BLACK MOUNTAIN TOWN COUNCIL MINUTES

January 21, 2026 | Special Meeting Agenda | Time: 8:30 AM

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

Black Mountain Town Council held their special meeting agenda on Wednesday, January 21, 2026, at 8:30 AM 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 8:30 a.m. with the following members in attendance: Mayor C. Michael Sobol, Vice Mayor Archie Pertiller, Town Council Member Alice Berry, Town Council Member Doug Hay, Town Council Member Pam King, Town Council Member Ryan Stone.

The following staff members were present: Josh Harrold, Town Manager; Jessica Trotman, Assistant Town Manager; Wesley Barker, Town Clerk; Matt Begley, Budget Analyst; and incoming Interim Town Manager Richard Hicks.

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2. DISCUSSION OF BUDGET AMENDMENT FOR LAKEVIEW CENTER

The resolution authorizes budgeting $40,000 from the Helene fund's unassigned fund balance to cover higher-than-anticipated repair costs at the Lakeview Senior Center, enabling code-compliant access to the upper floor. Multiple contractors have made site visits, and their initial estimates are significantly higher than budgeted. Based on conversations with contractors, the project will likely be $40,000-$50,000. One reason the cost is significant is the cost of materials necessary to achieve the load requirements. As the building has been modified over the years, the electrical and plumbing work has violated building codes and impacted the integrity of the flooring system. The pipes and electrical work put through the beams must be relocated for the beams to be reinforced.

Special Note: At a special meeting held on October 28, 2025, the Town Council first approved a budget amendment from the General Fund in the amount of $15,000 towards this project.

Assistant Town Manager Jessica Trotman presented this item to Council. Two bids have been received by the Town for this project, one at $38,000, and the other at $63,000. Once approved, the contractor would have five days to begin and pull the necessary building

permits. Some discussed ensued among Council and staff. Council Member Ryan Stone stated he is in favor of getting this project started and moving forward with the work and asked that staff communicate with the contractor to expedite this process.

Town Council Member Doug Hay made a motion to approve the proposed budget amendment as presented and to ask the contractor to expedite the process of this work. A vote of 5-0 in favor.

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3. APPROVAL OF A MASTER SERVICE AGREEMENT FOR ARCHITECTURAL SERVICES AT PUBLIC SERVICES BUILDING (DOMOKUR & ASSOCIATES, INC.)

Staff presented a Master Service Agreement (MSA) for Architectural Services between the Town of Black Mountain and Domokur & Associates, PLLC for the Public Safety Building. This MSA establishes general terms for providing architectural, planning, and related professional services for Town projects. Specific project scopes, schedules, and compensation will be defined through individual Service Orders. The agreement outlines professional standards of care, coordination and licensure requirements, compensation and invoicing procedures, insurance and indemnification provisions, ownership and permitted use of design documents, dispute resolution processes, termination terms, and governing law in North Carolina. Staff noted that this project is reimbursable by FEMA and insurance monies from the Town's provider, NC League of Municipalities.

Town Council Member Pam King made a motion to approve the MSA with Domokur & Associates as presented. A vote of 5-0 in favor.

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4. AUTHORIZE THE MAYOR TO SIGN APPROVED PROPOSALS WITH PIEDMONT TRIAD REGIONAL COUNCIL FOR TOWN MANAGER & FINANCE DIRECTOR RECRUITMENT

4.A. Authorize Mayor to Sign Approved Proposals with Piedmont Triad Regional Council.

The purpose of this agenda item is to formally authorize the Mayor to sign the approved proposals from Piedmont Triad Regional Council (PTRC) for the Town Manager and Finance Director searches, as approved at the January 8th and 12th, 2026 Council meetings, respectively. Once the proposals are signed, they will be submitted to PTRC. Once services begin, PTRC will send invoices for payment to the Town. ***With no discussion, Vice Mayor Archie Pertiller made a motion to authorize the Mayor to sign the approved proposals with Piedmont Triad Regional Council as presented. A vote of 5-0 in favor.***

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5. ADJOURNMENT

With no further business to be discussed, Mayor C. Michael Sobol adjourned the meeting at 8:50 a.m.

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C. Michael Sobol, Mayor

Attest:

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Wesley M. Barker, Town Clerk