing.
8. An erosion control plan will need to be provided.
9. A plan view will need to be provided showing the locations of the proposed bore pits and alignment to ensure they are located outside the conservation easement.

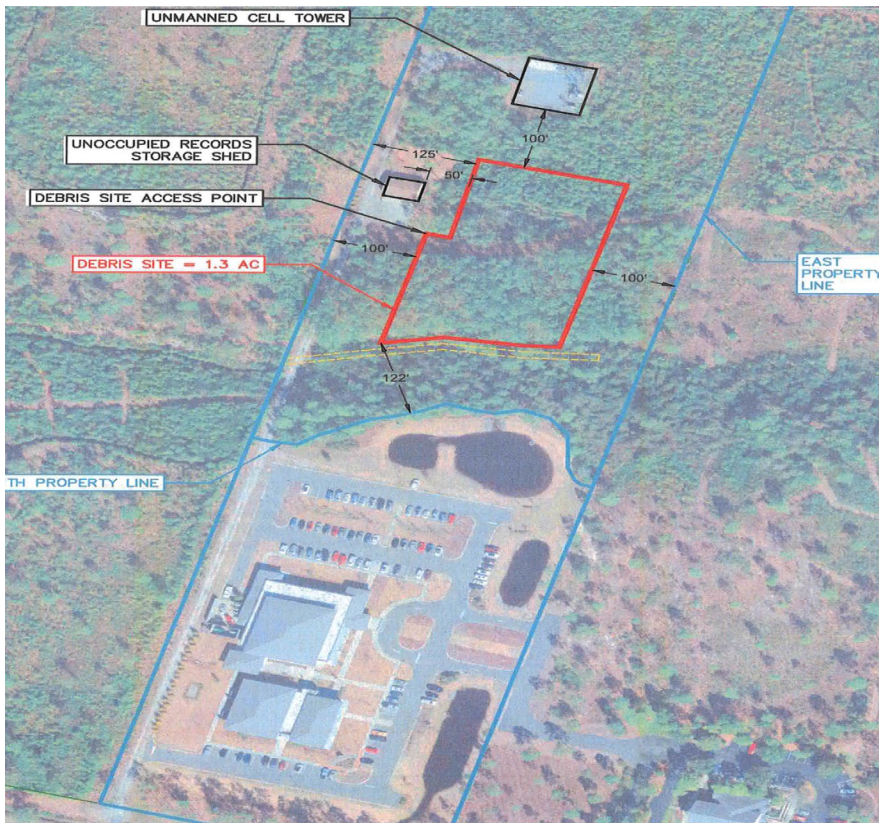
Additional Fire Hydrant Locations - Completed

- Areas requested for NEW fire hydrants
 - Plantation Services Shredding Area
 - Beaver Creek near Tennis Center

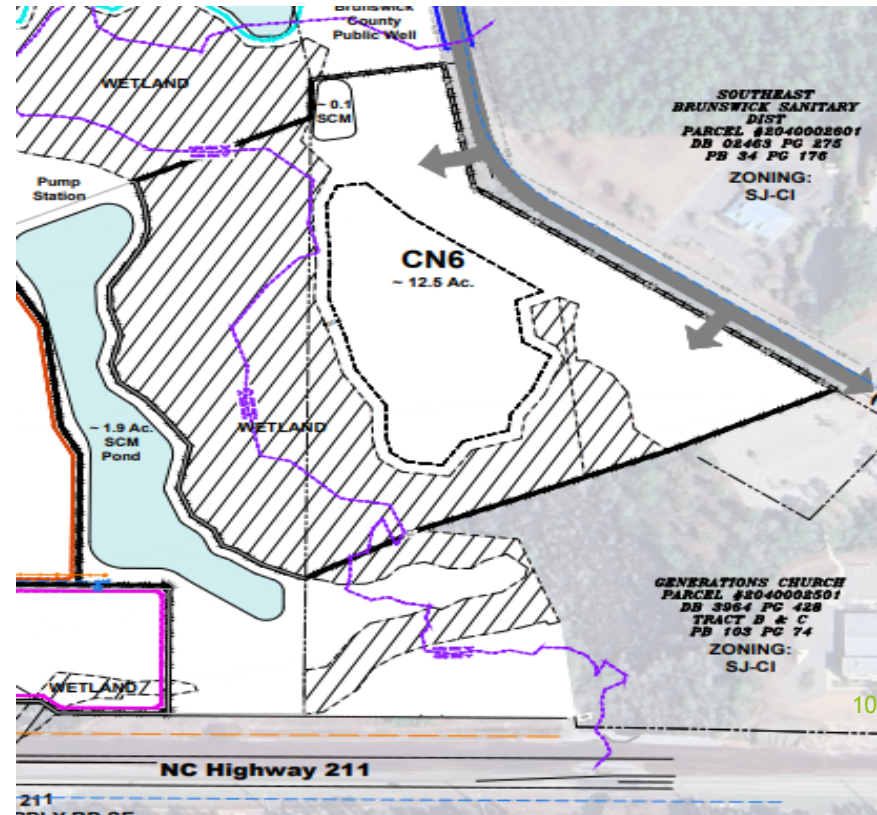


New Business (a) - Motion to Approve McGill Associates engineering consulting services proposal related to developing a replacement storm debris laydown area - \$ 16,050.00 (lump sum)

Current



Proposed



1. Perform 404/401 wetland delineation for the entire property.
2. Complete field survey of the property. Survey will include site control and wetland boundaries. Site topography is not included in field survey work.
3. Prepare conceptual boundaries for area that could be used for temporary debris management along with consideration for ingress/egress. Prepare site plan using survey information and illustrating clearing limits for the debris management area. Ingress and egress locations will be shown on the plan as well.
4. Prepare plans for submission of erosion control and sedimentation permit to the North Carolina Department of Environmental Quality (NCDEQ) for clearing and grubbing of the area to be used for debris management in accordance with NCDEQ guidance for debris management sites.

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