BLACK MOUNTAIN TOWN COUNCIL MINUTES

August 8, 2024 | Agenda Workshop Meeting & Special Projects and Facilities Presentation | Time: 5:00 P.M.

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

The Black Mountain Town Council held their agenda workshop meeting on Thursday, August 8, 2024, at 5:00 p.m. in the Council Chambers of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

Mayor C. Michael Sobol called the meeting to order at 5:02 p.m. with the following members in attendance: Mayor C. Michael Sobol, Vice Mayor Archie Pertiller, Council Member Alice Berry, Council Member Pam King, Council Member Ryan Stone. *Council Member Doug Hay was absent.*

The following staff members were present: Josh Harrold, Town Manager; Jessica Trotman, Assistant Town Manager; Wesley Barker, Town Clerk; Jamey Matthews, Public Works Director; John Coffey, Fire Chief; Steve Parker, Police Chief, Tammy Holland, Finance Director, Angela Reece, Project & Facilities Manager.

AUGUST 12, 2024 COUNCIL MEETING AGENDA REVIEW

Town Manager Josh Harrold reviewed the proposed agenda for the upcoming August 12, 2024 regular Town Council meeting.

There was a short discussion about mobile retail vendors and the proposed call for a public hearing for text amendments to allow these in specific zoning districts.

A new business item which would amend the Code of Ordinances under the Plumbing Code Additions referring to shut-off valve requirements was briefly discussed. Staff explained this is to comply with House Bill 166 which prohibits the requirement of redundant shut-off valves.

Council Member Alice Berry made a motion to approve the agenda as presented. A vote of 4-0 in favor. Council Member Doug Hay was absent.

SPECIAL PROJECT AND FACILITIES PRESENTATION

Project and Facilities Manager Angela Reece gave a presentation to the Council providing updates on special projects and presented findings on the initial facilities assessments. Noteworthy items from the presentation on special projects included the following:

- Tomahawk Dam Repair – Angela Reece advised she will submit 2 change orders to Council at their September meeting for construction and additional engineering services

($5,500 engineering for development and submission of required Emergency Action Plan and $7,550.00 construction for remediation of soft soils outside the initial planned work area).

- Stormwater Planning SRP-SW-ARP-0055 – Angela Reece advised she will submit a request for funding to Council at their September meeting for additional services in the amount of $21,000 for stormwater geodatabase data migration from Wildlands and Land of Sky Regional Council's servers to the town's servers and for ESRI Interactive Online Platform infrastructure which are not part of the grant.

- HL-0013 9th Street Bridge Replacement- Angela Reece advised Council that costs will increase when the Man-Day estimates for wet utilities come back and again once probable construction costs come in. She advised there was a similar project in Yancey County where the construction was over $1M due to inflation.

Next, Angela Reece gave a presentation to Council about Town facilities. A Facility Condition Assessment (FCA) is used to measure deterioration with an aim of collecting data to determine the need and timing of preventive or remedial action to assess and maintain the desired level of service. Data from the FCA's will assist town staff to plan for future expenditures, predict the useful life of physical assets and equipment, develop a strategic preventive maintenance program and informing the Town's Capital Improvement Plan (CIP). Angela reviewed the FCA ratings and recommendations for the following Town facilities:

Facility & Location	**Overall FCA Rating**	**Recommendation**
Town Hall Facility 160 Midland Ave.	**Good** – only superficial damage or defects with no functional impact. No concerns as to structural safety or current overall facility integrity.	Routine maintenance, repair, sealing and/or cleaning. It is recommended to have a certified electrician provide an assessment and cost to remediate some noted electrical deficiencies. Consider soliciting professional firm to assess facility space needs and operational layout with cost estimates. Facility elements such as shell, site, plumbing and HVAC/Geothermal systems should be incorporated into capital planning to prepare for future replacement costs.
Fire & Police Department Facilities 106 Montreat Rd.	**Poor**- many items are critically damaged, in need of immediate repair, or are well past their useful life. Site observations, research,	Due to the uncertainty of repairs as well as years since geotechnical testing has been performed, it is recommended to be in the town's best interests to consider expanding asbestos

	and interviews with the associated architect and engineer, as well as staff indicate ongoing concerns of continued or unmitigated structural sagging, corrosion, major cracking, and shifting of the foundation. As of the date this report was released, records or evidence has been located for two repairs as were suggested by previous engineering recommendations to this facility. (North wall tie in and FD garage pit fill in)	testing, and to obtain a new structural engineering and geotechnical assessment of the entire facility without great delay.

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There being no further business, Mayor C. Michael Sobol adjourned the meeting at 6:20 p.m.

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C. Michael Sobol, Mayor

ATTEST:

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Wesley M. Barker, Town Clerk