

**TOWN OF ST. JAMES  
SPECIAL WORK SESSION MINUTES  
December 16, 2025 at 10:00 AM**

The St. James Town Council held a Special Work Session on December 16, 2025 in the Earl Dye Council Chamber. Mayor Toner opened the Special Meeting at 10:00 AM.

**Council Members Present:** Mayor Jean Toner, Mayor Pro Tem Jim Board, Councilors Lynn Dutney, Bill Miller and Dennis Barclay.

**Staff Present:** Town Manager Jeff Repp and Town Clerk Jamie Burns

**Others Present:** Town attorneys Grady Richardson and Susan Renton, Wes MacLeod and Ron Satterfield of Anchorpoint Planning

**CALL TO ORDER**

Mayor Toner opened the meeting at 10:00 a.m.

**CLOSED SESSION**

At 10:01 a.m. Mayor Pro Tem Jim Board made a motion to enter Closed Session pursuant to N.C.G.S. 143-318.11(a)(3) & (5) to consult with legal counsel employed by the Town Council in order to preserve the attorney-client privilege between the attorney and the Town Council, which privilege is hereby acknowledged, and to establish, or to instruct the Town Council concerning the position to be taken by or on behalf of the Town Council in negotiating the price and other material terms of a contract or proposed contract by exchange, on a proposed Development Agreement for the St. James North PUD. He further invited Wes MacLeod and Ron Satterfield of Anchorpoint Planning to attend the closed session. The motion passed unanimously (5/0).

*Councilor Lynn Dutney was excused from the meeting at 11:39 a.m.*

Mayor Pro Tem Board made a motion to come out of Closed Session and return to the public Work Session at 12:02 p.m. The motion passed unanimously (5/0).

Town Attorney, Grady Richardson, stated for the record that no actions were taken that warrant any public disclosure.

**ADJOURNMENT**

At 12:02 p.m., Mayor Pro Tem Board made a motion to adjourn the meeting. All were in favor. (Vote: 4/0)

Respectfully Submitted

Approved

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Jamie Burns, Town Clerk

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Jean R. Toner, Mayor