*Council Member ____ made a motion to approve the following resolution. A vote of ____.*

**TOWN OF BLACK MOUNTAIN**

**AUTHORIZING DEMOLITION OF THE GOLF MAINTENANCE BUILDING UNDER THE NC SMART DEBRIS PROGRAM**

**RESOLUTION NO. R-25-77**

**WHEREAS**, the Town of Black Mountain owns the Golf Maintenance Building located at 1 Byrd Inman Ln., Parcel ID: 0700901165, within the Special Flood Hazard Area (SFHA); and

**WHEREAS**, the building was constructed below the Base Flood Elevation (BFE) and does not meet floodplain management or National Flood Insurance Program (NFIP) standards; and

**WHEREAS**, during Tropical Storm Helene (DR-4827-NC), the building was inundated with floodwaters, resulting in total loss of stored equipment and extensive structural and environmental damage, including mold contamination; and

**WHEREAS**, per NFIP regulations, substantially damaged structures located below the BFE within the SFHA cannot be repaired or replaced in their current location; and

**WHEREAS**, the Town has confirmed that the NC SMART Debris Program, administered by the North Carolina Department of Emergency Management, will provide financial assistance to cover the costs of demolition and debris removal for the building; and

**WHEREAS**, removal of the structure will eliminate an ongoing health and safety hazard, reduce the Town's future flood risk exposure, and bring the property into compliance with applicable floodplain management requirements;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLACK MOUNTAIN THAT:**

1. The Town Council hereby authorizes staff to arrange for the demolition of the Golf Maintenance Building located within the Special Flood Hazard Area, utilizing assistance available through the NC SMART Debris Program.
2. The Town Manager, or their designee, is authorized to execute any and all documents necessary to facilitate the demolition, debris hauling, and site restoration in accordance with federal, state, and local requirements.
3. The Town Manager is further directed to coordinate with the Planning, Public Works, and Finance Departments to ensure proper documentation for FEMA Public Assistance, NFIP compliance, and insurance reconciliation.
4. Upon completion of demolition, staff shall evaluate future use of the site for flood-compatible purposes consistent with the Town's Recovery and Resiliency objectives.

**Adopted this the 1st day of November 2025.**

_____

C. Michael Sobol, Mayor

Attest:

_____

Wesley M. Barker, Town Clerk