



BLACK MOUNTAIN TOWN COUNCIL MINUTES

March 9, 2026 | Regular Session Agenda | Time: 6:00 PM

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

Black Mountain Town Council held their regular session agenda on Monday, March 9, 2026, at 6:00 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 meeting to order at 6:02 p.m. with the following members in attendance: Town Council Member Alice Berry, Town Council Member Doug Hay, Town Council Member Pam King, Town Council Member Ryan Stone. *Vice Mayor Archie Pertiller was absent.*

The following staff members were present: Richard Hicks, Interim Town Manager; Wesley Barker, Town Clerk; Jamey Matthews, Public Works Director; John Coffey, Fire Chief; Steve Parker, Police Chief; Michelle Kennedy, Planning Director; Matt Begley, Budget Analyst.

Mayor Sobol led those in attendance in the pledge of allegiance and a moment of silence, then read the ethics statement.

2. PROCLAMATIONS, AWARDS, RECOGNITIONS, SPECIAL RESOLUTIONS

2.A. Resolution Recognizing the Retirement of Police K-9 Cayman, and Ownership Transfer to Handler.

Council Member Pam King made a motion to approve the following resolution. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

A RESOLUTION HONORING K-9 CAYMAN UPON HIS RETIREMENT FROM THE BLACK MOUNTAIN POLICE DEPARTMENT AND TRANSFER OF OWNERSHIP OVER TO K-9 HANDLER

RESOLUTION NO. R-26-18

WHEREAS, K-9 Cayman has faithfully served the Town of Black Mountain since 2018 as a member of the Black Mountain Police Department, partnered from the beginning of his

distinguished career with his handler, Sgt. Logan Newhouse; and

WHEREAS, now at nine years of age, K-9 Cayman retires after years of dedicated and honorable service to the Department and to the citizens of Black Mountain; and

WHEREAS, throughout his tenure, K-9 Cayman played a vital role in the apprehension of numerous drug offenders, significantly contributing to public safety and the disruption of illegal narcotics activity within the Town's jurisdiction and surrounding areas; and

WHEREAS, K-9 Cayman also assisted in search operations involving citizens in need, demonstrating the versatility, reliability, and professionalism that define a well-trained police K-9; and

WHEREAS, beyond his enforcement responsibilities, K-9 Cayman served as an ambassador for the Black Mountain Police Department, representing the Department at schools, community outreach events, and public demonstrations, strengthening the bond between law enforcement and the community; and

WHEREAS, the partnership between Sgt. Logan Newhouse and K-9 Cayman exemplifies the highest standards of trust, discipline, teamwork, and commitment within the law enforcement profession;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain that the Council hereby expresses its sincere gratitude and appreciation to K-9 Cayman for his loyal and honorable service to the Town and its citizens; and

BE IT FURTHER RESOLVED that the Town Council extends its appreciation to Sgt. Logan Newhouse for his dedication and steadfast partnership with K-9 Cayman throughout his career, and wishes to transfer ownership of K-9 Cayman over to Sgt. Newhouse.

ADOPTED this 9th day of March 2026.

2.B. 2026 Mayors' Monarch Pledge.

Mayor Sobol read the following Mayors' Monarch Pledge aloud.

2026 MAYORS' MONARCH PLEDGE

WHEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, both the western and eastern monarch populations have seen significant declines in recent years, and with commitments through the National Wildlife Federation's Mayors' Monarch Pledge, communities work to create habitats for monarch butterflies and pollinators; and

WHEREAS, the Town of Black Mountain is committed to restoring and preserving habitats that support the monarch’s migration each year maintaining pollinator-friendly habitat gardens at Town Square, Lake Tomahawk, the Black Mountain-Tyson Public Library, Veteran’s Park, Black Mountain Primary School, and other public spaces; and

WHEREAS, since 2015, the Town maintains official monarch waystations at Veteran’s Park, Lake Tomahawk, Black Mountain-Tyson Public Library and Black Mountain Primary School, and displays educational signage about these efforts; and

WHEREAS, in 2025, the Town of Black Mountain was one of only seven municipalities in North Carolina that joined the “Leadership Circle” by taking eight or more actions for the monarch butterfly; and

WHEREAS, citizens can make a difference for the monarch by planting native milkweed and nectar plants to provide a habitat for the monarch butterfly in locations where they live, work, learn, play and worship.

NOW, THEREFORE, I, C. Michael Sobol, Mayor of the Town of Black Mountain, do hereby commit to the 2026 Mayors’ Monarch Pledge with the National Wildlife Federation and proclaim this, the **9th day of March, 2026** as “**Mayor’s Monarch Pledge Day**” and encourage all residents to participate in community activities that support and celebrate monarch butterfly conservation.

2.C. Resolution Recognizing Women's History Month - March 2026

Council Member Pam King made a motion to approve the following resolution. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

RESOLUTION RECOGNIZING AND HONORING WOMEN'S HISTORY MONTH

RESOLUTION: R-26-25

WHEREAS, the month of March is nationally recognized as WOMEN'S HISTORY MONTH, a time to celebrate and honor the vital contributions of women throughout history and in our communities; and

WHEREAS, women of every race, class, and ethnic background have played an essential role in shaping our nation, state, and local communities through leadership, service, innovation, and dedication in fields including government, education, business, public safety, healthcare, the arts, and civic life; and

WHEREAS, the recognition of Women's History Month provides an opportunity to reflect on

the achievements of women who have helped advance equality, strengthen our communities, and inspire future generations; and

WHEREAS, the National Women's History Alliance (NWHHA) has designated the theme for 2026 Women's History Month as "Leading the Change: Women Shaping a Sustainable Future," and

WHEREAS, women continue to make meaningful contributions to the vitality, resilience, and progress of the Town of Black Mountain through public service, volunteerism, entrepreneurship, and community leadership; and

WHEREAS, the Town of Black Mountain recognizes and appreciates the accomplishments, leadership, and dedication of women who have helped shape our community and continue to influence its future.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Black Mountain hereby recognizes March 2026 as Women's History Month and encourages residents to celebrate the achievements, leadership, and lasting impact of women in our community and throughout our nation.

Adopted this the 9th day of March 2026.

2.D. Resolution Recognizing International Transgender Day of Visibility on March 31, 2026.

Council Member Pam King made a motion to approve the following resolution. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

RESOLUTION RECOGNIZING INTERNATIONAL TRANSGENDER DAY OF VISIBILITY ON MARCH 31, 2026

RESOLUTION: R-26-26

WHEREAS, March 31 is recognized annually as International Transgender Day of Visibility, a day dedicated to celebrating the lives, contributions, and achievements of transgender and gender-diverse people while raising awareness of the challenges they continue to face; and

WHEREAS, International Transgender Day of Visibility was first established in 2009 by transgender advocate Rachel Crandall to highlight the experiences and accomplishments of transgender individuals and to promote greater understanding and acceptance within communities worldwide; and

WHEREAS, transgender and gender-diverse people are valued members of communities across the United States and within the Town of Black Mountain, contributing to civic life, business, education, public service, the arts, and community leadership; and

WHEREAS, this day encourages communities to recognize the dignity, resilience, and humanity of transgender people and to promote a culture of respect, visibility, and inclusion for all residents; and

WHEREAS, recognizing International Transgender Day of Visibility provides an opportunity for communities to affirm that all individuals deserve to live with dignity, safety, and equal opportunity.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the **Town of Black Mountain** hereby recognizes **March 31, 2026 as International Transgender Day of Visibility** and encourages residents to acknowledge and celebrate the contributions of transgender and gender-diverse individuals while fostering a community of respect, understanding, and inclusion for all.

Approved this the 9th day of March 2026.

3. COMMUNICATIONS FROM STAFF, COUNCILS, COMMISSIONS & AGENCIES

3.A. Trash Trout Installation Presentation.

Eric Bradford with Asheville GreenWorks and Anne Phillip, Town Stormwater Technician & Floodplain Administrator, presented this item to Council. The Town of Black Mountain Stormwater Department proposes installation of a **Trash Trout™**, a floating passive trash collector, in the Swannanoa River at Veteran's Park. The Trash Trout has been designed by Asheville GreenWorks, with consultation by NC Wildlife Resources Commission, to ensure that the trap does not injure or prevent passage of aquatic life in the river. Asheville GreenWorks installed the first Trash Trout in Hendersonville in 2017 and, as of October 2023, has installed 42 Trash Trout's in five states. Asheville GreenWorks received grant funding to fabricate and install several Trash Trout's in Buncombe County. As a part of this funding, a Trash Trout could be installed in Black Mountain. The Trash Trout would be installed and maintained at no cost to the Town. The Trash Trout in Black Mountain would be maintained by Asheville GreenWorks' trained group of volunteers, the StreamKeepers and be located at Veterans Park behind the ball fields in the Swannanoa River. Town Council was in consensus to move forward with the Trash Trout project.

3.B. Update on Public Safety Building Feasibility Study.

Representatives from McGill Associates and Moseley Architects spoke to the Council presenting their findings on the Public Safety Building Facility Condition Assessment, and the project cost estimates for necessary repairs. The representatives spoke on the building's structural integrity, safety and whether the building was safe to occupy. It was stated by the representatives that this building is not safe to be occupied by public safety staff, and that there are potential health risks present. A summary of this assessment is as follows:

The assessment evaluated architectural, structural, and MEP systems; identified deficiencies; and developed a 10-year Capital Improvement Plan (CIP).

The Facility Condition Index (FCI) was calculated at **0.77**, indicating the building is in **high-priority/critical condition**, with deferred maintenance exceeding the building's replacement value.

Key Findings:

- Total estimated deferred maintenance: ~\$2.2 million; replacement value: ~\$1.2 million.
- Approximately \$1.85 million in immediate (FY26) needs identified.
- Significant deficiencies include:
 - Structural instability (foundation movement, settlement, cracking).
 - Mechanical, plumbing, emergency power, and fire alarm system failures or end-of-life conditions.
 - Root causes likely include water intrusion, drainage failures, and compromised subsurface soils.
 - Report recommends additional structural testing and notes potential need to relocate operations to a temporary facility during investigation/repairs.

Immediate Actions & Recommendations (FY2026)

Priority 1 (High Priority / Immediate):

- Conduct soil borings and drainage pipe investigations to determine structural failure causes. Repair or replace roof and address widespread water intrusion issues.
- Repair/replace stormwater infrastructure and damaged downspouts.
- Replace emergency generator and upgrade emergency power system; relocate out of flood-prone area.
- Install smoke detectors in sleeping areas.
- Repair structural cracks (pending results of soil analysis). Repair IT room thermostat.

Priority 2–3 (Near-Term / Necessary):

- Replace or repair fire station unit heaters and nonfunctional exhaust systems. Replace aging HVAC units and furnaces.
- Replace lighting systems with energy-efficient LED and code-compliant controls. Replace damaged sanitary piping and correct code violations (e.g., piping over electrical panels).
- Refurbish or replace water heaters and plumbing fixtures as needed.

Code Compliance (Priority 5):

- Upgrade emergency lighting and ventilation systems.
- Ensure proper furnace venting and reinstall dehumidifier to code. Insulate water piping to prevent freezing and failures.

Next Steps

- Prioritize projects based on urgency, safety, and budget constraints.
- Address all Priority 1 and code-related deficiencies immediately.
- Develop a phased funding strategy aligning remaining repairs with future fiscal

years.

- Continue coordination with engineers to refine scope following additional testing and analysis.

Summary

The assessment concludes that the Public Safety Building requires significant capital investment and immediate intervention due to critical structural and system deficiencies. Immediate investigative work and repairs are necessary to ensure occupant safety, maintain operations, and inform long-term decisions regarding renovation versus replacement.

Town Council Member Alice Berry made a motion to authorize the Interim Town Manager to sign the agreement related to testing as recommended in this assessment report. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

The full Public Safety Building Facility Condition Assessment document, dated February 5, 2026, can be found at the end of these minutes as Appendix A.

4. CITIZEN COMMENTS

- Cheryl Milton, spoke on a possible ethics issue with the Montreat College project to expand their campus and the adopted conditional zoning amendments, stating that the current Assistant Manager had a consulting business that advised Montreat College, which was a conflict of interest.
- Town Attorney Craig Justus stated he would like to make a correction to the record about the previous public comments offered stating that this staff member did not have any involvement with Montreat College.
- Lisa Kruss, 201 Poplar Ave., spoke on the lower nine holes at the golf course remaining a green space.
- Kirs Kramer, spoke on using the lower nine holes at the golf course as a green space and not just for golf use.
- Richard Hudson spoke about the golf course being an economic engine for the Town and for tourism and spoke about golf course maintenance needs and hiring of staff to maintain.
- Edwin Aaronson, 167 Vance Ave., spoke about green spaces at the golf course. Allen Tripp, 109 Third St., spoke about reopening the full 18-hole golf course.

5. COMMUNICATION FROM TOWN ATTORNEY & TOWN MANAGER- none.

6. COMMUNICATION FROM MAYOR AND TOWN COUNCIL

Council Member Pam King recognized outgoing Assistant Town Manager Jessica Trotman for her work and achievements during her tenure with the Town.

Council was in consensus to move the consent item: "Call for Public Hearing on April 13, 2026 at 6:00 p.m. for Update to Town System Development Fees (SDF)" to the first item under New Business.

7. CONSENT AGENDA

- 7.A. **Adoption of Meeting Minutes- February 5, 9 & 25, 2026.** *Town Council Member Alice Berry made a motion to approve the minutes as presented. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.*
- 7.B. **Monthly Tax Collector Report.** *Town Council Member Alice Berry made a motion to approve the tax collector report as presented. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.*
- 7.C. **Call for Public Hearing on April 13, 2026 at 6:00 p.m. to Amend Chapter 1, Section 1.7.3, Variances, to remove the requirement that only signs in the historic district may seek a variance from the sign regulations.** Current ordinance text only allows for signs with the historic district to seek a variance from the sign regulations. This means that business owners and property owners outside of the historic district wanting to make a case to the Board of Adjustment that there is something uniquely impinging or restrictive about their property, that presents an unnecessary hardship related to the strict application of the sign regulations, and that is outside of the allowances of Section 9.10, Administrative Adjustments of Signage Regulations, cannot do so. Such a prohibition is unreasonably restrictive and outside the spirit and intent of both Section 1.7.3 and Section 9.1. The recommendation from staff is to delete item (D)(5) in Ch. 1, Section 1.7.3, Variances, in its entirety. *Town Council Member Alice Berry made a motion to approve the call for public hearing on April 13, 2026 at 6:00 p.m. at Town Hall, for the purposes presented. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.*
- 7.D. **Call for Public Hearing on April 13, 2026 at 6:00 p.m. to Amend Chapter 9, Section 9.10, Administrative Adjustment of Signage Regulations, to additional administrative adjustments for ground signs, cantilevered ground signs, and development identification signs.** The eight sign standards in the Allowable Administrative Adjustments table support the intent statement Chapter 9, which states that it is the intent of the Town of Black Mountain to allow administrative adjustment of the sign ordinance standards to provide flexibility that is compatible with the town's character; to acknowledge the artistic creativity of sign makers, business owners, and individuals; to create visual harmony between the sign, structure, and site where the sign is located; and to enhance retail areas consistent with Elevate Black Mountain, subsequent small area plans, development agreements, and form-based district codes. The proposed amendment would address the need for the development pattern of the town, as well as evolving marketplace conditions, to be more fully reflected in the standards. *Town Council Member Alice Berry made a motion to approve the call for public hearing on April 13, 2026 at 6:00 p.m. at Town Hall, for the purposes presented. . A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.*

7.E. Consideration of Budget Amendment Resolution for Police Department Recognizing Grant Funds & Sale of Capital Assets. Attached are resolutions to amend the FY25-26 budget within the Police Department to recognize and appropriate safety grant funds, and sale of capital assets. These include the following:

1. Safety Grant Funds totaling \$2,505.54.
2. Sale of 2018 Dodge Charger in the amount of \$4,000.00.
3. Sale of 2010 Ford Taurus in the amount of \$3,302.00.

Council should review the proposed budget amendments and then take a vote on the resolutions. These three budget amendment resolutions can be voted on all together.

Town Council Member Alice Berry made a motion to approve the budget amendment resolution as presented. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

**A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026
BUDGET FOR BMPD GRANT FUNDS**

RESOLUTION NO. R-26-28

WHEREAS, the Black Mountain Police Department has received safety grant funds totaling \$2,505.54; and

WHEREAS, the funds received are recommended to be moved to the LEO Supplies & Materials expense line item; and

WHEREAS, the Fiscal Year 2025–2026 budget should be amended to recognize and appropriate the funds.

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

Section 1. Budget Amendments

The following accounts are hereby amended as follows:

Account Number	Account Description	Increase	Decrease
100-0000-43400	Grant Revenues – Nongovernmental	-	\$2,505.54
100-4510-52499	LEO Supplies & Materials	\$2,505.54	-

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

Adopted this the 9th day of March 2026.

Town Council Member Alice Berry made a motion to approve the budget amendment resolution as presented. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

**A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026
BUDGET FOR SALE OF CAPITAL ASSET**

RESOLUTION NO. R-26-27

WHEREAS, the Town sells surplus vehicles on GovDeals;

WHEREAS, the Town sold a 2018 Dodge Charger (VIN 2C3CDXKT3JH140014) on January 30, 2026 for \$4,000.00;

WHEREAS, the funds received are requested to be moved to the Police Departments R&M Vehicle expense line;

WHEREAS, the Fiscal Year 2025–2026 budget should be amended to recognize and appropriate the funds.

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

Section 1. Budget Amendments

The following accounts are hereby amended as follows:

Account Number	Account Description	Increase	Decrease
100-0000-48020	Sale of Capital Assets	-	\$4,000.00
100-4510-52316	R&M Vehicles	\$4,000.00	-

Section 2. Effective Date

This resolution shall become effective upon adoption.

Adopted this the 9th day of March 2026.

Council Member Alice Berry made a motion to approve the following resolution. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

**A RESOLUTION TO AMEND THE FISCAL YEAR 2025–2026
BUDGET FOR SALE OF CAPITAL ASSET**

RESOLUTION NO. R-26-15

WHEREAS, the Town sells surplus vehicles on GovDeals;

WHEREAS, the Town sold a 2010 Ford Taurus (VIN 1FAHP2HW9AG165742) on January 30, 2026 for \$3,302.00;

WHEREAS, the funds received are requested to be moved to the Police Department R&M Vehicle expense line;

WHEREAS, the Fiscal Year 2025–2026 budget should be amended to recognize and appropriate the funds.

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

Section 1. Budget Amendments

The following accounts are hereby amended as follows:

Account Number	Account Description	Increase	Decrease
100-0000-48020	Sale of Capital Assets	-	\$3,302.00
100-4510-52316	R&M Vehicles	\$3,302.00	-

Section 2. Effective Date

This resolution shall become effective upon adoption.

Adopted this the 9th day of March 2026.

7.F. Consideration of Budget Amendment Resolution to Acknowledge Payment to the Black Mountain Parks & Greenways Foundation for the Valentine's 5K Race.

This resolution will amend the FY25-26 budget and authorize payment to the Black Mountain Parks & Greenways Foundation (the "Foundation") for its agreed-upon share of proceeds from the February 28, 2026 Valentine's Day 5K race.

Council Member Alice Berry made a motion to approve the following resolution. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

**A RESOLUTION BUDGETING FUNDS TO ACKNOWLEDGE PAYMENT TO THE
BLACK MOUNTAIN PARKS & GREENWAYS FOUNDATION FOR THE VALENTINE'S
DAY 5K RACE**

Resolution No. R-26-16

WHEREAS, the Town held the annual Valentine's Day 5k race on February 14, 2026; and

WHEREAS, the Town has an agreement with the Black Mountain Parks & Greenways Foundation to grant them all proceeds from sponsorships and 50% of the registration fees for their role in administering and advertising the race; and

WHEREAS, the Town typically budgets the Black Mountain Parks & Greenways Foundation portion of these proceeds after receiving the full amount of race registration fees; and

WHEREAS, the Town has received \$1,500 for sponsorships and \$4,252.49 in registration fees;

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 designate payment to the Black Mountain Parks & Greenways Foundation to support the agreement for shared responsibility administering and advertising the Black Mountain Valentine's 5k race.
 - \$1,500.00 – to the Non-profit Contributions/Donations account from the Customer Participation/Sponsorship account received for Valentine's Day 5k sponsorships (*to 100-4700-56110 from 100-4700-47015*)
 - \$2,126.25 – to the Non-profit Contributions/Donations account from the Special Activities account for 50% of registration fees received for the Valentine's Day 5k race (*to 100-4700-56110 from 100-4700-45690*)
2. The Interim Town Manager is authorized to execute any necessary budget amendments, contracts, or related documents required to implement this allocation.

ADOPTED this 9th day of March, 2026.

7.G. Consideration of Budget Amendment Resolution for NCLM Insurance Proceeds and Mobile Office Trailers Lease Payment.

The Town's insurance provider, NC League of Municipalities (NCLM) has stated they will cover the cost of lease payments for the mobile office trailers (Planning & Public Works) for two-months. The cost of the monthly lease payments for these trailers is \$17,000. NCLM will cover two months at the cost of \$34,000. The budget amendment will recognize these funds - revenue & expense.

A RESOLUTION BUDGETING FUNDS FOR PAYMENT FROM NCLM INSURANCE TO THE TOWN OF BLACK MOUNTAIN TO COVER TWO MONTHS RENT ON OFFICE TRAILERS AT 304 BLACK MOUNTAIN AVE.

RESOLUTION NO. R-26-22

WHEREAS, the Town currently leases mobile office trailers for our Planning & Public Works Departments at a cost of \$17,000 per month; and

WHEREAS, the Town’s insurance carrier, NC League of Municipalities, will be covering two (2) months of these lease payments in the amount of \$34,000, and should be recognized as revenue as well as expenditure once the lease payments are made.

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 recognize revenue to the Town of Black Mountain from the Town’s Insurance Carrier, NCLM, in the amount of \$34,000, and the expenditure of the two-month lease payments.

Section 1. Budget Amendments. The following accounts are amended as follows:

Account Number	Account Description	Increase	Decrease
100-0000-48010	Insurance Recovery Proceeds	\$34,000	
100-4020-54015	Administration- Lease/Rental- Building/Land	\$34,000	

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

ADOPTED this 9th day of March, 2026.

7.H. Consideration of Budget Amendment Resolution for Norfolk Southern Railway Lease Payment.

This budget amendment would appropriate monies from the Local Sales & Use Tax line item and move it to the Administration- Lease/Rental - Building/Land line item for the \$10,900 lease payment to Norfolk Southern Railroad.

Council Member Alice Berry made a motion to approve the following resolution. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

**A RESOLUTION OF BUDGET AMENDMENTS TO THE FY 2025-26 BUDGET
REGARDING THE NORFOLK SOUTHERN RAILWAY LEASE REVENUES AND
EXPENDITURES**

RESOLUTION NO. R-26-23

WHEREAS, the Town recently approved a revised lease with Norfolk Southern Railroad for parking along Sutton Ave; and

WHEREAS, a lease payment of \$10,900 should be recognized within the budget by the corresponding budget amendments.

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 recognize revenue and expenses for the N.S. Railroad lease payment in the amount of \$10,900 to the Administration- Lease/Rental – Building/Land line item, from Local Sales & Use Tax line item.

Section 1. Budget Amendments. The following accounts are amended as follows:

Account Number	Account Description	Increase	Decrease
100-0000-42010	Local Sales and Use Tax		\$10,900
100-4020-54015	Administration- Lease/Rental- Building/Land	\$10,900	

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

ADOPTED this 9th day of March, 2026.

7.I. Resolution of Support for the Fonta Flora State Trail - Black Mountain to Point Lookout Trail Feasibility Study.

This resolution of support is for the Fonta Flora State Trail - Black Mountain to Point Lookout Trail Feasibility Study conducted for the Friends of the Fonta Flora State Trail in November 2025. A copy of this study and overview map is made part of the agenda packet for reference.

Council Member Alice Berry made a motion to approve the following resolution. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

A RESOLUTION OF SUPPORT FROM THE TOWN OF BLACK MOUNTAIN TOWN COUNCIL FOR THE FONTA FLORA STATE TRAIL: BLACK MOUNTAIN TO POINT LOOKOUT TRAIL FEASIBILITY STUDY

RESOLUTION NO. R-26-24

WHEREAS, the Town of Black Mountain supports efforts to expand safe recreational and multimodal transportation opportunities for residents and visitors; and

WHEREAS, a feasibility study was conducted for the Friends of the Fonta Flora State Trail in November 2025 for an approximately 2.7-mile segment of the Fonta Flora State Trail connecting the Town of Black Mountain to the Point Lookout Trail; and

WHEREAS, the study was completed through a partnership between the Friends of the Fonta Flora State Trail, North Carolina Department of Transportation Integrated Mobility Division, Buncombe County, McDowell County, and the Town of Black Mountain; and

WHEREAS, the recommended alignment generally follows Old U.S. Highway 70 and Mill Creek Road and would improve pedestrian and bicycle mobility, enhance safety, and expand regional recreation opportunities.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Black Mountain expresses its support for the proposed Fonta Flora State Trail connection between Black Mountain and the Point Lookout Trail, and the feasibility study conducted, and encourages continued collaboration to advance the project toward future design and implementation.

ADOPTED this 9th day of March, 2026.

8. PUBLIC HEARING

8.A. Public Hearing for and Consideration of Approval of Voluntary Annexation of Property Owned by Givens Highland Farms (PIN# 0609-46-7498).

Planning Director Michelle Kennedy gave an overview of this voluntary annexation request stating that Givens Highland Farms has acquired 318 Tabernacle Road, PIN #0609-46-7498. The property is 2.5 acres. Givens Highland Farms is seeking voluntary annexation of this parcel to be able to combine the parcel with their existing 87+ acre campus, all of which is inside town limits. The Planning Board heard this request at their February 23, 2026, meeting and found no reason the property should not be annexed into the town limits and recommended the annexation by a vote of 4-0 in favor.

Town Council Member Alice Berry made a motion to open the public hearing. A vote of 4-0 in favor. The time was 7:24 p.m. Rebecca Richall provided comments on neighbors of Givens Highland Farms. Jim Boyer, Director of Facilities with Givens Highland Farms, spoke to the Council answering some questions posed by the Mayor. With no further comments, *Town Council Member Alice Berry made a motion to close the public hearing. A vote of 4-0 in favor.*

Council Member Ryan Stone made a motion to approve the following Annexation Ordinance as presented. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

**AN ORDINANCE ANNEXING THAT PROPERTY OF GIVENS HIGHLAND FARMS, LLC,
ON THAT PLAT RECORDED IN PLAT BOOK 0095 AT PAGE 0120 INTO THE TOWN OF
BLACK MOUNTAIN**

ORDINANCE # O-26-03

WHEREAS, Givens Highland Farms, LLC has requested that the Town of Black Mountain annex that property owned by Givens Highland Farms, LLC and described as that 2.5-acre tract of land shown on that plat recorded in Plat Book 0095 at Page 0120, Buncombe County Registry; and

WHEREAS, Givens Highland Farms, LLC owns all of the property proposed to be annexed and submitted an application in their name and signed by them, so that such application and petition is signed by or on behalf of all the property owners as required by N.C.G.S. 160A-31 et seq; and

WHEREAS, the Town Clerk has investigated the annexing petition and has certified that he found as a fact that the petition was signed by all owners of the property lying within the area to be annexed; and

WHEREAS, Givens Highland Farms, LLC has asserted that there are no vested rights that they wish to retain after annexation; and

WHEREAS, a public hearing was held by the Town Council of the Town of Black Mountain after proper notice was given to the public and the parties; and

WHEREAS, the Town of Black Mountain will benefit from annexation of the proposed area to be annexed in that its annexation will allow the Town to regulate development and ensure a use of such property that is beneficial to the area where it is located and not detrimental to the properties surrounding it.

NOW, THEREFORE, BE IT ORDAINED by the Town Council for the Town of Black Mountain, North Carolina, that the property described in Exhibit A as being all of that 2.5-acre parcel of land shown on that plat recorded in Plat Book 0095 at Page 0120, Buncombe County Registry and is hereby annexed and made a part of the corporate limits of the Town of Black Mountain, North Carolina.

This ordinance shall become effective on the 9th day of March 2026, if confirmed by the Town Council at its regular meeting in March 2026. In the absence of a majority vote of the Council to confirm this ordinance at that meeting, it shall become void and have no force or effect.

READ, APPROVED AND ADOPTED, by a vote of **4 to 0** on this the 9th day of March 2026.

8.B. Public Hearing and Consideration of Approval to Rezone Property Owned by Givens Highland Farms (known as 318 Tabernacle Road- PIN #0609-46-7498) from R-1 to OI-6.

Planning Director Michelle Kennedy stated the 2.5 acre parcel known as 318 Tabernacle Road, PIN #0609-46-7498, was purchased by Givens Highland Farms. The parcel is currently zoned R-1 by Buncombe County. Givens Highland Farms would like to have the property rezoned from R-1 to OI-6, which is the zoning designation for the existing 87+ acre campus. The Planning Board heard the request at their February 23, 2026, meeting and recommended the property be rezoned to OI-6 upon approval of annexation into the town limits. The motion passed with a vote of 4-0. Since this property was just annexed into the Town limits, the Council will consider this rezoning request as well as the consistency statement.

Town Council Member Doug Hay made a motion to open the public hearing. A vote of 4-0 in favor. The time was 7:31 p.m. No public comments were provided. Town Council Member Doug Hay made a motion to close the public hearing. A vote of 4-0 in favor.

Council Member Ryan Stone made a motion to approve the following Ordinance amending the zoning map as presented and approving the consistency statement. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

**AN ORDINANCE AMENDING THE ZONING MAP FOR PROPERTY LOCATED AT 318
TABERNACLE ROAD**

ZONING ORDINANCE #O-26-04

WHEREAS, the Town of Black Mountain has the authority pursuant to Article 6 of Chapter 160D of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, a comprehensive amendment to the Town's zoning regulations was adopted on January 11, 2010, (Ordinance #O-10-01) and is codified in Appendix A of the Town of Black Mountain Code of Ordinances (herein "Zoning Ordinance"), and map dividing and classifying the property within the Town's zoning jurisdiction was adopted on January 11, 2010, (Ordinance #O-10-01) and are on file and maintained in the Offices of the Town of Black Mountain Planning and Development Department (herein "Official Zoning Map"); and

WHEREAS, this proposed amendment is consistent with the Town of Black Mountain Comprehensive Plan and other official plans of the Town of Black Mountain and is determined to be reasonable and in the public interest for the following reasons:

1. The overall size of the tract of land proposed for the rezoning is reasonable compared to the size of the zoning district in which the subject property is located.
2. The proposed rezoning is consistent with the comprehensive plan or elements thereof.

3. The impact to adjacent property owners and surrounding community is reasonable and the benefits of the zoning shall outweigh any potential inconvenience or harm to the community.
4. The allowable uses within the proposed zoning district are similar or comparable to the permitted uses as currently zoned.

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

The Official Zoning Map be, and the same is hereby, amended as follows:

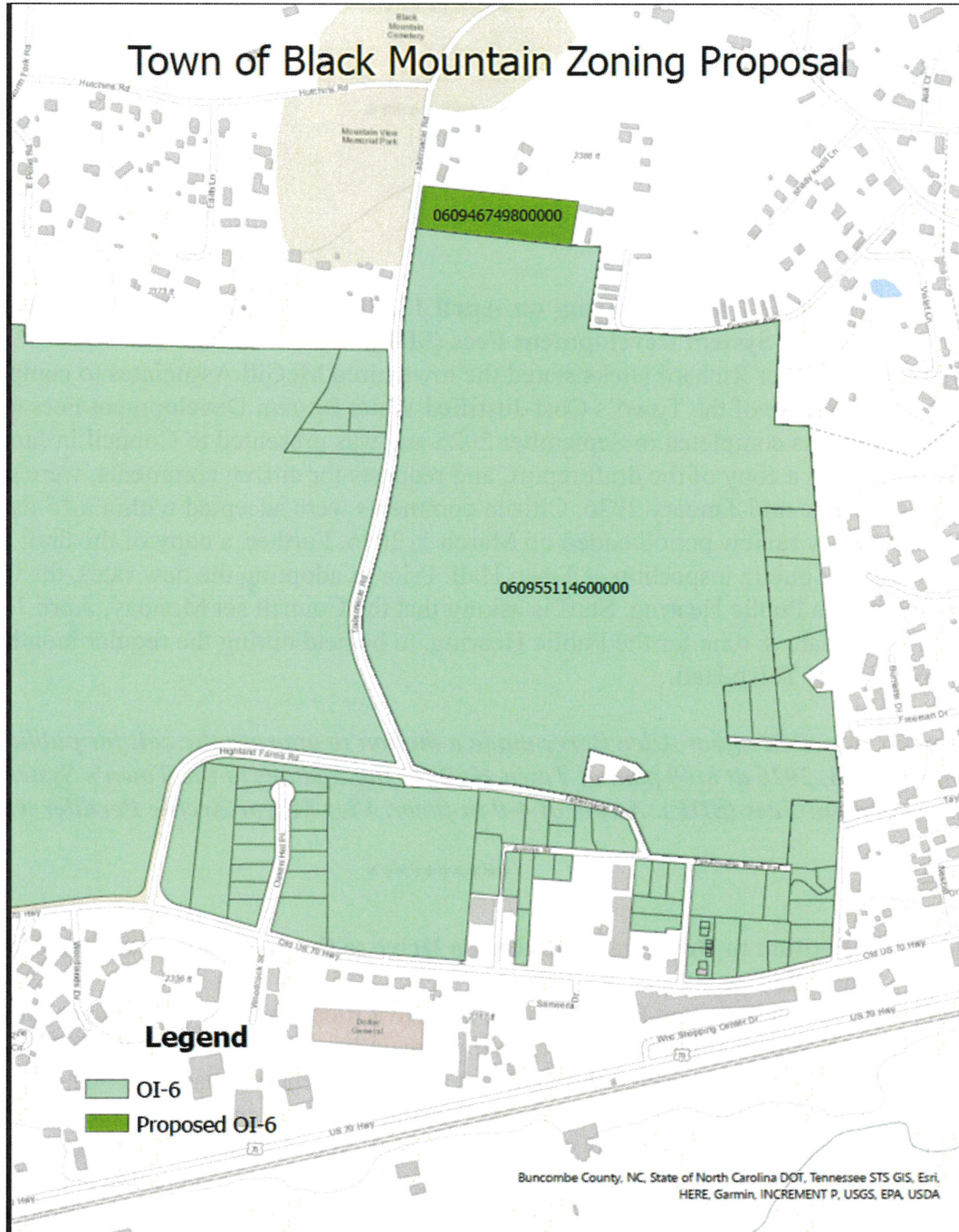
The zoning classification of that certain portion of real property described in Exhibit A and identified on the Buncombe County tax maps as PIN 0609-46-7498, recorded in Plat Book 0095 at Page 0120 and currently owned by Givens Highland Farms, LLC, from R-1 to Office and Institutional (OI-6). A copy of the official zoning map showing said lot is attached hereto as Exhibit B and made a part thereof.

This ordinance shall be in full force and effective on the date of adoption.

READ, APPROVED AND ADOPTED, this the 9th day of March 2026.

**EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY TO BE REZONED**

BEGINNING at an iron pin found in the Northeast corner of property described in Deed Book 784, Page 403, Buncombe County Registry; thence North 89 deg. 20' 30" West 84.01 feet to an iron pin; thence North 85 deg. 32' 16" West 70.85 feet to an iron pin; thence North 83 deg. 57' 36" West 110.29 feet to an iron pin; thence North 84 deg. 54' 11" West 109.92 feet to an iron pin; thence North 84 deg. 53' 46" West 144.85 feet to an iron pin; thence North 84 deg. 51' 04" West 215.50 feet to an iron pin; thence North 84 deg. 51' 04" West 15 feet to a point in the Eastern edge of Tabernacle Road; thence running with said road, North 6 deg. 58' 17" East 170.26 feet to a point; thence leaving said road and running south 85 deg. 04' 54" East 12 feet to an iron pin; thence South 85 deg. 04' 54" East 763.92 feet to an iron pin; thence South 15 deg. 42' 53" West 170.26 feet to the point of BEGINNING, containing 3.00 acres, more or less, as shown on a survey for Jack Wheeler dated June 25, 1993, prepared by Michell E Effler, R.L.S., and being all of that property described in Book 2079 at Page 853, Buncombe County Registry, and being that property shown on the tax maps for Buncombe County as PIN #0609-46-7498-00000.



9. CITIZEN COMMENTS

Jake Disabatino, 25 Goldmont St., provided comments suggesting the Town create a plan for the golf course and moving forward, also to receive community input.

10. UNFINISHED BUSINESS- None.

11. NEW BUSINESS

11.A. Call for Public Hearing on April 13, 2026 at 6:00 p.m. for Update to Town System Development Fees (SDF).

Interim Town Manager Richard Hicks stated the town hired McGill Associates to complete the required 5-year update of the Town’s Cost-Justified Water System Development Fees (SDF). The draft report was completed in September 2025 and was presented to Council in January 2026. A notice and a copy of the draft report, and requests for citizen comments, were placed on the Town’s website mid-January 2026. Citizen comments were accepted within a 45-day review period. The 45-day review period ended on March 1, 2026. Further, a copy of the draft report has been available for public inspection at Town Hall. Prior to adopting the new rates, the Council will need to hold a Public Hearing. Staff is asking that the Council set Monday, April 13, 2026 at 6:00 p.m. as the date & time for the Public Hearing, to be held during the regular monthly Council meeting at Town Hall.

Town Council Member Alice Berry made a motion to approve the call for public hearing on April 13, 2026 at 6:00 p.m. at Town Hall for the updates to the Town's System Development Fees (SDF). A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

11.B. Petition to Dedicate Brookhaven Drive to the Town for Maintenance and Public Use .

The owners of the residences on Brookhaven Drive have filed a petition to dedicate Brookhaven Drive and the subsequent sidewalk to the Town for maintenance and ownership. Public Works and the Fire Marshal have inspected the road and are recommending that the Town take over this road and sidewalk with one provision: 1) A No Parking sign to be installed at the end of the turn-around. The mileage is approximately .12 miles. Dedication and acceptance of this road and sidewalk will include accepting all maintenance of both the street and the sidewalk to include paving, snow removal, and any general maintenance of said street and sidewalk within the 20-foot right-of-way. **This item was tabled by Town Council.**

11.C. Authorization of Phase 1 Environmental Report for Donated Property to the Town from the State of NC.

Interim Town Manager Richard Hicks explained that staff have been working with the State of North Carolina on the donation of 10.26 acres on North Fork Road for a potential Public Safety complex. The property will be donated by the State of North Carolina in an “as is” condition. The Town would then accept any future liability in the event an environmental condition was discovered on the property. Mr. Hicks recommended that prior to executing the agreement, the Town hire a firm to perform a Phase 1 Environmental review of the

property. This should be part of the Town's due diligence prior to accepting the property. The Phase 1 report would identify potential issues that might be discovered on the property. The Town is also in the process of working out a donation for another piece of property in this area that is estimated to be around 5 acres. A Phase 1 report should be completed on both pieces of property.

Town Council Member Doug Hay made a motion to approve the authorization of Phase I Environmental Report for donated property to the Town from the State of NC as presented. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

11.D. Consideration of Easement Request with Duke Energy.

Interim Town Manager Richard Hicks stated Duke Energy has requested that the Town grant them an easement along the Golf Course. This request is to run an underground line for customer reliability and resiliency measures. Duke would need to bore approximately 1,500 feet of 3 phase primary cable along the edge of Hole #12 of the Golf Course, which runs along North Fork Road and Greene Drive. They would need to place 3 new UG enclosures along the path at the turns and midspan. In addition to the underground lines, they need to replace one pole and add an additional pole along Greene Drive. Some tree work would be necessary along Greene Drive for the pole installations. The underground line would run along the row of white pines that follow Hole #12. This circuit tie would provide increased reliability by allowing their system to back feed between the circuits. This would help reduce the duration and number of customers affected during an outage. Discussion ensued on this item between Council Members and staff.

Council would like a response from Duke Energy on the number of customers who would benefit from this work and any tree removal impacts, and asked representatives from Duke Energy to attend an upcoming meeting to answer outstanding questions, before any decision is made. No motion was made.

11.E. Consideration to Adopt Stormwater Master Plan and Associated Capital Improvement Plan.

The Town of Black Mountain (Town) Stormwater Master Plan (SWMP) is funded by a Local Assistance for Stormwater Infrastructure Investments (LASII) from the American Rescue Plan Act (ARPA). The purpose of the SWMP is to develop a GIS map of the Town's stormwater system, identify flooding issues, assess the existing conveyance system capacity and infrastructure condition, develop and prioritize flood reduction projects, and establish an implementation strategy for the recommended capital infrastructure projects. The Study Area for the SWMP includes the following:

- Secondary stormwater conveyance system in the Downtown corridor,
- Tomahawk Branch watershed, both the primary system culvert crossings and the secondary stormwater conveyance system located in the surrounding residential areas of Lake Tomahawk,
- Flat Creek Tributary 1 primary system culvert crossings in the vicinity of

Portmanvilla, Sixth, and Seventh Street roads, and

- Tributary 35 (of the Swannanoa River) primary system culvert crossings in the vicinity of Avena and Padgettown roads.

The watersheds within the Town are all tributary to the Swannanoa River. In some cases, the closed system stormwater outfalls are located very closely to or directly into the Swannanoa River. The Town manages an extensive stormwater conveyance system, including streams, roadside ditches and swales, and nearly nine (9) miles of closed pipe conveyance. Privately-owned stormwater infrastructure and private ponds also impact the Town's stormwater system. This SWMP includes assessment of the Town's stormwater conveyance system and includes multiple objectives: (1) reduce street and property flooding, (2) develop solutions to remove pipes presently located underneath commercial and government structures, (3) evaluate stormwater assets for maintenance and criticality, and (4) provide options to achieve a high level of service for roadways.

The stormwater inventory conducted for this SWMP determined that approximately 13 percent of the Town's evaluated structures are partially obstructed at 50% or less and require maintenance/debris removal. Approximately six (6) percent of the evaluated structures were severely obstructed (over 75 percent) at the time of assessment. The remaining 81 percent of evaluated structures were found to be clear of debris. Based on the results of the field assessments, four high-priority maintenance areas were identified and are shown in Figure ES-2. Beyond these four areas, it is recommended that the Town begin a systematic maintenance program to clear obstructions, beginning with the stormwater assets located in the Tomahawk Branch Watershed.

At the January 8, 2026 Special Called Council meeting, representatives from WK Dickson, LLC provided a presentation to the Town Council on the SWMP Draft.

Town Council Member Pam King made a motion to adopt the Stormwater Master Plan and associated Capital Improvement Plan as presented. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

A RESOLUTION ADOPTING THE BLACK MOUNTAIN STORMWATER MASTER PLAN

RESOLUTION NO. #R-26-28.1

WHEREAS, the Town of Black Mountain has completed the development of a comprehensive Stormwater Master Plan (SWMP), funded in part through the Local Assistance for Stormwater Infrastructure Investments (LASII) program under the American Rescue Plan Act; and

WHEREAS, the Stormwater Master Plan provides a detailed assessment of the Town's existing stormwater infrastructure, identifies areas of flooding and system deficiencies, and establishes prioritized capital improvement projects and maintenance strategies; and

WHEREAS, the Plan includes the development of a GIS-based inventory, infrastructure criticality analysis, and recommendations to improve system performance and reduce flood risks, including a goal of achieving a 50-year level of service where feasible; and

WHEREAS, the Plan identifies and prioritizes stormwater capital improvement projects to enhance public safety, protect property, and improve the resiliency of the Town’s infrastructure; and

WHEREAS, Town staff and the Town’s consultant have presented the Stormwater Master Plan and recommend its adoption to guide future planning, budgeting, and implementation of stormwater improvements;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain that:

1. The Black Mountain Stormwater Master Plan and associated Capital Improvement Plan, as presented, is hereby approved and adopted.
2. The Plan shall serve as a guiding document for stormwater infrastructure planning, capital improvements, maintenance activities, and funding strategies.
3. Town staff is authorized to utilize the Plan in pursuing grant funding, prioritizing projects, and implementing recommended improvements as resources allow.
4. The Town Council may amend or update the Plan from time to time as needed to reflect changing conditions, funding opportunities, or priorities.

ADOPTED this the 9th day of March, 2026.

11.F. Partnership with Carolina Elite Soccer.

The Town Parks and Recreation Department has received a proposal from Carolina Elite Soccer to enhance the youth recreational soccer experience and provide more opportunities for the children participating in the Town program. Collin Bugniazet, Recreation & Parks Coordinator, and Joey Giaritelli with Carolina Elite Soccer Academy Director, presented to the Council stating this would be an enhancement of the existing soccer program, but does come at a cost of \$8 per player. The proposal would be that the Town would pay the \$8 to Carolina Elite Soccer Academy, and in return Carolina Elite would pay this to NC Youth Soccer. Registration is currently at \$70 for residents and \$80 for non-residents. One option to cover the cost is to raise the registration fees by \$8 per child. As with all recreational programs, for participants that cannot afford the cost of the program, there are scholarships available. Discussion ensued among Council Members and town staff.

Town Council Member Alice Berry then made a motion to authorize the Interim Town Manager to work on an agreement with Carolina Elite Soccer and consult with the Town Attorney on the agreement creation. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

11.G. Consideration of Amendment to Current Buncombe-Madison Regional Hazard Mitigation Plan.

The Town of Black Mountain, NC participates in the [Buncombe Madison Regional Hazard Mitigation Plan](#) that was adopted in 2021, and the Town of Black Mountain wishes to be an eligible participant in the Federal Emergency Management Agency's HMGP Program. The North Carolina Department of Public Safety Division of Emergency Management, Hazard Mitigation Section has identified certain required amendments to the aforesaid plan in order to meet eligibility requirements. These include:

- 1) **Section 9** of the plan, the Mitigation Action Plan, identifies mitigation actions for The Town of Black Mountain.

This amendment will be incorporated into the next regularly scheduled update of the Buncombe Madison Regional Hazard Mitigation Plan. Work has already begun on the next update of this plan. Council is asked to review the proposed amendments and vote to approve the attached resolution.

Council Member Pam King made a motion to approve the following resolution. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

**A RESOLUTION BY THE TOWN OF BLACK MOUNTAIN TO AMEND THE
BUNCOMBE-MADISON REGIONAL HAZARD MITIGATION PLAN APPROVED &
ADOPTED JUNE 14, 2021 THAT AMENDS THE MITIGATION ACTION PLAN SECTION**

RESOLUTION NO. R-26-19

WHEREAS The Town of Black Mountain, NC participates in the Buncombe Madison Regional Hazard Mitigation Plan; and

WHEREAS: The Town of Black Mountain wishes to be an eligible participant in the Federal Emergency Management Agency's HMGP Program; and

WHEREAS: The North Carolina Department of Public Safety Division of Emergency Management, Hazard Mitigation Section has identified certain required amendments to the aforesaid plan in order to meet eligibility requirements; and

WHEREAS, the following amendments need to be made to the aforesaid plan:

- A) **Section 9** of the plan, the Mitigation Action Plan, identifies mitigation actions for The Town of Black Mountain. The table of actions within the FINAL-April 2021 edition of the Buncombe Madison Regional Hazard Mitigation Plan; Section 9, Page 9:23, Black Mountain Mitigation Actions, is hereby amended to include the following measures:

Mitigation Action PP-3

- Description: Increase resiliency to hazard impacts on water and sewer infrastructure through improvements to utility, distribution, collection, and treatment system components.
- Hazard Addressed: All Hazards

- Relative Priority: High
- Lead Agency/Department: Public Works
- Potential Funding Sources: Grant funding, local enterprise revenues
- Implementation Schedule: 2028
- Implementation Status: Applying for funding, ongoing grant application development and submission

WHEREAS, This amendment will be incorporated into the next regularly scheduled update of the Buncombe Madison Regional Hazard Mitigation Plan.

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Black Mountain that the following amendments be approved as presented and incorporated into the next regularly scheduled update of the Buncombe Madison Regional Hazard Mitigation Plan.

ADOPTED this 9th day of March 2026.

11.H. Consideration of Pursuing Reimbursement through FEMA for Eligible Costs Incurred as a Result of Ice Storm Fern.

Ice Storm Fern impacted Western North Carolina between January 21 and January 27, 2026, resulting in hazardous travel conditions, downed trees, utility disruptions, and the need for emergency response and protective measures. During this period, the Town incurred costs related to emergency operations, public safety, and recovery activities.

On January 24, 2026, the President issued a federal emergency declaration covering the event, making eligible local governments eligible to seek FEMA reimbursement for qualifying costs. Under FEMA’s Public Assistance program for emergency declarations, eligible costs are typically reimbursed at a federal cost share, with the remaining portion required as a state and/or local match.

FEMA reimbursement may offset a portion of the Town’s emergency response costs associated with Ice Storm Fern. Participation requires detailed documentation, adherence to FEMA eligibility and procurement requirements, and administrative effort by staff or consultants. Not all costs incurred during the incident period may be eligible for reimbursement. Council direction is needed to determine whether staff should proceed with the application process.

Interim Manager Richard Hicks stated the Town's cost of overtime from Ice Storm Fern was an estimated \$38,000.

Town Council Member Doug Hay made a motion to instruct town staff to make a decision to pursue reimbursement as presented, if they deem it is worthwhile to apply. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.

11.I. Award of Bid Received for Golf Cart Bridge Repairs at Black Mountain Golf Course & Approval of Capital Project Ordinance.

Interim Town Manager Richard Hicks stated the Town received bids for the replacement of golf course bridges on February 9, 2026. The following bids were received:

- Dan Grady Company, LLC \$199,500.00
- AJH Custom Homes, LLC \$265,000.00
- IPC Paving, LLC dba IPC Structures \$550,000.00
- NHM Constructors, Inc. \$502,000.00
- B.H. Graning Landscapes, Inc. \$437,000.00

At the November 1, 2025 meeting, Town Council approved a budget amendment (R-25-103) allocating \$100,000 for bridge replacement and \$8,000 for cart path repairs; all required documentation has been submitted to FEMA for reimbursement approval. Staff reported that, based on contractor inspections, the extent of erosion and structural deterioration makes full bridge replacement the most viable option, with an estimated project timeline of 6–8 weeks from bid award to completion. The Golf Course Manager indicated that Bridge #3 may be repairable with bank stabilization and reuse of existing beams, while Bridge #5 requires full replacement due to significant structural failure; however, pursuing a partial repair/partial replacement could complicate FEMA’s project scope. The apparent low bidder, DanGrady Company, LLC, has expressed interest in coordinating this work alongside another Town project. Staff noted that proceeding will likely require temporary reallocation of funds from other cash flow loan projects until FEMA reimbursement is approved.

A lengthy discussion ensued among town staff and Council members that included ADA compliant needs of bridges, a list of priorities and costs, and whether to reject the bids received due to costs, and re-advertise for bids, then call a special meeting to award the bid, if needed. *Town Council Member Ryan Stone made a motion to reject the bids received for the Golf Cart Bridge Repairs at the Golf Course. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent.*

11.J. Approval of Budget Amendment Resolution for Golf Cart Bridge Repairs at Black Mountain Golf Course.

This item was null and void because the Council rejected the bids received in the previous agenda item to which this coincided with.

11.K. Discussion of Town Attorney's Annual Evaluation.

At the December 8, 2025 Town Council meeting, the Council voted to approve the Town Attorney Performance Evaluation Document, which would be used to evaluate the Town Attorney annually. Council originally planned to conduct the attorney evaluation in January 2026. Council members have indicated they would like to proceed with the evaluation and asked the item be placed on the agenda for setting a date and time to do so. One suggestion would be for the Council members to each complete the evaluation form

prior to the next meeting, and Council could meet with the Attorney in closed session at the April 13, 2026 regular meeting to discuss. Council could also call for a special meeting for the purpose of discussing the attorney's evaluation in closed session.

The consensus was for Council to complete the attorney evaluation forms and to submit them to the Town Clerk by Wednesday, March 18th who will compile. Further, Council Members Berry & Stone would meet with the Town Attorney to go over the reviews received from Council.

12. CLOSED SESSION - NCGS 143-318.11 (A)(3) CONSULT WITH ATTORNEY, ATTORNEY-CLIENT PRIVILEGE.

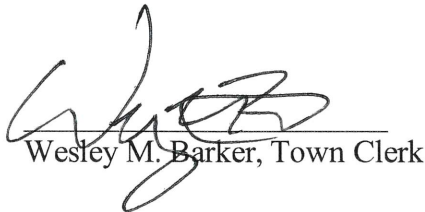
Town Council Member Alice Berry made a motion to enter Closed Session pursuant to N.C.G.S. 143-318.11(a)(3) — consult with attorney, attorney-client privilege. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent. The time was 8:48 p.m. Before entering closed session, there was a 5-minute recess.

13. ADJOURNMENT.

Town Council Member Alice Berry made a motion to return to open session from closed session. A vote of 4-0 in favor. Vice Mayor Archie Pertiller was absent. The time was 9:36 p.m. **With no further business to be discussed, Mayor C. Michael Sobol adjourned the meeting.**



C. Michael Sobol, Mayor



Wesley M. Barker, Town Clerk



Town of Black Mountain

Public Safety Building Facility Condition Assessment

February 5th, 2026

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Executive Summary

Project Scope

The Town of Black Mountain tasked Moseley with performing a facility condition assessment (FCA) and developing a capital improvement plan (CIP). This summary and subsequent report explain the process and findings of this project.

Facility Condition Assessment

The purpose of the Black Mountain Public Safety Building FCA is to visually evaluate the current condition of the building systems, estimate the remaining useful life of these systems, and develop a 10-year CIP for the facility based on these observations. The assessment results are then used to calculate the facility condition index (FCI) for the facility, which can be used to provide benchmarking and a high-level understanding of the building's condition.

Assessments

This FCA was to assess the architectural and engineering systems for the Town of Black Mountain facility. The FCA team consists of engineers and architects from Moseley. The FCA team assessed exterior envelope, architectural interiors, structural systems, mechanical/electrical/plumbing/fire protection systems, and life safety. This FCA process was comprised of three primary tasks:

1. Perform a visual comprehensive architectural and engineering condition assessment of components and systems for each facility to determine deficiencies and estimated remaining useful life.
2. Prioritize observed deficiencies, develop recommendations for corrective work, and specify schedule for repair or replacement over a 10-year planning window.
3. Develop planned replacement and renewal project solutions for deficiencies, or groups of deficiencies, to be included in a future CIP.

On December 18, 2025, the FCA team performed a visual physical condition assessment of the building. During this assessment we were assisted by Town of Black Mountain staff to provide both access to restricted parts of the building and institutional knowledge of the building system operations and problems.

Based on our FCA for the Black Mountain Public Safety Building, the following deliverables were created:

- Executive Summary – High-level summary of each component of the total report.
- Current Conditions Summaries – A summary of the existing systems at the building and the current FCI.
- Immediate Recommendations – A summary of the replacements, repairs, and actions that need to take place in the next fiscal year.
- Additional Recommendations – A summary of the replacements, repairs, and actions that need to take place in the two to three years after the next fiscal year.
- Capital Improvement Plan Matrix – A list of system replacements and required and recommended system maintenance for the designated planning window.

Priorities

Priorities are used for ranking systems and requirements, and to develop the deferred maintenance program and deficiencies reports. The priorities are as follows:

Priority 1 – Currently High-Priority

Conditions require immediate action to correct a cited safety hazard, return a facility to operation, and/or stop accelerated deterioration.

Priority 2 – Potentially High-Priority

Conditions in this category, if not corrected expeditiously, will become high priority within 1-3 years. Situations in this category include intermittent operations, potential life safety hazards, and rapid deterioration.

Priority 3 – Necessary – Not Yet High-Priority

Conditions in this category require attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

Priority 4 – Recommended

Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility; however, Priority 4 projects will improve overall usability and/or reduce long-term maintenance costs and should be addressed.

Priority 5 – Does Not Meet Current Code/Standards

Conditions in this category include items that do not conform to existing codes but are “exempted” in their current condition. Substantial work should be undertaken, as certain existing conditions may require correction or may be required to be addressed during other replacement or renovation work.

Facility Condition Index

Moseley calculated a Facility Condition Index (FCI) for the Black Mountain Public Safety Building facility, based on the current year, 2025. The FCI is a ratio that defines the relative condition of a facility by comparing the cost of deferred maintenance to the replacement value of the facility. The FCI enables the owner to compare the building’s relative condition against other facilities and industry-standard metrics outlined below:

Facility Condition Index Value	Condition
0.00 – 0.04	Good Condition
0.05 – 0.09	Fair Condition
0.10 – 0.30	Poor Condition
> 0.30	High-Priority Condition

A high FCI value indicates the cost of maintenance and repair is a large percentage of the building’s current replacement value. This information can be leveraged by the building owner to determine the most prudent areas to allocate their limited resources.

Findings

The total deferred maintenance estimated cost is \$2,207,691. The building’s replacement value is \$1,207,900 as provided from the 2021 Buncombe County appraised value for the building. This value does not include furniture, fixtures, and equipment (FFE) as these items were not in the scope of the FCA. The facility FCI is 0.77, which equates to a condition rating of high-priority.

Facility Condition Assessment

For the immediate future, within the next year, there is approximately \$1,851,706 worth of deferred maintenance that the Town of Black Mountain should address. However, the deferred maintenance should be prioritized and aligned with the facility goals to reduce the overall cost and projects to the critical actions while the facility/Town plans and budgets.

With a facility FCI of 0.77, or a “high-priority” rating, significant capital investment will be required to improve the facility and assure both buildings and systems will continue to serve the Town and staff. The existing building (not including the bays) is roughly 12,000 square feet. To demolish and build a new building of similar size would be estimated at \$6,600,000 construction costs or roughly \$8,000,000 total project costs at the current market conditions.

Based on the assessment, the building has major structural deficiencies that need to be addressed. Additional testing is required to determine the full scope of structural repairs that are necessary. Major deficiencies were noted for mechanical, plumbing, emergency power, and fire alarm systems. Substantial system replacements and/or renovations are needed to improve the facility’s condition.

Based on these conditions the Town should proceed with the additional testing described herein to understand the scope and severity of the repairs and building condition. Given the building is currently occupied it should be considered to move to temporary facility until repairs or a better understanding of the cause of the structural failures is determined.

Next Steps

Now that the Town of Black Mountain has the data, results, and recommendations from this project, there are several next steps Moseley recommends.

Prioritization will be key to the facility's success. Deferred maintenance and capital projects must be prioritized in order to meet Black Mountain's long-term goals and align facility spending with the goals.

The prioritization process will take time and most likely have several iterations. Moseley recommends the following actions to take place concurrently with prioritization:

1. Address the specific and known issues in high-priority building systems. This includes items noted as Priority 1- Currently High-Priority and Priority 5 – Does Not Meet Current Code/Standards.
2. Prioritize and plan for items that cannot be accomplished in the next year due to budget or other constraints. Realign these with the next two fiscal years and request budget to accommodate these projects and tasks.

In summary, the Town of Black Mountain Public Safety Building FCA and CIP project resulted in a significant amount of data and an understanding of the current facility and systems, as well as several plans that can be implemented to make progress; however, there are steps for the staff to take in the near future to be most successful in maintaining and managing the facility.

Current Conditions

Building Description

Architecture, Site, And Interiors

The Town of Black Mountain Public Safety Center is located at 106 Montreat Road in Black Mountain, North Carolina. The public safety building contains offices for the police department and the fire department, as well as an apparatus bay for emergency vehicles. There were no construction drawings available for the building, so the assessments are based solely on visible observations. The police department area has been renovated recently, while the fire department does not appear to have been renovated.

The exterior of the building is mainly brick veneer with stone cladding in some areas. The basement walls are concrete masonry unit (CMU) with brick veneer, while the main floor appears to be metal studs with a brick veneer. The east wall has obvious bowing of the brick veneer. There was previous remediation to tie back the veneer to the floor slab. It is unknown whether there has been more bow effect since the ties were installed. The north wall has some settlement in the brick veneer. There is a large horizontal separation in the mortar approximately 4-5 feet from grade. Ties are also installed on the north side veneer to what appears to be the floor slab. The apparatus bay is a prefabricated metal building structure with vertical seam metal panel veneer.



Photo 1: East wall.



Photo 2: Closeup of east wall.



Photo 3: Mortar separation in north wall.



Photo 4: North wall tie.

The roof was not observed but appears to be a modified bitumen roof on a barrel vault wood truss. The gutters appear to be in good condition, however, the downspouts have been damaged or removed in some locations. There is evidence of wall damage to the brick veneer and peeling paint at the east wall where the downspout was removed.

Exterior windows appear to be original metal windows on the east and north sides, while the south and west look to be aluminum storefront replacements. The east and north metal windows are deteriorating and should be considered for replacement. The west and south aluminum windows appear to be in good condition. The exterior doors are a combination of steel and aluminum storefront. There are areas on the east side of the building that the door frame and wall have separated and should be resealed. Interior doors are steel frame with wood doors and appear to be in overall good condition.



Photo 5: Police department roof.



Photo 6: Missing downspout.



Photo 7: Peeling paint below downspout opening.



Photo 8: Windows on north side of building.



Photo 9: Exterior door on east side of building.

Inside, the fire station living room and kitchen areas have visible roof leaks and evidence of gypsum board repairs. The VCT flooring should be considered for replacement in the near future but is still serviceable. There are visible slab depressions that will need to be corrected and tile replaced. The kitchen casework will need to be replaced. There are unHINGED or sagging doors and chipped countertops. There are areas in the bathroom and shower with cracked wall and floor tiles. If these are not corrected, water may intrude into the wall and cause further damage. Toilet and shower partitions are laminate and are starting to delaminate in some areas. These should be considered for replacement.



Photo 10: Water damage in fire station living room.



Photo 11: Fire station kitchen VCT floor.



Photo 12: Fire station kitchen casework.



Photo 13: Cracked tile in shower.

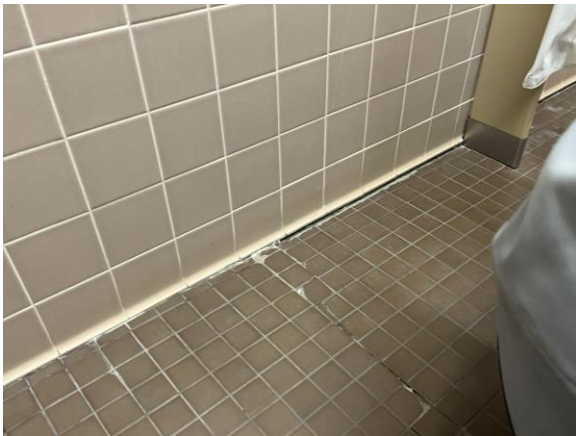


Photo 14: Cracked tile in shower.

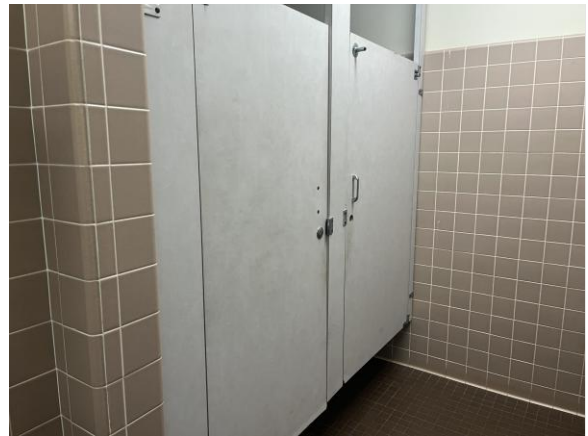


Photo 15: Toilet partitions.

Interior corridors, primarily in the rear fire station areas, have uneven floors and signs of settlement and cracking. There is an area where water has come up through the floor. Further core samples would be needed to investigate subsurface conditions and provide adequate repairs. Any interior door hardware with door knobs should be replaced with levers to meet current accessibility requirements. In other areas of the fire station that have not had water damage, the vinyl composition tile (VCT) floors, painted walls, and gypsum ceilings are in fair to good condition.



Photo 16: Damaged VCT in corridor.



Photo 17: VCT with water intrusion.



Photo 18: Typical door knob.

The community room is overall in good condition. The carpeted floor should be considered for replacement in the near future.

The police department has been renovated at some point. The luxury vinyl tile (LVT) flooring and painted walls and ceilings are in good condition. There are some areas in the bathrooms where roof leaks are visible. In other areas and offices, the LVT and carpeted flooring is in good condition. There is one area near the detective's office where water is coming up under the LVT.



Photo 19: Water damage in police station bathroom.



Photo 20: Water intrusion near detective office.

Site:

The large concrete apron in front of the apparatus bays has been recently replaced. There is a large crack running parallel with the bay. There is some settlement in the second bay. It is reported that during large precipitation events, water backs up into the bay. The asphalt around the building has many cracks and should be considered for replacement, especially on the east side.



Photo 21: Concrete drive.



Photo 22: Apparatus bay.



Photo 23: Settlement near apparatus bay.

Cracking was observed in the pavement along the east side of the building. Based on the CCTV video, a damaged and cracked pipe is located beneath this pavement and is likely contributing to excess subsurface moisture and resulting ground settlement. Pavement along the south side of the building is generally in good condition and slopes downward from the driveway entrance off Montreat Road toward the driveway connection at West Street. During the site inspection, it was observed that roof drains from the Public Safety Building are located within the sidewalk and daylight at the edge of the sidewalk. Roof runoff from the south side of the building likely drains east toward the inlet adjacent to West Street. Pavement along the south side of the building, in front of the fire apparatus bays, is concrete, while the remaining pavement throughout the site is asphalt.

Drainage Observations

The damaged pipe referenced above conveys runoff from the grate inlet (located on the northeast side of the building) southward and ultimately connects to the grate inlet located at the West Street driveway of the Public Safety Facility. Another drainage structure is expected to be located between the inlet adjacent to West Street and the inlet on the northeast side of the building. However, this structure could not be located during the site visit. The presumed location was covered by a dumpster, and no inlet top was observed. Additionally, this area appears to have undergone pavement repairs following Hurricane Helene, which may have covered the inlet structure.

StreamStats (USGS web-based tool) was used to develop a preliminary estimate of the drainage area basin to the grate inlet at West Street. The inlet captures approximately 19.2 acres, of which 41% is impervious. We estimated that the upstream inlet located along the northeast side of the building captures approximately 15 to 16 acres of the total 19.2-acre drainage area that ultimately conveys to the inlet adjacent to West Street.

- The inlet's location along the north side of the building and the existing slope of the adjacent parking lot appear to direct runoff toward the building, which is not ideal.
- The inlet is not located at the lowest point along the northeast wall of the building, which may allow runoff to continue eastward toward the northeast corner of the structure.
- No trench drains or shallow swales were observed along the building that would redirect runoff toward the inlet and away from the building.



Mechanical

Police Department

There is no mechanical equipment or air distribution system in the basement aside from a dehumidifier. The dehumidifier was placed on top of cabinets, and the related wiring and piping were not properly installed.

The first floor of the police department wing is served by three split system air conditioning units with gas furnaces. The condensing units are located outside and the indoor furnaces are installed in mechanical rooms. Two of the condensing units are rusted, past their expected lifespan and should be replaced. All three furnaces are approaching the end of their lifespan and should be replaced.

The IT room is served by a one Ton split system heat pump. The outdoor heat pump and indoor wall units were in good condition; however, the thermostat serving the unit is not working and should be repaired or replaced.



Photo 24: Dehumidifier serving police department basement.



Photo 25: 4 ton condenser.



Photo 26: 3.5 ton condenser.



Photo 27: Typical furnace serving police department.



Photo 28: Nonfunctional IT room thermostat.

There are several exhaust fans throughout the building that were not functional. These include the men's restroom toilet exhaust fan, the IT room exhaust fan, breakroom exhaust fan, and the equipment room exhaust fan.

All grilles and diffusers throughout the building were clogged with dirt and should be cleaned.



Photo 29: IT room exhaust fan.

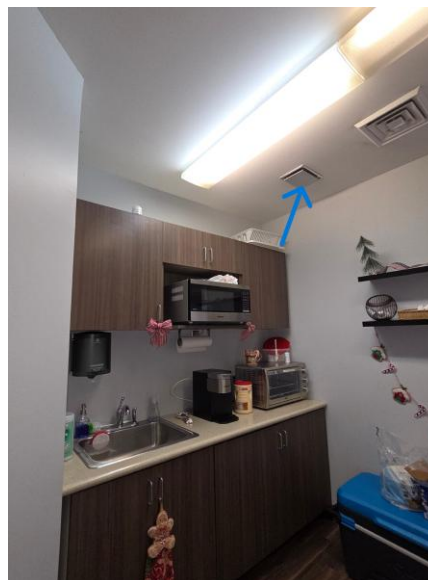


Photo 30: Breakroom exhaust fan.



Photo 31: Equipment room exhaust fan.



Photo 32: Typical grille.

Fire Station

The main rooms of the fire department are served by a split system air conditioning unit with a gas furnace. The unit is in fair condition but requires refurbishment. All exhaust fans in the fire station wing were functional except for the men's restroom shower exhaust fan.



Photo 33: Gas furnace serving fire station.



Photo 34: Men's restroom shower exhaust fan.

The fire station bays are served by three exhaust fans, three electric unit heaters, and two vehicle exhaust extraction units. Fire station staff have reported that the electric unit heaters are not operational.



Photo 35: Electric unit heater.



Photo 36: Vehicle exhaust extraction unit.

The maintenance room is served by an exhaust fan and infrared heaters. The exhaust fan was not operational. The infrared heaters do not have any controllers and are likely not functional. The truck repair room is served by a separate ducted gas furnace unit and exhaust fan. The gas furnace has surpassed its expected service life and should be replaced. Fire department staff report that the maintenance and truck repair rooms are being utilized as a garage or as storage.



Photo 37: Maintenance room infrared heater and exhaust fan.



Photo 38: Gas furnace serving truck repair room.

Electrical

Moseley conducted a limited electrical review of the existing Black Mountain Public Safety Building at 106 Montreat Road in Black Mountain, North Carolina. The electrical review of the existing building was limited in nature as no work was performed to uncover the electrical conditions that could not be seen from visual inspection. The findings of this report are based solely on visual observations of the portion of the electrical and low voltage systems which were visible at the time of the assessment. No additional testing was conducted.

Electrical Service

The facility is served by the utility, Duke Energy, via an exterior pole mounted transformer located to the northeast, adjacent to West Street, at the rear of the building from Montreat Road. The utility service is routed into the building from the utility pole through a building mounted weather head. It is then routed in the conduit through the basement ceiling space over the generator room and serves a main disconnect that feeds the building main distribution panel (MDP) in the basement.

The main disconnect is a General Electric 800-Amp, 480/277-Volt, 3-phase, 4-wire, 65 KAIC main circuit breaker. The MDP is a Siemens I-T-E 800A, 480/277V, 3-phase, 4-wire, 65 KAIC without a main circuit breaker. Building ground is established at the service, and visual inspection was per code. The main electrical room has a means of egress and proper clearance. The electrical service provides sufficient power for the building type and the MDP has sufficient space and capacity for future renovations. Prior to adding new loads, it is recommended to conduct a load study per NEC 220.87.

Power is distributed throughout the building through a combination of metal conduit and conduit feed from the main distribution panel and subpanels. The distribution is industry standard and sufficient for the building needs. Existing panelboards could be reused in a light renovation.



Photo 39: Utility power pole.



Photo 40: Electrical service routing in basement.



Photo 41: Main disconnect and MDP.



Photo 42: MDP.

Emergency Power

The building is served by an emergency standby gas generator located in the basement of the building. The generator is a Kohler 30kW, 208/120V, 3-phase, 4-wire generator. From visual inspection it appears that flood waters have been in the emergency generator room. It is recommended that emergency generators be located outside potential flood waters.

The emergency power system has a newly installed connection to a portable generator per NEC 700.3 that serves as a back up to the existing emergency standby generator in the case of maintenance or generator failure.

The generator serves a Cummins Power 100A automatic transfer switch that serves the electrical panels that then feed the connected load. The emergency power system serves a handful of circuits that feed low voltage racks and select equipment and receptacles. The generator has been maintained but is approaching the end of its reliable and expected lifetime.

A public safety building should be able to remain operational in the event of a loss of utility power. The existing emergency power system is not sufficient for this. The generator does not have the capacity to support additional loads. It is recommended to update the emergency power system to be able to provide an adequate capacity in the event of utility power loss.



Photo 43: Emergency generator.



Photo 44: Automatic transfer switch.



Photo 45: Portable generator connection.



Photo 46: Generator distribution.

Lighting

Interior lighting fixtures are primarily 1x4 surface mount, 2x4 recessed lens, and basket type fixtures. All fixtures utilize a combination of T-5, T-8, and LED replacement lamps. Exterior fixtures are generally surface-mounted canopy fixtures utilizing fluorescent lamps. All fixtures are approximately the same age as the building and should be replaced with more efficient LED fixtures.

Interior fixtures are controlled primarily by manual switches. Energy code requires lighting to be automatically controlled and requires office spaces to have multiple light level controls for the occupants. Therefore, occupancy sensors, dimming fixtures, and controls will need to be installed during renovation.

Egress lighting is provided by bug eye battery backup lights.



Photo 47: Typical light fixture.



Photo 48: Typical light fixture.



Photo 49: Typical light fixture.



Photo 50: Egress light fixture.

Low Voltage

The building is provided with adequate IT service with a fiber line from ERC Broadband and a backup service from T-Mobile. In the IT area there is a patch panels that serves as a distribution point for IT service in the building. All equipment appears to be in good working condition and should be retained. The owner reports no issues with the IT equipment. Cabling is primarily Category 5e and is distributed loose above the ceiling. Current industry standards for cable is Category 6 and 6a, which provides much greater bandwidth. It is recommended that future modifications use one of the upgraded cables.

Security, camera, speaker, and access control systems are adequately provided for a building of this purpose.



Photo 51: IT room.



Photo 52: IT room.

Fire Alarm

There is not a central fire alarm system and there are no smoke detectors in the sleeping rooms. Smoke detectors should be added to all sleeping rooms.

A building renovation would require a new and complete fire alarm system for this specific occupancy type.

Solar Photovoltaics

A new solar photovoltaic system has been installed on the roof of the fire station apparatus bay. The system was not assessed but is assumed to be in good working condition.

Emergency Responder Radio Coverage

Currently, the building is not equipped with an emergency responder radio coverage system in accordance with Section 510 of the International Fire Code. A building of this size generally does not require a system, but this is a code requirement because of the occupancy classification. The owner should have tests performed by the local emergency responder agencies to determine if the radio signal strength is adequate at all points in the building. If all portions of the building pass testing, the owner may request a variance from the local Fire Marshall. If a system is required, it will consist of bi-directional amplifiers connected to strategically placed ceiling mounted antennas.

Plumbing

Police Department

The basement of the police department has a mixture of PVC domestic waste and vent piping and cast-iron sanitary waste piping serving fixtures on the floor above. There are several sanitary waste pipes that were patched using pipe tape to address previous leaks. The Ceiling around the P-traps were crumbling in several locations. Most of the sanitary waste piping in the basement appears to be in poor condition and should be replaced. Some of the water piping in the basement is not insulated and, since no heaters are present in the basement, present an increased chance of freezing and bursting. There are several runs of open-ended piping that should be capped if they are verified to not be in use. There are two PVC drain pipes sticking out of the floor that appear to

be abandoned. It is recommended to remove the drain and patch the floor if the drain will not be used. The basement has one gas fired water heater serving the first floor.



Photo 53: Patched sanitary waste piping.



Photo 54: Crumbling ceiling at P-trap.



Photo 55: Open-ended sanitary waste piping.



Photo 56: Basement water heater.



Photo 57: Uninsulated water piping.



Photo 58: PVC drain pipes.

There is uninsulated water piping located at the generator in the basement. The piping should be insulated if the generator is still in use, or when it is replaced. Sanitary waste piping is routed above electrical panels in the basement. This is not code compliant: the waste piping should be re-routed.



Photo 59: Generator and uninsulated piping.



Photo 60: Sanitary piping above electrical panels.

All restrooms in the police department have tank type water closets, which is generally not suitable for commercial buildings. Urinals have a mix of sensors and manual flush valves. Lavatories have manual valves. There are two water fountains that are not in working condition. A replacement water fountain was installed at one location; however, the wall was not covered and piping was not capped at the existing water fountain location.

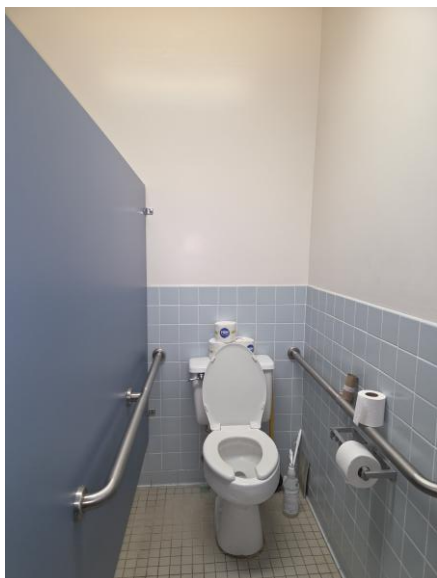


Photo 61: Tank type water closet.



Photo 62: Manual flush valve urinal.



Photo 63: Lavatories.



Photo 64: Water fountain.

The first floor police department wing has three water heaters: one in a mechanical room, one inside a restroom closet, and one above the ceiling. The above-ceiling water heater serves a holding cell and was not accessible at the time of the assessment. Both other water heaters are gas fired and appear to be in good condition; however, water piping by the heaters is not insulated.



Photo 65: Water heater inside restroom closet.



Photo 66: Water heater in mechanical room.

Fire Station

All restrooms in the fire department wing have tank type water closets, which is generally not suitable for commercial buildings. Urinals and lavatories have manual operated flush valves.

The fire station is served by a gas fired water heater located in a storage room. This water heater does not have an expansion tank, has corroded and uninsulated water piping, and the exhaust flue pipe has corrosion and stains. The fire department breakroom sink is served by a mini-tank water heater under the sink.



Photo 67: Tank type water closet.



Photo 68: Manual flush valve urinal.



Photo 69: Lavatories.



Photo 70: Storage room water heater.



Photo 71: Mini-tank water heater.



Photo 72: Fire station area water heater.

Fire station washers and mop sink are served by an electric tank water heater. Some of the water piping serving the fire station exterior hose bibbs are disconnected from the main water lines due to previous pipe bursts and have not been reconnected.



Photo 73: Fire station exterior hose bibb.



Photo 74: Disconnected water piping.

Fire Protection

There is no fire protection system present in the building.

Structural

A visual site inspection was conducted for the building on December 18th, 2025 to assess the existing structural systems of the building. Original construction drawings for the building were not available.

Description of Structure

The facility consists of a two-story building with a partial basement under the southeast corner, with offices for both the fire department and police department, and an attached apparatus room consisting of a pre-engineered metal building with bays for emergency vehicles.

The roof structure of the office building consists of steel bowstring trusses with wood joists spanning between them. The roof is supported on exterior CMU bearing walls clad with brick. The floor system over the basement area consists of a concrete slab over steel bar joists. The bar joists are supported on steel wide-flange girders which bear on steel columns and the exterior masonry walls.

A drainage pipe runs under the northeast corner of the building, starting near the men's restrooms and exits under the building between the training room and basement level. After viewing the video of the drainpipe inspection provided by the civil engineering firm McGill Associates, it is apparent that the drainpipe has many cracks. During our visit and during the video, water was actively flowing through this pipe.

The north and west basement walls have had a drain installed on the inside of the wall to help alleviate flooding due to water infiltration. The drain installation involved removing a strip of slab, removing the soil, and backfilling along the wall to catch water seeping through and under the wall and diverting it to the exterior. It is unknown if a drainage pipe was installed.

Structural Observations

Basement Level

Many of the perimeter basement walls within the basement footprint were covered up with storage materials making a thorough inspection of all of them difficult. However, at visible areas, primarily

along the east wall, vertical and step cracks were visible. Additionally, evidence of the east wall moving away from the building was observed.

The existing floor framing appeared to be satisfactory.

Removing continuous strips of floor slabs adjacent to the bottom of the existing retaining walls is not advised for most retaining walls. Normally, basement walls will rely on the slab to restrain the bottom of the walls from sliding. When the slab is removed, this restraint is also removed, and the walls may become unstable.



Photo 75: Step cracking.

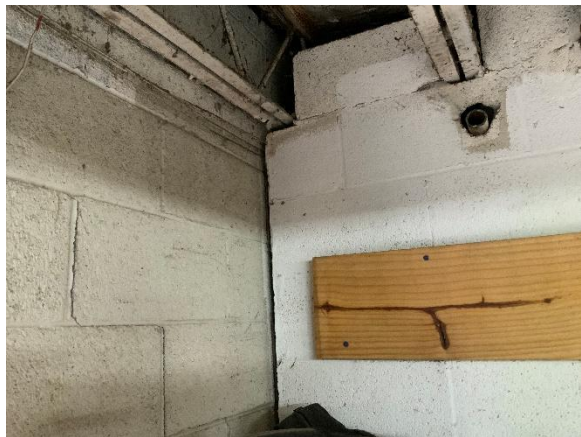


Photo 76: Step cracking.



Photo 77: East wall separation from building.



Photo 78: Removed slab.



Photo 79: Removed slab.

Main Floor Level

Along the north side of the building, the building is single-story with a slab on grade. Within the veneer of the north wall, at floor level, there is a 1/4 inch tall horizontal crack running nearly the length of the building. Additionally, the slab along this entire side of the building has experienced large cracks and differential settlements of up to one inch. Cracking in some of the gypsum covered walls is visible, and walls with brittle finishes, such as the tiled walls in the men's bathroom, are showing many cracks throughout the walls and floor areas. Evidence of the slab settlement is apparent where gaps between the top of the slab and bottom of the cove base is more than 1/2 of an inch. At one location, it appears that the wall ties that are attached to the slab are dragging the slab towards the exterior wall as the veneer moves. Distress due to settlement and reported roof leaks during Hurricane Helene are visible in the ceilings as well.



Photo 80: North wall horizontal crack.



Photo 81: Differential settlement in slab.



Photo 82: Differential settlement in slab.



Photo 83: Differential settlement in slab.



Photo 84: Crack in slab.



Photo 85: Crack in slab.



Photo 86: Crack in slab.



Photo 87: Cracks in gypsum board.



Photo 88: Cracks in wall tile.



Photo 89: Cracks in wall tile.

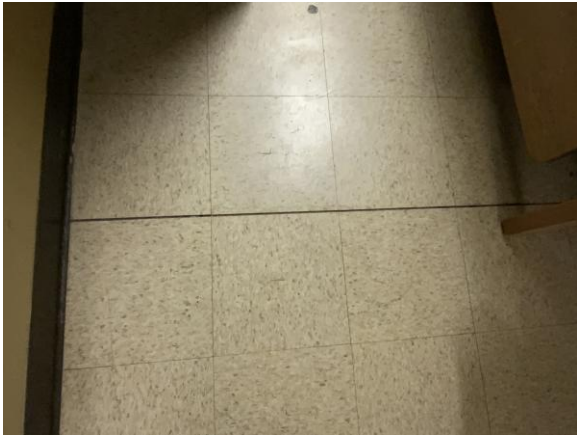


Photo 90: Shifting slab.



Photo 91: Gap between slab and cove base.



Photo 92: Gap between slab and cove base.



Photo 93: Gap between slab and cove base.

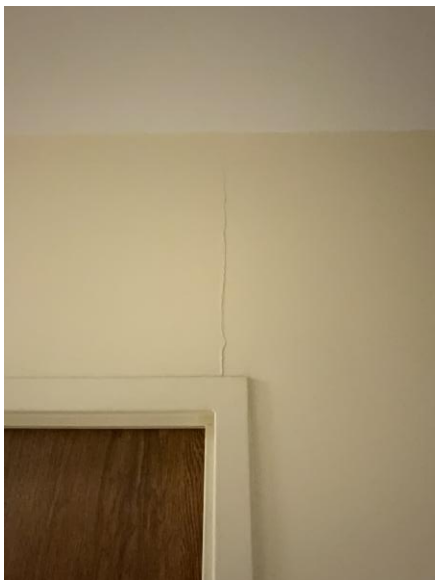


Photo 94: Crack in gypsum board.



Photo 95: Ceiling distress.



Photo 96: Ceiling distress.



Photo 97: Ceiling distress.

The quarter circle windows at the dispatch office and fire chief office have both cracked, indicating excessive amounts of wall movement. The stone veneer around the door that leads to the apparatus bay has also cracked.



Photo 98: Cracked window.



Photo 99: Cracked window.



Photo 100: Cracked stone veneer.



Photo 101: Cracked stone veneer.

The floor slab in the apparatus bay appears to be in mostly good condition, with an increase in visible slab cracks as you approach the main building. These slab cracks may be due to normal shrinkage of the concrete slab. It is unusual, however, that the instance of cracking increases with the proximity to the main building with known settlement issues. It should be expected that some amount of soil stability issues may be a contributor to these cracks as well. Additionally, a video provided by Deputy Chief James Bingham shows the slab at the door threshold deflecting as the wheels of one of the fire trucks is driven over it, indicating a loss of bearing under the slab at this location.

The concrete apron in front of the apparatus bay appears to be in good condition with minimal cracking.



Photo 102: Apparatus bay slab crack.



Photo 103: Apparatus bay slab crack.



Photo 104: Apron in front of apparatus bay.



Photo 105: Apron in front of apparatus bay.

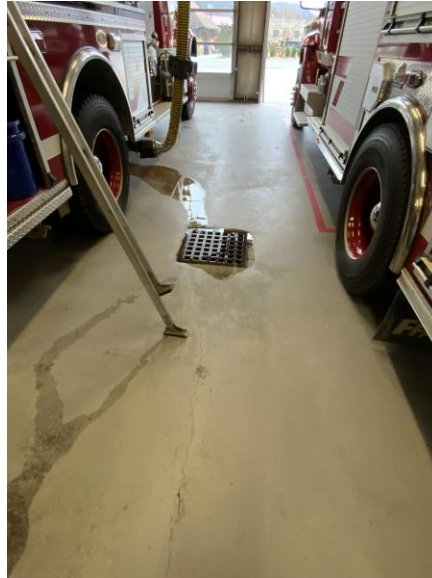


Photo 106: Apparatus bay slab crack.

Conclusions

It is readily apparent that the second-floor slabs and the building foundations have been compromised. In the facilities report that was presented on August 8, 2024 it appears that some of these issues were witnessed in 1985, with new ones being witnessed in the observations performed in both 2012 and 2018. These reports were not provided for our review. However, based on the pictures provided in the facilities report and anecdotal evidence provided during our walkthrough, these issues have steadily worsened and new ones have appeared.

The cracks, settlements, and wall movements are consistent with those caused by loss of bearing under the wall footings and slabs. The precise cause of these is unknown, but rainfall events, groundwater movement, and the cracked drainage pipe are likely contributors. Water movement is known to cause erosion, and broken drain lines can wash soil away, both creating hollow and soft spots under the facility.

Because the extents of these soft soils are unknown, it is recommended to perform borings in and around the facility. To get a realistic view of the soils below the building, borings will need to extend below the elevation of the cracked drain line. Moseley should be contacted to locate the borings and a specialty contractor with expertise in providing borings inside a structure should be contacted to gain insights into how this should be completed. It is also recommended to run a camera down the other drains in the facility to determine if any other drains are broken. After completion of this work, please contact Moseley with the results of these findings for further analysis.

Performing these investigations should be considered an immediate priority. Soft soils and voids below buildings can cause loss of structural stability and put the safety of the building occupants at risk.

FCI

The FCI for the Town of Black Mountain Public Safety Building, based on the 2025 facility condition assessment, is shown below. An FCI of 0.00 – 0.04 means the facility is in good condition. An FCI of 0.05 – 0.09 means the facility is in fair condition. An FCI of 0.10 – 0.30 means the facility is in poor condition. An FCI above 0.30 means the facility is in critical condition.

The Public Safety Building is in high-priority condition.

Town of Black Mountain Public Safety Building Facility Condition Index	Value
2025 Building Deferred Maintenance Cost ¹	\$1,256,081
Building Replacement Value ²	\$2,207,691
2025 Facility Condition Index Value	0.77

¹ Deferred maintenance items recommended by Moseley through 2025 with general contractor fees, contingencies, and bonds/insurance fees included in \$ amounts.

² Estimated building replacement value based on 2021 tax appraised value. Does not include FFE, contingency, or soft costs.

Immediate Recommendations

Immediate recommendations in this section are for the next year (Fiscal Year 2026) to help alleviate deferred maintenance and manage the age of the building systems. While some of these items can be postponed, it is important to plan and budget for them in the near future.

Architecture, Site, and Interiors

Priority 1 – Currently High-Priority

- Integrity: End of life replacement of roof over police department building. Evidence of roof leaks is present throughout facility (FY26).
- Integrity: Replace damaged or missing downspouts (FY26).
- Integrity: Conduct a water intrusion study to investigate the cause of water intrusion in interior corridor floors (FY26).
- Integrity: Conduct a water intrusion study to investigate cause of water intrusion into apparatus bay. Staff report that water backs up into the apparatus bay during large precipitation events (FY26).
- Integrity: Stormwater Pipe Repairs/ Reroute.

Priority 2 – Potentially High-Priority

- No items noted.

Priority 3 – Necessary-Not Yet High-Priority

- No items noted.

Priority 4 – Recommended

- No items noted.

Priority 5 – Does Not Meet Current Codes/Standards

- No items noted.

Mechanical

Priority 1 – Currently High-Priority

- Functionality: Repair or replace IT room thermostat. Current thermostat is not operational (FY26).

Priority 2 – Potentially High-Priority

- Functionality: Repair or replace three unit heaters serving fire department (FY26).

Priority 3 – Necessary-Not Yet High-Priority

- Functionality: End of life replacement of gas furnace and 3.5 ton condenser serving police department (FY26).
- Functionality: Clean grilles, diffusers, and ductwork throughout building (FY26).
- Functionality: Replace 7 nonfunctional exhaust fans throughout building (FY26).
- Functionality: Repair or replace infrared heaters serving fire department maintenance room (FY26).

Priority 4 – Recommended

- Functionality: End of life replacement of gas furnace serving truck repair room (FY26).

Priority 5 – Does Not Meet Current Codes/Standards

- Functionality: Ensure gas furnaces serving fire department are properly vented. Stains on walls and ceilings indicate potential improper furnace venting and/or combustion air in the space (FY26).
- Building Code Compliance: Reinstall dehumidifier in basement. Piping and electrical to dehumidifier does not follow current codes and standards and presents a potential trip hazard when storage is moved (FY26).
- Building Code Compliance: Consider operation of evidence room exhaust fan as a continuous exhaust fan (FY26).

Electrical

Priority 1 – Currently High-Priority

- Life Safety Code Compliance: End of life replacement of generator and emergency power system. The current system is undersized. Recommend relocation of generator outside of potential flood waters (FY26).
- Life Safety Code Compliance: Install smoke detectors in sleeping areas (FY26).

Priority 2 – Potentially High-Priority

- No items noted.

Priority 3 – Necessary-Not Yet High-Priority

- Energy: End of life replacement of interior lighting system. Recommend full upgrade of original fluorescent fixtures to LED and update controls to meet current code (FY26).

Priority 4 – Recommended

- No items noted.

Priority 5 – Does Not Meet Current Codes/Standards

- Building Code Compliance: Upgrade emergency lighting system to provide adequate coverage to maintain building functionality in the event of power loss (FY26).

Plumbing

Priority 1 – Currently High-Priority

- No items noted.

Priority 2 – Potentially High-Priority

- Functionality: Replace sanitary waste piping in basement. Remove or cap abandoned piping that sticks through slab. Reroute future piping to avoid placement over electrical panels (FY26).
- Functionality: Refurbish water heater in fire department storage room. Ensure water heater flue pipe is installed correctly. Provide expansion tank with system (FY26).

Priority 3 – Necessary-Not Yet High-Priority

- Functionality: End of life replacement of water fountain in police department. Existing piping should be capped if it will not be reused or replaced (FY26).

Priority 4 – Recommended

- Functionality: Remove or cap open ended piping/conduit in basement that appears to be abandoned (FY26).
- Functionality: End of life replacement of fire department mop sink faucet. Basement mop sink appears to be abandoned (FY26).

Priority 5 – Does Not Meet Current Codes/Standards

- Building Code Compliance: Insulate all water piping throughout facility to prevent pipe freezing. Repair existing damage to fire station hose bibbs from previous burst pipe (FY26).

Structural

Priority 1 – Currently High-Priority

- Integrity: Perform soil borings in and around facility to determine the extent of the soft soils. Contact Moseley with the results for further analysis (FY26).
- Integrity: Scope drain pipes to identify and repair cracks (FY26).
- Integrity: Repair slab, wall, and ceiling cracks caused by structural movement. The scope of the repairs will depend on the results of the soil bearing study (FY26).

Priority 2 – Potentially High-Priority

- No items noted.

Priority 3 – Necessary-Not Yet High-Priority

- No items noted.

Priority 4 – Recommended

- No items noted.

Priority 5 – Does Not Meet Current Codes/Standards

- No items noted.

Additional Recommendations

Additional recommendations in this section are for the two to three years after the next year (Fiscal Years 2027-2028).

Architecture, Site, and Interiors

Priority 1 – Currently High-Priority

- No items noted.

Priority 2 – Potentially High-Priority

- No items noted.

Priority 3 – Necessary-Not Yet High-Priority

- Functionality: Reseal areas on the east side of the building where the door frame and wall have separated (FY28).

Priority 4 – Recommended

- No items noted.

Priority 5 – Does Not Meet Current Codes/Standards

- No items noted.

Mechanical

Priority 1 – Currently High-Priority

- No items noted.

Priority 2 – Potentially High-Priority

- No items noted.

Priority 3 – Necessary-Not Yet High-Priority

- No items noted.

Priority 4 – Recommended

- Functionality: End of life replacement of 8 exhaust fans throughout building (FY28).

Priority 5 – Does Not Meet Current Codes/Standards

- Building Code Compliance: Consider installing exhaust fans in holding cell and armory room (FY27).

Electrical

Priority 1 – Currently High-Priority

- No items noted.

Priority 2 – Potentially High-Priority

- No items noted.

Priority 3 – Necessary-Not Yet High-Priority

- No items noted.

Priority 4 – Recommended

- No items noted.

Priority 5 – Does Not Meet Current Codes/Standards

- Building Code Compliance: Upgrade emergency lighting system to provide adequate coverage to maintain building functionality in the event of power loss (FY26).
- Building Code Compliance: Conduct a study to determine if an Emergency Responder Radio Coverage System is required (FY26).

Plumbing

Priority 1 – Currently High-Priority

- No items noted.

Priority 2 – Potentially High-Priority

- No items noted.

Priority 3 – Necessary-Not Yet High-Priority

- No items noted.

Priority 4 – Recommended

- Functionality: Staff report fire department breakroom water heater does not have adequate capacity. Consider replacement with instantaneous water heater (FY27).

Priority 5 – Does Not Meet Current Codes/Standards

- No items noted.

Structural

Priority 1 – Currently High-Priority

- No items noted.

Priority 2 – Potentially High-Priority

- No items noted.

Priority 3 – Necessary-Not Yet High-Priority

- No items noted.

Priority 4 – Recommended

- No items noted.

Priority 5 – Does Not Meet Current Codes/Standards

- No items noted.

Capital Improvement Plan Matrix

The following pages contain the list of system replacements and required and/or recommended system maintenance for the designated planning window of 10 years. The first page is the master sheet with the totals for each year, broken down by priority. The subsequent sheets are items denoted by priority.

Each item on the capital improvement plan has a total cost that is comprised of the trade contractor cost (materials and labor), a 12% professional fee for design and review, a 3% permit & fees multiplier, and a 10% owner contingency. This total cost is then placed in the appropriate fiscal year of execution and a 6% inflation rate per year is applied.

For reference, the priorities are as follows:

Priority 1 – Currently High-Priority

Conditions require immediate action to correct a cited safety hazard, return a facility to operation, and/or stop accelerated deterioration.

Priority 2 – Potentially High-Priority

Conditions in this category, if not corrected expeditiously, will become high priority within 1-3 years. Situations in this category include intermittent operations, potential life safety hazards, and rapid deterioration.

Priority 3 – Necessary – Not Yet High-Priority

Conditions in this category require attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

Priority 4 – Recommended

Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility; however, Priority 4 projects will improve overall usability and/or reduce long-term maintenance costs and should be addressed.

Priority 5 – Does Not Meet Current Code/Standards

Conditions in this category include items that do not conform to existing codes but are “exempted” in their current condition. Substantial work should be undertaken, as certain existing conditions may require correction or may be required to be addressed during other replacement or renovation work.



Facility Condition Assessment
Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years
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Priority	Full Project Cost Estimate														
	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 \$)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
Priority 1	\$1,061,900	\$127,428	\$31,857	\$106,190	\$1,327,375	\$1,371,768									
Priority 2	\$25,000	\$3,000	\$750	\$2,500	\$31,250	\$33,125									
Priority 3	\$327,310	\$39,277	\$9,819	\$32,731	\$409,138	\$417,123				\$8,364				\$16,789	
Priority 4	\$152,950	\$18,354	\$4,589	\$15,295	\$191,188	\$7,685	\$3,511	\$14,888		\$100,367			\$9,962	\$155,916	
Priority 5	\$198,993	\$23,879	\$5,970	\$19,899	\$248,741	\$22,005	\$1,405			\$204,305				\$132,635	
Grand Totals	\$1,766,153				\$2,207,691	\$1,851,706	\$4,916	\$14,888	\$0	\$313,036	\$0	\$0	\$9,962	\$0	\$305,340

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Recommendations that are considered strictly maintenance items with no capital impact are noted as \$0 amounts. Assuming minor internal labor/material costs will be associated.



Facility Condition Assessment

Priority 2 - Potentially High-Priority

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years
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	Project Information				Full Project Cost Estimate														
	Type	Action Year	Name	Description	Trade Contractor Subtotal	Prof. Fees	Permit & Fees	Owner Contingency	Total Cost*	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
						12%	3%	10%	(2025 \$)										
1	Mechanical	1	Urgent (1 Year)	Unit Heaters	Fire department staff report three unit heaters are not operational. Repair or replace units to avoid pipe freezing.	\$8,000	\$960	\$240	\$800	\$10,000	\$10,600								
2	Plumbing	1	Urgent (1 Year)	Fire Department Storage Room Water Heater	Refurbish water heater in fire department storage room. Exhaust flue pipe corrosion and condensation near water heater indicate potential leaks. An expansion tank should be provided with the water heater.	\$5,000	\$600	\$150	\$500	\$6,250	\$6,625								
3	Plumbing	1	Urgent (1 Year)	Sanitary Waste Piping	Replace sanitary waste piping in basement. Sanitary piping is sticking up through slab in one location and appears to be abandoned. Remove or cap abandoned piping. Future piping should be rerouted to avoid placement above electrical panels.	\$12,000	\$1,440	\$360	\$1,200	\$15,000	\$15,900								
4	Architecture	5	Near Term (2-5 years)	Exterior Wall Repair	Repair water damage to exterior walls caused by missing or damaged downspouts.	\$0	\$0	\$0	\$0	\$0									
Grand Totals					\$25,000					\$31,250	\$33,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Recommendations that are considered strictly maintenance items with no capital impact are noted as \$0 amounts. Assuming minor internal labor/material costs will be associated.



Facility Condition Assessment

Priority 3 - Necessary-Not Yet High-Priority

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years
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	Project Information				Full Project Cost Estimate															
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 \$)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
8	Architecture	5	Near Term (2-5 years)	Fire Department Shower Tile	Replace damaged wall and floor tile in fire department shower. Recommend replacement after structural issues have been addressed.	\$5,000	\$600	\$150	\$500	\$6,250					\$8,364					
9	Architecture	10	10+ Years	Sidewalks	Repair settlement and cracking damage to sidewalks.	\$2,500	\$300	\$75	\$250	\$3,125										\$5,596
10	Architecture	10	10+ Years	Parking Lot	Repair settlement and cracking damage to east side parking lot.	\$5,000	\$600	\$150	\$500	\$6,250										\$11,193
Grand Totals						\$327,310				\$409,138	\$417,123	\$0	\$0	\$0	\$8,364	\$0	\$0	\$0	\$0	\$16,789

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Recommendations that are considered strictly maintenance items with no capital impact are noted as \$0 amounts. Assuming minor internal labor/material costs will be associated.



Facility Condition Assessment

Priority 4 - Recommended

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years
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	Project Information				Full Project Cost Estimate														
	Type	Action Year	Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 \$)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
1	Mechanical	1	Urgent (1 Year)	Truck Repair Room Furnace	End of life replacement of gas furnace in truck repair room. Staff report the room is primarily used as storage. Gas furnace should be replaced with an appropriate system for the room use.	\$4,000	\$480	\$120	\$400	\$5,000	\$5,300								
2	Plumbing	1	Urgent (1 Year)	Open Ended Piping	Open ended piping/conduit was noted in basement and appears to be abandoned. Remove or cap as necessary.	\$0	\$0	\$0	\$0	\$0									
3	Plumbing	1	Urgent (1 Year)	Mop Sinks	End of life replacement of fire department mop sink faucet. Mop sink in basement appears to be abandoned.	\$1,800	\$216	\$54	\$180	\$2,250	\$2,385								
4	Plumbing	2	Near Term (2-5 years)	Fire Department Breakroom Water Heater	Staff report fire department water heater does not supply enough hot water. Unit was not accessible during the assessment. Consider replacement with instantaneous water heater.	\$2,500	\$300	\$75	\$250	\$3,125	\$3,511								
5	Mechanical	3	Near Term (2-5 years)	Exhaust Fans	End of life replacement of eight exhaust fans. Rooms include CID men's and women's restrooms, fire department bays, fire department truck repair room, police women's restroom, and police communication room.	\$10,000	\$1,200	\$300	\$1,000	\$12,500			\$14,888						
6	Architecture	5	Near Term (2-5 years)	Ceiling	Repair ceiling water damage throughout facility.	\$30,000	\$3,600	\$900	\$3,000	\$37,500				\$50,183					



Facility Condition Assessment

Priority 4 - Recommended

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years
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	Project Information				Full Project Cost Estimate															
	Type	Action Year	Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 \$)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	
7	Electrical	5	Near Term (2-5 years)	Building Exterior Lighting	End of life replacement of exterior building mounted fixtures. Recommend replacement with LED fixtures.	\$8,000	\$960	\$240	\$800	\$10,000					\$13,382					
8	Mechanical	5	Near Term (2-5 years)	Fire Department 7.5 Ton System	End of life replacement of two gas furnaces and 7.5 ton condensing unit serving fire department.	\$10,000	\$1,200	\$300	\$1,000	\$12,500					\$16,728					
9	Mechanical	5	Near Term (2-5 years)	Police Department 4 Ton Systems	End of life replacement of two gas furnaces and one 4 ton Carrier condensing unit serving police station. Existing furnaces may not have enough front service clearance.	\$12,000	\$1,440	\$360	\$1,200	\$15,000					\$20,073					
10	Mechanical	8	Long Term (6-9 years)	IT Room Split System	End of life replacement of split system serving IT room. Existing condensing unit does not have proper pad support.	\$5,000	\$600	\$150	\$500	\$6,250							\$9,962			
11	Architecture	10	10+ Years	Police Department Floors	Replace flooring damaged from water intrusion near detective office.	\$2,000	\$240	\$60	\$200	\$2,500									\$4,477	
12	Architecture	10	10+ Years	Toilet Partitions	End of life replacement of toilet partitions in fire department restroom.	\$2,400	\$288	\$72	\$240	\$3,000									\$5,373	
13	Architecture	10	10+ Years	Kitchen Casework	End of life replacement of fire department kitchen casework and countertops.	\$12,750	\$1,530	\$383	\$1,275	\$15,938									\$28,542	
14	Architecture	10	10+ Years	Exterior Windows	End of life replacement of ten exterior windows on the north and east facades of the police department building.	\$19,500	\$2,340	\$585	\$1,950	\$24,375									\$43,652	
15	Architecture	10	10+ Years	Fire Department Floors	Replace cracked and damaged floor finishes in the fire department. Recommend replacement after structural issues have been addressed.	\$33,000	\$3,960	\$990	\$3,300	\$41,250									\$73,872	
Grand Totals						\$152,950				\$191,188	\$7,685	\$3,511	\$14,888	\$0	\$100,367	\$0	\$0	\$9,962	\$0	\$155,916

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project



Facility Condition Assessment

Priority 4 - Recommended

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years
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Project Information				Full Project Cost Estimate												
				Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 \$)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
Type	Action Year	Name	Description													

Recommendations that are considered strictly maintenance items with no capital impact are noted as \$0 amounts. Assuming minor internal labor/material costs will be associated.



Facility Condition Assessment

Priority 5 – Does Not Meet Current Code/Standards

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years
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	Project Information				Full Project Cost Estimate															
	Type	Action Year	Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 \$)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	
7	Mechanical	2	Near Term (2-5 years)	Holding Cell and Armory Room Exhaust Fans	Staff report no exhaust fans are present in holding cell and armory room. Recommend installing exhaust fans in these rooms.	\$1,000	\$120	\$30	\$100	\$1,250		\$1,405								
8	Electrical	5	Near Term (2-5 years)	Fire Alarm System	Install full fire alarm system. Current code requires a fire alarm system for this building occupancy.	\$100,935	\$12,112	\$3,028	\$10,094	\$126,169					\$168,842					
9	Plumbing	5	Near Term (2-5 years)	Police Breakroom Sink	End of life replacement of police breakroom sink and piping.	\$1,200	\$144	\$36	\$120	\$1,500					\$2,007					
10	Plumbing	5	Near Term (2-5 years)	Water Closets	End of life replacement of seven water closets throughout facility. Consider replacement with flush valve type water closets.	\$20,000	\$2,400	\$600	\$2,000	\$25,000					\$33,456					
11	Architecture	10	10+ Years	Door Knobs	Replace door knobs throughout facility with levers that comply with current accessibility requirements.	\$59,250	\$7,110	\$1,778	\$5,925	\$74,063									\$132,635	
Grand Totals					\$198,993					\$248,741	\$22,005	\$1,405	\$0	\$0	\$204,305	\$0	\$0	\$0	\$0	\$132,635

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Recommendations that are considered strictly maintenance items with no capital impact are noted as \$0 amounts. Assuming minor internal labor/material costs will be associated.