



BLACK MOUNTAIN TOWN COUNCIL MINUTES

August 13, 2025 | Special Called Work Session Meeting | Time: 8:30 AM

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

Black Mountain Town Council held their special-called work session meeting on Wednesday, August 13, 2025, at 8:30 AM in the Council Chambers of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

1. CALL TO ORDER

Vice Mayor Archie Pertiller called the special meeting to order at 8:33 a.m. with the following members in attendance: Vice Mayor Archie Pertiller, Town Council Member Alice Berry, Town Council Member Doug Hay, Town Council Member Pam King, Town Council Member Ryan Stone. Mayor C. Michael Sobol was absent.

The following staff members were present: Josh Harrold, Town Manager; Jessica Trotman, Assistant Town Manager; Wesley Barker, Town Clerk.

2. PRESENTATION FROM IEM INTERNATIONAL ON TOWN FEMA PROJECTS

2.A. Presentation from IEM on Town FEMA Projects

Hector Torres and Mike Chevrie with IEM International presented a recovery status update to the Town Council. An overview of the Town's projects includes 32 projects, with 72 damages, 3 emergency work projects, 34 permanent work projects that include roads & bridges (7), water control facilities (7), buildings & equipment (7), utilities (3), parks, recreational facilities, and other items (5), and management costs (1). Mr. Torres reviewed projects that were submitted to FEMA that had not been obligated yet and projects that were in formulation. The FEMA Public Assistance National Workflow Program Delivery Process steps were then reviewed. Some projects were then reviewed in more detail including Hilltop Road, Golf Course Maintenance Shop, dog park, green stormwater, water distribution, Veterans Park, and town wide roads. *Town Council Member Alice Berry left the meeting at 9:15 a.m.* Following the presentation, discussions ensued between Council Members, Town Staff, and IEM International Staff about Town recovery projects, funding and timelines. ***A copy of this presentation is included at the end of these minutes.***

3. ADJOURNMENT.

With nothing further, Vice Mayor Pertiller adjourned the meeting at 10:00 a.m.

Archie Pertiller, Vice Mayor

Wesley M. Barker, Town Clerk



Town of Black Mountain

Buncombe County, North Carolina

Recovery Status Update Work Session

DR-4827-NC

August 13, 2025



Town of Black Mountain Projects Overview

Projects Categories

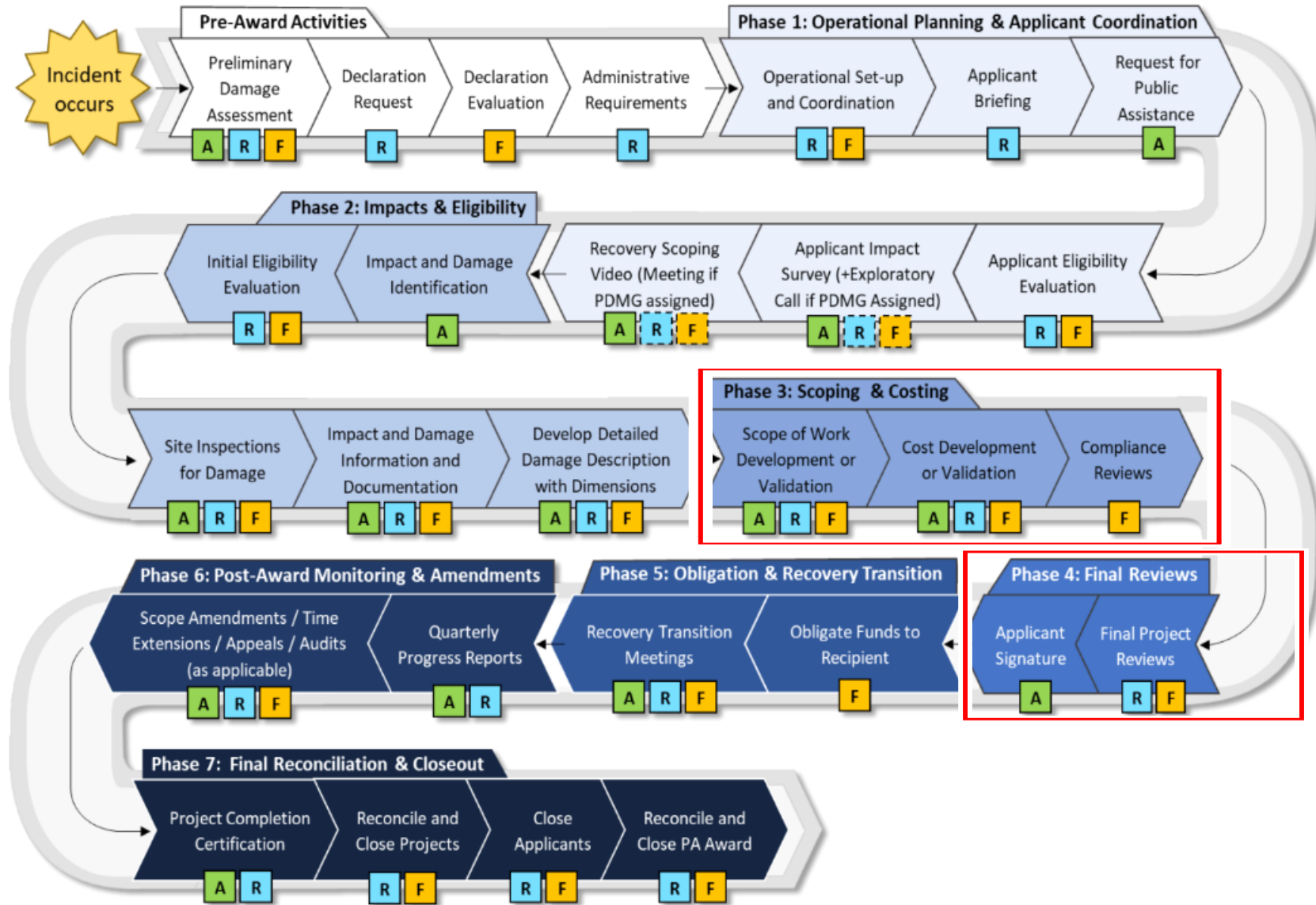


■ B ■ C ■ D ■ E ■ F ■ G ■ Z

- **32 Projects**
 - 72 Damages
 - **Emergency Work (3)**
 - Category B - Emergency Protective Measures
 - **Expedited Project**
 - $\$1,721,332.35 * 50\% = \$860,666.18$
 - **Emergency Operations Center (EOC)**
 - \$176,205.79
 - **Permanent Work (34)**
 - Category C - Roads and Bridges (7)
 - Category D - Water Control Facilities (7)
 - Category E - Buildings and Equipment (7)
 - Category F – Utilities (3)
 - Category G - Parks, Recreational Facilities, and Other Items (5)
 - Category Z - Management Costs (1)

TOBM Highlighted Projects

- **Obligated:**
 - **950021** – Management Costs
- **Projects submitted to FEMA**
 - **796902** – Expedited Project (Submitted to FEMA, pending remaining 50% disbursement).
 - **814473** – EOC (Submitted to FEMA, not obligated yet.)
 - **810947** - Golf Maintenance Shop (Documentation submitted to FEMA, not obligated yet.) Still waiting on Relocation Request determination.
 - **826151** - Townwide Roads (submitted to FEMA, not obligated yet).
- **Projects in formulation:**
 - **950491** - Water Distribution Project (100% Completed).
 - **811551** - Veterans Park (Still waiting on Relocation Request determination.
 - **810947** - Golf Maintenance Shop (Documentation submitted to FEMA, not obligated yet.) Still waiting on Relocation Request determination.
 - **826151** - Townwide Roads (submitted to FEMA, not obligated yet).
 - **000000** - Library, Town Hall, Center for the Arts, Police Carport.



FEMA Public Assistance National Workflow Program Delivery Process Steps

950021 Management Costs

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

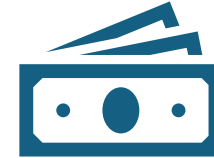
796902 – Expedited Project



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



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



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

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

814473 – Emergency Operations Center (EOC)



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



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



This project includes:

- Force Account Labor
 - Town personnel active during the emergency response
 - Permits and Inspections
- Force Account Materials
- Mutual Aid (City of New Bern)

811550 Hill Top Road A&E

- Approximate amount to be obligated: **\$147,000.00**
- The necessary documentation for this project have been submitted to FEMA, this includes but is not limited to:
 - Engineering Reports.
 - Costs Estimates.
 - Pre and Post Disaster Photos.
 - Property Appraisal.
 - Acquisition Report.
 - RFQ and Proposals.
- The Request for Proposals was recently completed. The engineering firm selected should start working in the coming weeks.

Small projects in progress



Golf Course

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



Dog Park

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



Green Stormwater

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

Contracts in negotiations for A&E

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

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

Projects to be awarded in September

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

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

950491 Water Distribution Project

This project is 100% completed

Cost Summary for this project includes the following work categories:

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

In Progress (Pending Completed Work Details)

- Damage Descriptions and Dimensions
- Scope of Work

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

811551 Veterans Park

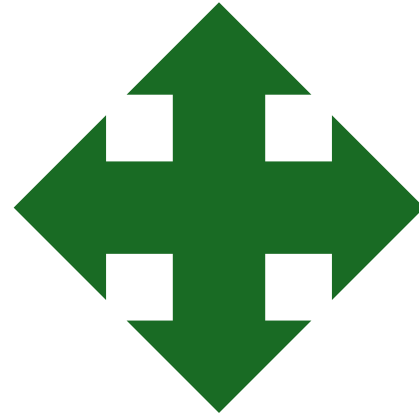


- Includes stream restoration, Appendix A - August 13, 2025 Special Meeting ped bridge, connection under I-40, restrooms, concession stands.
- 3 fields through donated resources, fencing installed, debris clean up.
- The documentation sent to FEMA regarding this project included:
 - Satellite/Flooding Zone maps
 - Pre and Post Disaster Photos
 - Project Justifications
 - Request for resilience determination on method of repair for buildings, bridge and bank restoration
 - Substantial Damage Estimator Report
 - Ruggles Engineering Report
- A relocation request was submitted to NCEM. It's currently pending FEMA's review and determination.
- The project is pending a 50% Rule Determination by FEMA.

810947 Golf Maintenance Shop



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



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



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

826151

Townwide Roads

- Approximate amount to be obligated: **\$17,535.86**
- This project included Force Account Labor, Equipment and Materials.
- All the documentation have been submitted to FEMA.
- This project is currently under review by the Consolidated Resource Center (CRC) before it is obligated.
- Once the project is obligated, requests for reimbursements can be submitted to NCEM.
- **This project only includes some of the town roads. Additional roads that require engineering, etc. are grouped in other projects.**

Miscellaneous Buildings Project

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

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



Next Projects to be Submitted



**Miscellaneous Buildings
Project (Previously
810953)**



Golf Course Project



Vehicles & Equipment Projects



**Temporary Building
Project**

Applicant Performed Work (Force Account Labor and Force Account Equipment)

Appendix A- August 13, 2025 Special Meeting

- **Labor Documentation**

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

- **Applicant-Owned Equipment**

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

Challenges and Opportunities

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

Questions