



# TOWN OF BLACK MOUNTAIN

## TOWN COUNCIL

April 1, 2026

SPECIAL CALLED MEETING  
AGENDA


Time: 5:30 PM

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

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1. **CALL TO ORDER**
  2. **PUBLIC COMMENT (ADDED BY COUNCIL AT THE MEETING)**
  3. **CONSENT AGENDA**

All items on the consent agenda are considered routine, to be enacted by one motion without discussion. If a member of the governing body requests discussion of an item, the item will be removed from the consent agenda and considered separately.

- 3.A. **Consideration of Resolution Naming Interim Town Manager Richard Hicks as the Authorized Representative to Submit Disbursement Request Forms to the Division of Water Infrastructure (DWI) for DWI-Funded Projects.** - Richard Hicks, Interim Town Manager  
Motion: Motion to approve the resolution as presented and recommended.
- 3.B. **Consideration of Resolution Authorizing Town Staff to Submit an Application for USDA Disaster Assistance Funding Grant for Replacing Helene-Damaged Vehicles** - Matt Begley, Budget Analyst

Motion: Motion to approve the resolution to submit an application to the USDA Disaster Assistance Funding Grant as recommended.

- 3.C. Amendment to Contract to Audit Accounts- Gould Killian CPA Group - Richard Hicks, Interim Town Manager**

Motion: Motion to approve the amendment to the audit contract for FY25 as presented.

#### **4. PRESENTATIONS**

- 4.A. Presentation of Lakeview Center Building Assessment & Repair Considerations - Richard Hicks, Interim Town Manager**

Motion: N/A. Any motion may be in the form of next steps as recommended in the report.

- 4.B. Presentation Regarding Establishing a Limit of Built Upon Area for Infill Development - Anne Phillip, Stormwater Technician**

Motion: n/a- staff presentation.

- 4.C. Staff Update on Data Center Considerations - Michelle Kennedy, Planning Director**

Motion: n/a- staff presentation/update.

- 4.D. Golf Course Presentation on 18-Hole Hurricane Recovery & 10-Year Plan - Brent Miller, Golf Course Manager**

Motion: N/A- staff presentation.

#### **5. NEW BUSINESS**

- 5.A. Consideration of a Capital Project Ordinance for Public Safety Temporary Facilities Project - Matt Begley, Budget Analyst**

Motion: Motion to adopt the Capital Project Ordinance as presented and recommended.

- 5.B. Consideration of Resolution Budgeting Funds for the Temporary Public Safety Facilities Project - Matt Begley, Budget Analyst**

Motion: Motion to approve the resolution for the budget amendment for the Temporary Public Safety Facilities Project as presented and recommended.

- 5.C. Unified Development Ordinance (UDO) Update - Michelle Kennedy, Planning Director**

Motion: n/a- updates only.

#### **6. ADJOURNMENT**



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Richard Hicks, Interim Town Manager  
**MEETING DATE:** April 1, 2026

**AGENDA SECTION:** Consent Agenda  
**DEPARTMENT:** Administration

**TITLE OF ITEM:** Consideration of Resolution Naming Interim Town Manager Richard Hicks as the Authorized Representative to Submit Disbursement Request Forms to the Division of Water Infrastructure (DWI) for DWI-Funded Projects.

**SUGGESTED MOTION(S):**

Motion to approve the resolution as presented and recommended.

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**SUMMARY:**

Consider adoption of a resolution designating Interim Town Manager Richard Hicks as the Town's authorized representative to submit disbursement request forms to the NC Division of Water Infrastructure (NC DWI) for DWI-funded projects, replacing prior authorized representative, Jessica Trotman, who has now left employment with the Town.

**BUDGET IMPACT:**

**Is this expenditure approved in the current fiscal year budget?** n/a

**If no, describe how it will be funded.** n/a

**ATTACHMENTS:**

1. R-26-XX Resolution to Name Richard Hicks as Authorized Representative to Submit Disbursement Request Forms for DWI Projects

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

**A RESOLUTION NAMING RICHARD HICKS AS THE AUTHORIZED REPRESENTATIVE TO SUBMIT DISBURSEMENT REQUESTS FORMS TO THE DIVISION OF WATER INFRASTRUCTURE (DWI) FOR DWI FUNDED PROJECTS**

**RESOLUTION NO. R-26-XX**

**WHEREAS**, the North Carolina Department of Environmental Quality Division of Water Infrastructure (DWI) requires a Resolution of the Governing Board to delegate the authority to submit disbursement requests; and

**WHEREAS**, Jessica Trotman, the prior authorized representative, is no longer an employee of the Town of Black Mountain and cannot act as its authorized representative; and

**WHEREAS**, Richard Hicks is currently serving as the Town’s Interim Town Manager; and

**WHEREAS**, the Town Council wishes to name Richard Hicks as the authorized representative to submit disbursement requests forms to DWI for DWI funded projects;

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

That the Town of Black Mountain authorizes Richard Hicks to submit disbursement requests forms and act as the Town’s Authorized Representative on behalf of the Town Council of the Town of Black Mountain.

This Resolution shall take effect immediately upon its adoption.

Approved this the 1st day of April 2026.

\_\_\_\_\_  
C. Michael Sobol, Mayor

Attest:

\_\_\_\_\_  
Wesley M. Barker, Town Clerk



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Matt Begley, Budget Analyst      **MEETING DATE:** April 1, 2026  
**AGENDA SECTION:** Consent Agenda      **DEPARTMENT:** Administration  
**TITLE OF ITEM:** Consideration of Resolution Authorizing Town Staff to Submit an Application for USDA Disaster Assistance Funding Grant for Replacing Helene-Damaged Vehicles

**SUGGESTED MOTION(S):**

Motion to approve the resolution to submit an application to the USDA Disaster Assistance Funding Grant as recommended.

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**SUMMARY:**

This item is to consider adoption of a resolution authorizing Town staff to apply for USDA Community Facilities Disaster Assistance Funding in the amount of \$556,403.57 to replace public works vehicles damaged during Tropical Storm Helene. The funding would address the gap between insurance proceeds and replacement costs, as FEMA Public Assistance will not cover full vehicle replacement. The resolution also authorizes the Town Manager or designee to submit and execute all required application documents.

**BUDGET IMPACT:**

**Is this expenditure approved in the current fiscal year budget?** N/A

**If no, describe how it will be funded.** If received, the USDA funding will be used to address the gap between insurance proceeds & replacement costs.

**ATTACHMENTS:**

1. R-26-XX Resolution to Apply for USDA Disaster Assistance Grant for Vehicles

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

**A RESOLUTION AUTHORIZING TOWN STAFF TO SUBMIT AN APPLICATION FOR UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) DISASTER ASSISTANCE FUNDING GRANT FOR REPLACING HELENE-DAMAGED VEHICLES**

**RESOLUTION NO. R-26-XX**

**WHEREAS**, Tropical Storm Helene caused extensive damage to Town of Black Mountain vehicles; and

**WHEREAS**, the FEMA Public Assistance has determined they will not fund vehicle replacement beyond insurance proceeds; and

**WHEREAS**, there exists a substantial gap between insurance proceeds and vehicle replacement costs; and

**WHEREAS**, replacing damaged vehicles is an eligible activity under the United States Department of Agriculture (USDA) Community Facilities Disaster Assistance Funding program; and

**WHEREAS**, the Land of Sky Regional Council has offered to assist the Town of Black Mountain with this application; and

**WHEREAS**, the USDA CF DAF program does not require local matching funds; and

**WHEREAS**, the Town Council wishes to pursue a formal application in the amount of \$556,403.57 to cover the estimated gap between insurance proceeds and replacement vehicle costs based on blue book values;

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

1. That the Town of Black Mountain is authorized to submit a formal application to the USDA Community Facilities Disaster Assistance Funding program for replacing Helene-damaged vehicles.
2. That the Town Manager (or designee) is authorized to execute and file the application, including all assurances and agreements required, on behalf of the Town of Black Mountain.

This Resolution shall take effect immediately upon its adoption.

Approved this the 1st day of April 2026.

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C. Michael Sobol, Mayor

Attest:

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Wesley M. Barker, Town Clerk



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Richard Hicks, Interim Town Manager  
**MEETING DATE:** April 1, 2026

**AGENDA SECTION:** Consent Agenda  
**DEPARTMENT:** Administration

**TITLE OF ITEM:** Amendment to Contract to Audit Accounts- Gould Killian CPA Group

**SUGGESTED MOTION(S):**

Motion to approve the amendment to the audit contract for FY25 as presented.

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**SUMMARY:**

The LGC has approved/accepted the Town's ACFR, and it is now finalized. The attached contract amendment amends the due date due to the late release of the 2025 Compliance Statement. Additionally, there is an increase in the fee due to an additional major program being required to be single audited. The not-to-exceed amount in the original contract included one major program. The Town was required to have two major programs audited. The fee amendment reflects an additional \$4,500 for the additional major program. Once these amendments to the contract are approved and signatures are obtained, the auditors will be able to get the FY25 audit process closed out with the LGC.

**BUDGET IMPACT:**

**Is this expenditure approved in the current fiscal year budget?** Yes.

**If no, describe how it will be funded.**

**ATTACHMENTS:**

1. Town of Black Mountain Final FY25 Amended Audit Contract\_2026.04.01

Whereas	Primary Government Unit Town of Black Mountain
and	Discretely Presented Component Unit (DPCU) (if applicable)
and	Auditor Gould Killian CPA Group, P.A.

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending	and originally due on	Audit Report Due Date
	<input type="text" value="06/30/25"/>		<input type="text" value="12/31/25"/>

hereby agree that it is now necessary that the contract be modified as follows.

<input checked="" type="checkbox"/> Modification to date	Original due date 12/31/25	Modified due date 03/18/26
<input checked="" type="checkbox"/> Modification to fee	Original fee \$ 52,400.00	Modified fee \$ 56,900.00

Primary    Other  
(choose 1)(choose 0-2)

**Reason(s) for Contract Amendment**

- Change in scope
- Issue with unit staff/turnover
- Issue with auditor staff/workload
- Third-party financial statements not prepared by agreed-upon date
- Unit did not have bank reconciliations complete for the audit period
- Unit did not have reconciliations between subsidiary ledgers and general ledger complete
- Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger
- Unit did not have information required for audit complete by the agreed-upon time
- Delay in component unit reports
- Software - implementation issue
- Software - system failure
- Software - ransomware/cyberattack
- Natural or other disaster
- Other (please explain)

**Plan to Prevent Future Late Submissions**

If the amendment is submitted to extend the due date, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Indicate NA if this is an amendment due to a change in cost only.

Amendment to due date due to late Release of 2025 Compliance Supplement.

**Additional Information**

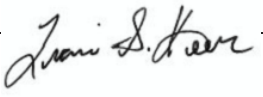
Please provide any additional explanation or details regarding the contract modification.

Increase in fee due to an additional major program being required to be single audited. The not-to-exceed amount in the original contract included one major program. The Town was required to have two major programs audited. The fee amendment reflects an additional \$4,500 for the additional major program.

**By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.**

**SIGNATURE PAGE**

**AUDIT FIRM**

Audit Firm* Gould Killian CPA Group, P.A.	
Authorized Firm Representative* (typed or printed) Travis S. Keever	Signature* 
Date* 03/20/26	Email Address tkeever@gk-cpa.com

**GOVERNMENTAL UNIT**

Governmental Unit* Town of Black Mountain	
Date Primary Government Unit Governing Board Approved <b>Amended</b> Audit Contract* (If required by governing board policy)	
Mayor/Chairperson* (typed or printed) C. Michael Sobel	Signature*
Date	Email Address towncouncil@tobm.org

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

**GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE**

**\*ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT\***

*(Pre-audit certificate not required for hospitals)*

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

*This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.*

Primary Governmental Unit Finance Officer* Richard Hicks	Signature*
Date of Pre-Audit Certificate*	Email Address* richard.hicks@tobm.org

**SIGNATURE PAGE – DPCU  
(complete only if applicable)**

**DISCRETELY PRESENTED COMPONENT UNIT**

DPCU	
Date DPCU Governing Board Approved <b>Amended</b> Audit Contract (If required by governing board policy)	
DPCU Chairperson (typed or printed)	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

**DPCU – PRE-AUDIT CERTIFICATE**  
**\*ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT\***  
*(Pre-audit certificate not required for hospitals)*

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

*This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.*

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Richard Hicks, Interim Town Manager  
**MEETING DATE:** April 1, 2026

**AGENDA SECTION:** Presentations  
**DEPARTMENT:** Administration

**TITLE OF ITEM:** Presentation of Lakeview Center Building Assessment & Repair Considerations

### **SUGGESTED MOTION(S):**

N/A. Any motion may be in the form of next steps as recommended in the report.

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### **SUMMARY:**

Architect John Arnaud will present the Lakeview Center Building Assessment report to Council. A copy of this report is included in the packet. This report summarizes the current condition of the Lakeview Center Building, identifies applicable building code and floodplain regulations, and outlines considerations for repair and continued use. The building was damaged during Tropical Storm Helene and requires additional repair. Questions have also been raised about floodplain and compliance with current life safety requirements, particularly an automatic sprinkler system. The Town of Black Mountain requested this report to support decision-making regarding the building's repair and continued use.

Per the report, in determining how to proceed, Town will need to determine whether continued use and maintenance of the building in its repaired configuration is practical and financially reasonable. Considerations to make this determination should include:

1. Whether the building can be restored to its previous capacity without triggering flood damage prevention compliance.
2. Whether FEMA support can be applied to repair or redirected to support lost function.
3. What measures, including an automatic sprinkler system, will be required as part of the repairs.
4. How to manage construction cost risk and regulatory thresholds during repairs.
5. Whether the building can be insured, given its location in a floodplain.

Further, the report states the following conditions should be considered in determining an appropriate path forward for the Lakeview Center:

- a. Flood Damage Prevention Requirements – If repair work exceeds \$750,000, the flood damage prevention measures of the Unified Development Ordinance will result in the

loss of use of the lower floor.

- b. FEMA Support – Buildings damaged during FEMA-declared disasters (Tropical Storm Helene) often qualify for funding through the public assistance program. The magnitude of the repair costs and the conditions of the existing building may form the basis for a capped project. A capped project could support the replacement of the building in a more suitable location or configuration.
- c. Building Code Considerations – It will need to be confirmed with the building official if an automatic sprinkler system is required in the building. There are code-compliant routes under new or existing building codes that permit improvements, both with or without installing the system.
- d. Cost Considerations – Exact construction costs cannot be determined without further design and construction estimating. It is likely that the cost to complete repairs and achieve compliance with contemporary code will approach the \$750,000 flood-damage-prevention threshold. Before proceeding with any construction, a detailed estimate should be obtained from a qualified general contractor to help manage cost risk.
- e. Insurance and Risk - The building is situated within an established floodplain. Insurance coverage may be restricted or have higher premiums. The town should consult with its insurance provider to verify insurability and associated risk.
- f. Useful Life of the Building – The building is approaching 100 years old. The building has undergone numerous renovations and additions, and much of its code compliance is based on acceptance of grandfathered conditions. The building has flooded multiple times, and given its location in the floodplain, future flooding of the lower level is imminent. While replacement of systems like the siding, the wood deck, and the roof are not immediately required, they will need to be addressed in the future. Given its age, history of modification, and exposure to flooding, the building is likely approaching the end of its typical service life.

The report offers the following recommended next steps:

1. Obtain a site survey. Establish base flood elevation, confirm flood-related boundaries, and locate key site utilities.
2. Verify the availability of FEMA support for the project.
3. Coordinate with the authority having jurisdiction to determine exactly what existing conditions can be permitted to remain without change and what improvements are deemed necessary for the general safety and welfare of the occupants and public.
4. Obtain a cost estimate from a qualified contractor. This can likely be used to support a request for FEMA funding and to determine whether the project will approach or exceed the substantial improvement threshold. Additional analysis and schematic design may be required to secure detailed estimates.

These steps should enable the Town to make informed decisions about repairs, funding, and the building and site's future.

**BUDGET IMPACT:**

**Is this expenditure approved in the current fiscal year budget?** n/a

**If no, describe how it will be funded.** n/a

**ATTACHMENTS:**

1. ToBM\_Assessment and Repair Considerations\_26.03.26

26 March 2026

Richard Hicks, Interim Town Manager  
Town of Black Mountain  
160 Midland Avenue  
Black Mountain, NC 28711

**Town of Black Mountain  
Lakeview Center Building  
Assessment and Repair Considerations**

**Report Contents**

- I. Summary
  - A. Purpose of Report
  - B. Current Building Condition
  - C. Key Issues Affecting the Building
  - D. Decision Considerations
- II. Introduction and Background
  - A. Building Description
  - B. Observed Building Condition and History
  - C. Relevance of Building History to Current Condition
- III. Floodplain and Damage Prevention Requirement Compliance
  - A. Floodplain Location
  - B. Implications of Substantial Improvement
  - C. Considerations if Substantial Improvement is not Triggered
  - D. Survey and Base Flood Elevation
- IV. Building Code Compliance
  - A. Building Code Overview and Building Data
  - B. Sprinkler Requirements – Existing Building Code Compliance
  - C. Sprinkler Requirements – Current Building Code Compliance
  - D. Summary of Interpretations
- V. Considerations and Next-Steps

**I. Summary**

**A. Purpose of Report**

This report summarizes the current condition of the Lakeview Center Building, identifies applicable building code and floodplain regulations, and outlines considerations for repair and continued use.

The building was damaged during Tropical Storm Helene and requires additional repair. Questions have also been raised about compliance with current life safety requirements, particularly an automatic sprinkler system. The Town of Black Mountain requested this report to support decision-making regarding the building's repair and continued use.

## B. Current Building Condition

The building sustained significant flood damage during Tropical Storm Helene. Damaged finishes and fixtures on the ground floor were removed as part of flood remediation. The ground floor of the facility remains unfinished, unsuitable for occupation, and still requires reconstruction.

During remediation, evidence of prior fire damage and insufficient repairs was discovered. These issues have since been evaluated and repaired.

## C. Key Issues Affecting the building

Several key factors will influence how the town proceeds with repairs:

- a. The building is located in a floodplain. If the cost of repairs or improvements exceeds 50% of the building's value (\$750,000), the building will be required to comply with the town's Flood Damage Prevention requirements. Compliance will likely result in the loss of use of the lower floor.
- b. Given its current size, construction type, and use as an assembly space, the building could be required to be brought into full compliance with the current building code, which would likely require the installation of an automatic sprinkler system.
- c. The total cost of repairs, including completed work, remaining construction, and required upgrades, is uncertain, but will likely approach the \$750,000 threshold that triggers flood damage prevention requirements.

## D. Decision Considerations

In determining how to proceed, Town will need to determine whether continued use and maintenance of the building in its repaired configuration is practical and financially reasonable. Considerations to make this determination should include:

1. Whether the building can be restored to its previous capacity without triggering flood damage prevention compliance
2. Whether FEMA support can be applied to repair or redirected to support lost function
3. What measures, including an automatic sprinkler system, will be required as part of the repairs
4. How to manage construction cost risk and regulatory thresholds during repairs
5. Whether the building can be insured, given its location in a floodplain

Based on current information, there is a probability that required repairs and upgrades will approach or exceed the threshold that limits use of the ground floor.

## II. Introduction and Background

### A. Building Description

The Lakeview Center is located at 401 Laurel Circle Drive in Lake Tomahawk Park. The building sits immediately adjacent to the lake and pool facility. It was reported to the architect that the building is

owned by the municipality, used for meal preparation and a gathering place for the Center for Active Aging, and serves as an income-generating property as an event rental space.

Each floor primarily serves as an assembly space, with appropriate restrooms and accessory storage. The building has two kitchens, one on each floor, and accessory office space on the lower level. The building is two stories, and both stories open to grade. The building has a footprint of approximately 2,500 square feet and an approximately 1,000-square-foot deck, totaling approximately 6,000 occupiable square feet. Based on visual observations and limited available drawings, the building appears to be unprotected wood construction (Type V-B).

#### B. Observed Building Condition and History

During Tropical Storm Helene, the building received several feet of floodwater. The damage was extensive throughout the ground floor and the mechanical equipment located below the floodwater levels. Initial flood-damage remediation has been completed, and all fixtures and systems on the ground floor have been removed. Some exterior equipment appears to have been elevated, presumably serving the occupied upper-floor spaces.

During flood remediation, historic fire damage and attempted repairs were uncovered and evaluated. The historic repairs were found to be insufficient. Detailed design and specification, along with suitable repairs, have since been completed and implemented, bringing the structural capacity of the floor system to a permanently acceptable level.

A review of available historic documentation shows that the Lakeview Center was built in the early 1930's in conjunction with the creation of Lake Tomahawk. The structure has always served as a community space, but initially focused on bathing and boating. Photos of the original structure show it on or immediately adjacent to the shoreline, possibly allowing boat access below the upper floor.

In the years since its construction, the Lakeview Center has undergone multiple renovations and additions. The lake level appears to have been lowered, or fill has been placed around the structure. The lower floor has been enclosed, conditioned, and finished to the extent it was prior to the recent damage. The original upper-floor balcony was enclosed and conditioned, and a 1,000 sf deck was added to the lakeside of the structure.

#### C. Relevance of Building History to Current Condition

The buildings' use and siting were, at their conception, tied to close adjacency with the lake. Although the shoreline has changed, the building's condition suggests it has frequently been exposed to floodwater throughout its lifetime. The Lakeview Center's role as a gathering place in the community remains the same, but its current configuration of conditioned spaces, kitchen, and indoor assembly has evolved significantly. The proximity to the water, once an asset, is now a significant liability.

### III. Flood Damage Prevention Requirement Compliance

#### A. Floodplain Location

The Lakeview Center is located within the floodplain. Since the enactment of the Town of Black Mountain's Flood Damage Prevention regulations as part of the Unified Development Ordinance (UDO), the Lakeview Center has existed as a 'grandfathered' nonconforming structure. The building will need to be brought into compliance with the flood damage prevention regulations upon any substantial improvements. Substantial improvements are defined by the UDO as any repair, or combination of repairs, reconstruction, or improvements, that exceed 50% of the structure's value before the start of work. FEMA has evaluated the structure's value at \$1.5 million; accordingly, the substantial improvement threshold is \$750,000 of construction costs. It is important to note that this threshold may include:

- Emergency repairs completed immediately after the storm (remediation, HVAC, etc.)
- Completed structural repairs
- Ongoing and proposed renovation work

If the total cost of these combined efforts exceeds \$750,000, the building will be required to be brought into compliance with the flood damage prevention requirements.

#### B. Implications of Substantial Improvement

The Lakeview Center could be brought into compliance with the flood damage prevention requirements in one of two ways:

##### a. Ground Floor Converted to Flood-Compliant Use

The ground floor would be reconfigured to be "open for unconditioned storage," similar to the ground floor storage and access of an elevated beach house. There could be lockable enclosures; however, nothing could be constructed that would retain floodwaters or otherwise be damaged by a flood event. The spirit of the regulation is that the space be used for parking vehicles, storing maintenance equipment, or providing access to an entry stairway.

Under this approach, the ground floor would no longer function as occupied program space.

##### b. Waterproofing / Floodproofing the Ground Floor

The ground floor would need to be "waterproofed" to the design flood elevation (likely in the range of 3 to 4 feet). Based on the structure's configuration and existing condition, and the requirements for a waterproofed structure, this does not appear to be a feasible or prudent strategy.

#### C. Considerations if Substantial Improvement is not Triggered

If the total construction cost remains below the \$750,000 threshold, there is greater flexibility in how the ground floor may be repaired and used. However, it should be clearly understood that the ground floor will not be waterproof, and as the structure is located in the floodplain, it will flood again. A hazard mitigation approach could allow the ground floor to be restored for use by the Senior Center, but with a thoughtful approach that anticipates future flooding. Potential strategies include:

- Exterior and interior finishes that can be submerged and dried without damage
- Locating windows with sills above anticipated flood levels

- Locating electrical fixtures, devices, and equipment well above flood levels
- Locating HVAC equipment and the water heater on the upper floor
- Avoiding traditional built-in cabinetry; instead, using wall-mounted solid surface counters or free-standing stainless-steel prep tables that can be easily cleaned after a flood

These decisions would be intended to reduce the cost and disruption of future flood-damage-related repairs. There are many options to consider, and each would need to be weighed against anticipated use, functionality, and cost-benefit. The FEMA Public Assistance Program includes provisions to support such hazard mitigation efforts.

#### D. Survey and Base Flood Elevation

A necessary first step, regardless of the approach, is to have the site surveyed. To date, the design flood elevations around the building are based on assumptions. To proceed with detailed design and to obtain any approvals from the Floodplain Administrator, a Base Flood Elevation (BFE) will need to be established and marked on site. The site survey should also include the location of utilities on the site. This documentation will be required for design and permitting, and may also be valuable to the Town for long-term management of the Lakeview Center and adjacent facilities.

## IV. Building Code

### A. Building Code Overview and Basic Building Data

The observations and code compliance review provided herein are based on compliance with the 2024 North Carolina Building Code and 2024 North Carolina Existing Building Code. Certification to occupy a building is issued by the authority having jurisdiction, typically the local building department, fire marshal's office, or code enforcement agency. The architect has provided only this report, with no design or applications for permit or approvals to occupy the building.

Regarding existing structures, the 2024 North Carolina Building Code reads as follows:

*102.6: Existing structures.*

*The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the International Existing Building Code or the International Fire Code.*

*102.6.1: Buildings not previously occupied.*

*A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of this code or the International Residential Code, as applicable, for new construction or with any current permit for such occupancy.*

*102.6.2: Buildings previously occupied.*

*The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the International*

*Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.*

While existing buildings are generally permitted to continue operating, these provisions allow the authority having jurisdiction to require upgrades where necessary for life safety.

#### B. Sprinkler Requirements - Existing Building Code Compliance

The Existing Building Code provides a path to code-compliant repairs and alterations for any building that was legally occupied before the current building code was adopted.

Per the North Carolina Existing Building Code, work defined as repairs or alterations that do not exceed 50% of the building area will not require the installation of an automatic sprinkler system where none previously existed.

If the Lakeview Center can be evaluated under the Existing Building Code, the proposed flood-damage repairs and anticipated limited alterations to the building will align with the acceptable scopes of repair and should not require the addition of an automatic sprinkler system.

#### C. Sprinkler Requirements - Current Building Code Compliance

Current building code compliance, especially regarding fire safety, is based on building occupancy and construction type. Based on the building's current use as a banquet hall, supporting events with dining and associated kitchen facilities, it is classified as an Assembly Group A-2 Occupancy. The building is constructed of unprotected wood construction and can only qualify as type V-B.

Two-story structures of Type V-B construction and any assembly occupancy are required to have an automatic sprinkler system. Based on this, to achieve compliance with the current building code, repairs will need to include the installation of an automatic sprinkler system. Additionally, improvements to comply with other code requirements would be completed as part of building repairs.

If adding a sprinkler is not feasible, an alternative means of achieving compliance with contemporary code is to reconfigure the building as an office building. This Business (B) Occupancy classification can be used in a two-story type V-B structure without an automatic sprinkler system. The building would need to be configured for substantial office use, which could include two meeting rooms, each accommodating up to 50 people. The cost of reconfiguring the building as needed to support the Business function would likely match the cost of adding a sprinkler system required for the building's existing use.

#### D. Summary of Interpretations

There are two routes of achieving building code compliance: by following the existing building code or by following the current building code.

A building that has been previously *legally occupied* can be modified in accordance with the existing building code. This route would allow for improvements without adding an automatic sprinkler system.

A building that was previously *not legally* occupied must complete work and be brought into compliance with the current building code. This would require the addition of an automatic sprinkler system.

Ultimately, the building official makes the final determination of whether the building was legally occupied after past improvements. The building official also has the authority to deem a sprinkler system necessary for the safety of its occupants.

## V. Considerations of Repair and Next-Steps

The following conditions should be considered in determining an appropriate path forward for the Lakeview Center:

- a. Flood Damage Prevention Requirements – If repair work exceeds \$750,000, the flood damage prevention measures of the Unified Development Ordinance will result in the loss of use of the lower floor.
- b. FEMA Support – Buildings damaged during FEMA-declared disasters (Tropical Storm Helene) often qualify for funding through the public assistance program. The magnitude of the repair costs and the conditions of the existing building may form the basis for a capped project. A capped project could support the replacement of the building in a more suitable location or configuration.
- c. Building Code Considerations – It will need to be confirmed with the building official if an automatic sprinkler system is required in the building. There are code-compliant routes under new or existing building codes that permit improvements, both with or without installing the system.
- d. Cost Considerations – Exact construction costs cannot be determined without further design and construction estimating. It is likely that the cost to complete repairs and achieve compliance with contemporary code will approach the \$750,000 flood-damage-prevention threshold. Before proceeding with any construction, a detailed estimate should be obtained from a qualified general contractor to help manage cost risk.
- e. Insurance and Risk - The building is situated within an established floodplain. Insurance coverage may be restricted or have higher premiums. The town should consult with its insurance provider to verify insurability and associated risk.
- f. Useful Life of the Building – The building is approaching 100 years old. The building has undergone numerous renovations and additions, and much of its code compliance is based on acceptance of grandfathered conditions. The building has flooded multiple times, and given its location in the floodplain, future flooding of the lower level is imminent. While replacement of systems like the siding, the wood deck, and the roof are not immediately required, they will need to be addressed in the future. Given its age, history of modification, and exposure to flooding, the building is likely approaching the end of its typical service life.

### Recommended Next Steps

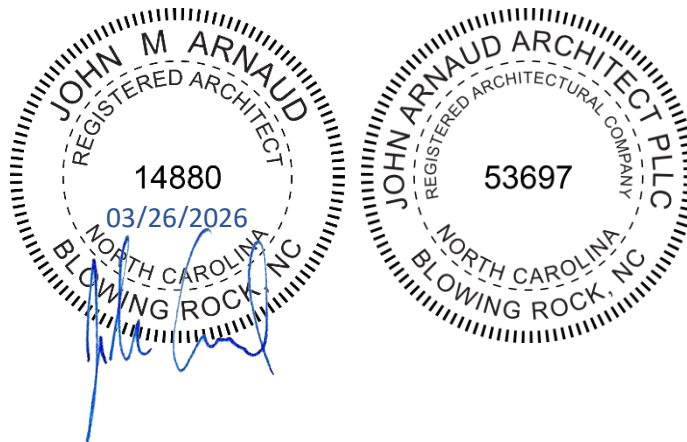
1. Obtain a site survey. Establish base flood elevation, confirm flood-related boundaries, and locate key site utilities.
2. Verify the availability of FEMA support for the project.

3. Coordinate with the authority having jurisdiction to determine exactly what existing conditions can be permitted to remain without change and what improvements are deemed necessary for the general safety and welfare of the occupants and public.
4. Obtain a cost estimate from a qualified contractor. This can likely be used to support a request for FEMA funding and to determine whether the project will approach or exceed the substantial improvement threshold. Additional analysis and schematic design may be required to secure detailed estimates.

These steps should enable the Town to make informed decisions about repairs, funding, and the building and site's future.

Please do not hesitate to reach out if you have any questions about this report or recommendations.

Respectfully,



John Arnaud, NCARB, AIA  
Principal Architect  
John Arnaud Architect PLLC



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Anne Phillip, Stormwater Technician      **MEETING DATE:** April 1, 2026

**AGENDA SECTION:** Presentations      **DEPARTMENT:** Stormwater

**TITLE OF ITEM:** Presentation Regarding Establishing a Limit of Built Upon Area for Infill Development

**SUGGESTED MOTION(S):**

n/a- staff presentation.

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**SUMMARY:**

Anne Phillip, Stormwater Technician & Floodplain Administrator, will give a presentation regarding establishing a limit of Built Upon Area (BUA) for infill development.

**BUDGET IMPACT:**

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

**ATTACHMENTS:**

None



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Michelle Kennedy, Planning Director  
**MEETING DATE:** April 1, 2026

**AGENDA SECTION:** Presentations  
**DEPARTMENT:** Planning & Development Services

**TITLE OF ITEM:** Staff Update on Data Center Considerations

**SUGGESTED MOTION(S):**  
n/a- staff presentation/update.

---

**SUMMARY:**

Council will be provided a brief update from Planning Department staff regarding data center discussion, and information from the recent Planning Board meeting.

**BUDGET IMPACT:**

Is this expenditure approved in the current fiscal year budget? n/a

If no, describe how it will be funded. n/a

**ATTACHMENTS:**

None



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Brent Miller, Golf Course Manager      **MEETING DATE:** April 1, 2026

**AGENDA SECTION:** Presentations      **DEPARTMENT:** Golf Course

**TITLE OF ITEM:** Golf Course Presentation on 18-Hole Hurricane Recovery & 10-Year Plan

**SUGGESTED MOTION(S):**  
N/A- staff presentation.

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### **SUMMARY:**

Brent Miller, Golf Course Manager, will provide an overview of the funding required to restore full 18-hole operations at the Black Mountain Golf Course and the expected financial outlook once operations resume. This report includes information on funding needs, five-year financial outlook, capital maintenance strategy for next 10 years and 10-year business plan with course updates/improvements.

### **BUDGET IMPACT:**

**Is this expenditure approved in the current fiscal year budget?** n/a

**If no, describe how it will be funded.** n/a

### **ATTACHMENTS:**

1. 2.0 Business Plan for Black Mountain Golf course with long term investment final
2. BMGC Financial Scenarios Notes Brent Final Version

# Black Mountain Golf Course

## 18 Hole Hurricane Recovery & 10 Year Plan with Course Updates/Improvements

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### Black Mountain Golf Course

Town Council Briefing Sheet  
Restoring Full 18-Hole Operations  
March 9, 2026

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#### Purpose

Provide a concise overview of the **funding required to restore full 18-hole operations** at the Black Mountain Golf Course and the **expected financial outlook** once operations resume.

---

#### Immediate Funding Request (2026)

To safely reopen and maintain all 18 holes, two primary investments are required:

Item	Estimated Cost
Bridge design, engineering, and construction	\$90,000 – \$120,000*
Additional labor staff for fiscal year	\$45,000

**Total Funding Request: \$135,000 - \$165,000**

\*Bridge costs may be partially offset through **matching funding from the Buncombe County Tourism Development Authority (TDA) LIFT Program**.

#### Why This Investment Is Needed

- **Bridge repairs** are necessary to reconnect portions of the course and allow safe access for golf carts, maintenance equipment, and emergency vehicles.
- **Seasonal staffing** is required to properly mow and maintain all 18 holes during peak growing season.

Without these resources, maintaining a full 18-hole course at acceptable playing conditions is not feasible.

## Five-Year Financial Outlook

Based on historical performance and current market demand for public golf in the region:

- Expected annual **operating profit**: approximately **\$150,000**
- Profit estimate is **before major capital repairs or long-term maintenance projects**

## Capital Maintenance Strategy

For the next 10 years:

- **All operating profits will be retained and reinvested into the course.**
- Funds will address **deferred maintenance and capital improvements** that accumulated over the past 30 years.
- This approach allows the course to gradually restore infrastructure **without requiring additional Town funding.**

## Summary

A **one-time restart investment of \$195,000** would allow the Black Mountain Golf Course to:

- Restore **full 18-hole operations**
- Operate as a **self-funded municipal asset**
- Generate revenue to address **long-deferred maintenance**
- Continue supporting **local recreation, tourism, and community use**

### **Bottom Line:**

With modest restart funding, the golf course is expected to **be financially self-sustaining while reinvesting profits to restore and maintain this historic community asset.**

---

# Course Background & Community Value

## History

- Established 1929
- One of the most accessible public golf courses in Western North Carolina
- Serves residents of Black Mountain and Buncombe County

## Community Impact

- Supports local tourism
- Provides affordable recreation
- Creates jobs
- Generates economic activity for restaurants, lodging, and retail

## Economic Role

- Attracts regional golfers from Asheville and surrounding areas
  - Supports golf tourism in Western North Carolina
- 

# Projected Golf Course Revenue with (Full Operation)

## Estimated Annual Performance

Scenario	Annual Rounds	Revenue per Round	Estimated Annual Revenue
Conservative	22,000	\$60	<b>\$1,320,000</b>
Moderate	26,000	\$60	<b>\$1,560,000</b>
Optimistic	29,000	\$60	<b>\$1,740,000</b>

---

# Economic Impact on Community

Golf courses drive **local tourism spending**.

Estimated visitor spending:

<b>Category</b>	<b>Estimate</b>
Hotels & lodging	\$400K
Restaurants	\$500K
Retail	\$200K

Total local impact:  
~\$1.1M+ **annually**

---

## Hurricane Damage Assessment

### Course Infrastructure

- Fairway/Stream bank erosion
- Bunker washouts
- Greens damage
- Cart path damage
- Drainage system failure

### Buildings & Equipment

- Clubhouse damage
- Maintenance building destroyed (Paid by state hurricane funds)
- Irrigation pump stations
- Bridges
- Equipment loss

### Tree & Landscape Damage

- Downed trees
  - Root instability
-

# Estimated Renovation/Repair Costs

Category	Estimated Cost
Course cleanup & debris removal	\$15,000 – \$25,000
Tree removal & safety clearing	\$15,000 – \$25,000
Greens/Tees	\$650,000 – \$750,000
Fairways Reset	\$50,000 – \$100,000
Cart path repair	\$200,000 – \$300,000
Drainage improvements	\$100,000 – \$200,000
Bridge repairs	\$85,000 – \$150,000
Irrigation repairs	\$75,000 – \$125,000
Maintenance equipment replacement	\$75,000 – \$150,000

**Estimated Total Renovation Costs over 10 years. Funded by revenue excess from full 18-hole operation.**

**\$1,305,000 – \$1,845,00**

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## Strategic Improvements During Rebuild

Recovery provides an opportunity to strengthen the **long-term viability of the Black Mountain Golf Course**. For many years, routine maintenance and infrastructure upgrades have been deferred. At the same time, a nationwide surge in golf participation has increased the number of rounds played and overall use of the course. As a result, portions of the course turf and supporting infrastructure now require repair, restoration, and replacement to ensure the facility can continue to operate successfully for years to come.

### Recommended Upgrades

- Modern drainage systems
  - 5 greens rebuilt and all tee boxes rebuilt
  - More durable cart paths
  - Bunker redesign for lower maintenance
  - Native grass areas to reduce mowing
  - Updated irrigation efficiency
  - Appropriate staffing
-

# Additional Revenue Opportunities

## Tournaments

- Corporate events
- Charity tournaments
- Senior leagues
- Retention programs

Estimated annual revenue:

**\$50,000**

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## Operating Expenses

Category	Annual Cost
Staff wages	\$540K
Course maintenance	\$400-550K
Equipment	\$150K
Utilities	\$70K
Insurance	\$50K
Admin & marketing	\$50K

**Total Estimated Operating Cost:**

**~\$1.25M-1.40M**

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## Projected Net Operating Result

Scenario	Revenue	Expenses	Net
Conservative	\$1.37M	\$1.25M	\$120K
Moderate	\$1.56M	\$1.30M	\$260K
Optimistic	\$1.70M	\$1.40M	\$300K

---

# Marketing Strategy

Key focus:

## Regional Golfers

- Asheville
- Hendersonville
- Greenville SC

## Tourism Market

- Visitors to Blue Ridge Mountains

## Marketing Tactics

- Golf tourism partnerships
  - Events and tournaments
  - Online tee time platforms
- 

# Community Engagement

Programs that reinforce community value:

- Junior golf programs
  - High school golf partnerships
  - Senior leagues
-

# Timeline

## 10-Year Course Improvement Timeline

### Black Mountain Golf Course Infrastructure Plan

#### Year 1 – Drainage & Infrastructure Foundation

**Goal:** Fix the underlying issues that affect turf health.

Projects:

- Install **modern drainage systems** in problem fairways and low areas
- Begin **irrigation system efficiency upgrades**
- Identify bunker redesign areas
- Begin planning and design work for greens rebuilding
- Cart path spot fixes
- Purchase necessary equipment (reel grinder, soil reliever)

Outcome:

- Healthier turf conditions
  - Reduced washouts and wet areas
  - Lower long-term maintenance costs
- 

#### Year 2 – Greens Reconstruction

**Goal:** Improve playing surfaces and long-term turf performance.

Projects:

- **Rebuild 9 green**
- Begin **tee box reconstruction on front 9**
- Continue **irrigation efficiency improvements**
- Begin converting select rough areas to **native grass**

Outcome:

- Improved putting surfaces
- Reduced irrigation demand
- Lower mowing costs

---

## Year 3 – Greens Reconstruction Cont.

**Goal:** Continue turf modernization.

Projects:

- **Rebuild 6 green**
- Complete **remaining tee box reconstruction**
- Expand **native grass areas**
- Begin **bunker redesign for lower maintenance**

Outcome:

- Modernized playing surfaces
  - Improved aesthetics
  - Reduced labor costs
- 

## Year 4 – Cart Path Modernization

**Goal:** Improve durability and reduce erosion.

Projects:

- Replace **cart paths in most critical areas**
- Complete **bunker redesign**
- Expand **native grass areas where appropriate**
- Complete **irrigation updates**

Outcome:

- Reduced maintenance and erosion
  - Improved golfer experience
  - Lower long-term repair costs
-

## Year 5 – Greens Reconstruction Cont.

**Goal:** Continue turf modernization

Projects:

- **Rebuild 8 green**
- Expand **native grass conversion**
- Landscape improvements and finishing work

Outcome:

- Lower water use
  - Reduced mowing
  - Modernize playing surface
- 

## Year 6 – Greens Reconstruction Cont.

**Goal:** Continue turf modernization

Projects:

- **Rebuild 5 green**
- Expand **native grass conversion**
- Landscape improvements and finishing work
- **Equipment lease/purchase option comes due**

Outcome:

- Lower water use
  - Reduced mowing
  - Modernize playing surface
-

## Year 7 – Cart Path Repair Complete

**Goal:** Bring course closer to final level of restoration

Projects:

- Finish **cart path repairs**
- Landscape improvements and finishing work

Outcome:

- Improve player experience
  - Modernize cart path surface
- 

## Year 8 and 9 – Course Aesthetic Upgrades

**Goal:** Improve player experience and facility investment

Projects:

- Upgrade **on course bathroom facilities**
- Landscape improvements and finishing work
- Replace **non lease equipment**

Outcome:

- Value added to the customer
  - Frequent used facility update
  - Keep up with owned equipment needs
-

## **Year 10 – Greens Rebuild Cont.**

**Goal:** Continue turf modernization

Projects:

- Rebuild **Green that most needs update at this point**
- Continue good cultural practices
- Evaluate staffing needs

Outcome:

- Modernize playing surfaces
  - Keep turf health in the forefront
  - Make sure staffing levels are meeting current needs
- 

## **Expected Long-Term Benefits**

### **Operational**

- Lower maintenance labor
- Reduced water usage
- Improved drainage and turf health

### **Financial**

- Lower annual maintenance costs
- Higher golfer satisfaction
- Stronger tourism draw

### **Environmental**

- Less water use
  - Reduced fertilizer needs
  - More naturalized landscape areas
-

# Typical Municipal Golf Course Staffing Structure

## Leadership Level

General Manager/Director	\$70k - \$100k
<b>Head Pro/Golf Manager (FT)</b>	\$60K – \$90K
<b>Superintendent (FT)</b>	\$60K - \$120K
Assistant Superintendent	\$45K - \$65K

## Course Maintenance Staff

<b>Mechanic (FT)</b>	\$50k - \$70k
<b>Irrigation Tech (FT)</b>	\$18 - \$25/hr
<b>Seasonal Grounds Crew</b>	\$15 - \$22/hr

## Golf Operations/Pro Shop

Pro Shop Manager	\$45k - \$70k
<b>Pro Shop Attendant</b>	\$15 - \$20/hr
Assistant	\$20 - \$30/hr
<b>Starter/Ranger</b>	\$14 - \$19/hr
<b>Cart Attendant</b>	\$12 - \$16/hr

\*(FT) Full time must add additional 45% for municipal benefits. Highlighted are budgeted.

# Ten-year Reinvestment Plan

Project / Year	1	2	3	4	5	6	7	8	9	10
Drainage Systems	■	■								
Irrigation	■	■	■	■						
Greens Rebuild		■	■		■	■				■
Tee Boxes		■	■							
Cart Paths	■			■			■			
Bunker Redesign			■	■						
Native Grass		■	■	■	■	■				
Equipment Cycle	■					■			■	
Landscape / Aesthetic							■	■		
Maintenance Cycle						■	■	■	■	■

	9-Holes As-Is	9-Holes As-Is + Range	9-Holes Restored + Range	18-Holes As-Is	18-Hole Restored	Notes
<b>Capital Costs</b>						
Bridges (Front 9)	\$0	\$0	\$0	\$90,000	\$90,000	New bridges for Front 9. Pedestrian only in 9-Hole options.
Facility Demo	\$0	\$0	\$0	\$0	\$0	Demo existing maintenance building on Front 9. Expenses covered by state grant. Assumes no budget overruns.
New Facilities	\$0	\$0	\$50,000	\$50,000	\$150,000	Includes matching funds, repairs, and renovation of existing facilities. New maint. building covered primarily by state grant.
New Maint. Equip.	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	Includes grinder, top dresser, pro core, core picker
Landscape	\$0	\$0	\$65,000	\$25,000	\$100,000	Includes treework, plantings, etc.
Greens	\$0	\$0	\$50,000	\$0	\$500,000	Includes rebuilds and repairs.
Tees	\$0	\$0	\$100,000	\$0	\$200,000	Includes rebuilds and repairs.
Bunkers	\$0	\$0	\$25,000	\$25,000	\$100,000	Includes rebuilds and repairs.
Irrigation	\$25,000	\$25,000	\$50,000	\$100,000	\$150,000	2 booster pump replacements, 20 sprinkler heads \$500 each, main line failure from 14 pump house caused by stream bank wash
Paving	\$25,000	\$25,000	\$75,000	\$100,000	\$250,000	Re-paving and patching of cart paths.
Driving Range	\$0	\$50,000	\$50,000	\$0	\$0	Estimated build-out cost.
Cart Sales	-\$100,000	-\$100,000	-\$100,000	\$0	\$0	Sale of ~30 golf carts in 9-Hole Options \$3500 per valuation
<b>Total CapEx Required</b>	<b>\$100,000</b>	<b>\$150,000</b>	<b>\$515,000</b>	<b>\$540,000</b>	<b>\$1,690,000</b>	Cost over a 5-10 year update cycle
<b>Annual Costs</b>						
Debt Service	-\$7,783	-\$11,674	-\$40,080	-\$42,026	-\$131,525	Not including FEMA reimbursed funds or state grant coverage. Assumes CapEx funds come from a state bond loan.
Operating Cost	-\$210,000	-\$240,000	-\$275,000	-\$350,000	-\$400,000	Covers marketing, maintenance, chemicals, materials, etc.
Staff Cost	-\$388,700	-\$408,100	-\$428,500	-\$422,500	-\$541,750	9 Holes has 1 less FT and 2 less PT than 18 holes restored. Only 2 less PT than 18 holes as is.
Equipmen Cost	-\$150,000	-\$150,000	-\$150,000	-\$150,000	-\$150,000	Covers equipment leasing and repairs.
<b>Total Annual Cost</b>	<b>-\$756,483</b>	<b>-\$809,774</b>	<b>-\$893,580</b>	<b>-\$964,526</b>	<b>-\$1,223,275</b>	
<b>Revenues</b>						
Golf (Members/Fees/Cart)	\$650,000	\$650,000	\$768,000	\$1,050,000	\$1,340,000	
Driving Range	\$0	\$150,000	\$150,000	\$0	\$0	
<b>Total Annual Revenue</b>	<b>\$650,000</b>	<b>\$800,000</b>	<b>\$918,000</b>	<b>\$1,050,000</b>	<b>\$1,340,000</b>	
<b>Profit</b>						
<b>NET</b>	<b>-\$106,483</b>	<b>-\$9,774</b>	<b>\$24,420</b>	<b>\$85,474</b>	<b>\$116,725</b>	Total annual NET (Revenue less Costs)
<b>CapEx. Payback (Yrs.)</b>	<b>-0.939121035</b>	<b>-15.34711987</b>	<b>21.08937318</b>	<b>6.317692541</b>	<b>14.47848101</b>	Payback years for capital only (CapEx/NET Profit)
<b>Notes</b>	Min Updates to Existing Min Repairs Min Cart Path Patching 15 Years at 5% Rate Lower Flood Risk Understaffed Degradation Continues Gained Park/Green Space	Min updates to Existing Min Repairs Min Cart Path Patching 15 Years at 5% Rate Lower Flood Risk Understaffed Degradation Continues Gained Park/Green Space	Updates to Exist Buildings Recommended Hole Repairs Repared Cart Paths New Driving Range 15 Years at 5% Rate Lower Flood Risk Properly Staffed Properly Maintained Gained Park/Green Space	Min Updates to Existing ESSENTIAL Hole Repairs ONLY Cart Path Patching 15 Years at 5% Rate Future Flood Risk Understaffed Degradation Continues	Updates to Exist Buildings Recommended Hole Repairs Repared Cart Paths 15 Years at 5% Rate Future Flood Risk Properly Staffed Properly Maintained	



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Matt Begley, Budget Analyst      **MEETING DATE:** April 1, 2026  
**AGENDA SECTION:** New Business      **DEPARTMENT:** Administration  
**TITLE OF ITEM:** Consideration of a Capital Project Ordinance for Public Safety Temporary Facilities Project

**SUGGESTED MOTION(S):**

Motion to adopt the Capital Project Ordinance as presented and recommended.

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**SUMMARY:**

This agenda item is to consider a Capital Project Ordinance authorizing the acquisition and setup of temporary facilities for public safety personnel while permanent facilities remain unavailable. The ordinance establishes a project budget of \$178,727.55, funded through the Helene Fund unassigned balance, with anticipated reimbursement from FEMA Public Assistance or related grant funding. It also authorizes project expenditures, including IT relocation and rental costs, and designates the Town Manager and Finance Director to administer the project within approved budget and legal requirements.

**BUDGET IMPACT:**

**Is this expenditure approved in the current fiscal year budget?** No

**If no, describe how it will be funded.** Helene Fund Unassigned Fund Balance Allocation.

**ATTACHMENTS:**

1. O-26-XX Public Safety Temporary Facilities Capital Project Ordinance (4-1-26)

**Town of Black Mountain**  
**Public Safety Temporary Facilities Project**  
**Capital Project Fund Ordinance**  
*Ordinance No: O-26-XX*

**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 acquiring temporary facilities for public safety personnel until permanent Town public safety facilities are suitable for occupancy.

**Section 3: Funding**

The project is funded in whole or in part by revenue from the FEMA PA reimbursement for the Emergency Operations Center (EOC) project, which has been directed to the Unassigned Fund Balance in the Helene Fund. This funding will be replaced and reimbursed by FEMA PA funding specifically designated for this project or NC Helene Capital Grant funding awarded for Public Safety Building repair or replacement dependent on the eligibility determination from FEMA PA.

**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:

<b><u>Budgeted Revenues</u></b>	
<b><u>Revenue Type</u></b>	<b><u>Anticipated Revenues</u></b>
Helene Fund Unassigned Fund Balance Allocation	\$178,727.55
<b>Total Revenue</b>	<b>\$178,727.55</b>

**Section 6. Expenditures**

The following anticipated appropriations are hereby adopted:

<b><u>Budgeted Expenditures</u></b>	
<b><u>Expenditure Type</u></b>	<b><u>Anticipated Expenditures</u></b>
IT Relocation	\$12,000
Cash Flow for Rental Costs	\$166,727.55
<b>Total Expenditure</b>	<b>\$178,727.55</b>

**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 1<sup>st</sup> day of April 2026.**

\_\_\_\_\_  
C. Michael Sobol  
Mayor

ATTEST:

\_\_\_\_\_  
Wesley M. Barker  
Town Clerk



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Matt Begley, Budget Analyst      **MEETING DATE:** April 1, 2026  
**AGENDA SECTION:** New Business      **DEPARTMENT:** Town Clerk  
**TITLE OF ITEM:** Consideration of Resolution Budgeting Funds for the Temporary Public Safety Facilities Project

**SUGGESTED MOTION(S):**

Motion to approve the resolution for the budget amendment for the Temporary Public Safety Facilities Project as presented and recommended.

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**SUMMARY:**

This consideration of a budget amendment resolution is to amend the budget and allocate \$178,727.55 from the Helene Unassigned Fund Balance to support temporary public safety facilities following damage to the Public Safety Building during Tropical Storm Helene. Funds will provide interim cash flow for project costs, including IT relocation and facility rental, with anticipated reimbursement from FEMA Public Assistance or NC Helene Capital Grant funding. The resolution also authorizes the Interim Town Manager to execute necessary documents to implement the project.

**BUDGET IMPACT:**

**Is this expenditure approved in the current fiscal year budget?** No

**If no, describe how it will be funded.** Via allocation from the Helene Unassigned Fund Balance.

**ATTACHMENTS:**

1. R-26-XX\_Resolution\_Public Safety Temporary Facilities Project Budget Amendment

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

**A RESOLUTION BUDGETING FUNDS TO THE TEMPORARY PUBLIC SAFETY FACILITIES PROJECT**

**Resolution No. R-26-XX**

**WHEREAS**, the Town of Black Mountain Public Safety Building was substantially damaged during Tropical Storm Helene; and

**WHEREAS**, a subsequent assessment by structural engineers found the building unsafe for occupancy; and

**WHEREAS**, the Town of Black Mountain has explored alternative accommodation for Public Safety personnel while further testing and permanent facility options are assessed, including posting a Request for Proposals for temporary facilities; and

**WHEREAS**, the Town of Black Mountain anticipates this project to be entirely funded through either FEMA Public Assistance (Category B) or NC Helene Capital Grant funding; and

**WHEREAS**, the grant funding source depends on the eligibility determination from FEMA PA staff; and

**WHEREAS**, the Town seeks to provide cash flow for this project while awaiting the FEMA PA eligibility determination to provide stability to public safety departmental staff and public safety services; and

**WHEREAS**, the Town has received FEMA PA reimbursement for the Emergency Operations Center (EOC) project (Project #814473), which covered personnel expenses during the immediate disaster response, in the amount of \$178,727.55; and

**WHEREAS**, the Town of Black Mountain has passed O-26-XX, a Capital Project Ordinance for the project, on April 1, 2026;

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

1. The Town makes the following budget amendments to support the construction of golf course cart bridges.

<b>Account Number</b>	<b>Account Description</b>	<b>Increase</b>	<b>Decrease</b>
425-8806-43100	Grant Revenue – Federal (EOC)		\$178,727.55
425-8806-32000	Unassigned Fund Balance (Helene Fund)	\$178,727.55	
425-8806-32000	Unassigned Fund Balance (Helene Fund)		\$178,727.55
425-8806-52115	Technology and Software License (Public Safety Capital Project)	\$12,000	
425-8806-52340	R&M – Rental of Temporary Facilities (Public Safety Capital Project)	\$166,727.55	

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

**ADOPTED this 1<sup>st</sup> day of April 2026.**

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C. Michael Sobol, Mayor

Attest:

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Wesley M. Barker, Town Clerk



## TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

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**SUBMITTER:** Michelle Kennedy, Planning Director  
**MEETING DATE:** April 1, 2026

**AGENDA SECTION:** New Business  
**DEPARTMENT:** Planning & Development Services

**TITLE OF ITEM:** Unified Development Ordinance (UDO) Update

**SUGGESTED MOTION(S):**

n/a- updates only.

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**SUMMARY:**

Planning Director Michelle Kennedy will provide an update on the Unified Development Ordinance (UDO) status.

**BUDGET IMPACT:**

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

**ATTACHMENTS:**

None