BLACK MOUNTAIN TOWN COUNCIL MINUTES

February 17, 2025 | Special Called Meeting | Time: 5:30 PM

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

Black Mountain Town Council held their Special Called Meeting Agenda on Monday, February 17, 2025, at 5:30 PM in the Council Chambers of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

1. **CALL TO ORDER**
Mayor C. Michael Sobol called the Special Town Council meeting to order at 5:31 p.m. with the following members in attendance: Mayor C. Michael Sobol, Town Council Member Alice Berry, Town Council Member Doug Hay, Town Council Member Pam King, Town Council Member Archie Pertiller, Town Council Member Ryan Stone.

The following staff members were present: Josh Harrold, Town Manager; Jessica Trotman, Assistant Town Manager/Planning Director; Wesley Barker, Town Clerk; Angela Reece, Project & Facilities Manager; John Coffey, Fire Chief; Steve Parker, Police Chief; Jamey Matthews, Public Works Director.

Mayor Sobol read the ethics statement.

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2. **NEW BUSINESS**

2.A. Hurricane Helene Review of Damages & Financing Options.
Assistant Town Manager Jessica Trotman gave a presentation to the Council. The purpose of this presentation was to prepare the Council for their budget retreat on March 1, 2025, by understanding recovery processes and variables, share an overview of damages to Town-owned property, general financial impacts, cash flow resources, potential funding gaps and to consider options on how to prioritize available funding towards recovery needs. *A copy of this presentation is included at the end of these minutes as Appendix A.* Discussion among the Council and staff ensued. The storm damage to Hilltop Drive was then discussed. Currently, Hilltop Drive has significant road damage, is unstable, and is posing an accessibility concern for residents. Discussion ensued on temporary and permanent fixes to this road. The approximate cost to stabilize the roadway is $261,000 until a more permanent fix is made. ***Council Member Pam King made a motion to move forward with work to stabilize the Hilltop Drive road, at a cost not to exceed $300,000, which includes engineering fees and to pull these funds from the Paving fund. A vote of 5-0 in favor.***

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2.B. Appointment of Delegates to the Land of Sky Regional Council Board of Delegates.

Town Council Member Pam King made a motion to appoint Ryan Stone as the primary delegate and Doug Hay as alternate delegate to Land of Sky Regional Council Board of Delegates. A vote of 5-0 in favor.

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2.C. Appointment of Primary and Alternate Members to the Asheville Regional Housing Consortium.

Town Council Member Ryan Stone made a motion to appoint Alice Berry as primary member and Jessica Trotman as alternate member to the Asheville Regional Housing Consortium. A vote of 5-0 in favor.

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2.D. Appointment of Primary and Alternate Members to the French Broad River Metropolitan Planning Organization (MPO) Board of Directors

Town Council Member Ryan Stone made a motion to appoint Archie Pertiller as primary member and Pam King as alternate member to the French Board River Metropolitan Planning Organization (MPO) Board of Directors. A vote of 5-0 in favor.

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2.E. Appointment to the Black Mountain Center for the Arts Board of Directors.

Town Council Member Ryan Stone made a motion to appoint Pam King to serve as the Town's primary ex-officio member on the Black Mountain Center for the Arts Board, and Archie Pertiller as the alternate member. A vote of 5-0 in favor.

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2.F. Appointments to the Black Mountain-Swannanoa Chamber of Commerce Executive Board.

Town Council Member Pam King made a motion to appoint Doug Hay as primary member, and Alice Berry as alternate member to the Black Mountain-Swannanoa Chamber of Commerce Executive Board. A vote of 5-0 in favor.

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3. **COMMUNICATION FROM MAYOR AND TOWN COUNCIL-** none.

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4. **CLOSED SESSION.** The Town Council would be entering a closed session as allowed per N.C.G.S. 143- 318.11(a)(6); to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an

individual public officer. ***Town Council Member Alice Berry made a motion to enter into Closed Session as allowed by NCGS 143-318.11(a)(6). A vote of 5-0 in favor. The time was 6:45 p.m.***

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5. **ADJOURNMENT.** The Town Council returned from closed session to open session at 7:41 p.m. ***With no further business to be discussed, Mayor Sobol adjourned the meeting.***

C. Michael Sobol, Mayor

Attest:

Wesley M. Barker, Town Clerk

Appendix A attached.

Helene Impacts and Financing Information

Town Council Presentation

February 17, 2025

Jessica Trotman, Assistant Town Manager

Purpose

- Prepare Council Members for Budget Retreat on March 1 by understanding recovery processes and variables.
- Share overview of damages to Town owned property
- General financial impacts
- Cash flow resources
- Potential funding gaps
- Consider options on how to prioritize available funding toward recovery needs

Review – Damage Inventory

- Damage Inventory (“DI”)
- DI is high level summary of damages.
- Used to schedule site inspections and create projects.
- Projects are tasks or items grouped in a logical order.

Review - Continued

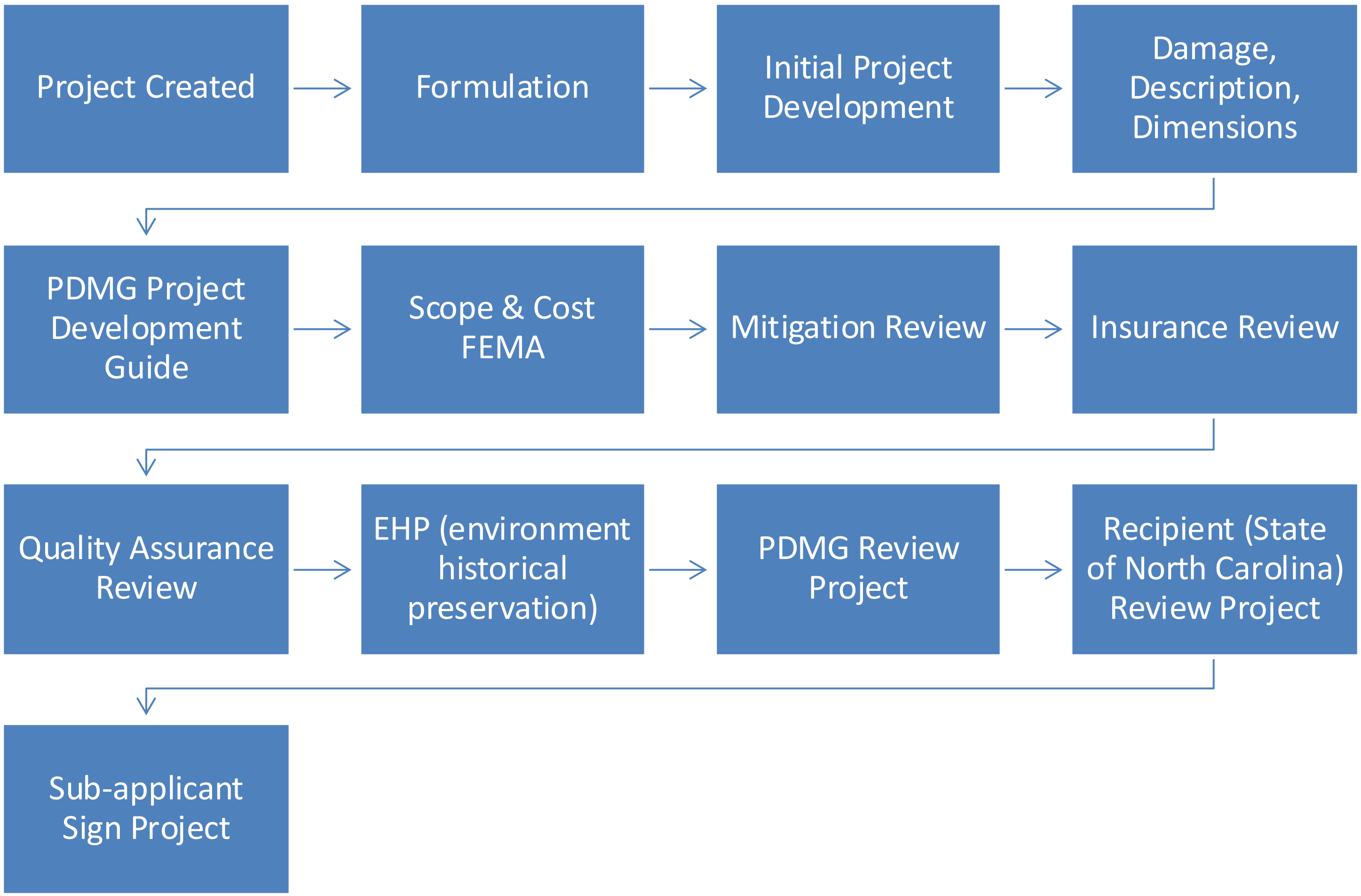
DI was submitted to FEMA on time.

DI submitted to State Treasury Office to begin cash flow loan process with the State.

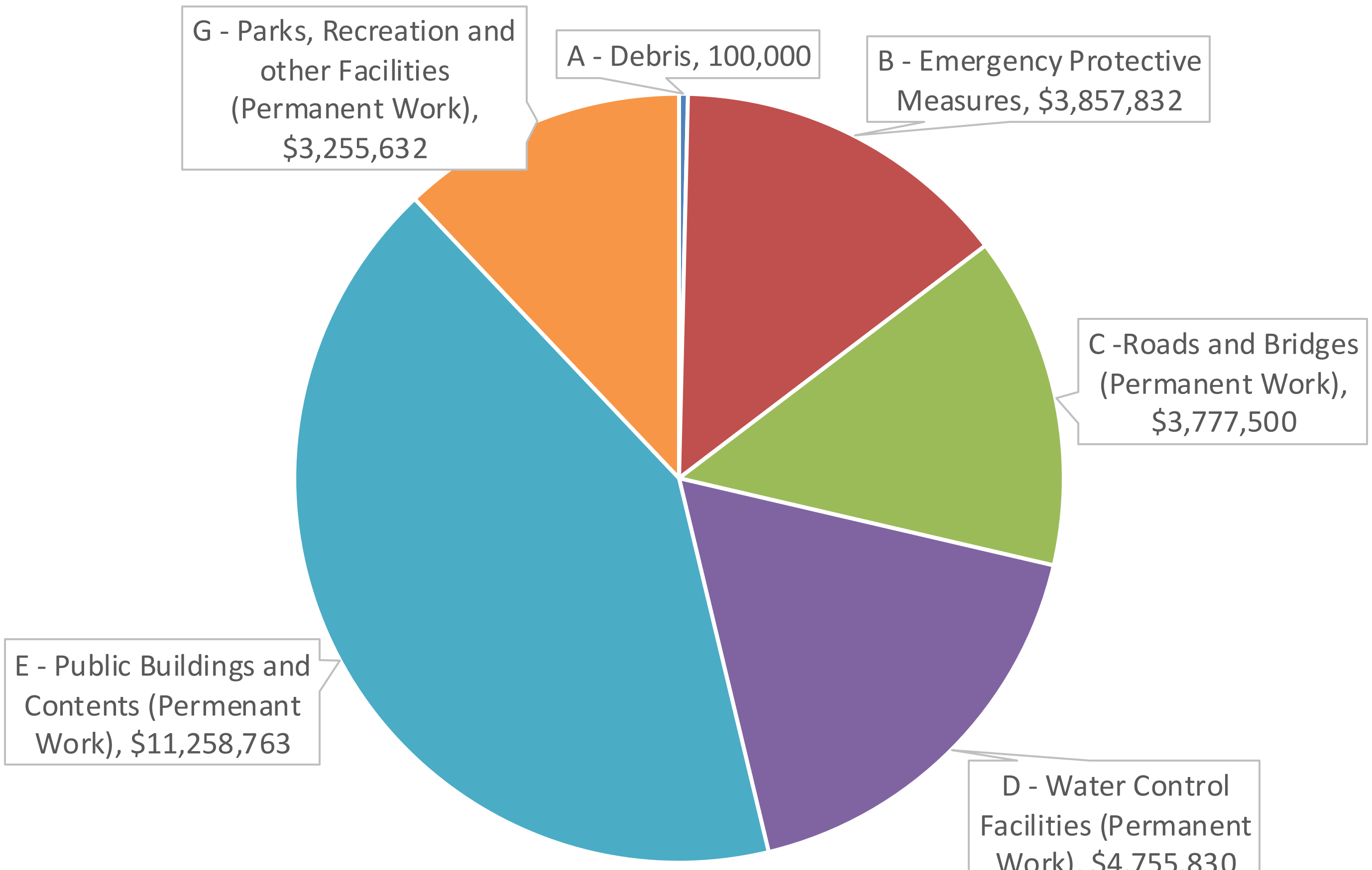
Estimated Damages

- $27,005,557
- Estimates for equipment, building contents and vehicles are more developed than estimates for restoration and repair of facilities.
  - Equipment, building contents and vehicles have market data available for replacement costs.
  - Restoration and repair will be determined during project development with engineering, mitigation, and potential approval of "improved projects.
    - Improved projects will restore facilities beyond original state and approved mitigation and will have greatest (reimbursable) costs associated with them. This has the potential to significantly increase financial impacts.

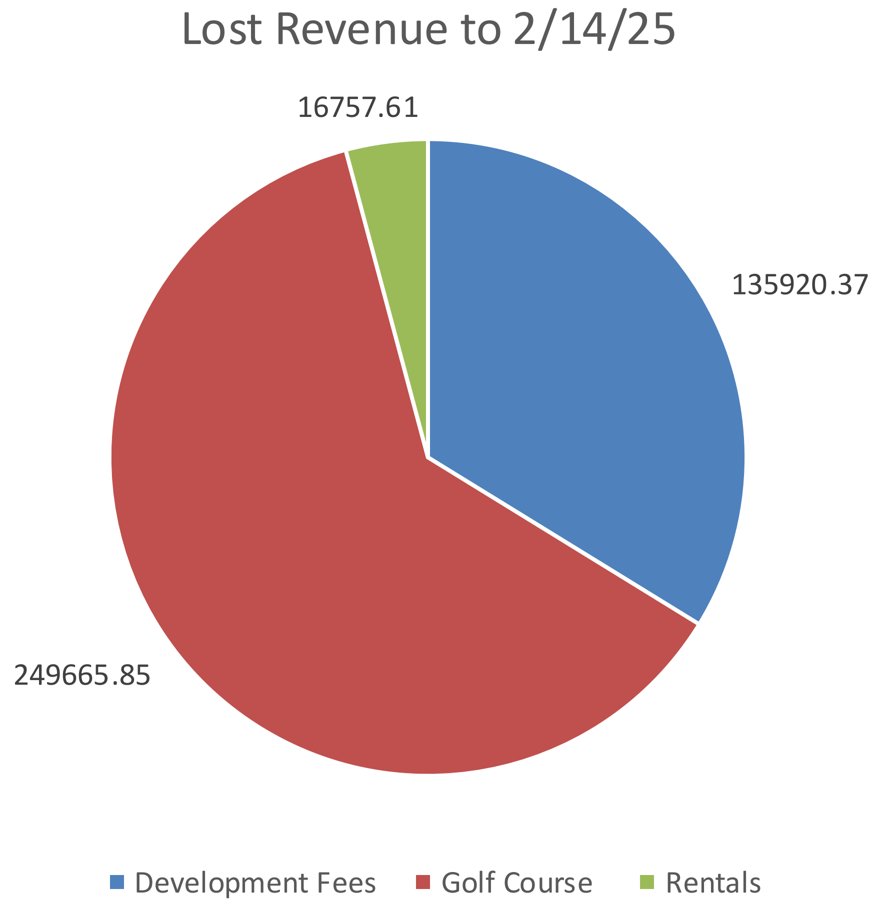
Project Process to Obligation

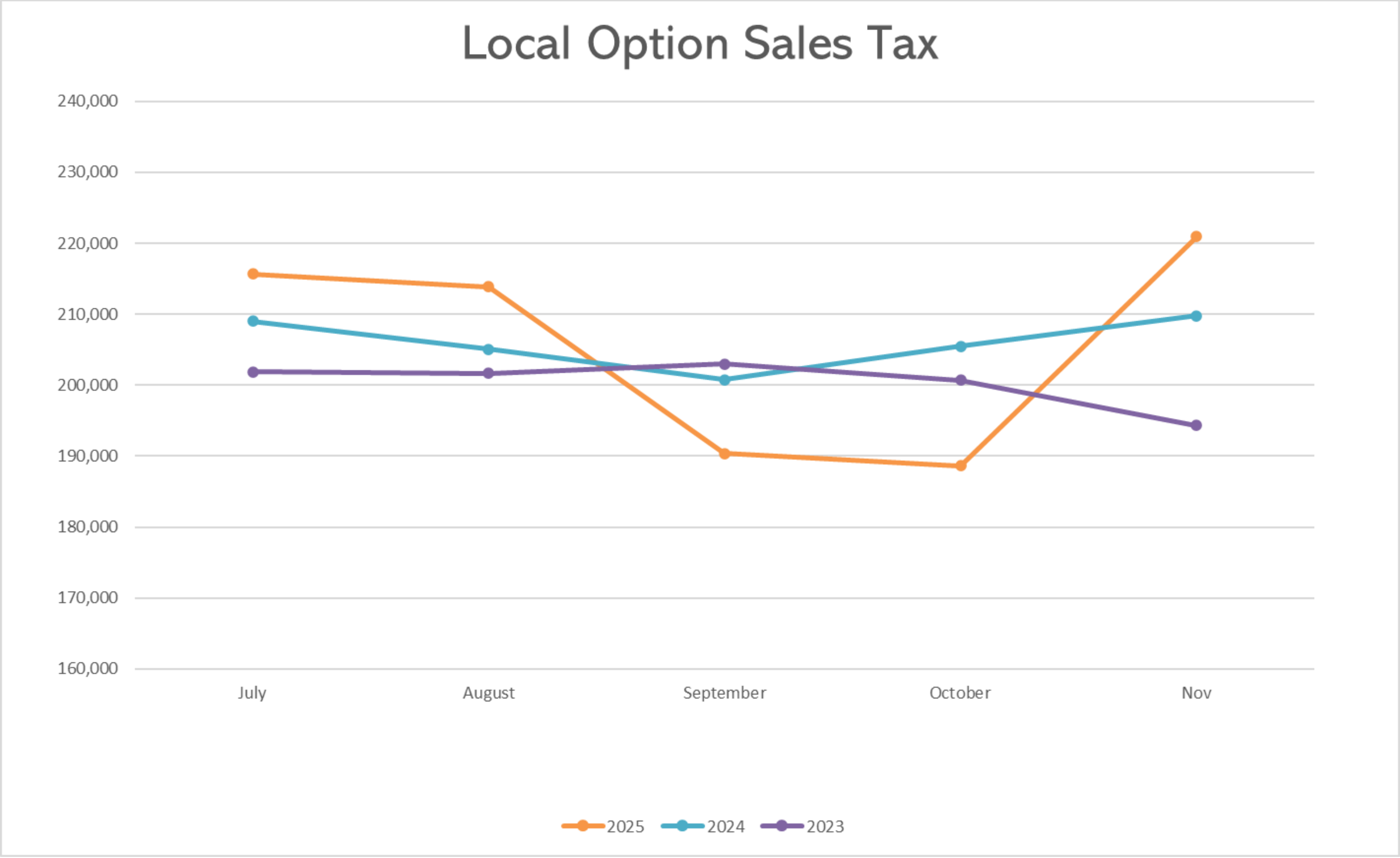


Estimated Costs by FEMA Category



Revenue Impacts - Fees




Local Option Sales Tax
240,000
230,000
220,000
210,000
200,000
190,000
180,000
170,000
160,000
July
August
September
October
Nov
2025
2024
2023

Initial Progress

Developed Damage Inventory and submitted to FEMA.

Secured $3,000,000 loan from DEQ to cover water system, watershed, and green stormwater infrastructure.

Purchased mini-packer to replace two scout trucks.

Started request for state cash flow loan (only $100 million currently available for all Helene impacted jurisdictions)

Submitted expedited FEMA request for 1.7 million dollars. $880,000 has been received.

Began building EOC 1, EOC 2, Expedited, and Water Distribution System FEMA documentation.

- These are completed projects.

Working with insurance company for all claims, with some insurance payments received.

Temporary watershed work taking place to make wells operational – will be running soon.

Restored 3 baseball fields and replaced fencing at Veteran's Park.

Funding Sources Available

- **FEMA Public Assistance (PA) - Reimbursement Model**
- **Public Loans**
  - DEQ Bridge Loan $3,000,000 complete
  - State Cash Flow Loan
    - Currently funded $100,000,000 for all impacted counties and municipalities. Amount available to the Town has not been determined at this time. State may add more funding to this program after the first round.
- **Fund Balance** 21% $7,468,083–not all of this is spendable
  - This includes insurance, FEMA expedited project
- **Insurance**
  - $2,159,143.40 received to date
- **Delaying capital projects and planning activities**
  - Cragmont Park $400,000
  - Paving $450,000
  - Sustainability Plan $50,000
- **Programming recovery dollars into annual capital planning budget.**
  - Please note existing capital needs, especially those for the water system will remain in addition to the recovery needs.
- **Grants**
- **Private Loans**
- **Public-Private Partnerships & Philanthropic Support**
  - Lake Tomahawk POD during response phase
  - Baseball field restoration
  - Website/Communication
  - CORE/UNC Greensboro

Funding Gap

- There will likely be a funding gap.
  - Unless the state allocates funding with a priority focus on municipal and county facilities
- We will not know what the funding gap will be (all revenue and public cash flow loans over the cost for all projects) until the state completes cash flow loan program and project scopes are developed, and improved projects approved by FEMA.
- This does not prevent Council from pursuing private loans to advance high priority projects in the interim.

Phasing Project Options

No single combination of funding sources and project approaches will fully cover all recovery projects. Some projects can be phased over time, while others require full completion before operations can resume.

Can be phased or Cannot be phased

Golf Course Cannot be easily be phased – The golf course requires full restoration, including:

- Cart paths/cart bridges
- Irrigation system
- Maintenance building replacement/possible to share space in cart barn for limited time
- Equipment (mowers, sprayers, etc.)

Dog Park Can be phased – These smaller repairs allow partial reopening while delaying other enhancements.

- Replace fence
- Trash can replacements
- General cleanup

Public Works Fleet Can be phased – Replace critical vehicles and equipment first, delaying non-essential replacements.

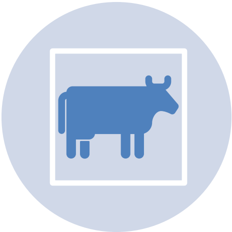
Stormwater Infrastructure Cannot be phased – A damaged stormwater line must be fully replaced or it will cause damage to the system and property (houses, roads).

FEMA-PA and Insurance

Replacing a Pickup Truck - Example

COST TO REPLACE TRUCK IS $50,000.

INSURANCE PAYS $30,000.



FEMA REIMBURSES $20,000.

CASHFLOW REQUIREMENT IS MADE UP OF $30,000 FROM INSURANCE + $20,000 FROM FUND BALANCE.

Questions to Consider

What are the essential services that must be restored first?

Which projects can be phased, and which require full funding upfront?

How do we balance available funding sources with project priorities?

Are there projects that have a direct impact on public safety or economic recovery?

What facilities or services generate revenue that could help fund recovery?

Are there alternative funding sources (grants, insurance, partnerships) for some projects?

What is the expected timeline for funding availability, and how does that impact phasing decisions?

How does prioritization align with community needs and expectations?

Preparing for Budget Retreat

- Prepare for discussion of funding strategy for upfront costs
- Prioritization of recovery projects for phased implementation
- Prepare to direct staff on types of scenarios and combinations of priorities
- Community engagement and transparency in financial decisions

Conclusion & Discussion

- Summary of key financial impacts and funding needs
- Request for council input on funding direction
- Next steps in implementation and financial oversight