BLACK MOUNTAIN TOWN COUNCIL MINUTES

July 9, 2026 | Special Meeting Agenda | Time: 5:00 PM

Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

Black Mountain Town Council held their special meeting agenda on Thursday, July 9, 2026, at 5:00 PM in the Council Chambers of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

1. CALL TO ORDER

Mayor C. Michael Sobol called the meeting to order at 5:01 p.m. with the following members in attendance: Town Council Member Alice Berry, Council Member Larry Harris, Town Council Member Ryan Stone. Vice Mayor Archie Pertiller was absent.

The following staff members were present: Interim Town Manager Richard Hicks; Town Clerk Wesley Barker; Fire Chief John Coffey; Recovery & Capital Programs Director Matt Begley. Land of Sky Regional Council Recovery Project Manager Clarity Collins was also present.

2. PUBLIC HEARING

2.A. Submission of an Application to the US Dept. of Housing & Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) Program for Restoring and Repairing the Black Mountain Center for the Arts Building.

The Town of Black Mountain will hold a public hearing to receive public comments on a proposed application for Community Development Block Grant – Disaster Recovery (CDBG-DR) funding. The Town's intent to submit a CDBG-DR application for restoring and repairing the Black Mountain Center for the Arts building. This public hearing is to satisfy requirements for this grant submission process. The public comment period has been open from June 25, 2026, through July 9, 2026, and notice of this hearing was published in the Black Mountain News on June 25, 2026.

Town Council Member Ryan Stone made a motion to open the public hearing for public comment on the proposed CDBG-DR funding application submission. A vote of 3-0 in favor. Vice Mayor Archie Pertiller was absent. The time was 5:02 p.m. No public comments were given. Council Member Larry Harris made a motion to close the public hearing on the proposed CDBG-DR funding application submission. A vote of 3-0 in favor.

The Council is to consider a resolution authorizing the submission of an application to the US Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) competitive grant program for restoring and

repairing the Black Mountain Center for the Arts building. The proposed amount for the application is $3,780,000. Recovery & Capital Programs Director Matt Begley and to close the public hearing on the proposed CDBG-DR funding application submission.

Town Council Member Larry Harris made a motion to approve the submission of the application for the HUD CDBG-DR grant program as presented and recommended. A vote of 3-0 in favor. Vice Mayor Archie Pertiller was absent.

A RESOLUTION AUTHORIZING TOWN STAFF TO SUBMIT AN APPLICATION FOR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY (CDBG-DR) GRANT PROGRAM FOR THE BLACK MOUNTAIN CENTER FOR THE ARTS

RESOLUTION NO. # R-26-53

WHEREAS, Tropical Storm Helene caused extensive damage to Town of Black Mountain properties; and

WHEREAS, the Black Mountain Center for the Arts building experienced extensive flooding during Helene; and

WHEREAS, the building has several issues limiting the use and accessibility of the building, including damage to its elevator; and

WHEREAS, the project to repair and floodproof the building falls within the eligibility of the CDBG-DR program; and

WHEREAS, the Land of Sky Regional Council has offered to assist the Town of Black Mountain with this application; and

WHEREAS, the Town has received a Preliminary Architecture Report detailing estimated construction costs; and

WHEREAS, the Town is in discussion with the architects about further items which may need to be added or removed; and

WHEREAS, the initial costs provided did not include design costs, document preparation, construction management, or administrative costs; and

WHEREAS, the Town expects these components to add further costs to the project which will be included in the CDBG-DR grant application; and

WHEREAS, Town expects the total project costs to be roughly $3,780,000 for the Black Mountain Center for the Arts building and activities associated with the repairs;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLACK MOUNTAIN:

1. That the Town of Black Mountain is authorized to submit a formal application to the CDBG-DR grant program for repairing the Black Mountain Center for the Arts building.
2. That the Town Manager (or designee) is authorized to execute and file the application, including all assurances and agreements required, on behalf of the Town of Black Mountain.

This Resolution shall take effect immediately upon its adoption.

Approved this the 9th day of July 2026.

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3. NEW BUSINESS

3.A. Consideration of Submission of a Sub-application to FEMA Building Resilient Infrastructure and Communities (BRIC) Grant Program for a Replacement Public Safety Building.

The Town Council will consider a resolution authorizing the submission of a sub-application to the FEMA Building Resilient Infrastructure and Communities (BRIC) FY2024-25 competitive grant program for construction of a new combined fire, police, and EMS facility at a donated state parcel on North Fork Road. The resolution also commits non-federal match funds from identified local sources as required by the grant program.

Matt Begley, Town Recovery and Capital Programs Director, and Clarity Collins, Recovery Project Manager with the Land of Sky Regional Council, presented this item to Council and answered questions. Ms. Collins gave a brief overview of the BRIC program and also explained what the engineers have concluded about the current public safety building as it related to Hurricane Helene damage, noting that the entire building's current state was not caused solely by the storm, rather, the pipe underneath was impacted by the significant rainfall and was in need of replacement, which exasperated the building's structural state. Ms. Collins stated that BRIC's program is to reduce risks from natural hazards, and the Town would be asking FEMA for relocation of the public safety building due to geological issues where the current building is located and that it is deemed a hazard. Ms. Collins emphasized this is a mitigation, not a recovery grant. Further discussion ensued and staff indicated this application submittal is preliminary, and the Town may not even receive it, but it gives the Town options to explore if it is received. Mr. Begley noted that this is the last year for the BRIC program and is a one-time opportunity to pursue these funds for this project. The use of engineering firms was briefly discussed.

Council Member Larry Harris made a motion to authorize staff to submit an application for the FEMA BRIC Grant Program for a replacement Public Safety facility as presented. A vote of 3-0 in favor. Vice Mayor Archie Pertiller was absent.

A RESOLUTION AUTHORIZING TOWN STAFF TO SUBMIT AN APPLICATION FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC) GRANT PROGRAM FOR A REPLACEMENT PUBLIC SAFETY FACILITY

RESOLUTION NO. # R-26-54

WHEREAS, Tropical Storm Helene caused extensive damage to the Town of Black Mountain Public Safety Building; and

WHEREAS, the Town is currently appealing the denial determination from FEMA Public Assistance for the building; and

WHEREAS, even if successful, FEMA PA funding will not cover the majority of funding needed to adequately repair or replace the current facility; and

WHEREAS, the State has donated property on North Fork Road to the Town restricted to public safety uses; and

WHEREAS, the Land of Sky Regional Council has offered to assist the Town of Black Mountain with this application; and

WHEREAS, the BRIC program requires local and State matching funds (25% of total project costs – estimated to be approximately $5M), which the Town intends to be sourced from a combination of the value of the parcel proposed as the intended site, NC OSBM grant funding, future departmental allocations, fund balance in the Helene Recovery Fund, and any other appropriate state funding; and

WHEREAS, the Town Council wishes to pursue a formal application to cover costs associated with engineering, construction, site preparation, and other activities associated with constructing a replacement facility for Town of Black Mountain Public Safety services;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLACK MOUNTAIN:

1. That Land of Sky on behalf of the Town of Black Mountain is authorized to develop and submit a formal application to the FEMA BRIC program for funding a replacement public safety facility.
2. That the Town Manager (or designee) is authorized to execute and file the application, including all assurances and agreements required, on behalf of the Town of Black Mountain.

This Resolution shall take effect immediately upon its adoption.

Adopted this the 9th day of July 2026.

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3.B. Agenda Review for the July 13, 2026 Monthly Council Meeting.

Interim Town Manager Richard Hicks reviewed the proposed agenda items for the July 13, 2026 monthly Council meeting with the Town Council. With no changes, ***Town Council Member Ryan Stone made a motion to approve the July 13, 2026 Town Council meeting agenda as presented. A vote of 3-0 in favor. Vice Mayor Archie Pertiller was absent.***

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4. ADJOURNMENT

With no further business to be discussed, Mayor C. Michael Sobol adjourned the meeting at 5:40 p.m.

C. Michael Sobol, Mayor

Attest:
Wesley M. Barker, Town Clerk