

Town of Black Mountain

Buncombe County, North Carolina

Recovery Status Update Work Session

DR-4827-NC

August 13, 2025

Town of Black Mountain Projects Overview



- **32 Projects**
  - 72 Damages

  - **Emergency Work (3)**
    - Category B - Emergency Protective Measures

      - **Expedited Project**
        - $1,721,332.35 * 50% = $860,666.18

      - **Emergency Operations Center (EOC)**
        - $176,205.79

  - **Permanent Work (34)**

      - Category C - Roads and Bridges (7)
      - Category D - Water Control Facilities (7)
      - Category E - Buildings and Equipment (7)
      - Category F – Utilities (3)
      - Category G - Parks, Recreational Facilities, and Other Items (5)
      - Category Z - Management Costs (1)

TOBM
Highlighted Projects

- **Obligated:**
  - **950021** – Management Costs

- **Projects submitted to FEMA**

  - **796902** – Expedited Project (Submitted to FEMA, pending remaining 50% disbursement).

  - **814473** – EOC (Submitted to FEMA, not obligated yet.)

  - **810947** - Golf Maintenance Shop (Documentation submitted to FEMA, not obligated yet.) Still waiting on Relocation Request determination.

  - **826151** - Townwide Roads (submitted to FEMA, not obligated yet).

- **Projects in formulation:**

  - **950491** - Water Distribution Project (100% Completed).

  - **811551** - Veterans Park (Still waiting on Relocation Request determination.

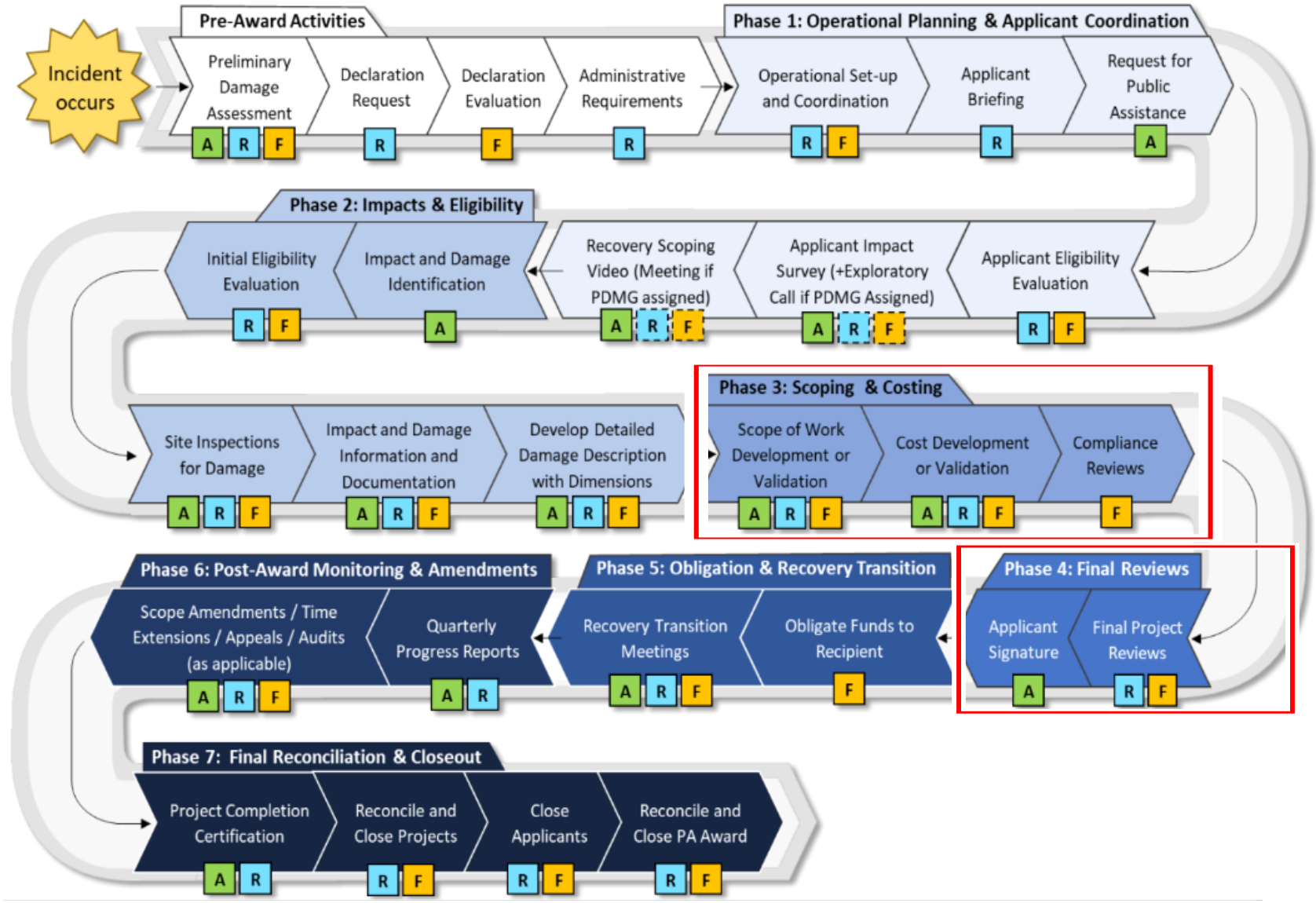
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  - **826151** - Townwide Roads (submitted to FEMA, not obligated yet).

  - **000000** - Library, Town Hall, Center for the Arts, Police Carport.

FEMA Public Assistance National Workflow

Program Delivery Process Steps



950021
Management Costs

- The Total Obligated Amount for this project is **$43,033.11.**
  - The total amount for this project represents five percent of the total obligated amount. Funding for this project will increase to reflect additional obligations.
  - Administrative tasks linked to the Public Assistance Programs can be claimed under this project.
  - Requests for reimbursement can be submitted to NCEM.

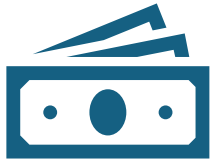
796902 – Expedited Project



The total obligated amount for this project is **$1,721,332.35**, of which **$860,666.18 (50%)** have been already disbursed to the Town of Black Mountain.



The town has submitted costs documentation for 100% of the work performed. FEMA, pending remaining **50%** disbursement.



Theres a possibility that lodging and food expenses are not reimbursed as the Town didn’t have a provision for this type of expenses included in the town's policy.

- The total amount for this project will be adjusted to reflect the insurance proceeds received by the Town. This adjustment represents around **60%** of the project.

814473 – Emergency Operations Center (EOC)



Approximate amount to be obligated: **$176,205.79**



All the necessary documentation for this project has been submitted to FEMA for review and obligation of the project. However, it have not been obligated as of August 2025.



This project includes:

Force Account Labor

- Town personnel active during the emergency response
- Permits and Inspections

Force Account Materials

Mutual Aid (City of New Bern)

811550
Hill Top Road A&E

- Approximate amount to be obligated: **$147,000.00**

- The necessary documentation for this project have been submitted to FEMA, this includes but is not limited to:

    - Engenieering Reports.
    - Costs Estimates.
    - Pre and Post Disaster Photos.
    - Property Appraisal.
    - Acquisition Report.
    - RFQ and Proposals.

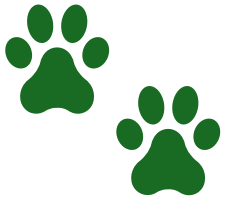
- The Request for Proposals was recently completed. The engineering firm selected should start working in the coming weeks.

Small projects in progress



Golf Course

Irrigation, proshop, culverts on back nine. Paving and bridges for front nine. Will be obligated off actuals and estimates.



Dog Park

Site cleaned up, Materials is ordered, waiting on contractor. Will be obligated from actuals



Green Stormwater

Contract award, permitting complete, work started (weater delays). Will be obligated off actuals

Contracts in negotiations for A&E

A&E will be obligated off of documentation for each project. The timeline for obligation is unknown.

- Flat Creek Greenway
- Watershed
- Lake Tomahawk Dam
- Vet Park Stream Restoration
- Town Roads
- Hilltop Road Repair
- North Oconeechee Sinkhole

Projects to be awarded in September

The FEMA A&E projects will be developed after these projects are awarded and required documentation submitted to FEMA. The timeline for obligation of funds is unknown.

- Public Services Building
- Public Safety Building
- Lakeview Center Building
- Golf Maintenance Building
- Shooting Range

950491
Water Distribution Project

This project is 100% completed

Cost Summary for this project includes the following work categories:

- Force Account Labor.
- Force Account Equipment and Materials.
- Mutual Aid.

In Progres (Pending Completed Work Details)

- Damage Descriptions and Dimensions
- Scope of Work

Next Steps: Submit project to FEMA for review and obligation. Once the project is obligated requests for reimbursement can be submitted to NCEM.

811551
Veterans Park

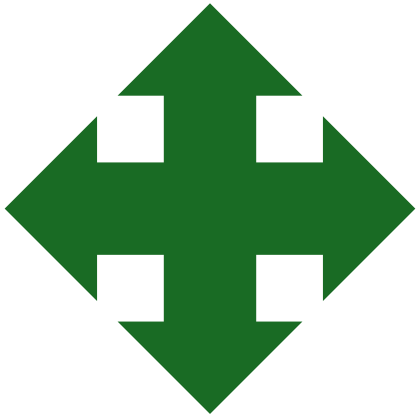


- Includes stream restoration, ped bridge, connection under I-40, restrooms, concession stands.
- 3 fields through donated resources, fencing installed, debris clean up.
- The documentation sent to FEMA regarding this project included:
    - Satellite/Flooding Zone maps
    - Pre and Post Disaster Photos
    - Project Justifications
    - Request for resilience determination on method of repair for buildings, bridge and bank restoration
    - Substantial Damage Estimator Report
    - Ruggles Engineering Report
- A relocation request was submitted to NCEM. It's currently pending FEMA's review and determination.
- The project is pending a 50% Rule Determination by FEMA.

810947
Golf Maintenance Shop



DOCUMENTATION SUBMITTED TO FEMA; HOWEVER, THE PROJECT HAS NOT YET BEEN OBLIGATED.



A RELOCATION REQUEST WAS SUBMITTED TO NCEM. IT'S CURRENTLY PENDING FEMA'S REVIEW AND DETERMINATION.



THE PROJECT IS PENDING A 50% RULE DETERMINATION BY FEMA.

826151
Townwide Roads

- Approximate amount to be obligated: **$17,535.86**
- This project included Force Account Labor, Equipment and Materials.
- All the documentation have been submitted to FEMA.
- This project is currently under review by the Consolidated Resource Center (CRC) before it is obligated.
- Once the project is obligated, requests for reimbursements can be submitted to NCEM.

- **This project only includes some of the town roads. Additional roads that require engineering, etc. are grouped in other projects.**

Miscellaneous Buildings Project

Library, Town Hall, Center for the Arts, Police Carport



- This project in currently being regrouped to better align the damages.
- Most of the work has been already completed, however, the project will include work to be completed.
- Consulting team is working to submit this project by the end of the week.

Next Projects to be Submitted



Miscellaneous Buildings Project (Previously 810953)



Golf Course Project



Vehicles & Equipment Projects



Temporary Building Project

Applicant Performed Work

(Force Account Labor and Force Account Equipment)

- **Labor Documentation**
  - Summary of Costs
  - For Each Employee:
    - Name
    - Job Title and Function
    - Type of Employee
    - Days and Hours Worked
    - Pay Rates and Fringe Rate
    - Description of Work
    - Timesheets
    - Fringe Benefit Calculations
    - Pay Policy

- **Applicant-Owned Equipment**
  - Summary of Costs & Cost Documentation
    - Hourly Rates for Equipment
    - Mileage for Vehicles
    - Applicant Purchased
    - Purchase Price
    - Equipment Rates
    - Actual Fuel and Maintenance
    - Type of Equipment and Attachments Used
    - Size/Capacity
    - Locations and Days/Hours Used (Usage Logs)
    - Operator Name
    - Schedule of Rates

Challenges and Opportunities

- A new FEMA team has been assigned to the Town of Black Mountain.
- Long period of time to get determination and responses from FEMA, which delays the development of the projects.
- Faster development and obligation of projects.
- Technical and Programmatical Support.
- Potential for improved communication and workflow.
- Chances to address unresolved issues.
- Realignment of priority projects and timelines.

Questions