BLACK MOUNTAIN TOWN COUNCIL MINUTES

June 1, 2026 | Budget Work Session Agenda | Time: 8:30 AM

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

Black Mountain Town Council held their budget work session agenda on Monday, June 1, 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 special meeting to order at 8:30 a.m. with the following Council Members in attendance: Vice Mayor Archie Pertiller, Town Council Member Alice Berry, Town Council Member Larry Harris, Town Council Member Doug Hay, Town Council Member Ryan Stone.

The following staff members were present: Richard Hicks, Interim Town Manager; Scott Buffkin, Interim Assistant Town Manager; Wesley Barker, Town Clerk; Steve Parker, Police Chief; John Coffey, Fire Chief; Jamey Matthews, Public Works Director; Jacob Guiot, Recreation & Parks Director; Matt Begley, Budget Analyst; Chad Goins, Interim Project Manager; Laurel Mabery, Accountant; Greta Gibson, Revenue & Customer Service Supervisor.

2. BUDGET WORK SESSION FOR FY26-27

Mayor Sobol began the meeting by reading a statement in response to a statement read by Fire Chief Coffey at the previous budget work session meeting regarding the Fire Department budget requests.

The budget work session began with discussion of Water Fund revenues which included billing and collection fees from MSD, and water system development fees. For water sales, the current budget was $2.4 million, and it looks like it will be closer to about $2.1 million, which will be about 300,000-400,000 short in water sales. Mr. Hicks stated when water rates were raised for this current budget year, they were not raised enough to cover that cost, as well as the fact that the City of Asheville raised their wholesale rates 30% and it will be raised another 30% for this new fiscal year. Discussion ensued about the wholesale water rates and how the Town is charged for these by Asheville by the CCF (centum cubic feet); as well as a conversation about the current contract in place on the water wholesale purchasing. With contract services under this budget, the contract with TSK Waterworks was discussed between staff and Council, which included amounts paid to this company and services performed as the Town's water operator. Additional discussion about getting two of the town's wells back online then took place. A request from Council to see the cost

of production from the Town's wells and the cost of production from the City of Asheville's water was made.

Additional items discussed included the following:

- existing loans on water/sewer line repairs and extensions
- a $500,000 DEQ loan to start the lead and copper line inventory which should cover about 1/3 of homes in town.
- automated water meters, the company used for water billing (out of Texas), water billing software, and personnel.

Current water base rates were reviewed which were $6.14 in-town base rate, and $11.55 out-of-town base rate; for 0-4,999 gallons: $10.99 (in-town), and $21.00 (out of town). Bulk rates are $6.19 per 1,000 gallons. Discussion ensued on who were being charged for bulk rates.

For the upcoming meeting, based on the information provided thus far with the work sessions, Mr. Hicks will pull everything together and present some recommended budget cuts to the Council for consideration and further discussion.

3. ADJOURNMENT

With no further business to be discussed, Mayor C. Michael Sobol adjourned the meeting at 10:00 a.m.

_____
C. Michael Sobol, Mayor

_____
Wesley M. Barker, Town Clerk