BLACK MOUNTAIN TOWN COUNCIL MINUTES

November 1, 2025 | Work Session & Special Meeting | Time: 10:00 AM

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

Black Mountain Town Council held a work session and special meeting on Saturday, November 1, 2025, at 10:00 AM in the Council Chambers of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

1. WORK SESSION

Mayor C. Michael Sobol called the work session and special meeting to order at 10:00 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.

The meeting began with Fountainworks facilitating the discussion with Council reviewing principles of recovery to guide decision-making and project evaluation, and the principles for funding strategies to guide recovery and capital project decisions. The adopted principles of recovery are:

- Life safety & risk reduction
- Equity and accessibility
- Fiscal responsibility
- Functionality and continuity of operations
- Environmental stewardship
- Strategic and phased implementation
- Transparency and community engagement
- Partnerships and collaboration
- Long-term resilience and adaptation

The following new guiding principles for funding strategies were reviewed:

- Maximize external funding
- Prioritize eligibility and compliance
- Leverage local match strategically
- Sequence projects for readiness and risk reduction
- Maintain fiscal discipline
- Promote multi-use and co-benefit investments
- Plan for long-term sustainability
- Coordinate and communicate

1.B. Summary of Recovery Projects & Funding Sources. Fountainworks facilitators and Town staff reviewed the recovery projects and funding sources applicable for these projects.

2. SPECIAL MEETING: CONSENT AGENDA

2.A. Resolution Authorizing Staff to Apply for Capital Grant Funding for Engineering and Construction of New Combined Restroom & Concession Stand Facility at Veterans Park.
This resolution authorizes Town staff to apply for $500,000 in North Carolina Capital Grant Program funding to design and construct a new, flood-compliant combined restroom and concession facility at Veteran's Park. The new facility will replace structures destroyed by Tropical Storm Helene, restore essential park amenities, and ensure compliance with floodplain and accessibility standards. The Town Manager will be authorized to complete all necessary application and coordination actions, with any grant award to be considered by Council for formal acceptance and budget amendment.

Town Council Member Alice Berry made a motion to approve the resolution as presented. A vote of 5-0 in favor.

RESOLUTION AUTHORIZING STAFF TO APPLY FOR CAPITAL GRANT FUNDING FOR ENGINEERING AND CONSTRUCTION OF A NEW COMBINED RESTROOM AND CONCESSION FACILITY AT VETERAN'S PARK

RESOLUTION NO. R-25-80

WHEREAS, the Town of Black Mountain owns and operates Veteran's Park, a vital public recreation area that sustained severe flood damage during Tropical Storm Helene (DR-4827-NC); and

WHEREAS, the existing restroom and concession stand structures at Veteran's Park were substantially damaged by more than five feet of flood inundation, resulting in unsafe and noncompliant conditions; and

WHEREAS, both structures were located within the Special Flood Hazard Area (SFHA) and partially within the floodway, did not meet National Flood Insurance Program (NFIP) standards, and are therefore ineligible for repair or replacement under FEMA Public Assistance (PA) rules; and

WHEREAS, the NC SMART Debris Program has approved demolition and debris removal of the damaged facilities, leaving the Town without restrooms or concessions at its primary community park; and

WHEREAS, the Town seeks to construct a new combined restroom and concession facility within Veteran's Park that will:

- Be located within the SFHA but fully comply with NFIP and local flood damage prevention ordinance requirements;

- Include elevated utilities, flood vents, and flood-resistant materials; and
- Be covered by flood insurance to ensure long-term resilience and risk reduction; and

WHEREAS, this project is not eligible for FEMA PA reimbursement and is therefore suitable for the North Carolina Capital Grant Program, which supports recovery and resilience projects not funded through other federal sources; and

WHEREAS, the planning-level cost estimate for engineering and construction of the new combined facility is $500,000, inclusive of site design, structural engineering, utilities, and compliance with accessibility standards; and

WHEREAS, replacement of these critical public facilities will restore essential recreational amenities, support youth sports programming, and promote safe, equitable park access for residents and visitors;

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

1. Town staff are hereby authorized and directed to prepare and submit an application to the appropriate state agency for Capital Grant Program funding in the amount of $500,000 to support the engineering and construction of a new combined restroom and concession facility at Veteran's Park.
2. The Town Manager, or their designee, is authorized to execute all necessary documents, certifications, and assurances to complete the application process.
3. The Town Manager is further authorized to coordinate with the Planning Department, Parks and Recreation Department, and Finance Department to prepare detailed design and budget documentation consistent with grant requirements and NFIP compliance.
4. Upon award, the Town Council will consider a budget amendment to appropriate grant funds and any required local match.

Adopted this the 1st day of November 2025.

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2.B. Resolution to Apply for the T-Mobile Hometown Grant Application Requesting up to $2,000,000 for the Black Mountain Senior Center Project.

The Town of Black Mountain is seeking authorization from the Town Council to apply for the T-Mobile Hometown Grant, a competitive national funding opportunity that supports small towns in developing community-focused projects. The Town intends to submit an application requesting up to $2,000,000 to support the design and construction of a new Senior Center to replace the Lakeview Center for Aging, which was damaged during Tropical Storm Helene and in need of repairs and improvements to meet current code and standards beyond storm damage. The new facility will serve as a community hub for senior programming, wellness, education, and intergenerational engagement.

Town Council Member Alice Berry made a motion to approve the resolution as presented. A vote of 5-0 in favor.

A RESOLUTION AUTHORIZING THE TOWN OF BLACK MOUNTAIN TO APPLY FOR THE T-MOBILE HOMETOWN GRANT PROGRAM FOR THE BLACK MOUNTAIN SENIOR CENTER PROJECT

RESOLUTION #R-25-82

WHEREAS, the Town of Black Mountain recognizes the importance of providing accessible, inclusive, and resilient community facilities that promote the well-being and social connection of residents of all ages; and

WHEREAS, the Town's existing senior programming facility, the Lakeview Center for Aging, sustained significant storm damage during Tropical Storm Helene, resulting in the loss of vital services for older adults; and

WHEREAS, the T-Mobile Hometown Grant Program provides funding to small towns across the United States for community projects that strengthen social and economic vitality; and

WHEREAS, the Town of Black Mountain seeks to apply for up to $2,000,000 under the T-Mobile Hometown Grant Program to design and construct a new Senior Center that will serve as a resilient, multi-use community facility designed to meet the long-term needs of the Town's aging population;

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

1. The Town Council hereby authorizes staff to prepare and submit an application to the T-Mobile Hometown Grant Program for up to $2,000,000 for the Black Mountain Senior Center project.
2. The Town Manager or their designee is authorized to execute all necessary documents related to the grant application and administration, if awarded.
3. This resolution shall take effect immediately upon its adoption.

Adopted this 1st day of November, 2025.

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2.C. Resolution to Apply for the NC Community Foundation (NCCF) Disaster Relief Fund.

Tropical Storm Helene caused significant damage to the Lakeview Center for Aging, resulting in the loss of essential program materials, supplies, and equipment that support senior activities and wellness programs. The Lakeview Center is the home of the Town's senior programming and provides critical social, educational, and health-related opportunities for older adults. The North Carolina Community Foundation (NCCF) Disaster Relief Fund provides grants to support recovery efforts and community rebuilding in areas affected by disasters. The Town seeks to apply for $25,000 in funding to replace and restock materials necessary to resume and expand senior programs while long-term facility

restoration is underway.

Town Council Member Alice Berry made a motion to approve the resolution as presented. A vote of 5-0 in favor.

A RESOLUTION AUTHORIZING THE TOWN OF BLACK MOUNTAIN TO APPLY FOR THE NORTH CAROLINA COMMUNITY FOUNDATION (NCCF) DISASTER RELIEF FUND TO SUPPORT SENIOR PROGRAMMING RESTOCKING

RESOLUTION NO. R-25-83

WHEREAS, the Town of Black Mountain recognizes the essential role of senior programming in promoting the health, social engagement, and well-being of the community's older adults; and

WHEREAS, the Lakeview Center for Aging, which housed senior programming activities, sustained significant losses during Tropical Storm Helene, including damage to program supplies, equipment, and materials necessary for continued operations; and

WHEREAS, the North Carolina Community Foundation (NCCF) Disaster Relief Fund provides grant assistance to communities affected by disasters to help replace lost materials, rebuild local capacity, and restore community services; and

WHEREAS, the Town of Black Mountain seeks to apply for up to $25,000 through the NCCF Disaster Relief Fund to replace and restock essential materials used in senior programming.

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

1. The Town Council hereby authorizes staff to prepare and submit an application to the North Carolina Community Foundation Disaster Relief Fund for up to $25,000 to replace and restock materials lost from the Lakeview Center for Aging due to Tropical Storm Helene.

2. The Town Manager, or their designee, is authorized to execute all necessary documents and agreements related to the grant application and administration, if awarded.

3. This resolution shall take effect immediately upon its adoption.

Adopted this 1st day of November, 2025.

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2.D. A Resolution Authorizing the Town of Black Mountain to Enter Into Agreement with S&ME for Professional Engineering Services.

This resolution authorizes the Town of Black Mountain to enter into a Master Services Agreement with S&ME, Inc. for professional engineering and architectural services related to recovery and mitigation work following Tropical Storm Helene (DR-4827-NC). The agreement will support assessment, design, permitting, and construction administration for the Lake Tomahawk Dam, spillway, and watershed dam infrastructure. S&ME was selected through a

qualifications-based procurement process in compliance with federal and state requirements, ensuring efficient and timely access to specialized engineering services for critical infrastructure resilience.

Town Council Member Alice Berry made a motion to approve the resolution as presented. A vote of 5-0 in favor.

A RESOLUTION AUTHORIZING THE TOWN OF BLACK MOUNTAIN TO ENTER INTO A MASTER SERVICES AGREEMENT WITH S&ME FOR PROFESSIONAL ENGINEERING SERVICES

RESOLUTION NO: R-25-94

WHEREAS, Tropical Storm Helene (DR-4827-NC) caused extensive damage to Town infrastructure, including the Lake Tomahawk Dam, spillway, and watershed dam infrastructure; and

WHEREAS, the Town requires specialized professional engineering, geotechnical services to complete detailed assessment, design, permitting, bidding support, construction administration, and related services for these facilities; and

WHEREAS, S&ME (S&ME, Inc.) has been selected through a qualifications-based procurement process in accordance with 2 CFR 200 procurement standards and N.C.G.S. §143-64.31, ensuring compliance with federal and state requirements for architectural and engineering services; and

WHEREAS, entering into a Master Services Agreement will provide the Town with efficient, timely, and cost-effective access to professional services necessary to support recovery, mitigation, and long-term resilience related to dam and spillway infrastructure;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Black Mountain hereby authorizes the Town Manager to execute a Master Services Agreement with SM&E to provide professional engineering and architectural services for the Lake Tomahawk Dam, spillway, and watershed dam projects, and to execute any associated contract documents, task orders, or amendments as required.

This the 1st day of November 2025.

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2.E. Resolution Authorizing Town to Enter into Agreement with Kimley-Horn for Professional Engineering & Architectural Services.

This resolution authorizes the Town of Black Mountain to enter into a Master Services Agreement with Kimley-Horn for professional engineering and architectural services related to the Veteran's Park bridge and associated structures damaged by Tropical Storm Helene (DR-4827-NC). The agreement will support flood damage assessment, design, permitting, and construction oversight for resilient replacement infrastructure. Kimley-Horn was selected through a

qualifications-based process compliant with federal and state procurement standards, ensuring an efficient and transparent approach to advancing this critical public safety and park restoration project.

Town Council Member Alice Berry made a motion to approve the resolution as presented. A vote of 5-0 in favor.

A RESOLUTION AUTHORIZING THE TOWN OF BLACK MOUNTAIN TO ENTER INTO A MASTER SERVICES AGREEMENT WITH KIMLEY-HORN FOR PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES

RESOLUTION NO. R-25-85

WHEREAS, Tropical Storm Helene (DR-4827-NC) caused substantial damage to the bridge and related structures at Veteran's Park; and

WHEREAS, the Town requires professional engineering and architectural services to assess flood damage, design resilient replacement structures, secure permits, and oversee construction for the Veteran's Park bridge and related facilities; and

WHEREAS, Kimley-Horn has been selected in accordance with federal Uniform Guidance procurement standards (2 CFR 200) and N.C.G.S. §143-64.31, ensuring a qualifications-based and fully compliant selection process;

WHEREAS, a Master Services Agreement will provide the Town a streamlined and efficient pathway to secure specialized services for this essential park and public safety infrastructure project;

NOW, THEREFORE, BE IT RESOLVED that the Town Council hereby authorizes the Town Manager to execute a Master Services Agreement with Kimley-Horn for professional engineering and architectural services related to the Veteran's Park bridge and structures, including necessary task orders and supporting contract documents.

This the 1st day of November 2025.

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2.F. Resolution Authorizing Town to Enter into Agreement with Mills & Cawood ("GMC") for Professional Engineering & Architectural Services.

This resolution authorizes the Town of Black Mountain to enter into a Master Services Agreement with Mills & Cawood (GMC) for professional architectural and engineering services related to the replacement or rehabilitation of the Public Services Building, which sustained catastrophic damage from Tropical Storm Helene (DR-4827-NC). The agreement, established through a qualifications-based selection process compliant with federal and state requirements, will enable the Town to advance recovery, design, permitting, and construction activities

efficiently to restore essential public services and operational continuity.

Town Council Member Alice Berry made a motion to approve the resolution as presented. A vote of 5-0 in favor.

A RESOLUTION AUTHORIZING THE TOWN OF BLACK MOUNTAIN TO ENTER INTO A MASTER SERVICES AGREEMENT WITH MILLS & CAWOOD (GMC) FOR PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES

RESOLUTION NO. R-25-84

WHEREAS, Tropical Storm Helene (DR-4827-NC) caused catastrophic damage to Town facilities, including the Public Services Building; and

WHEREAS, professional architectural and engineering services are required to advance damage assessment, design, permitting, bidding, and construction oversight for replacement or rehabilitation of the Public Services Building; and

WHEREAS, Mills & Cawood (GMC) has been selected through a qualifications-based procurement process compliant with **f**ederal procurement regulations (2 CFR 200) and North Carolina statutory requirements for professional services (N.C.G.S. §143-64.31); and

WHEREAS, a Master Services Agreement will allow the Town to expeditiously advance recovery projects and ensure continuity of operations and essential public services;

NOW, THEREFORE, BE IT RESOLVED that the Town of Black Mountain Town Council authorizes the Town Manager to execute a Master Services Agreement with Mills & Cawood (GMC) for professional engineering and architectural services for the Public Services Building, and to execute related task orders and contract documents as necessary.

This the 1st day of November 2025.

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2.G. Resolution Authorizing Town to Enter into Agreement with Jennings Environmental for Professional Engineering & Architectural Services.

The resolution authorizes the Town Manager to execute a Master Services Agreement with Jennings Environmental PLLC to provide ongoing, task-order–based environmental engineering and related professional services, including permitting, ecological support, regulatory compliance, and hazard mitigation, for the restoration of the Swannanoa River at Veterans Park

Town Council Member Alice Berry made a motion to approve the resolution as presented. A vote of 5-0 in favor.

RESOLUTION AUTHORIZING EXECUTION OF A MASTER SERVICES AGREEMENT WITH JENNINGS ENVIRONMENTAL PLLC

RESOLUTION NO. R-25-88

WHEREAS, the Town requires environmental engineering services on an ongoing and task-order basis; and

WHEREAS, Jennings Environmental PLLC has submitted a Master Services Agreement setting forth terms for environmental and related professional services for task orders issued by the Town for the restoration of the Swannanoa River at Veteran's Park ; and

WHEREAS, engaging Jennings Environmental PLLC will support environmental permitting, ecological services, regulatory compliance, and hazard mitigation work.

NOW, THEREFORE, BE IT RESOLVED that the Town Council authorizes the Town Manager to execute the Master Services Agreement with Jennings Environmental PLLC and to issue task orders as needed, subject to legal review.

Adopted this the 1st day of November, 2025.

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2.H. Resolution Authorizing Town to Enter into Agreement with McGill Associates, PA for Professional Engineering & Architectural Services

The Town of Black Mountain requires ongoing professional engineering and consulting services to support recovery and capital improvement efforts for multiple facilities, including the Public Safety Building, Golf Maintenance Building, Police Shooting Range, and the Town's Water System. Following a qualifications-based selection process in accordance with the North Carolina Mini-Brooks Act, **McGill Associates, P.A.** was selected to provide on-demand engineering, financial, planning, permitting, and construction administration services. The **Master Services Agreement**, dated **October 17, 2025**, establishes a task-order framework that allows the Town to efficiently engage McGill Associates for specific projects as needs arise. Council is requested to adopt the resolution authorizing the Town Manager to execute the **Master Services Agreement with McGill Associates, P.A.**, including amendments and task orders as necessary, subject to legal review.

Town Council Member Alice Berry made a motion to approve the resolution as presented. A vote of 5-0 in favor.

RESOLUTION AUTHORIZING EXECUTION OF A MASTER SERVICES AGREEMENT WITH MCGILL ASSOCIATES, P.A.

RESOLUTION #R-25-87

WHEREAS, the Town of Black Mountain (the "Town") requires on-demand professional engineering and consulting services to support public infrastructure recovery, planning, and capital improvement initiatives for the Public Safety Building, Golf Maintenance Building, Police Shooting Range and Water System; and

WHEREAS, McGill Associates, P.A. was selected through a qualifications-based selection process in accordance with the North Carolina Mini-Brooks Act; and

WHEREAS, McGill Associates, P.A. has presented a Master Services Agreement dated October 17, 2025, authorizing on-demand and task-order based services for each project; and

WHEREAS, Town staff recommends entering into said Master Services Agreement to ensure timely access to engineering, financial, planning, permitting, construction administration, and related support services.

NOW, THEREFORE, BE IT RESOLVED that the Town Council authorizes the Town Manager to execute the Master Services Agreement with McGill Associates, P.A., including amendments and task orders as necessary to carry out the intent of this resolution, subject to legal review.

Adopted this the 1st day of November, 2025.

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3. SPECIAL MEETING: NEW BUSINESS

3.A. Adopting Principles of Recovery to Guide Decision-Making and Project Evaluation.

Town Council Member Doug Hay made a motion to approve the resolution adopting the principles of recovery to guide decision-making and project evaluation. A vote of 5-0 in favor.

TOWN OF BLACK MOUNTAIN RESOLUTION
ADOPTING PRINCIPLES OF RECOVERY TO GUIDE DECISION-MAKING AND PROJECT EVALUATION

RESOLUTION NO. R-25-75

WHEREAS, the Town of Black Mountain experienced widespread and unprecedented damage during Tropical Storm Helene (DR-4827-NC), resulting in destruction of critical infrastructure, public facilities, parks, and community assets; and

WHEREAS, the Town's recovery is a multi-year effort involving federal, state, and local agencies, nonprofit partners, and residents, requiring clear alignment of priorities and a consistent decision-making framework; and

WHEREAS, recovery from a major disaster extends beyond rebuilding physical infrastructure, it includes restoring the Town's capacity, resilience, and community wellbeing; and

WHEREAS, the Town Council recognizes the need to adopt guiding principles of recovery to ensure all recovery, mitigation, and redevelopment activities are evaluated through a shared lens of safety, equity, resilience, and fiscal responsibility; and

WHEREAS, adopting a set of recovery principles will promote consistency, transparency, and accountability in the evaluation and prioritization of projects, programs, and funding decisions;

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

The following Principles of Recovery shall guide the Town's decision-making and serve as an evaluation tool for all recovery and resiliency initiatives:

1. Life Safety and Risk Reduction

Projects and policies shall first and foremost protect public safety, reduce flood risk, and enhance emergency preparedness and response capabilities. Actions that mitigate repetitive loss or remove people and assets from harm's way will receive highest priority.

2. Regulatory Compliance and Resilience Standards

All recovery work shall meet or exceed applicable FEMA, NFIP, NCEM, and local floodplain standards, ensuring that rebuilt infrastructure and facilities are stronger, safer, and more resilient than before the disaster.

3. Equity and Accessibility

Recovery investments shall promote equitable outcomes across neighborhoods and population groups, ensuring that vulnerable and underserved residents have access to safe housing, services, and public spaces.

4. Fiscal Responsibility

Decisions shall balance long-term recovery needs with fiscal stewardship, prioritizing cost-effective solutions, maximizing use of external funding, and minimizing local financial burden.

5. Functionality and Continuity of Operations

Essential Town functions, including public safety, water, and infrastructure, shall be restored or relocated in ways that ensure operational continuity during future emergencies.

6. Environmental Stewardship

Projects shall respect and restore the natural environment, utilizing nature-based solutions such as flood storage, stream restoration, and green infrastructure to improve resilience and ecological health.

7. Strategic and Phased Implementation

Recovery actions will be planned and executed in logical phases—stabilization, restoration, mitigation, and long-term improvement so the Town can remain adaptable and expedient as conditions and funding evolve.

8. Transparency and Community Engagement

Residents, business owners, and partner agencies will be informed and engaged throughout recovery. The Town will maintain open communication channels and provide regular updates on progress, funding, and decision criteria.

9. Partnerships and Collaboration

The Town will collaborate with state and federal agencies, regional councils, nonprofit organizations, and local stakeholders to align resources, share data, and advance shared recovery goals.

10. Long-Term Resilience and Adaptation

Recovery is not a return to the status quo but a transition to a more resilient community. Every decision shall be evaluated for how it strengthens the Town's ability to adapt to future disasters, climate impacts, and changing community needs.

BE IT FURTHER RESOLVED THAT:

- These Principles of Recovery shall be used by staff and Council as a decision-making and evaluation framework when considering projects, funding requests, and policies related to recovery and resiliency.
- Town staff shall include a Recovery Principles alignment statement in future Council agenda items and project recommendations where applicable.
- These principles will guide the work of the Office of Recovery and Resiliency and be revisited annually to ensure they remain relevant as the Town transitions from response to long-term recovery.

Adopted this the 1st day of November 2025.

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3.B. Principles for Funding Strategies to Guide Recovery and Capital Project Decisions.

Town Council Member Ryan Stone made a motion to approve Principles for Funding Strategies to Guide Recovery and Capital Project Decisions. . A vote of 5-0 in favor.

RESOLUTION ADOPTING PRINCIPLES FOR FUNDING STRATEGIES TO GUIDE RECOVERY AND CAPITAL PROJECT DECISIONS

RESOLUTION NO. R-25-71

WHEREAS, the Town of Black Mountain sustained extensive infrastructure, facility, and park damage during Tropical Storm Helene (DR-4827-NC), resulting in the most significant recovery and rebuilding effort in the Town's modern history; and

WHEREAS, the Town is managing numerous projects simultaneously through FEMA Public Assistance (PA), Hazard Mitigation Grant Program (HMGP), NC Department of Environmental Quality (NCDEQ), NC Department of Commerce, and other state and federal recovery programs; and

WHEREAS, not all community recovery and capital improvement needs are eligible for FEMA or other federal reimbursement, requiring the Town to pursue multiple funding sources such as Capital Grant Programs, State Revolving Funds, and local capital allocations; and

WHEREAS, the Town Council recognizes the need to establish consistent principles and priorities to guide funding strategy decisions, ensure fiscal responsibility, and maintain alignment between departments, staff, and elected officials; and

WHEREAS, adopting shared funding principles will promote transparency, consistency, and accountability in decision-making and enable more efficient coordination with state and federal partners;

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

The following principles shall guide all Town of Black Mountain funding strategies for recovery, resiliency, and capital projects moving forward:

1. **Maximize External Funding** – The Town will seek to utilize available federal and state funding programs before committing local funds, ensuring the highest possible return on public investment.
2. **Prioritize Eligibility and Compliance** – All projects will be developed and documented to meet eligibility requirements under FEMA, NCEM, NCDEQ, and related programs, including adherence to procurement, environmental, and permitting standards.
3. **Leverage Local Match Strategically** – The Town will apply local matching funds where required to unlock higher-value grant opportunities or accelerate recovery timelines, using a balanced approach that preserves long-term financial stability.

4. **Sequence Projects for Readiness and Risk Reduction** – Funding will be prioritized for projects that are shovel-ready, compliance-critical, or address life-safety and repetitive loss concerns, followed by long-term resiliency and facility improvement projects.
5. **Maintain Fiscal Discipline** – The Town will manage recovery and capital funding in accordance with adopted financial policies, maintaining appropriate reserves and debt ratios while ensuring transparent public reporting.
6. **Promote Multi-Use and Co-Benefit Investments** – Whenever feasible, the Town will design projects that provide multiple community benefits, such as combining stormwater management with recreation, or integrating resilience into public facility design.
7. **Plan for Long-Term Sustainability** – All new facilities and infrastructure will be designed, insured, and maintained in compliance with NFIP and best-practice resiliency standards to minimize future disaster losses and operating costs.
8. **Coordinate and Communicate** – Staff will regularly brief Council on funding sources, project timelines, and program changes to ensure that all decisions are made with shared, up-to-date financial information.

Adopted this the 1st day of November 2025.

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3.C. Resolution to Approve Flat Creek Greenway Method of Repair Project.

Town Council Member Alice Berry made a motion to approve resolution authorizing staff to proceed with design & construction to realign Flat Creek Greenway to Higher Ground West of the Existing Alignment (Option 2). A vote of 5-0 in favor.

A RESOLUTION AUTHORIZING STAFF TO PROCEED WITH DESIGN AND CONSTRUCTION TO REALIGN THE FLAT CREEK GREENWAY TO HIGHER GROUND WEST OF THE EXISTING ALIGNMENT

RESOLUTION NO. R-25-89

WHEREAS, Tropical Storm Helene caused major damage to the Flat Creek Greenway, including erosion, channel displacement, and loss of trail integrity, making portions of the existing alignment unsafe for reconstruction within the floodway; and

WHEREAS, the Town of Black Mountain is committed to rebuilding public infrastructure in a manner that promotes life safety, resilience, and environmental stewardship; and

WHEREAS, Town Council has reviewed alternatives and determined that realigning the trail to the west, onto higher ground, will remove public assets from the repetitive loss area, improve long-term resilience, and align with FEMA and NFIP standards for risk reduction; and

WHEREAS, the new alignment may require a property easement or parcel acquisition from the adjacent landowner, and design modifications to accommodate topography, drainage, and accessibility;

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

1. Town staff are authorized to proceed with surveying, engineering design, and permitting necessary to realign the Flat Creek Greenway to higher ground west of the current alignment.
2. Town staff are further authorized to negotiate for and, if feasible, secure the necessary easement or parcel for the new alignment, subject to final Council approval.
3. All work shall comply with FEMA Public Assistance eligibility requirements, NFIP regulations, and applicable environmental permitting standards.
4. Final design, budget, and acquisition terms shall be presented to Council for approval prior to bid advertisement or contract execution.

Adopted this 1st day of November, 2025.

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3.D. Resolution Authorizing Staff to Proceed with the Design and Construction of a Floodplain-Compliant Facility at Veterans Park.

During Tropical Storm Helene, the restrooms and concession stand facilities at Veteran's Park were destroyed by flooding. These facilities are vital for supporting youth baseball and softball leagues, community events, and day-to-day recreational activities. Due to the park's location within the 100-year floodplain, any reconstruction must comply with the National Flood Insurance Program (NFIP) and the Town's adopted Flood Damage Prevention Ordinance. Staff recommend replacing the damaged structures with a single, elevated, floodplain-compliant building that consolidates both restrooms and concession stand functions. This approach will improve accessibility, reduce maintenance costs, and meet all regulatory requirements.

Town Council Member Alice Berry made a motion to approve the resolution as presented. A vote of 5-0 in favor.

A RESOLUTION AUTHORIZING STAFF TO PROCEED WITH THE DESIGN AND CONSTRUCTION OF A FLOODPLAIN-COMPLIANT FACILITY AT VETERAN'S PARK

RESOLUTION NO. R-25-81

WHEREAS, Tropical Storm Helene caused significant damage to public facilities at Veteran's Park, including the public restrooms and concession stand; and

WHEREAS, these facilities are essential to the operation of youth sports leagues, community events, and recreational activities that serve residents and visitors of all ages; and

WHEREAS, the Town of Black Mountain is committed to restoring public facilities in a manner that promotes resilience, safety, and compliance with the National Flood Insurance Program (NFIP) and local flood damage prevention ordinances; and

WHEREAS, staff have evaluated options for replacement and recommend construction of a single, or combined, floodplain-compliant structure that includes both restrooms and concession stand functions, elevated and otherwise designed in full compliance with NFIP standards and the Town's adopted floodplain regulations; and

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

1. Town Council hereby authorizes Town staff to proceed with the design and construction of a new floodplain-compliant facility, or facilities, at Veteran's Park that includes both restrooms and concession stands.
2. Town staff are authorized to initiate design, permitting, and construction activities consistent with all applicable procurement, building, and floodplain regulations.
3. Final design plans and construction budgets shall be presented to Town Council for approval prior to bid award or contract execution.

Adopted this the 1st day of November 2025.

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3.E. Resolution Authorizing Demolition of the Veterans Park Concession Stand Under the NC SMART Debris Program.

The Town of Black Mountain owns the concession stand building at Veteran's Park, which is located within the Special Flood Hazard Area and partially within the floodway of the Swannanoa River. The structure sustained significant damage during Tropical Storm Helene and cannot be repaired or rebuilt in its current location under floodplain regulations. Due to structural instability, mold, and safety concerns, the building poses a public health hazard. The North Carolina Department of Emergency Management has confirmed the structure's eligibility for demolition and debris removal under the NC SMART Debris Program at no cost to the Town.

Town Council Member Ryan Stone made a motion to approve resolution authorizing demolition of the Veterans Park Concession Stand Under the NC SMART Debris Program. A vote of 5-0 in favor.

RESOLUTION AUTHORIZING DEMOLITION OF THE VETERAN'S PARK CONCESSION STAND UNDER THE NC SMART DEBRIS PROGRAM

RESOLUTION NO. R-25-76

WHEREAS, the Town of Black Mountain owns the concession stand building at Veteran's Park, located within the Special Flood Hazard Area (SFHA) and partially within the regulated floodway of the Swannanoa River; and

WHEREAS, construction of enclosed or habitable structures within a designated floodway is prohibited under National Flood Insurance Program (NFIP) and Town of Black Mountain Flood Damage Prevention Ordinance requirements; and

WHEREAS, the concession stand was inundated during Tropical Storm Helene (DR-4827-NC), resulting in extensive structural and electrical damage; and

WHEREAS, because of its location within the SFHA and partially within the floodway, the structure cannot be repaired or replaced in its current location under federal and state floodplain management regulations; and

WHEREAS, the structure was originally constructed without appropriate permits, including a No Rise Certificate, and cannot be insured or covered by FEMA funds; and

WHEREAS, the building's condition presents a public health and safety hazard due to flood damage, mold, and structural instability; and

WHEREAS, the NC SMART Debris Program, administered by the North Carolina Department of Emergency Management, has confirmed that demolition and debris removal for this structure are eligible for assistance under the program at no cost to the Town; and

WHEREAS, removal of the building will eliminate a noncompliant structure, reduce flood risk, and support long-term park restoration and resiliency goals;

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 Veteran's Park concession stand located within the Special Flood Hazard Area and floodway, 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 demolition, debris hauling, and site stabilization in accordance with federal, state, and local requirements.

Adopted this the 1st day of November, 2025.

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3.F. Resolution Authorizing Demolition of the Golf Course Maintenance Building Under the NC SMART Debris Program.

The Town of Black Mountain's Golf Maintenance Building, located within the Special Flood Hazard Area, was severely damaged during Tropical Storm Helene. The structure, built below the Base Flood Elevation, does not meet National

Flood Insurance Program (NFIP) standards and suffered total loss of equipment along with major structural and environmental damage, including mold contamination. The building cannot be repaired or replaced in its current location under federal floodplain regulations. The NC SMART Debris Program, administered by the North Carolina Department of Emergency Management, has approved financial assistance to cover demolition and debris removal at no cost to the Town. Staff requests Town Council approve authorizing demolition of the Golf Maintenance Building using the NC SMART Debris Program, and to empower the Town Manager or designee to execute necessary documents, coordinate interdepartmental compliance efforts, and evaluate future flood-compatible use of the site.

Vice Mayor Archie Pertiller made a motion to approve resolution authorizing demolition of the Golf Course Maintenance Building under the NC SMART Debris Program. A vote of 5-0 in favor.

RFESOLUTION 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.

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3.G. Resolution Authorizing the Demolition of the Veterans Park Restroom Building Under the NC SMART Debris Program.

The restroom building at Veteran's Park, located within the Special Flood Hazard Area, was heavily damaged during Tropical Storm Helene, with approximately five feet of flooding causing substantial structural loss. The building does not meet National Flood Insurance Program (NFIP) standards, lacks required elevation above the Base Flood Elevation and was constructed without proper floodplain or building permits. Due to its location and extent of damage, the structure cannot be repaired or replaced under federal regulations and now presents a public safety and liability concern. The NC SMART Debris Program, administered by the North Carolina Department of Environmental Quality, has confirmed eligibility for demolition and debris removal assistance at no cost to the Town. Staff requests that Town Council authorize demolition of the Veteran's Park restroom building through the NC SMART Debris Program and to empower the Town Manager or designee to execute all required agreements and documentation for demolition, debris removal, and site restoration.

Town Council Member Doug Hay made a motion to approve the Resolution Authorizing Demolition of the Veterans Park Restroom Building Under the NC SMART Debris Program. A vote of 5-0 in favor.

TOWN OF BLACK MOUNTAIN RESOLUTION AUTHORIZING DEMOLITION OF THE VETERAN'S PARK RESTROOM BUILDING UNDER THE NC SMART DEBRIS PROGRAM

RESOLUTION NO. R-25-78

WHEREAS, the Town of Black Mountain owns the restroom building located at Veteran's Park, situated within the Special Flood Hazard Area (SFHA) as identified on the current Flood Insurance Rate Map; and

WHEREAS, the structure was constructed after the adoption of current floodplain management standards, lacks elevation above the Base Flood Elevation (BFE), and does not comply with National Flood Insurance Program (NFIP) requirements; and

WHEREAS, the restroom building was substantially damaged during Tropical Storm Helene (DR-4827-NC), with approximately five feet of floodwater inundation resulting in significant damage; and

WHEREAS, the building was constructed without record of floodplain development or building permits and was not insured at the time of the disaster; and

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

WHEREAS, the structure now poses a public health and safety hazard, and removal of the building will reduce future flood risk, eliminate liability exposure, and support long-term park resiliency goals; and

WHEREAS, the NC SMART Debris Program, administered by the North Carolina Department of Environmental Quality, has confirmed that demolition and debris removal for the structure are eligible for program assistance at no cost to the Town;

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 Veteran's Park restroom 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 agreements, contracts, or documentation required to facilitate demolition, debris hauling, and site restoration in compliance with federal, state, and local regulations.

Adopted this the 1st day of November 2025.

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3.H. Resolution Authorizing Staff to Apply for Capital Grant Funding for Projects Determined to be Ineligible for FEMA Public Assistance (Veterans Park Bldg., Golf Maintenance Bldg., Public Safety Bldg., match for FHWA sites on Cragmont).

Town Council Member Alice Berry made a motion to approve amended resolution authorizing staff to apply for Capital Grant Funding for Projects Determined to be Ineligible for FEMA Public Assistance. A vote of 5-0 in favor.

A RESOLUTION AUTHORIZING TOWN STAFF TO SUBMIT AN APPLICATION FOR STATE CAPITAL GRANT FUNDING FOR PROJECTS DETERMINED TO BE INELIGIBLE FOR FEMA PUBLIC ASSISTANCE

RESOLUTION NO. R-25-79

WHEREAS, Tropical Storm Helene caused extensive damage to public facilities and infrastructure in the Town of Black Mountain; and

WHEREAS, the Town has worked diligently with the Federal Emergency Management Agency (FEMA) to determine eligibility for Public Assistance funding for damaged facilities; and

WHEREAS, FEMA has verbally indicated that several Town facilities are not eligible for reimbursement due to lack of historical NFIP permit documentation and compliant construction, and formal written eligibility determinations are pending; and

WHEREAS, the State of North Carolina has established a capital grant program to assist local governments in addressing public facilities and infrastructure needs that are not eligible for FEMA Public Assistance; and

WHEREAS, the Town of Black Mountain seeks to apply for such State capital grant funding to restore and replace critical public facilities necessary for the continued delivery of municipal and recreational services; and

WHEREAS, the following projects have been identified as eligible for the State capital grant due to FEMA ineligibility or required match for FHWA sites:

Project	**Amount**
Veteran's Park Building	$350,000
Golf Maintenance Building	$1,000,000
Match for FHWA Sites on Cragmont	$50,000
Public Safety Building	$1,072,000

Approved this the 1st day of November 2025.

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4. SPECIAL MEETING: CAPITAL PROJECT ORDINANCES & BUDGET AMENDMENTS

4.A. Flat Creek Greenway Capital Project Ordinance.

The Town of Black Mountain proposes to establish a Capital Project Fund Ordinance to finance engineering work for the Flat Creek Greenway

improvements related to damage sustained during Tropical Storm Helene. The project will be funded through the North Carolina State Bridge Loan Program, which provides temporary bridge funding to advance eligible projects prior to FEMA Public Assistance reimbursement. Once FEMA reimbursements are received, they will be used to repay the State Bridge Loan. The ordinance authorizes $35,000 in revenues and expenditures, designating the funds specifically for engineering costs. It also grants the Town Manager and Finance Director authority to manage project accounts, ensuring total expenditures do not exceed total revenues without Council approval. Town Council is requested to approve the Capital Project Fund Ordinance for the Flat Creek Greenway Project to authorize $35,000 for engineering services funded through the NC State Bridge Loan Program.

Vice Mayor Archie Pertiller made a motion to approve Flat Creek Greenway Capital Project Ordinance as presented. A vote of 5-0 in favor.

Town of Black Mountain
Flat Creek Greenway Project
Capital Project Fund Ordinance

ORDINANCE NO. O-25-27

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of financing the engineering for Flat Creek Greenway improvements related to damage incurred during Tropical Storm Helene.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina State Bridge Loan program. This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to State Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
NC State Bridge Loan (*425-8806-48025*)	$35,000.00
Total Revenue	**$35,000.00**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering (*425-8806-52015*)	$35,000.00
Total Expenditures	**$35,000.00**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget

year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.B. Flat Creek Greenway Budget Amendment.

Vice Mayor Archie Pertiller made a motion to approve Flat Creek Greenway Budget Amendment as presented. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE FLAT CREEK GREENWAY PROJECT CAPITAL PROJECT FUND ORDINANCE, O-25-27

RESOLUTION NO. R-25-95

WHEREAS, the Town Council of the Town of Black Mountain has authorized the creation of a Capital Project Fund for the purpose of financing the engineering for Flat Creek Greenway improvements related to damage incurred during Tropical Storm Helene; and

WHEREAS, it is necessary to amend the Fiscal Year 2025–2026 Budget to recognize and appropriate additional funds in support of the Flat Creek Greenway Project Engineering; and

WHEREAS, the North Carolina State Bridge Loan will provide the funding source for this project.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain that the following budget amendment be made to the Fiscal Year 2025–2026 Budget:

Account Number	Account Description	Increase	Decrease
425-8806-48025	Transfer from NC State Bridge Loan	—	$35,000
425-8806-52012	Engineering	$35,000	—

Section 1. The purpose of this amendment is to recognize and appropriate $35,000 in revenue and expenditure for the Flat Creek Greenway Project Engineering, funded by the NC State Bridge Loan.

Section 2. This resolution shall become effective upon adoption.

Adopted this the 1st day of November, 2025.

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4.C. Lakeview Center Capital Project Ordinance.

The Town of Black Mountain proposes to establish a Capital Project Fund Ordinance to finance engineering services for the restoration or rebuilding of the Lakeview Senior Center. This project aims to develop engineering solutions that address damage sustained and ensure compliance with current design and construction standards. Funding for the project totals **$200,000**, sourced from Fund Balance Appropriation - Helene, with reimbursements anticipated through the North Carolina State Bridge Loan Program and FEMA Public Assistance. The ordinance authorizes the full appropriation of funds for engineering expenses and empowers the Town Manager and Finance Director to manage related accounts, ensuring compliance with fiscal and reporting requirements.
Town Council is requested to approve the Capital Project Fund Ordinance for the Lakeview Senior Center, authorizing $200,000 in funding for engineering services and granting authority to staff to manage project implementation and financial reporting in accordance with state and federal guidelines.

Town Council Member Archie Pertiller made a motion to approve Lakeview Center Capital Project Ordinance as presented. A vote of 5-0 in favor.

Town of Black Mountain
Engineering for Lakeview Center Project
Capital Project Fund Ordinance

ORDINANCE NO. O-25-28

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of financing engineering solutions to restore or rebuild the Lakeview Senior Center.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina State Bridge Loan program. This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements

related to project costs from this capital project will be allocated to State Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
Unrestricted Cash (Helene Fund) (*XXX-XXXX-XXXXX*)	$200,000.00
Total Revenue	**$200,000.00**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering (*425-8806-52015*)	$200,000.00
Total Expenditures	**$200,000.00**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during

the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.D. Lakeview Center Budget Amendment.

Town Council Member Ryan Stone made a motion to approve Lakeview Center Budget Amendment as presented. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE ENGINEERING FOR LAKEVIEW CENTER CAPITAL PROJECT ORDINANCE, O-25-28

RESOLUTION NO. R-25-97

WHEREAS, the Town Council of the Town of Black Mountain has authorized the creation of a Capital Project Fund for engineering and design work related to the restoration or reconstruction of the Lakeview Center for Aging; and

WHEREAS, it is necessary to allocate sufficient funding to ensure that the Town can advance engineering for the most costly potential scenario, including the design and permitting of a new, code-compliant structure if required by FEMA, NFIP, or applicable building standards; and

WHEREAS, the project will be funded from available unrestricted cash in the Helene Fund.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain that the following budget amendment be made to the Fiscal Year 2025–2026 Budget:

Account Number	Account Description	Increase	Decrease
425-8806-48590	Transfer from Helene Fund (Unrestricted Cash)	—	$200,000
425-8806-52012	Engineering	$200,000	—

Section 1. The purpose of this amendment is to recognize and appropriate $200,000 in revenue and expenditure for the Lakeview Center Engineering Project, funded from available unrestricted cash in the Helene Fund.

Section 2. This resolution shall become effective upon adoption.

Adopted this the 1st day of November 2025.

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4.E. Veterans Park Bridge Capital Project Ordinance

Overview:
The Town of Black Mountain proposes to establish a Capital Project Fund Ordinance to finance engineering services for the Veteran's Park Bridge project. The project will address design and engineering needs related to bridge restoration and improvements following Tropical Storm Helene.

Funding for the project totals **$120,000**, provided through the **North Carolina State Bridge Loan Program**, which offers bridge funding to advance eligible projects prior to FEMA Public Assistance reimbursement. Once FEMA reimbursements are received, they will be used to repay the State Bridge Loan.

The ordinance authorizes all necessary appropriations, directs staff to proceed with the project in compliance with all fiscal and regulatory requirements, and grants the Town Manager and Finance Director authority to manage project accounts within the approved budget.

Action Requested:
Town Council approval of the Capital Project Fund Ordinance for the Veteran's Park Bridge project, authorizing $120,000 in funding for engineering services through the NC State Bridge Loan Program.

Town Council Member Doug Hay made a motion to approve Veterans Park Bridge Capital Project Ordinance as presented. A vote of 5-0 in favor.

Town of Black Mountain
Engineering for Veteran's Park Bridge
Capital Project Fund Ordinance

ORDINANCE NO. O-25-29

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or

acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of financing the engineering for the Veteran's Park Bridge.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina State Bridge Loan program. This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to State Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
NC State Bridge Loan (*425-8806-48025*)	$120,000.00
Total Revenue	**$120,000.00**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering (*425-8806-52015*)	$120,000.00
Total Expenditures	**$120,000.00**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.F. Veterans Park Bridge Budget Amendment.

Vice Mayor Archie Pertiller made a motion to approve Veterans Park Bridge budget amendment as presented. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE ENGINEERING FOR VETERAN'S PARK BRIDGE CAPITAL PROJECT ORDINANCE, O-25-29

RESOLUTION NO. R-25-96

WHEREAS, the Town Council of the Town of Black Mountain has authorized the creation of a Capital Project Fund for engineering and design services associated with the Veteran's Park Bridge; and

WHEREAS, the bridge sustained significant damage during Tropical Storm Helene, and engineering work is necessary to design replacement or restoration solutions that comply with FEMA Public Assistance and NCDEQ requirements; and

WHEREAS, the project will be funded through the North Carolina State Bridge Loan Program, which provides bridge funding to advance FEMA-eligible projects prior to reimbursement.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain that the following budget amendment be made to the Fiscal Year 2025–2026 Budget:

Account Number	Account Description	Increase	Decrease
425-8806-48025	NC State Bridge Loan	—	$120,000
425-8806-52012	Engineering	$120,000	—

Section 1. The purpose of this amendment is to recognize and appropriate $120,000 in revenue and expenditure for the Veteran's Park Bridge Engineering Project, funded by the North Carolina State Bridge Loan.

Section 2. This resolution shall become effective upon adoption.

Adopted this the 1st day of November, 2025.

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4.G. Hilltop Road Capital Project Ordinance.

This item establishes a Capital Project Ordinance. The project authorized is for the purpose of financing the acquisition of property, engineering, and construction solutions for the Hilltop Road damage caused by Tropical Storm Helene. Total project cost equals $900,000, less $300,000 paid for in FY25. The project is funded in part by revenue provided by the North Carolina State Bridge Loan program ($541,540.09). This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to State Bridge Loan payments. Additional revenues are from Paving and Powell Bill funds.

Town Council Member Doug Hay made a motion to approve the Hilltop Road Capital Project Ordinance as presented. . A vote of 5-0 in favor.

TOWN OF BLACK MOUNTAIN
HILLTOP ROAD PROJECT
CAPITAL PROJECT FUND ORDINANCE
ORDINANCE NO. O-25-30

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of financing the acquisition of property, engineering, and construction solutions for the Hilltop Road damage caused by Tropical Storm Helene.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina State Bridge Loan program. This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to State Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
NC State Bridge Loan (*425-8806-48025*)	$600,000.00
PW Paving (2024) (*XXX-XXXX-XXXXX*)	$200,000.00
Powell Bill (2024) (*XXX-XXXX-XXXXX*)	$100,000.00
Total Revenue	**$900,000.00**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering & Permitting (*425-8806-52015*)	$220,000.00
Property Acquisition (425-*8806-57110*)	$120,000.00
Construction (425-*8806-57610*)	$476,000.00
Construction Engineering & Inspection (425-*8806-52015*)	$84,000.00
Total Expenditures	**$900,000.00**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.H. Hilltop Road Budget Amendments.

Vice Mayor Archie Pertiller made a motion to approve Hilltop Road Budget Amendments as presented. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE HILLTOP ROAD CAPITAL PROJECT ORDINANCE, O-25-30

RESOLUTION NO. R-25-92

WHEREAS, the Town Council of the Town of Black Mountain adopted a Capital Project Ordinance for the Hilltop Road Project, O-25-30, to fund engineering and design work, property acquisition, and construction related to damages sustained during Tropical Storm Helene; and

WHEREAS, the project is being advanced with bridge funding through the North Carolina State Bridge Loan Program; and

WHEREAS, it is necessary to amend the Fiscal Year 2025–2026 budget to recognize and appropriate funding to support the Hilltop Road Capital Project.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain that the following budget amendment be made to the Fiscal Year 2025–2026 Budget:

Account Number	Account Description	Increase	Decrease
425-8806-52015	Transfer to Capital Project – Hilltop Road Engineering	$58,459.91	—
1039700-49900	Appropriated Fund Balance (General Fund)	—	$58,459.91
425-8806-52015	Engineering, Permitting, & Inspections (Bridge Loan)	$245,540.09	—
425-8806-57110	Property Acquisition	$120,000.00	—
425-8806-57610	Construction	$176,000.00	—
425-8806-48025	NC State Bridge Loan	—	$541,540.09

Section 1. The purpose of this amendment is to recognize and appropriate $600,000 in revenue and expenditure for the Hilltop Road Capital Project Fund (Fund 425) for engineering services, property acquisition, and construction.

Section 2. This resolution shall become effective upon adoption.

Adopted this the 1st day of November, 2025.

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4.I. Lake Tomahawk Dam Capital Project.

The project authorized is for the purpose of financing the engineering and construction solutions for the damage to Lake Tomahawk Dam because of Tropical Storm Helene. The project is funded in whole or in part by revenue provided by the North Carolina State Bridge Loan program. This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to State Bridge Loan payments.

Town Council Member Alice Berry made a motion to approve Lake Tomahawk Dam Capital Project Ordinance as presented. A vote of 5-0 in favor.

Town of Black Mountain
Lake Tomahawk Dam Project
Capital Project Fund Ordinance

ORDINANCE NO. O-25-31

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance

adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of financing the engineering and construction solutions for the damage to Lake Tomahawk Dam as a result of Tropical Storm Helene.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina State Bridge Loan program. This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to State Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
NC State Bridge Loan (*425-8806-48025*)	$250,000.00
Total Revenue	**$250,000.00**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering (*425-8806-52015*)	$37,500.00
Construction (*425-8806-57610*)	$212,500.00
Total Expenditures	**$250,000.00**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual

agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.J. Lake Tomahawk Dam Budget Amendment.

Town Council Member Alice Berry made a motion to approve Lake Tomahawk Dam Budget Amendment as presented. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE LAKE TOMAHAWK DAM CAPITAL PROJECT ORDINANCE, O-25-31

RESOLUTION NO. R-25-98

WHEREAS, the Town Council of the Town of Black Mountain has authorized the creation of a Capital Project Fund for the engineering and construction work required to address damages to the Lake Tomahawk Dam sustained during Tropical Storm Helene; and

WHEREAS, the project will advance using the North Carolina State Bridge Loan Program, which provides bridge funding for FEMA-eligible recovery projects prior to reimbursement; and

WHEREAS, it is necessary to amend the Fiscal Year 2025–2026 budget to recognize and appropriate the revenue and expenditures associated with the Lake Tomahawk Dam Project.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain that the following budget amendment be made to the Fiscal Year 2025–2026 Budget:

Account Number	Account Description	Increase	Decrease
425-8806-48025	NC State Bridge Loan	—	$250,000
425-8806-52012	Engineering	$37,500	—
425-8806-57610	Construction	$212,500	—

Section 1. The purpose of this amendment is to recognize and appropriate $250,000 in revenue and expenditure for the Lake Tomahawk Dam Project to fund engineering design and construction activities, supported by the North Carolina State Bridge Loan.

Section 2. This resolution shall become effective upon adoption.

Adopted this the 1st day of November 2025.

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4.K. Lake Tomahawk Spillway Replacement Capital Project Ordinance.
The Town of Black Mountain proposes to establish a Capital Project Fund Ordinance to finance engineering and construction work for the replacement of the Lake Tomahawk Spillway, which was damaged during Tropical Storm Helene. This project will restore the spillway's structural integrity and ensure compliance with safety and environmental standards. The total project budget is **$475,032.28**, fully funded through the **North Carolina State Bridge Loan Program**, which provides bridge funding to advance eligible projects prior to FEMA Public Assistance reimbursement. FEMA reimbursements will be applied toward repayment of the loan. The ordinance authorizes all necessary appropriations and directs the Town Manager and Finance Director to manage project accounts, ensuring expenditures do not exceed revenues without Council approval.

Town Council Member Alice Berry made a motion to approve Lake Tomahawk Spillway Replacement Capital Project Ordinance as presented. . A vote of 5-0 in favor.

Town of Black Mountain
Lake Tomahawk Spillway Replacement Project
Capital Project Fund Ordinance

ORDINANCE NO. O-25-32

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of financing engineering and construction solutions to the damage to the Lake Tomahawk Spillway as a result of Tropical Storm Helene.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina State Bridge Loan program. This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to State Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
NC State Bridge Loan (*425-8806-48025*)	$416,572.37
Total Revenue	**$416,572.37**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering (*425-8806-52015*)	$62,485.86
Construction (*425-8806-57610*)	$354,086.51
Total Expenditures	**$416,572.37**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.L. Lake Tomahawk Spillway Budget Amendment.

Vice Mayor Archie Pertiller made a motion to approve Lake Tomahawk Spillway Budget Amendment as presented. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE LAKE TOMAHAWK SPILLWAY PROJECT CAPITAL PROJECT ORDINANCE, O-25-32

RESOLUTION NO. R-25-99

WHEREAS, the Town Council of the Town of Black Mountain has authorized the creation of a Capital Project Fund for the engineering and construction work required to repair and stabilize the Lake Tomahawk Spillway, which sustained significant damage during Tropical Storm Helene; and

WHEREAS, the project will be advanced using the North Carolina State Bridge Loan Program, which provides bridge funding to support FEMA-eligible recovery projects prior to reimbursement; and

WHEREAS, it is necessary to amend the Fiscal Year 2025–2026 budget to recognize and appropriate the revenue and expenditures associated with the Lake Tomahawk Spillway Project.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain that the following budget amendment be made to the Fiscal Year 2025–2026 Budget:

Account Number	Account Description	Increase	Decrease
425-8806-48025	NC State Bridge Loan	—	$475,032.28
425-8806-52012	Engineering	$71,254.84	—
425-8806-57610	Construction	$403,777.44	—

Section 1. The purpose of this amendment is to recognize and appropriate $475,032.28 in revenue and expenditure for the Lake Tomahawk Spillway Project, funded by the North Carolina State Bridge Loan.

Section 2. This resolution shall become effective upon adoption.

Adopted this the 1st day of November, 2025.

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4.M. Town Roads 1 & 2 Capital Project Ordinance.

The Town Council of Black Mountain has authorized a capital project to fund engineering and construction repairs for multiple town roads ("Town Roads 1" and "Town Roads 2") damaged by Tropical Storm Helene. The $800,000 project is funded by the NC State Bridge Loan program and FEMA Public Assistance reimbursements. The Town Manager and Finance Director are authorized to manage the project within the approved budget and funding requirements.

Council Member Pam King made a motion to approve the following Capital Project Fund Ordinance. A vote of 5-0 in favor.

Town of Black Mountain

Town Roads 1 & 2 Project
Capital Project Fund Ordinance

ORDINANCE NO. O-25-33

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of financing engineering and construction solutions to the damage to several roads, categorized as “Town Roads 1” and “Town Roads 2”, which suffered minor damage to Tropical Storm Helene.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina State Bridge Loan program. This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to State Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
NC State Bridge Loan (*425-8806-48025*)	$783,000.00
FEMA PA Reimbursement (*XXX-XXXX-XXXXX*)	$17,000.00
Total Revenue	**$800,000.00**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering (*425-8806-52015*)	$100,000.00
Construction (*425-8806-52320*)	$700,000.00
Total Expenditures	**$800,000.00**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.N. Town Roads 1 & 2 Project Budget Amendments.

Town Council Member Pam King made a motion to approve Town Roads 1 & 2 Project Budget Amendments as presented . A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE TOWN ROADS 1 & 2 CAPITAL PROJECT FUND RESOLUTION, O-25-33

RESOLUTION NO. R-25-93

BE IT RESOLVED by the Town Council of the Town of Black Mountain, North Carolina, that the following amendment be made to the annual budget for the fiscal year ending June 30, 2026:

Section 1. Purpose

The purpose of this budget amendment is to recognize and appropriate funding to support the Town Roads 1 & 2 Project in accordance with the adopted Capital Project Fund Resolution. This project will address roadway and minor infrastructure damage sustained during Tropical Storm Helene. Funding is provided through the North Carolina State Bridge Loan Program, which advances costs until FEMA Public Assistance reimbursement occurs.

Section 2. Revenues

The following revenues are hereby increased and transferred to the Town Roads 1 & 2 Capital Project Fund:

Account Number	Description	Increase
425-8806-48025	NC State Bridge Loan Proceeds	$783,000.00
425-8806-43100	FEMA PA Reimbursement	$17,000.00
	Total Revenue	**$800,000.00**

Section 3. Expenditures

The following expenditures are authorized in the Town Roads 1 & 2 Capital Project Fund:

Account Number	Description	Increase
425-8806-52012	Engineering	$100,000.00
425-8806-57610	Construction	$700,000.00
	Total Expenditures	**$800,000.00**

Section 4. Authorization

The Town Manager and Finance Director are authorized to implement this budget amendment and administer the project in accordance with the adopted Capital Project Fund Resolution, the North Carolina Local Government Budget and Fiscal Control Act, and applicable FEMA and State program regulations.

Section 5. Effective Date

This resolution shall become effective upon adoption.

ADOPTED this 1st day of November, 2025.

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4.O. Oconeechee Sinkhole Capital Project Ordinance.

The Town Council of Black Mountain has authorized a capital project to design and construct a permanent solution to the sinkhole near N. Oconeechee Ave. The $1,125,000 project is funded by the NC DEQ Bridge Loan program, with FEMA reimbursements applied to loan payments. The Town Manager and Finance Director are authorized to manage the project within the approved budget, and the ordinance expires when the project is complete or the grant ends.

Vice Mayor Archie Pertiller made a motion to approve Occoneechee Sinkhole Capital Project Ordinance as presented. . A vote of 5-0 in favor.

Town of Black Mountain
Oconeechee Sinkhole Project
Capital Project Fund Ordinance

ORDINANCE NO. O-25-34

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of engineering and constructing a permanent system

solution to the sinkhole on or near N Oconeechee Ave.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina Department of Environmental Quality (DEQ) Bridge Loan program. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to NC DEQ Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
NC DEQ Bridge Loan (*425-8806-48025*)	$1,125,000.00
Total Revenue	**$1,125,000.00**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering (*425-8806-52015*)	$168,100.00
Construction (*425-8806-57610*)	$956,900.00
Total Expenditure	**$1,125,000.00**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.P. Oconeechee Sinkhole Budget Amendment.

Vice Mayor Archie Pertiller made a motion to approve Occoneechee Sinkhole Budget Amendment as presented. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE OCONEECHEE SINKHOLE CAPITAL PROJECT FUND ORDINANCE, O-25-34

RESOLUTION NO. R-25-100

WHEREAS, the Town Council of the Town of Black Mountain has authorized the creation of a Capital Project Fund for the Oconeechee Sinkhole Project, O-25-34, to address damages sustained during Tropical Storm Helene; and

WHEREAS, funding for the project is made available through the North Carolina Department of Environmental Quality (NC DEQ) Bridge Loan Program, which provides bridge funding for FEMA-eligible recovery projects prior to reimbursement; and

WHEREAS, it is necessary to amend the Fiscal Year 2025–2026 budget to recognize and appropriate revenues and expenditures associated with this project in accordance with the adopted Capital Project Ordinance and the Town's financial policies.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026:

Section 1. Purpose. The purpose of this budget amendment is to recognize and appropriate funding to support the Oconeechee Sinkhole Project in accordance with the adopted Capital Project Fund Ordinance. This amendment provides the budget authority to align current year activities with the multi-year project financing plan.

Section 2. Revenues. The following revenues are hereby increased in the Helene Recovery Fund and transferred to the Oconeechee Sinkhole Capital Project Fund:

Account Number	Account Description	Increase
425-8806-48025	Transfer In – NC DEQ Bridge Loan Proceeds	$1,125,000.00

Section 3. Expenditures. The following expenditures are authorized for the Oconeechee Sinkhole Capital Project Fund:

Account Number	Account Description	Increase
425-8806-52012	Engineering	$168,100.00
425-8806-57610	Construction	$956,900.00
	Total Expenditures	**$1,125,000.00**

Section 4. Authorization. The Town Manager and Finance Director are authorized to implement this amendment and manage the project consistent with the adopted Capital Project Ordinance, applicable federal and state guidance, and Town financial policies.

Section 5. Effective Date. This Budget Amendment shall become effective upon adoption.

Adopted this the 1st day of November 2025.

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4.Q. Water System Capital Project Ordinance.

The Town Council of Black Mountain has authorized a capital project to repair the town's water system, including engineering and construction of recovery-related improvements. The $1,043,290 project is funded by the NC DEQ Bridge Loan program, with FEMA reimbursements applied to loan payments. The Town Manager and Finance Director are authorized to manage the project within the approved budget, and the ordinance expires when the project is complete or the grant funding period ends.

Vice Mayor Archie Pertiller made a motion to approve Water System Capital Project Ordinance as presented. A vote of 5-0 in favor.

Town of Black Mountain
Water System Project
Capital Project Fund Ordinance

ORDINANCE NO. O-25-35

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of repairing the Town of Black Mountain water system, including engineering and construction of recovery-related improvements for the water system.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina Department of Environmental Quality (DEQ) Bridge Loan program. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to NC DEQ Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
NC DEQ Bridge Loan (*450-8516-48025*)	$1,043,290.32
Total Revenue	**$1,043,290.32**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering (*450-8516-52012*)	$156,493.55
Construction (*450-8516-57615*)	$886,796.77
Total Expenditure	**$1,043,290.32**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.R. Water System Project Budget Amendment.

Vice Mayor Archie Pertiller made a motion to approve Water System Project Budget Amendment as presented. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE WATER SYSTEM RECOVERY PROJECT CAPITAL PROJECT FUND RESOLUTION, O-25-35

RESOLUTION NO. R-25-101

WHEREAS, the Town Council of the Town of Black Mountain has authorized the creation of a Capital Project Fund for the Water System Recovery Project to address damages sustained by the Town's water system as a result of Tropical Storm Helene; and

WHEREAS, the project includes engineering, repairs, and construction necessary to restore the Town's water system to safe and reliable operation; and

WHEREAS, funding for the project is made available through the North Carolina Department of Environmental Quality (NC DEQ) Bridge Loan Program, which provides bridge funding for FEMA-eligible recovery projects prior to reimbursement; and

WHEREAS, it is necessary to amend the Fiscal Year 2025–2026 budget to recognize and appropriate revenues and expenditures associated with this project in accordance with the adopted Capital Project Fund Resolution and the Town's financial policies.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain, North Carolina, that the following amendment be made to the annual budget for the fiscal year ending June 30, 2026:

Section 1. Purpose. The purpose of this budget amendment is to recognize and appropriate funding to support the Water System Recovery Project in accordance with the adopted Capital Project Fund Resolution. This project includes engineering, repairs, and construction necessary to restore the Town's water system following Tropical Storm Helene. Funding is made available through the NC DEQ Bridge Loan Program in anticipation of FEMA Public Assistance reimbursement.

Section 2. Revenues. The following revenues are hereby recognized and transferred to the Water System Capital Project Fund:

Account Number	Description	Increase
450-8516-48025	NC DEQ Bridge Loan Proceeds	$1,043,290.32
	Total Revenue	**$1,043,290.32**

Section 3. Expenditures. The following expenditures are authorized in the Water System Capital Project Fund:

Account Number	Description	Increase
450-8516-52012	Engineering	$156,493.55
450-8516-57615	Construction	$886,796.77
	Total Expenditures	**$1,043,290.32**

Section 4. Authorization. The Town Manager and Finance Director are authorized to implement this budget amendment and administer the project in accordance with the adopted Capital Project Fund Resolution, the Local Government Budget and Fiscal Control Act, and applicable federal and state program requirements.

Section 5. Effective Date. This Budget Amendment shall become effective upon adoption.

Adopted this the 1st day of November 2025.

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4.S. Cragmont Road Capital Project Fund Ordinance.

The Town Council has authorized a capital project to repair Cragmont Road following damage from Tropical Storm Helene, including engineering and construction work. The $250,000 project is funded by the NC Unmet Needs Grant and the NC State Bridge Loan, with FEMA reimbursements applied toward the loan. The Town Manager and Finance Director are authorized to manage the project within the approved budget, and the ordinance expires when the project is complete or the grant period ends.

Town Council Member Pam King made a motion to approve Cragmont Road Capital Project Fund Ordinance as presented. A vote of 5-0 in favor.

Town of Black Mountain
Cragmont Road Project
Capital Project Fund Ordinance

ORDINANCE NO. O-25-36

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control, a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby created as follows:

Section 1: Project Defined
The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2: Project Authorization
The project authorized is for the purpose of financing engineering and construction solutions to the damage to Cragmont Road caused by Tropical Storm Helene.

Section 3: Funding
The project is funded in whole or in part by revenue provided by the North Carolina State Bridge Loan program. This loan provides bridge funding to allow eligible projects to advance prior to FEMA Public Assistance reimbursement. FEMA Public Assistance expenditure reimbursements related to project costs from this capital project will be allocated to State Bridge Loan payments.

Section 4: Directives
The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues
The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
Revenue Type	***Anticipated Revenues***
NC Unmet Needs Grant (425-*8806-43200*)	$50,000.00
NC State Bridge Loan (*425-8806-48025*)	$200,000.00
Total Revenue	**$250,000.00**

Section 6. Expenditures
The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
Expenditure Type	***Anticipated Expenditures***
Engineering (*425-8806-52012*)	$37,500.00
Construction (*425-8806-57610*)	$212,500.00
Total Expenditures	**$250,000.00**

Section 7. Records and Reporting
The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Authority to Manage Accounts
The Town Manager and/or the Finance Director has the authority to transfer funds; both

expenditures and revenues, between the accounts contained within the capital project as may be necessary, provided however that the total expenditures equal the total revenues and that expenditures may not exceed the project total without an amended ordinance from council.

Section 9. Official Copies
Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 10. Budget Inclusion
Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year. However, per G.S. 159-13.2 information on project ordinances will be included in the annual budget. Each year the finance officer shall include within the budget information in such detail as he or the governing board may require concerning each grant project or capital project. This information will be detailed for any new project funds expected to be authorized by project ordinance during the budget year and include information on projects authorized by previously adopted project ordinances which have remaining appropriations available for expenditure during the budget year.

Section 11. Project Expiration
This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever comes first.

Duly adopted this 1st day of November 2025.

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4.T. Cragmont Road Budget Amendment.

Town Council Member Pam King made a motion to approve Cragmont Road Budget Amendment as presented. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET TO ACCOMPANY THE CRAGMONT ROAD CAPITAL PROJECT FUND RESOLUTION, O-25-36

RESOLUTION NO. R-25-102

BE IT RESOLVED by the Town Council of the Town of Black Mountain, North Carolina, that the following amendment be made to the annual budget for the fiscal year ending June 30, 2026:

Section 1. Purpose. The purpose of this budget amendment is to recognize and appropriate funding to support the Cragmont Road Project in accordance with the adopted Capital Project Fund Resolution. This project will address roadway and minor infrastructure damage sustained during Tropical Storm Helene. Funding is provided through the North Carolina State Bridge Loan Program, which advances costs until FEMA Public Assistance reimbursement occurs.

Section 2. Revenues. The following revenues are hereby increased and transferred to the Cragmont Road Capital Project Fund:

Account Number	Description	Increase
425-8806-43200	NC Unmet Needs Grant Proceeds	$50,000.00
425-8806-48025	NC State Bridge Loan Proceeds	$200,000.00
	Total Revenue	**$250,000.00**

Section 3. Expenditures. The following expenditures are authorized in the Cragmont Road Capital Project Fund:

Account Number	Description	Increase
425-8806-52012	Engineering	$37,500.00
425-8806-57610	Construction	$212,500.00
	Total Expenditures	**$250,000.00**

Section 4. Authorization. The Town Manager and Finance Director are authorized to implement this budget amendment and administer the project in accordance with the adopted Capital Project Fund Resolution, the North Carolina Local Government Budget and Fiscal Control Act, and applicable FEMA and State program regulations.

Section 5. Effective Date. This resolution shall become effective upon adoption.

Adopted this the 1st day of November 2025.

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4.U. Budget Amendment: Golf Course Bridge and Cart Path Repairs from Helene Fund.

The Town's municipal golf course sustained damage to two bridges and portions of the cart path during Tropical Storm Helene. Both bridges are critical for access to play areas and maintenance routes. Staff recommend replacement using flood-resilient design and materials. Cart path repairs are also necessary to ensure safe and continuous use. These projects are eligible for FEMA PA (Public Assistance) reimbursement. The project has been submitted off of cost estimates. Staff request approval of the budget amendment to appropriate $100,000 for bridge replacement, and $8,000 for cart path repairs at the golf course, funded through the Helene Fund.

Vice Mayor Archie Pertiller made a motion to approve the budget amendment for Golf Course Bridge and Cart Path Repairs from Helene Fund as recommended. A vote of 5-0 in favor.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026 BUDGET FOR GOLF COURSE BRIDGE AND CART PATH REPAIRS

RESOLUTION NO. R-25-103

WHEREAS, the Town's municipal golf course sustained damage to two bridges and portions of the cart path during Tropical Storm Helene; and

WHEREAS, both bridges are critical for access to play areas and maintenance routes, and staff recommend replacement using flood-resilient design and materials; and

WHEREAS, cart path repairs are necessary to ensure safe and continuous use; and

WHEREAS, these projects are eligible for FEMA Public Assistance (PA) reimbursement and have been submitted based on cost estimates; and

WHEREAS, it is necessary to amend the Fiscal Year 2025–2026 budget to recognize and appropriate funding for these projects.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain, North Carolina, that the following amendment be made to the annual budget for the fiscal year ending June 30, 2026:

Section 1. Helene Fund Amendments. The Helene Fund is hereby amended as follows:

Account Number	Account Description	Increase	Decrease
425-8806-57610	Capital Outlay – Golf Course Bridges	$100,000	—
425-8806-52311	Capital Outlay – Cart Path Repairs	$8,000	—
425-8806-48900	Fund Balance Appropriation	—	$108,000

Section 2. Effective Date. This resolution shall become effective upon adoption.

Adopted this the 1st day of November 2025.

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4.V. Budget Amendment: Insurance Proceeds for Public Services Building Engineering and Construction.

Vice Mayor Archie Pertiller made a motion to approve the budget amendment for Insurance Proceeds for Public Services Building Engineering and Construction as presented. A vote of 5-0 in favor.

A RESOLUTION BUDGETING INSURANCE PROCEEDS FOR THE PUBLIC SERVICES BUILDING ENGINEERING AND CONSTRUCTION

RESOLUTION NO. R-25-72

WHEREAS, the Town of Black Mountain sustained substantial damage to the Public Works Building during Tropical Storm Helene; and

WHEREAS, the facility is essential to the Town's ability to deliver critical public services and maintain infrastructure; and

WHEREAS, the Town has received $1,500,000.00 in insurance proceeds related to this loss; and

WHEREAS, these proceeds are to be used to fund engineering, planning, and construction of a replacement Public Services facility; and

WHEREAS, budgeting these proceeds allows the Town to initiate engineering and design work while awaiting FEMA Public Assistance and other state or federal funding determinations;

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

1. The Town budgets $1,500,000.00 in insurance proceeds to support engineering and construction activities for the Public Works Building.
    - $150,000.00 – for engineering for the Public Services Building (*to 425-8806-52012 from 425-8806-48010*)
    - $1,350,000.00 – for construction for the Public Services Building (*to 425-8806-57610 from 425-8806-48010*)
2. The Town Manager is authorized to execute any necessary budget amendments, contracts, or related documents required to implement this allocation.
3. The Town shall continue to pursue FEMA Public Assistance reimbursement and other recovery funding sources for eligible project costs.

ADOPTED this 1st day of November, 2025.

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5. **CLOSING REMARKS AND NEXT STEPS.** Fountainworks staff reviewed items from the sessions and discussed next steps with staff and the Council.

6. **ADJOURNMENT.** ***With no further business to be discussed, Mayor C. Michael Sobol adjourned the meeting at 1:25 PM.***

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C. Michael Sobol, Mayor

Attest:

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Wesley M. Barker, Town Clerk