BLACK MOUNTAIN TOWN COUNCIL MINUTES

December 4, 2025 | Agenda Work Session & Special Meeting | Time: 5:00 P.M.

Black Mountain Town Hall | 160 Midland Ave., Black Mountain, NC 28711

The Black Mountain Town Council held a special meeting on Thursday, December 4, 2025, at 5:00 p.m. at Black Mountain Town Hall, 160 Midland Ave., Black Mountain, NC 28711. The purpose of this meeting was for the regular agenda review work session for the upcoming monthly Council meeting and to consider approval of the transfer of agreement for the temporary structures at 304 Black Mountain Ave.

Mayor C. Michael Sobol called the meeting to order at 5:00 p.m. with the following members in attendance: Mayor C. Michael Sobol, Vice Mayor Archie Pertiller, Council Member Alice Berry, Council Member Doug Hay, Council Member Pam King, Council Member Ryan Stone.

The following staff members were present: Josh Harrold, Town Manager; Jessica Trotman, Assistant Town Manager; Wesley Barker, Town Clerk; Steve Parker, Police Chief; Jamey Matthews, Public Works Director; Selena Coffey, Public Information Officer.

December 8, 2025 Council Meeting Agenda Review. Town Manager Josh Harrold reviewed the proposed agenda items for the upcoming December 8, 2025 Regular Town Council meeting.

The Council requested updates on the recovery projects and updates on Ridgeway Ave. speed control measures. These items would be added under the "Communications from Staff" agenda line as items 4.B. and 4.C., respectively.

Vice Mayor Archie Pertiller made a motion to adopt the December 8, 2025 meeting agenda as amended. A vote of 5-0 in favor.

Consideration of Resolution to Assume the Amended Lease for the Public Works & Planning Department Temporary Offices Facility from the United States Army Corps of Engineers (USACE).

This resolution authorizes the Town of Black Mountain to assume an amended lease for temporary office facilities for the Public Works and Planning & Development departments at 304 Black Mountain Avenue following Tropical Storm Helene. With the U.S. Army Corps of Engineers demobilizing from the disaster response, the Town must take over the $17,000-per-month lease to maintain occupancy, with eligible costs reimbursable by FEMA under Category B Emergency Protective Measures. The amended agreement reflects additional details provided by USACE after the original lease assumption was approved on October 13, 2025, and requires Town Council approval to ensure continued operations while long-term recovery planning remains underway.

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

A RESOLUTION TO ASSUME THE AMENDED LEASE FOR THE PUBLIC WORKS AND PLANNING DEPARTMENT TEMPORARY OFFICES FACILITY FROM THE UNITED STATES ARMY CORP OF ENGINEERS
Resolution No. R-25-111

WHEREAS, following Tropical Storm Helene (DR-4827-NC), the Town of Black Mountain received Direct Federal Assistance (DFA) through the U.S. Army Corps of Engineers (USACE) to provide temporary office facilities for the Public Works and Planning & Development departments at 304 Black Mountain Avenue; and

WHEREAS, the lease and associated services have, to date, been managed directly between USACE and the vendor under the federal mission assignment; and

WHEREAS, USACE is now demobilizing from the disaster event and has notified the Town that it must assume the lease agreement to maintain occupancy of the temporary offices; and

WHEREAS, FEMA Public Assistance (PA) has confirmed that funding eligibility will continue for this lease under the Town's Category B (Emergency Protective Measures) project; and

WHEREAS, FEMA will reimburse the Town for eligible costs at the approved rate; and

WHEREAS, the lease amount is $17,000 per month, and the new agreement between the Town of Black Mountain and the vendor will be consistent with the terms previously managed under the USACE contract; and

WHEREAS, the execution of this contract ensures continued operational space for essential public functions while permanent facility recovery planning and FEMA funding determinations remain underway; and

WHEREAS, a contract was approved by Town Council to assume this lease on October 13, 2025; and

WHEREAS, subsequently, additional details were provided by the USACE which were necessary to include in the contract; and

WHEREAS, the changes made to the contract require Town Council approval to proceed.

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

1. The Town Manager is authorized to execute the revised lease agreement for the temporary Public Works and Planning offices located at 304 Black Mountain Avenue in

the amount of $17,000 per month, with costs reimbursable through FEMA Public Assistance (PA).

2. The Town Manager is authorized to execute any necessary budget amendments, contracts, or related documents required to implement this agreement.

Adopted this the 4th day of December 2025.

This signed agreement is attached at the end of these minutes as Appendix A.

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There being no further business, Mayor C. Michael Sobol adjourned the meeting at 5:20 p.m.

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

Attachments: Appendix A; Copy of Transfer Agreement.