BLACK MOUNTAIN TOWN COUNCIL MINUTES

January 8, 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, January 8, 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 5:05 p.m. with the following members in attendance: Mayor C. Michael Sobol, Town Council Member Alice Berry, Town Council Member Doug Hay, Town Council Member Pam King, Town Council Member Ryan Stone (arrived at 5:50 p.m.). Vice Mayor Archie Pertiller was absent.

The following staff members were present: Josh Harrold, Town Manager; Jessica Trotman, Assistant Town Manager; Wesley Barker, Town Clerk; John Coffey, Fire Chief; Jamey Matthews, Public Works Director; Anne Phillip, Stormwater & Floodplain Administrator.

2. PRESENTATION OF TOWN STORMWATER MASTER PLAN (SWMP) DRAFT BY WK DICKSON, LLC.

Will Rector, PE, and Jennifer Heard, with WK Dickson, LLC cba Ardurra Group North Carolina, gave a presentation to the Council on the Town's Stormwater Master Plan (SWMP) draft, *Project No. 20230691.00GV*

Some highlights include the following: the SWMP is funded by a Local Assistance for Stormwater Infrastructure Investments (LASII) from the American Rescue Plan Act (ARPA). The purpose of the SWMP is to develop a GIS map of the Town's stormwater system, identify flooding issues, assess the existing conveyance system capacity and infrastructure condition, develop and prioritize flood reduction projects, and establish an implementation strategy for the recommended capital infrastructure projects. The goal being proactive instead of reactive.

The Study Area for the SWMP includes the following:

- Secondary stormwater conveyance system in the Downtown corridor,
- Tomahawk Branch watershed, both the primary system culvert crossings and the secondary stormwater conveyance system located in the surrounding residential areas of Lake Tomahawk,
- Flat Creek Tributary 1 primary system culvert crossings in the vicinity of Portmanvilla, Sixth, and Seventh Street roads, and

• Tributary 35 (of the Swannanoa River) primary system culvert crossings in the vicinity of Avena and Padgettown roads.

The Town manages an extensive stormwater conveyance system, including streams, roadside ditches and swales, and nearly nine (9) miles of closed pipe conveyance. Privately-owned stormwater infrastructure and private ponds also impact the Town's stormwater system. This SWMP includes assessment of the Town's stormwater conveyance system and includes multiple objectives: (1) reduce street and property flooding, (2) develop solutions to remove pipes presently located underneath commercial and government structures, (3) evaluate stormwater assets for maintenance and criticality, and (4) provide options to achieve a high level of service for roadways.

The stormwater inventory conducted for this SWMP determined that approximately 13 percent of the Town's evaluated structures are partially obstructed at 50% or less and require maintenance/debris removal. Approximately six (6) percent of the evaluated structures were severely obstructed (over 75 percent) at the time of assessment. The remaining 81 percent of evaluated structures were found to be clear of debris. Based on the results of the field assessments, four high-priority maintenance areas were identified and are shown in Figure ES-2. Beyond these four areas, it is recommended that the Town begin a systematic maintenance program to clear obstructions, beginning with the stormwater assets located in the Tomahawk Branch Watershed. The Council thanked Will and Jennifer for their presentation.

The Mayor left the meeting at 5:43 p.m. and asked Council Member Doug Hay to chair the remainder of the meeting.

The Executive Summary SWMP draft document is attached at the end of these minutes.

3. AGENDA REVIEW AND APPROVAL OF THE JANUARY 12TH, 2026 REGULAR MEETING AGENDA.

The next item was review of the January 12, 2026 Regular Meeting agenda. Town Manager Josh Harrold reviewed the draft agenda with the Council. The following proposed edits were offered:

- Council Member Stone asked a resolution to be added to recognize outgoing Town Manager Josh Harrold, under agenda item #2: 'Proclamations, Awards, Recognitions, Special Resolutions.'
- Move 'Communications from Staff, Councils, Commissions & Agencies' before Citizen Comments.
- Under 'Communications from Staff, Councils, Commissions & Agencies', add a "Senior Center Update" from staff.
- Under 'New Business', add "Selection of Search Firm for Town Manager / Finance Director Recruitment."
- Under 'New Business', add "Discussion of Adjusting Park Hours at Lake Tomahawk & Town Square."

- Add a map showing the intersection of Sutton Ave./Black Mountain Ave. for item 11B.

Council Member Alice Berry made a motion to approve the January 12, 2026 meeting agenda with the suggested amendments. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

4. DISCUSSION OF EXECUTIVE SEARCH FIRMS FOR TOWN MANAGER RECRUITMENT (AND FINANCE DIRECTOR, IF APPLICABLE) AND POSSIBLE FIRM SELECTION.

Council Members then viewed two videos submitted, per their request from the January 5, 2026 special meeting, from Piedmont Triad Regional Council and MGT on their proposals for services in the recruitment of a Town Manager and Finance Director. Brief discussion ensued, but Council did not take any action on this item. Council discussed making a final selection at the January 12, 2026 regular meeting to move the process along.

5. ADJOURNMENT. With no further business, the meeting was adjourned at 6:18 p.m.

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C. Michael Sobol, Mayor

Attest:

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Wesley M. Barker, Town Clerk

Attachments: SWMP Executive Summary Draft.

DRAFT