BLACK MOUNTAIN TOWN COUNCIL MINUTES

June 30, 2026 | Special Called Meeting Agenda | Time: 8:30 AM

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

Black Mountain Town Council held a special called meeting agenda on Tuesday, June 30, 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: Vice Mayor Archie Pertiller, Town Council Member Alice Berry, Town Council Member Doug Hay, Council Member Larry Harris, Town Council Member Ryan Stone.

The following staff members were present: Richard Hicks, Interim Town Manager; Wesley Barker, Town Clerk; Steve Parker, Police Chief; John Coffey, Fire Chief, Jamey Matthews, Public Works Director; Jacob Guiot, Recreation & Parks Director; Chris Kuhn, Deputy Police Chief; Jim Bingham, Deputy Fire Chief; Tausha Millwood, Assistant Public Works Director; Greta Gibson, Revenue & Customer Service Supervisor; Laurel Mabery, Accountant.

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2. NEW BUSINESS

2.A. Approval of June 30, 2026 Special Meeting Agenda.

Town Council Member Alice Berry made a motion to approve the agenda as presented, but to move the USDA Grant item to the first item on the agenda as 2.B. and shift other items down. A vote of 5-0 in favor.

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2.B. Approval of USDA Disaster Assistance Funding Grant for Replacing Helene-Damaged Vehicles.

Josh Carswell, Community Programs Specialist, with USDA Rural Development gave a presentation to the Council about the USDA Disaster Assistance Funding Grant for Replacing Helene-Damaged Vehicles.

Town Council was presented with information regarding a United States Department of

Agriculture (USDA) Rural Development Community Facilities Grant awarded to the Town of Black Mountain through Disaster Assistance Funding (DAF). The grant will provide funding for the purchase of replacement public works and police vehicles to support essential municipal

operations, including public safety, emergency response, sanitation services, and other critical public services provided to Town residents. This is not strictly limited to just vehicle replacement as equipment replacement is also eligible. The USDA has identified grant funding not to exceed $548,400 for the project. If project costs exceed estimates after procurement or bid receipt, the Town may be responsible for covering additional project costs beyond the grant award amount. Some requirements of this grant would be quarterly performance and financial monitoring reporting and quarterly performance reporting.

Council Member Larry Harris made a motion to approve the following resolution accepting the letter of conditions & grant agreement 3570-3 & Supplemental Grant Agreement. A vote of 5-0 in favor.

RESOLUTION OF THE TOWN COUNCIL, TOWN OF BLACK MOUNTAIN, NC ACCEPTING THE CONDITIONS SET FORTH IN THE LETTER CONDITIONS AND GRANT AGREEMENT 3570-3 & SUPPLEMENTAL GRANT AGREEMENT FOR A USDA COMMUNITY FACILITIES GRANT (DAF - VEHICLE REPLACEMENT & REIMBURSMENTS)

Resolution No. # R-26-51

BE IT RESOLVED: That the Town of Black Mountain hereby accepts the conditions set forth in the Letter Conditions and Grant Agreement 3570-3 & Supplemental Grant Agreement once executed.

That the Town Manager and Town Clerk be authorized to execute all forms necessary to obtain a loan from Rural Development, including but not limited to the following forms:

Form RD 1942-46	Letter of Intent to Meet Conditions
Form RD 1940-1	Request for Obligation of Funds
Form RD 3570-3	3570-3 Grant Agreement
	Supplemental Grant Agreement
Form RD 400-4	Assurance Agreement
RD Instruction 1940-Q	Certification for Contracts, Grants and Loans

This resolution is to become a part of the official minutes for the Town of Black Mountain Council meeting held on 06/30/2026.

A copy of the USDA-RD – DAF Grant Documents are included at the end of these minutes as Appendix A.

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2.C. Adoption of Fiscal Year (FY) 2026-27 Budget Ordinance & Schedule of Fees.

Interim Town Manager Richard Hicks reviewed the proposed Budget Ordinance for Fiscal Year 2026-27 with the Town Council, reviewing each fund revenues and appropriations. Mr. Hicks also reviewed the proposed tax rate in this ordinance ($0.3565 on each one hundred dollars ($100) valuation of taxable property) but also discussed the legislation at the General Assembly that would impact the tax valuations in Buncombe County and discussed what the new tax rate would be ($0.249), if this piece of legislation passed and was signed by the Governor, which was suspected to happen any day. Mr. Hicks then reviewed the proposed Schedule of Fees for Fiscal Year 2026-27, noting the changes to fees indicated in red text on the fee schedule. These include changes to Golf Course fees and membership fees, water rates (for both inside and outside Town limits), increase to the System Development Fee cost of capacity, and an increase of Sanitation Waste Reduction Fee to $12.00. As part of budget adoption, there is a Council direction for staff to present a budget amendment reducing expenditures by $125,000 that will zero out the Fund Balance Appropriation by August 10, 2026. Mr. Hicks recommended that with the motion adopting the Budget Ordinance, include the proposed tax rate of $0.3565, and the new value of $0.249, which would apply if the tax valuation legislation was passed.

Council Member Larry Harris made a motion to adopt the Fiscal Year 2026-27 Budget Ordinance and Schedule of Fees, and the current tax rate of $0.3565 per $100 valuation, or tax rate of $0.249 based on the new values, if passed by the General Assembly and signed by Governor. A vote of 5-0 in favor.

A copy of the approved Budget Ordinance for Fiscal Year 2026-27 and Schedule of Fees is included at the end of these minutes as Appendix B.

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2.D. Consideration of Adoption of Budget Amendments to Fiscal Year (FY) 2025-26 Budget.

Interim Town Manager Richard Hicks explained that Town Council should first consider a resolution to correct prior budget amendments associated with the North Carolina Department of Environmental Quality (NC DEQ) Bridge Loan Program after staff identified duplicate budget appropriations related to previously approved project funding.

The resolution to correct will address prior adoption of **Resolution Nos. R-25-100 and R-25-101**, which inadvertently duplicated budgeted loan revenues and expenditures that had already been included in the Town's Fiscal Year 2025–2026 budget through an existing **$3,000,000 NC DEQ Bridge Loan** carried forward from Fiscal Year 2024–2025. The resolution authorize the following corrective actions:

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- **Resolution R-25-100:** Reverse an incorrectly budgeted **$1,125,000** in **Fund 425** related to the **Oconeechee Sinkhole Project**, as existing budget authority from Fund 450 should have been transferred rather than creating new budget authority.
- **Resolution R-25-101:** Reverse a duplicate **$1,043,290.32** budget appropriation in **Fund 450** related to the **Water System Recovery Project**, which had already been included in the adopted budget.

The corrections eliminate duplicate appropriations totaling **$2,168,290.32** and restore the **NC DEQ Bridge Loan budget to its correct total of $3,000,000**.

Council Member Larry Harris made a motion to approve the resolution that will rescind Resolution Nos. R-25-100 and R-25-101 as recommended. . A vote of 5-0 in favor.

A RESOLUTION TO CORRECT PRIOR BUDGET AMENDMENTS RELATED TO THE NC DEQ BRIDGE LOAN (Repeal of Resolution Nos. R-25-100 and R-25-101)

Resolution No. # R-26-52

WHEREAS, the Town Council previously adopted Resolution Nos. R-25-100 and R-25-101 to amend the Fiscal Year 2025–2026 budget for projects funded by the North Carolina Department of Environmental Quality (NC DEQ) Bridge Loan Program;

WHEREAS, subsequent review determined that the original $3,000,000 NC DEQ Bridge Loan was budgeted during Fiscal Year 2024–2025 and properly carried forward into Fiscal Year 2025–2026 on July 1, 2025;

WHEREAS, Resolution No. R-25-100 budgeted an additional $1,125,000 in Fund 425 for the Oconeechee Sinkhole Project; however, because the bridge loan proceeds had already been budgeted, only a transfer of existing budget authority from Fund 450 to Fund 425 was necessary;

WHEREAS, Resolution No. R-25-101 budgeted an additional $1,043,290.32 in Fund 450 for the Water System Recovery Project, resulting in duplicate recognition of revenues and expenditures already included in the adopted budget;

WHEREAS, as a result of these actions, the budget for the NC DEQ Bridge Loan in Fund 450 totals $4,043,290.32 rather than the intended $3,000,000;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain, North Carolina, that:

Section 1. Purpose
The purpose of this resolution is to correct duplicate budget appropriations associated with the NC DEQ Bridge Loan Program and restore the adopted Fiscal Year 2025–2026 budget to its intended amounts.

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Section 2. Budget Correction

Resolution	Action	Amount
R-25-100	Reverse budget amendment recorded in Fund 425 (budget authority to be transferred from existing Fund 450 budget rather than new loan proceeds).	$1,125,000.00
R-25-101	Reverse duplicate budgeted NC DEQ Bridge Loan revenues and expenditures in Fund 450.	$1,043,290.32

Following these reversals, the NC DEQ Bridge Loan budget in Fund 450 will return to the correct total of $3,000,000, with project expenditures funded through the existing bridge loan budget and appropriate budget transfers.

Section 3. Authorization
The Town Manager and Finance Director are authorized to make the necessary accounting entries and budget amendments to implement this resolution.

Section 4. Effective Date
This resolution shall become effective upon adoption.

Adopted this 30th day of June 2026.

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Council then considered adoption of end-of-year budget amendments to the FY 2025-26 Budget Ordinance for Fiscal Year ending June 30, 2026. Interim Town Manager Richard Hicks reviewed the budget amendments with the Council.

Council Member Larry Harris made a motion to approve the budget amendment ordinance to the Fiscal Year 2025-26 budget as presented. A vote of 5-0 in favor.

A copy of this budget amendment ordinance is included at the end of these minutes as Appendix C.

2.E. Discussion of Golf Course Bridges.
A brief discussion on the status of the Golf Course Bridge Project took place. No action taken.

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3. CLOSED SESSION- N.C.G.S. 143-318.11 (A)(6): TO CONSIDER THE QUALIFICATIONS, COMPETENCE, PERFORMANCE, CHARACTER, FITNESS, CONDITIONS OF APPOINTMENT, OR CONDITIONS OF INITIAL EMPLOYMENT OF AN INDIVIDUAL PUBLIC OFFICER OR EMPLOYEE OR PROSPECTIVE PUBLIC OFFICER OR EMPLOYEE; OR TO HEAR OR INVESTIGATE A COMPLAINT, CHARGE, OR GRIEVANCE BY OR AGAINST AN INDIVIDUAL PUBLIC OFFICER OR EMPLOYEE.

Before Council was to enter closed session, Council Member Doug Hay read a statement aloud to which he gave his resignation from the Town Council, effective immediately. After the statement was read, Doug then left the meeting.

The Town Council would now into closed session pursuant to N.C.G.S. § 143-318.11 (a)(6): To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

Vice Mayor Archie Pertiller made a motion to enter closed session pursuant to NCGS 143-318.11 (A)(6). A vote of 4-0 in favor. The time was 9:25 am.

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4. ADJOURNMENT.

Council returned from closed session at 10:10 a.m. With no further business to be discussed, Mayor C. Michael Sobol adjourned the meeting.

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C. Michael Sobol, Mayor Wesley M. Barker, Town Clerk

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