



BLACK MOUNTAIN TOWN COUNCIL MINUTES

June 25, 2025 | Special Meeting Agenda | Time: 5:00 PM

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

Black Mountain Town Council held their special meeting agenda on Wednesday, June 25, 2025, at 5:00 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 special meeting to order at 5:00 p.m. with the following members in attendance: Vice Mayor Archie Pertiller, Town Council Member Alice Berry, Town Council Member Doug Hay. Town Council Members Pam King and Ryan Stone were absent.

The following staff members were present: Jessica Trotman, Assistant Town Manager; Wesley Barker, Town Clerk; Tammy Hiede, Finance Director; Doug Morrow, Fire Marshal.

2. COMMUNICATIONS FROM STAFF, COUNCILS, COMMISSIONS & AGENCIES – none.

3. UNFINISHED BUSINESS

3.A. Consideration of Professional Engineering Services Agreement with McAdams for the Hilltop Road Stabilization Project.

As a result of severe flooding during Tropical Storm Helene, a landslide occurred on Hilltop Road approximately 1,600 feet from its intersection with Fairway Drive. The event removed roughly half the roadway and rendered the remaining portion unstable. Emergency stabilization is necessary to prevent further erosion, protect adjacent property, and prepare the site for future roadway reconstruction.

The Town solicited proposals for professional engineering services. Only two firms submitted qualifications. McAdams received the highest score and is determined to be the most qualified firm to complete the scope of work. These services include surveying (UAS), subsurface utility engineering, roadway and hydraulic design, geotechnical investigation and consultation, erosion control planning, and bid support. As a reminder, these repairs are reimbursable through FEMA-PA.

This proposal is focused on slope stabilization and drainage repair only. Reconstruction of the full roadway is not included in this phase of work. The deliveries from this contract will enable the Town to bid the stabilization project for construction. The estimated total cost is \$142,287.

Vice Mayor Archie Pertiller made a motion to approve the Professional Engineering Services Agreement with McAdams for the Hilltop Road Stabilization Project. A vote of 3-0 in favor. A copy of the agreement is attached at the end of these minutes as Appendix A.

4. NEW BUSINESS

4.A. Tropical Storm Helene Water Infrastructure Mitigation and Reconstruction Enterprise Capital Project Fund.

This agenda item is to consider the creation of a new Capital Project Ordinance for the Tropical Storm Helene Water Infrastructure Mitigation and Reconstruction Enterprise Capital Project Fund. This capital project is being created to ensure compliance with the NCDEQ Bridge Loan. Previously, these funds and expenses were included in the Helene Grant Project Ordinance. The Town must separate out the projects that result in major capital assets from items that are considered emergency and/or non-capital,

Council Member Alice Berry made a motion to approve the following Capital Project Fund Ordinance as presented. A vote of 3-0 in favor. Council Members Pam King and Ryan Stone were absent.

TOWN OF BLACK MOUNTAIN TROPICAL STORM HELENE WATER INFRASTRUCTURE MITIGATION AND RECONSTRUCTION ENTERPRISE CAPITAL PROJECT FUND ORDINANCE Ordinance: O-25-18

BE IT ORDAINED by the Town Board of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; and the following Capital Project Fund Ordinance is hereby adopted as follows:

Section 1. Project Defined

The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, grants, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 2. Project Authorization

The project authorized is Tropical Storm Helene Water Infrastructure Mitigation and Reconstruction. This project includes but is not limited to the mitigation and reconstruction of the Town of Black Mountain's water infrastructure that was damaged during Tropical Storm Helene.

Section 3. Funding

This project is to be funded in whole or part by FEMA-4827-DR. For all permanent expenditures related to the storm FEMA has declared 90% reimbursement. The state of NC Emergency Management has declared funding of 10% to cover the remaining unreimbursed amounts from FEMA. Funding may be advanced from other Town of Black Mountain Funds for the purpose of making payments as due. Reimbursement requests should be made to any applicable grantor agency following the regulations and rules of the grant.

Section 4. Directives

The officers of the Town of Black Mountain are hereby directed to proceed with the capital project within the terms and budget contained herein, as approved by the Governing Board of the Town of Black Mountain. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the appropriate funds.

Section 5. Revenues

The following anticipated Revenues are hereby adopted:

Budgeted Revenues	
<u>Revenue Type</u>	<u>Anticipated Revenues</u>
NCDEQ Bridge Loan	\$3,000,000.00
NCDEQ Infrastructure Tech Assist Grant	\$200,000.00
Total Funds	<u>\$3,200,000.00</u>

Section 6. Expenditures

The following anticipated appropriations are hereby adopted:

Budgeted Expenditures	
<u>Expense Type</u>	<u>Anticipated Expenditures</u>
Capital Outlay - Distribution Lines and Connections	\$1,500,000.00
Capital Outlay - Plants, Pump Stations, Sub Stations, Wells	\$1,500,000.00
Professional Services - Engineering and Design	\$200,000.00
Total Expenditures	<u>\$3,200,000.00</u>

Section 7. Records and Reporting

The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 8. Official Copies

Copies of this Capital Project Ordinance shall be furnished to the Town Clerk and shall be held in the Finance Department for the direction in carrying out this project.

Section 9. Project Expiration

This project ordinance expires when the project has been completed and all of the Project Funds have been obligated and expended by the Town OR by the date set forth within the grant funding contract, if applicable, whichever occurs sooner.

Duly adopted this 25th day of June 2025.

4.B. Resolution to Approve Amendment to Round One Cash Flow Loan Program Agreement.

At the March 10, 2025 Council Meeting, the Town Council moved to approve Resolution R-25-08, accepting funding from the State of NC Dept of State Treasurer Cash Flow Loan Program for Disaster Response Activities in the amount of \$705,703.37 (Round One). The State Treasurer's Office has since provided a voluntary amendment to the Loan Agreement that provides for more flexible repayment terms and to ease the burden of the repayment obligations of the initial agreement. The Council is requested to approve the attached resolution and authorize staff to execute the amendment to the Round One State Cashflow Loan Program Agreement.

Vice Mayor Archie Pertiller made a motion to motion to approve the resolution to amend the Round One Cash Flow Loan Program Agreement as presented. A vote of 3-0 in favor. Council Members Pam King and Ryan Stone were absent. A copy of this resolution is attached at the end of the minutes as Appendix B.

4.C. Tropical Storm Helene Amended Grant Project Ordinance, Resolution to Accept State Cashflow Loan Round Two Funding, and Budget Amendments.

This agenda item is to consider the approval of the resolution to accept State Cashflow Loan Round Two funding, amendment of the Grant Project Ordinance and budget amendments for Tropical Storm Helene. The Town of Black Mountain is included in FEMA-4827-DR, North Carolina Disaster Declaration. Initial funding for this Grant project came from the Town's General Fund Balance. This amendment recognizes the following items:

- Transfer of Funding received for Water Infrastructure repairs to the Tropical Storm Helene Water Infrastructure Mitigation and Reconstruction Capital Project in the amount of \$3,200,000.
- Insurance Proceeds of \$1,327,368.48 from the North Carolina League of Municipalities "NCLM". NCLM is the provider of the Town's property insurance policy.
- NC Department of State Treasurer Cashflow Loans for Disaster Response Activities to Local Governments Round Two in the amount of \$465,661.06.
- Transfer of \$4,500 from the General Fund to make needed repairs to the Electrical at Lakeview Pavilion.

Council Member Alice Berry made a motion to approve the Helene Amended Grant Project Ordinance, State Cashflow Loan Round Two Resolution and budget amendments as presented. A vote of 3-0 in favor. Council Members Pam King and Ryan Stone were absent.

Copies of these are included at the end of these minutes as Appendices C (O-25-17- Grant Project Ordinance Amendment) & D (R-25-28- Round Two State Cashflow Loan Resolution).

4.D. FY26 Fee Schedule Amendment to Add Fire Department Fees.

This proposed amendment to the fee schedule includes updates to the Fire Department Fees under the Fiscal Year 2026 Fee Schedule. Upon review of the existing fee schedule, Fire Department staff determined the fee schedule needed to be updated to be consistent with the permitting and inspections that are being performed. This amendment to the fee schedule includes the following changes:

- Addition of the Optional Operational Permits
- Required Construction Permits
- Plan Review Fees
- Acceptance/ Performance Test Fees
- After hours Inspection Fee.
- Removal of the sprinkler / Fire Alarm tiered rates- these rates are now billed by square footage, plus an additional flat rate, and are listed under the Acceptance/Performance Testing category within the fee schedule.

Vice Mayor Archie Pertiller made a motion to approve the following resolution. A vote of 3-0 in favor. Council Members King and Stone were absent.

A RESOLUTION TO AMEND THE FISCAL YEAR 2025-26 FEE SCHEDULE TO INCLUDE FIRE DEPARTMENT FEES.

Resolution No. R-25-31

WHEREAS, on June 9, 2025 the Town Council adopted the Fiscal Year 2025-26 Budget Ordinance, O-25-13, which included the Schedule of Fees for Fiscal Year 2025-26, effective July 1, 2025; and

WHEREAS, on June 9, 2025, the Town Council adopted Resolution R-25-21, to require optional operational permits under Chapter 1 of the 2018 NC Fire Code and to set the fees for these permits; and

WHEREAS, these optional operational permit fees are to be made part of the Fiscal Year 2025-26 Schedule of Fees, effective July 1, 2025.

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

Section 1. Adoption of Operational Permit Fees. Fees for the following optional operational permits are hereby adopted and required within the jurisdiction of the Town of Black Mountain, effective July 1, 2025, and are hereby incorporated within the FY 2025-26 Schedule of Fees under the Fire Department:

- Aerosol Products

- Aviation Facilities
- Carbon Dioxide Systems used in Beverage Dispensing Operations
- Cellulose Nitrate Film
- Combustible Fibers
- Compressed Gas
- Cryogenic Fluids
- Cutting and Welding
- Dry Cleaning
- Fire Hydrants and Valves
- Flammable and Combustible Liquids
- Floor Finishing
- Fruit and Crop Ripening
- Hazardous Materials
- HPM Facilities
- High Piled Storage
- Hot Work Operations
- Industrial Ovens
- Lumber Yards and Woodworking Plants
- LP Gas
- Magnesium
- Miscellaneous Combustible Storage
- Motor Fuel-Dispensing Facilities
- Open Burning
- Open Flames and Torches
- Open Flames and Candles
- Organic Coating
- Places of Assembly
- Pyroxylin Plastics
- Refrigeration Equipment
- Repair Garages
- Rooftop Heliports
- Storage of Scrap Tires and Tire By-Products
- Tire Re-Building Plants
- Waste Handling
- Wood Products

Section 2. Permit Fee Amount. To offset the administrative and inspection costs associated with the issuance of operational permits, the following annual fee of \$50.00 is hereby adopted for each of the aforementioned permits, effective July 1, 2025. *Note: Permits are valid for one (1) year unless otherwise specified. Re-inspections or expedited reviews may incur additional fees as determined by the Fire Marshal.*

Section 3. Administration and Enforcement
The Fire Marshal of the Town of Black Mountain, or their authorized designee, is hereby

designated as the Authority Having Jurisdiction (AHJ) for the administration, enforcement, and issuance of the operational permits.

All revenues collected under this resolution shall be directed to support fire prevention and life safety activities, including but not limited to inspections, community risk reduction programs, and permit administration.

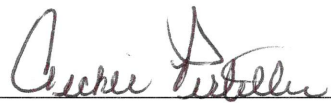
ADOPTED this 25th day of June, 2025, by the Town Council of the Town of Black Mountain, North Carolina.

*****A copy of the updated Fiscal Year 2026 Schedule of Fees is attached at the end of these minutes as Appendix E.***

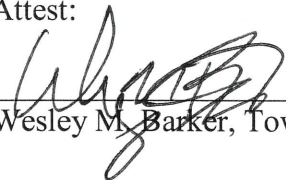
4.E. Consideration to Cancel the July 14th, 2025 Town Council Meeting .

Due to the possibility of not having a quorum of Council Members at the July 14th, 2025 meeting, it is recommended that this meeting be canceled. *Vice Mayor Archie Pertiller made a motion to approve cancellation of the July 14, 2025 Town Council meeting. A vote of 3-0 in favor.*

- 5. ADJOURNMENT.** With no further business, Mayor Sobol adjourned the meeting at 5:20 p.m.



Archie Pertiller, Vice Mayor

Attest:


Wesley M. Barker, Town Clerk

Attached: Appendices A - E



80 Charlotte Street
Suite 40
Asheville, NC 28801
919. 361. 5000

Professional Services Agreement – TOB25003

June 12, 2025

Jessica Trotman
Town of Black Mountain
160 Midland Avenue
Black Mountain, North Carolina 28711

**RE: Professional Services Agreement
Black Mountain NC, Hilltop Rd Stabilization
Black Mountain, North Carolina
TOB25003**

THIS document is the final written integration of the agreement between **THE JOHN R. McADAMS COMPANY** ("CONSULTANT"), and **THE TOWN OF BLACK MOUNTAIN** ("CLIENT"), executed on the date written next to their names signed below, the latter of which shall become the effective date of this Professional Services Agreement ("Agreement").

The CLIENT desires to engage CONSULTANT to provide certain services ("Services"), as set forth in Exhibit A, in connection with the project Black Mountain NC, Hilltop Rd Stabilization ("Project"). This Agreement (and all documents incorporated or referenced therein, collectively referred to as the "Agreement") between CONSULTANT and CLIENT for the Project, is subject to the following terms and conditions and, by accepting the Agreement or any part thereof, CLIENT agrees and accepts the terms and conditions outlined below:

Terms + Conditions

1. Payment:

CLIENT will pay CONSULTANT for services and expenses outlined in Exhibit A and based on periodic invoices to CLIENT and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to CLIENT. Invoices are past due if not paid in full after 30 days. Past due amounts are subject to interest at a rate of one and one-half percent per month (18% per annum) on the outstanding balance from the date of the invoice.

In an effort to ensure prompt resolution of questions and disputes regarding CONSULTANT's services and invoices, CLIENT agrees to notify CONSULTANT, in writing / email, of any questions or concerns CLIENT may have regarding the cost, quality or appropriateness of services provided related to an invoice within fifteen (15) days of the invoice date. If CLIENT fails to provide such notice to CONSULTANT, CLIENT waives its right to dispute the accuracy and appropriateness of any portion of such invoice for which notice was not provided.

If CLIENT fails to make payment to CONSULTANT within 30 days after the invoice date, CONSULTANT may, after giving seven (7) days written notice to CLIENT, suspend services under this Agreement until all amounts due are paid in full. If an invoice remains unpaid after sixty (60) days from invoice date, CONSULTANT may terminate the

Agreement and/or initiate legal proceedings to collect the fees owed, plus other reasonable expenses of collection including attorney's fees.

2. **Notification of Breach or Default:**

CLIENT shall provide prompt written / email documentation to CONSULTANT if CLIENT becomes aware of any breach of contract, defect, fault, error, omission or inconsistency arising out of or related to CONSULTANT's services. The failure of CLIENT to provide such written notice within fifteen (15) days from the time CLIENT became aware of such breach of contract, defect, fault, error, omission or inconsistency, shall constitute a waiver by CLIENT of any claims against CONSULTANT arising out of such breach of contract, defect, fault, error, omission or inconsistency.

3. **Ownership of Instruments of Service:**

All reports, plans, specifications, instruments of service, field data, notes and other documents, including all documents on electronic media, prepared by CONSULTANT shall remain the property of CONSULTANT. CONSULTANT shall retain all common law, statutory and other rights, including intellectual property rights. In the event of termination of this Agreement and upon full payment of fees owed to CONSULTANT, CONSULTANT shall make available to CLIENT copies of all completed plans, specifications, and electronic files.

4. **Change Orders:**

CONSULTANT will treat as a change order request any documented or oral order (including directions, instructions, interpretations or determinations) from CLIENT which request changes in the Agreement or CONSULTANT's scope of work. If CONSULTANT is willing to proceed with such change, CONSULTANT will give CLIENT written notice within fifteen (15) days of a change order request of any resulting increase in CONSULTANT's fees and/or time of performance (a "Change Order"). Unless CLIENT objects in writing within ten (10) days, the Change Order becomes a part of this Agreement.

5. **Site Operations:**

CLIENT will arrange for right-of-entry to the property for the purpose of performing studies, tests and evaluations pursuant to the agreed services. CLIENT represents that it possesses necessary permits and licenses required for all ongoing activities at the site. If CONSULTANT is advised or given data in writing that shows the presence of underground or overground obstructions, such as utilities, CONSULTANT will give special instructions to our field personnel. However, CONSULTANT is not responsible for any damage or losses due to undisclosed or unknown surface or subsurface conditions, owned by CLIENT or third parties. CONSULTANT will take reasonable precautions to minimize damage to the property caused by our operations. CONSULTANT's fee does not include any cost of restoration due to any damage which may result and CONSULTANT is not responsible for any such repairs unless CONSULTANT fails to take reasonable precautions. If CLIENT desires CONSULTANT to repair such damage, CONSULTANT will comply and add the cost to our fee. Field tests or boring locations described in CLIENT's reports or shown on sketches prepared by CONSULTANT are based on specific information furnished by others or estimates made in the field by CONSULTANT's personnel. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in CONSULTANT's proposal or report.

6. Project Site:

Should CLIENT not be owner of the project site, then CLIENT agrees to notify the owner(s) of the possibility of unavoidable alteration and damage to the site and to obtain permission from the owner(s) for such alteration and damage. CLIENT further agrees to indemnify, defend and hold CONSULTANT harmless against any claims by the owner(s) or persons having possession of the site through the Owner which are related to such alteration or damage.

7. Assignment and Third Parties:

Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of CLIENT and CONSULTANT and not for the benefit of any other party. Neither CLIENT nor CONSULTANT shall assign, sublet, or transfer any rights under or interests in this Agreement without the written consent of the other which shall not be unreasonably withheld. However, nothing contained herein shall prevent or restrict CONSULTANT from employing independent subconsultants as CONSULTANT may deem appropriate to assist in the performance of services hereunder.

8. Survival:

All of CLIENT's payment obligations and liabilities, including but not limited to, its indemnification obligations and limitations, and CONSULTANT's rights and remedies with respect thereto, as well as the terms of Sections 6, 11, 12, and 14, shall survive completion of and the expiration or termination of this Agreement.

9. Force Majeure:

Should completion of any portion of the services or any obligation under the Agreement be delayed for causes beyond the control of or without the fault or negligence of CONSULTANT, including force majeure, the reasonable time for performance of the service or the deadline under the Agreement shall be extended for a period at least equal to the delay. Force majeure includes but is not restricted to acts of God, acts or failures of governmental authorities, acts of CLIENT's contractors or agents, fire, floods, epidemics, riots, quarantine restrictions, strikes, civil insurrections, freight embargoes, and unusually severe weather.

10. Standard of Care:

CONSULTANT shall perform its services under the Agreement in a professional manner, using the degree of care and skill ordinarily exercised by and consistent with the standards of professionals providing the same services in the same or a similar locality as the project. **THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARISING OUT OF OR RELATING TO THE SERVICES PROVIDED BY CONSULTANT UNDER THIS AGREEMENT, AND CLIENT WAIVES ITS RIGHT TO ASSERT SUCH CLAIMS AGAINST CONSULTANT.**

11. Limitation of Liability:

CLIENT agrees that the total collective and aggregate liability of CONSULTANT and its employees, officers, and directors for any and all claims that may be asserted by CLIENT arising out of or related to this Agreement, except for claims for willful or intentional misconduct by CONSULTANT, is limited to \$50,000 or to the fee paid to CONSULTANT under this Agreement, whichever is greater.

12. **Waiver of Consequential Damages:**

Both CLIENT and CONSULTANT hereby waive any right to pursue claims for consequential damages against one another, including any claims for lost profits.

13. **Safety:**

Except with respect to CONSULTANT's own employees, CONSULTANT is not responsible for site safety or compliance with the Occupational Safety and Health Act of 1970 ("OSHA"). Job site safety remains the sole exclusive responsibility of CLIENT or CLIENT's contractors. Likewise, CONSULTANT shall have no right to direct or stop the work of CLIENT's contractors, agents or employees.

14. **Arbitration:**

Any claim or other dispute arising out of or related to this Agreement shall be subject to Arbitration. Such claims and disputes shall first be subject to non-binding mediation, and if mediation is unsuccessful, shall be subject to Arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. Any demand for Arbitration shall be filed in writing with the other party and with the American Arbitration Association. Nothing in this provision shall prevent CONSULTANT from acting to secure any lien rights it may have under applicable law.

15. **Independent Contractor:**

In carrying out its obligations, CONSULTANT shall be acting at all times as an independent contractor and not an employee, agent, partner or joint venturer of CLIENT. CONSULTANT's work does not include any supervision or direction of the work of other contractors, their employees or agents, and CONSULTANT's presence shall in no way create any liability on behalf of CONSULTANT for failure of other contractors, their employees or agents to properly or correctly perform their work.

16. **Termination:**

Either party may terminate the Agreement with cause upon ten (10) days advance written notice, if the other party has not cured or taken reasonable steps to cure the breach giving rise to termination within the ten (10) day notice period. Either party may terminate the Agreement without cause upon thirty (30) days advance written notice to the other party. If CLIENT terminates without cause or if CONSULTANT terminates for cause, CLIENT will pay CONSULTANT for all services performed, costs incurred, non-cancelable commitments, and fees earned to the date of termination and through demobilization, including any cancellation charges of vendors and subcontractors, as well as reasonable demobilization costs.

17. **Severability:**

If any provision of this Agreement, or application thereof to any person or circumstance, is found to be invalid then such provision shall be modified if possible, to fulfill the intent of the parties as reflected in the original provision. The remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by the law.

18. No Waiver:

No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or different in character.

19. Merger, Amendment:

This Agreement constitutes the entire Agreement between CONSULTANT and CLIENT, and all negotiations, written and oral understandings between the parties are merged herein. This Agreement can be supplemented and/or amended only by a written document executed by both CONSULTANT and CLIENT.

20. Choice of Law:

The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the law of the State of North Carolina, excluding only its conflicts of laws principles.

Additionally, this Agreement (and all documents incorporated or referenced therein, collectively referred to as the "Agreement") is subject to the federally required Terms and Conditions set forth in 2025-06-12 Modifications to Exhibit B.

IN WITNESS WHEREOF, CONSULTANT and CLIENT have hereunto set their hands and seals in duplicate the day and year written below.

THE JOHN R. McADAMS COMPANY

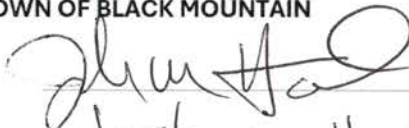
By: _____

Date: _____

Name: _____

Title: _____

THE TOWN OF BLACK MOUNTAIN

By:  _____

Date: 6-26-25

Name: Josh M. Harrold

Title: Town Manager

Accounting Information

Billing Contact: Laurel Mabery / Accounts Payable

Billing Contact Email Address: ap@tobm.org

Billing Contact Phone Number: 828.419.9302

Billing Address: 160 Midland Avenue
Black Mountain, NC 28711

Exhibit A



80 Charlotte Street
Suite 40
Asheville, NC 28801
919. 361. 5000

Exhibit A

June 12, 2025

Jessica Trotman
Town of Black Mountain
160 Midland Avenue
Black Mountain, North Carolina 28711

**RE: Exhibit A
Black Mountain NC, Hilltop Rd Stabilization
Black Mountain, North Carolina
TOB25003**

Project Description

Flooding from Hurricane Helene caused a landslide on Hilltop Road that has removed roughly half the roadway approximately 1600' from the intersection of Hilltop Road and Fairway Drive. The remaining half of the roadway is unstable, and the road is currently closed to traffic with some temporary measures in place to try and divert surface water away from the slide area. An existing stormwater pipe was collecting surface water from beside Hilltop Road in the area of the slide and carrying it beneath Hilltop Road and down the slope. During the landslide that pipe was destroyed, and the outlet can no longer be located.

Project Understanding

Proposed Repairs

The proposed repairs for this site are to stabilize the slope and prevent further material loss on the hillside. This effort will include significant repairs/replacement to the drainage system in place. The re-grading and re-opening of Hilltop Road is not the objective of this stabilization project.

Assumptions

This proposal is based on the following assumptions:

- | The Town of Black Mountain (Town) will be acquiring the adjacent parcel of property in the landslide location.
- | Utility locates have been requested by the Town.
- | Necessary permits for construction will be acquired by the Town.
- | Survey Data Collection shall be completed via Unmanned Aircraft System (UAS). This is due to the steep slopes in the slide area that pose a safety concern to our crews.
- | A single submittal will be prepared for the Town's review. This submittal will contain Construction Drawings, an Opinion of Probable Construction Costs (OPCC), and Project Manual. Comments from the review will be incorporated and returned to the Town for bidding and letting.

- I All Plans shall be in accordance with latest editions of the following documents:
 - AASHTO *A Policy on Geometric Design of Highways and Streets*;
 - AASHTO *Roadside Design Guide*;
 - NCDOT *Subdivision Manual*;
 - NCDOT *Roadway Design Manual*;
 - NCDOT *Roadway Standard Drawings*;
 - FHWA *Manual on Uniform Traffic Control Devices*;
 - NCDOT *Guidelines for Drainage Studies and Hydraulic Design*;
 - NCDOT *Stormwater Best Management Practices Toolbox*; and
 - NCDOT *Erosion and Sediment Control Design and Construction Manual*.
- I Specifications for this project shall be in accordance with the 2024 NCDOT Standard Specifications for Roads and Structures.

Services + Fees

(Alphanumeric task numbers are for internal coding purposes):

Surveying Services

B1.10 UAS FLIGHT AND DATA SERVICES:

FEE: \$11,300 + \$1,500 Reimbursables (\$12,800 Total)

McAdams UAS flight crews will perform all flights under Part 107 regulations and will acquire, if necessary, the FAA airspace authorizations to perform such tasks. Once any necessary authorization has been granted flight plans will be prepared to complete the project mission. LIDAR and Aerial Photography will be collected within the project limits. Ground Control points ((1) Azimuth pair, if needed) and forty plus (40+) Photo Identification points will be established for the project site, recording the northings, eastings, and elevations for each on NAD83 and NAVD88 datum. The data collected from the UAS will be validated with the collected points. Aerial data will be processed in accordance with ASPRS Accuracy Standards for Digital Geospatial Data, as well as any regulation required by the Board of Examiners for Engineers and Land Surveyors. Ground classification will be extracted from the LIDAR data and used to develop a digital terrain model to define the existing topography. A surface XML file will be exported and provided for incorporation into the survey base file. Current FAA regulations require that a constant line of sight be maintained between the pilot and the UAS. In certain situations that requires the use of a lift platform to meet that requirement. Should this equipment be required, the reimbursable expenses shall be invoiced as follows:

- I Towable Boom Lift – \$1,500 daily.

B12.30 SUBSURFACE UTILITY ENGINEERING (LEVEL B):

FEE:	\$6,800
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Conductive utilities will be marked utilizing Geophysical prospecting techniques in conjunction with radio, audio, and electromagnetic equipment. Multiple utility sweeps will be performed to identify the water lines in conflict. All non-conductive utilities will be marked utilizing above ground features utility plats and/or as-built, and recollections. Utilities will be marked utilizing standard marking paint and/or flags and whiskers in accordance with ASEC standard guidelines to ensure accuracy in the collection of the information. No guarantee is made that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, nor that the underground utilities shown are in the exact location indicated, although they will be located as accurately as possible from information available. The Client will ensure that there is access to all areas inside and outside of the building so a thorough locate and sweep can be performed. Client will ensure that there is access to the site. Physical location of the underground utilities can be determined by utilizing Vacuum Excavation (SUE – Level A) and can be quoted if requested.

Project Administration/Bid Support**A14.01 PROJECT ADMINISTRATION AND BID SUPPORT SERVICES:**

FEE:	\$20,610 + \$357 Reimbursables (\$20,967 Total)
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McAdams will provide project administration during the design development phase and bid support services to the Town of Black Mountain under this task.

This includes the following meetings:

- I Kickoff Meeting (Principal in Charge, Project Manager, Discipline Leads, Lead Designers; Virtual Format; one (1) hour).
- I Monthly Client Coordination Meetings (six (6); Principal in Charge, Project Manager; Virtual Format; one (1) hour).
- I Bi-Weekly Internal Coordination Meetings (twelve (12); Principal in Charge, Project Manager, Discipline Leads, Lead Designers; Virtual Format; thirty (30) minutes).
- I Pre-Bid Meeting (Principal In Charge, In-Person, one (1) hour + travel).

Project administration services include the creation and maintenance of agendas and minutes for the aforementioned meetings (when applicable) as well as coordination of submittals to the Town, maintenance of project records, and general project operation. Bid services include responding to up to six (6) Requests for Information (RFI) during the pre-bid process. Travel to and from the Pre-Bid Meeting includes \$357 of reimbursable expenses for mileage to and from our Raleigh, North Carolina office to the Town's office.

Engineering Services

D14.01 ROADWAY DESIGN:

FEE: \$31,560

McAdams will complete the design for temporary roadway grading on Hilltop Road to prevent further material loss at the landslide location. The limits of construction along Hilltop Road shall be of sufficient length to tie-in to existing conditions. McAdams will prepare and submit Construction Drawings, an OPCC, and Project Manual for the Town's review. McAdams will respond to comments and questions, and revise Plans and Specifications for one (1) review. Once approved, McAdams will sign and issue the Construction Drawings and Project Manual for the Town's use.

The Construction Drawings shall include the following:

- | Title Sheet;
- | Index of Sheets, General Notes, and List of Standards;
- | Conventional Symbols (legend);
- | Pavement Schedule and Typical Sections;
- | Details (as needed);
- | Plan and Profile Sheets including Proposed Drainage (drainage design prepared in a separate task);
- | Erosion Control Notes, Standard Drawings, and Details (Erosion Control Design prepared in a separate task); and
- | Roadway Cross-Sections (ten (10)-foot intervals).

Deliverables:

- | Final Plan Set for Review;
- | Final Plan Set issued for Construction;
- | Opinion of Probable Construction Cost;
- | Specifications for Construction; and
- | Hydraulic Summary Sheet(s).

D14.02 HYDRAULIC DESIGN:

FEE:	\$25,260
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Temporary Hydraulic Design:

For the section of Hilltop Road, McAdams will design any new temporary roadway drainage, ditches, and other stormwater devices to convey proposed flows across Hilltop Road that meet the Town of Black Mountain and NCDOT standards. Temporary Design includes hydrologic and hydraulic analysis for identified design storms through development of approved hydraulic software. The resulting calculations will be used to determine the level of service for the temporary roadway drainage.

Deliverables include:

- | Design Calculations and Supporting Documentation;
- | Drainage Design Incorporated with Roadway Design; and
- | Stormwater Management Plan (SMP).

Temporary Erosion Control:

For the section of Hilltop Road, McAdams will design Erosion and Sediment Control Plans (ES&C) plans for the Temporary phase of construction that meet the Town of Black Mountain and NCDOT standards. The Temporary design will include document review and surface water delineation for design requirements, including environmental commitments related to ES&C design, landscaping, and vegetation re-establishment.

Deliverables include:

- | High Quality Water Worksheet;
- | Erosion & Sediment Control Plans for Temporary Design;
- | Erosion & Sediment Control Quantities; and
- | Project Specific Erosion and Sediment Control Special Provisions.

D14.03 GEOTECHNICAL DESIGN:

FEE:	\$30,000
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Conduct a geotechnical exploration and provide soil properties to aid in slope repair design and roadway reconstruction.

Geotechnical Drilling:

FME will contact North Carolina 811 (NC811) to request utility marking. However, NC811 may not mark all utilities. FME is not responsible for damage to unmarked and / or incorrectly marked utility lines. The Town of Black Mountain is responsible for locating and marking Town and County owned utilities that are not marked by NC811.

FME proposes to advance two (2) Standard Penetration Test (SPT) borings at the slope failure. FME intends to conduct borings from the roadway on either side of the slope failure. Borings will be extended to forty (40) feet below the pavement surface. SPT blow counts will be recorded at two (2)-foot intervals over the course of the soil drilling. Rock coring will be conducted if refusal is encountered shallower than forty (40) feet.

- | One (1) composite bulk sample will be obtained from the auger cuttings.
- | Groundwater measurements will be obtained at the time of boring and the bore holes will be backfilled with a bentonite-cement grout after water measurements are made.

Laboratory Testing:

Recovered soil samples will be classified in the field per the Unified Soil Classification System (USCS) by the Visual-Manual Soil Classification method. Samples will be placed in plastic bags and sealed after classification. Samples will be transported to FME's laboratory where a select number of samples will be tested. The laboratory test program will include four (4) classification testing (grain size distributions, Atterberg limits, and moisture content determinations). The bulk sample will be testing for Standard Proctor, shear (either triaxial shear or direct shear at FME's discretion), and classification testing. Up to two (2) rock core samples will be tested for compressive strength if rock is cored.

Geotechnical Reporting:

FME will provide a geotechnical report that will include a summary of the field exploration, laboratory tests results, boring logs, groundwater measurements, boring location plan, and our interpretation of the subsurface conditions encountered in the test borings. The report will also include recommendations for the following items:

- | Pavement section reconstruction to match or exceed the existing pavement section structural number;
- | Soil strength properties and rock strength properties (if rock is encountered); and
- | Fill placement.

D14.04 GEOTECHNICAL CONSULTATION:

FEE: By hourly charges according to the attached Rate Schedule at \$275 per hour, estimate \$11,000.

Provide consultation and iterate with McAdams on concepts and pricing for permanent repair of the slope failure and reconstruction of the westbound travel lane.

D14.05 EROSION CONTROL PERMITTING:

FEE: \$3,900

Following an initial review by the Town, McAdams will submit erosion control plans and supporting documentation to the Regional Office of NCDEQ for review and approval. Upon approval of the erosion control plans, Design Team will apply for the NCG01 permit. This scope of services includes responding to one round of comments from NCDEQ. Based on NCDEQ current review standards, a land disturbance permit will not be issued until documentation of permit approvals and easement acquisition can be provided. The County will be responsible for signing and notarizing the NCDEQ Financial Responsibility Form and paying the required review fees for the project.

Project Schedule

The Firm's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the project. McAdams proposes the following schedule for the repair plans to be completed. The number of weeks shown is from the issuance of the Notice to Proceed (NTP). The following is the expected schedule for completion of work on this project:

- | Geotechnical/Survey/SUE Field Work – Completed within six (6) weeks of NTP;
- | Hydrology/Hydraulic Analysis – Completed within eight (8) weeks of NTP;
- | Issuance of Geotechnical Report – Completed within twelve (12) weeks of NTP;
- | Development of Preliminary Grading Plan and Easement Requirements – Completed within sixteen (16) weeks of NTP; and
- | Development of Bid Documents – Completed within twenty (20) weeks of NTP.

The time limits and schedule set forth above have been agreed to by the Client and Firm, but the time limits and schedule shall be extended for (1) reasonable cause, or for (2) any delays associated with the Firm's work on the project that are not the sole responsibility of the Firm.

Client Responsibilities

Client shall be responsible for the following:

- | Notification to proceed;
- | Timely approval of sketches presented for Client approval;
- | Timely providing of information from other professional services (architect, geotechnical engineer, etc.), as described hereinabove;
- | Payment of all application and permit fees;
- | Payment of invoices in accordance with Item 1 of Terms and Conditions;
- | Notification to Firm of any problems, in accordance with Item 2 of Terms and Conditions.

Exclusions

The following services are not included in this Agreement:

- | Pavement design;
- | Utility coordination;
- | Tenant coordination meetings or conference calls (can be quoted once scope is clarified);
- | Wetlands delineation and permitting (will be quoted if required);
- | Structural design of retaining walls, headwalls or stormwater facilities or structures;
- | Traffic Impact Analysis;
- | Preparation of plats for right-of-way acquisition;
- | Right-of-way acquisition services;
- | Bidding services;
- | Construction engineering and inspection;
- | Color graphics for meetings or marketing purposes (will be quoted if required);
- | Permit application, plans review or re-review fees;
- | Revised directives from Client after design has begun;
- | Additional submittal of stormwater design for jurisdictional approval by State regulatory organizations such as NCDENR-DWQ, Dam Safety, or the like (can be quoted if determined to be required);
- | Court appearances for litigation, or preparation for same;
- | Legal advertisements for construction contracts;
- | Environmental investigations, wetlands permitting, wetlands surveying;
- | Any costs incurred by Client or Contractor due to changes required by the approving authority or their inspectors after construction drawings have been approved; and
- | Stormwater Control Measures (SCM's) (will be quoted if required).

General Conditions

- | Reimbursable expenses will be billed as shown in this proposal and in accordance with the attached Rate Schedule.
- | Client is responsible for all application and permit fees.



621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919. 361. 5000

Modifications to EXHIBIT B

June 12, 2025

Jessica Trotman
Town of Black Mountain
160 Midland Avenue
Black Mountain, North Carolina 28711

RE: Modifications to EXHIBIT B (FEMA Contract Provisions)

Dear Jessica,

We are pleased to offer modifications to EXHIBIT B (FEMA Contract Provisions) for the project Black Mountain NC, Hilltop Rd Stabilization between the John R. McAdams Company and Town of Black Mountain.

Modifications to the proposed EXHIBIT B (FEMA Contract Provisions) are as follows:

Federal Applicability:

The Town anticipates that this Contract may be financed in whole or in part with Federal and or State funding. As such, applicable Federal and State laws, regulations, policies, and related administrative practices apply to this Contract. The most recent of such Federal and/or State requirements, including any amendments made after the execution of this Contract, shall govern this Contract, only if the applicable Federal and/or State laws or regulations require that such amendments apply to existing contracts. This Section identifies the Federal and State requirements that are applicable to this Contract. The Contractor is responsible for complying with all applicable provisions.

To the extent stated in this Contract, the Federal and State requirements are deemed incorporated into this Contract by reference and shall be incorporated into any subcontract or subcontract executed by the Contractor pursuant to its obligations under this Contract. The Contractor and its subcontractors, if any, hereby represent and covenant that they have complied and shall comply in the future with all applicable provisions of Federal, State, and local laws, regulations, and rules and local policies and procedures in effect at the time this Contract is executed relating to the Work to be performed under this Contract. Anything to the contrary herein notwithstanding, all Federal awarding agency-mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this Contract. The Contractor shall not perform any act, fail to perform any act, or refuse to comply with any Town requests, which would cause the Town to be in violation of the Federal awarding agency's terms and conditions.

This Contract may be financed, in whole or in part, by funding provided by federal programs including, but not limited to, the Federal Emergency Management Agency (FEMA), the Department of Housing and Urban Development, (HUD), or the Department of Transportation (DOT). Contractor shall at all times comply with all applicable federal regulations, policies, procedures, and directives, including without limitation those listed directly or by reference. Contractor's failure to so comply shall constitute a material breach of this Contract.

REMEDIES:

PERFORMANCE AND DEFAULT: If, through any cause, contractor shall fail to fulfill in timely and proper manner the obligations under The Contract, the Town shall have the right to terminate The Contract after giving written notice to the contractor, specifying the effective date thereof, and giving the Contractor fourteen (14) days to cure or begin and continue commercially reasonable efforts to cure the default. In the event of termination for cause any or all finished or unfinished deliverable items under The Contract prepared by the contractor shall, at the option of the Town, become its property, and the contractor shall be entitled to receive just and equitable compensation for any acceptable work completed as to which the option is exercised. Notwithstanding, contractor shall not be relieved of liability to the Town for damages sustained by the Town by virtue of any breach of The Contract, and the Town may withhold any payment due the contractor for the purpose of set off until such time as the exact amount of damages due the Town from such breach can be determined. The Town reserves the right to require at the time of contracting a performance bond or other acceptable alternative performance guarantees from contractor.

In the event of default by the contractor, the Town may procure the goods and services necessary to complete performance hereunder from other sources and hold the contractor responsible for any excess cost occasioned thereby. In addition, upon the contractor filing a petition for bankruptcy or the entering of a judgment of bankruptcy by or against the contractor, the Town may immediately cease doing business with the contractor, immediately terminate The Contract for cause, and may take action to debar the contractor from doing future business with the Town.

TERMINATION FOR CAUSE OR CONVENIENCE:

For purposes of clarity, it is expressly noted that, if the contractor fails to fulfill its obligations under The Contract, or otherwise breaches the terms of The Contract, the Town shall be entitled to terminate The Contract after giving written notice to the contractor, specifying the effective date thereof, and giving the Contractor fourteen (14) days to cure or begin and continue commercially reasonable efforts to cure the default.. In such an event, the Town shall have the right to pursue any of the additional remedies listed in the preceding section of these Terms and Conditions.

If this contract contemplates deliveries or performance over a period of time, the Town may, for any reason within its sole discretion, terminate this contract at any time by providing 30 days' notice in writing from the Town to the contractor. In that event, any or all finished or unfinished deliverable items prepared by the Vendor under this contract shall, at the option of the Town, become its property so long as the Town has complied with its payment obligations under this Contract. If the contract is terminated by the Town as provided in this section, the Town shall pay for those items for which such option is exercised, less any payment or compensation previously made.

CONTRACT CHANGES:

Contract changes must be in writing and agreed on by the Town and the vendor and will be implemented by contract amendments signed by both parties. The cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope. Contract amendments will be coordinated with the Project Manager and approved by the Town before any changes should occur.

NONDISCRIMINATION

Equal Employment Opportunity

During the performance of this contract, the contractor agrees as follows:

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
- (3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
- (4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (6) The contractor will comply with Section 504 of the Rehabilitation Act of 1973, as amended. The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any

subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the Town to enter into such litigation to protect the interests of the Town. The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract. The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance. The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceeding.

Age

In accordance with Section 4 of the Age Discrimination in Employment Act of 1967, as amended, and 29 USC 623 through 634 and the implementing U.S. Equal Employment Opportunity Commission (U.S. EEOC) regulations, the Contractor agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the Contractor agrees to comply with any implementing requirements the Federal awarding agency may issue.

Disabilities

In accordance with Section 102 of the Americans with Disabilities Act, as amended, 42 USC 12112, the Contractor agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, "Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act," 29 CFR Part 1630, pertaining to employment of persons with disabilities.

Inclusion in Subcontracts

The Contractor also agrees to include the requirements of this Section in each subcontract financed in whole or in part with Federal and/or State assistance, modified only if necessary to identify the affected parties.

CLEAN AIR ACT

The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq. 2. The contractor agrees to report each violation to the Town of Black Mountain and understands and agrees that the Town of Black Mountain will, in turn, report each violation as required to assure notification to the appropriate Federal Agency, and the appropriate Environmental Protection Agency Regional Office. 3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance.

FEDERAL WATER POLLUTION CONTROL ACT

The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq. 2. The contractor agrees to report each violation to the Town of Black Mountain and understands and agrees that the Town of Black Mountain will, in turn, report each violation as required to assure notification to the appropriate Federal Agency, and the appropriate Environmental Protection Agency Regional Office. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance.

DEBARMENT AND SUSPENSION

- (1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- (2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- (3) This certification is a material representation of fact relied upon by the Town of Black Mountain. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Town of Black Mountain, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- (4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

The requisite Debarment and Suspension Certification is included as ATTACHMENT A and must be executed for contracts of \$25,000 or more and prior to the award of the contract.

BYRD ANTI-LOBBYING AMENDMENT, 31 U.S.C. § 1352

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award

covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with

obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

The Contractor further agrees to secure like undertakings from all subcontractor tiers whose subcontracts are expected to be of a value of one hundred thousand dollars (\$100,000.00) or more.

The requisite "Lobbying Certification" is included as ATTACHMENT B and must be executed for contracts of \$100,000 or more and prior to the award of the contract.

ACCESS TO RECORDS AND RECORD RETENTION

The record keeping and access requirements extend to all third-party contractors and their contracts at every tier. Under 49 USC 5325(g) and 2 CFR 200.3376, authorized Federal and/or State Agency has the right to examine and inspect all records, documents, and papers, including contracts, related to any project financed with Federal assistance authorized by 49 U.S.C. Chapter 53.

1. **Record Retention.** The Contractor will retain and will require its subcontractors of all tiers to retain, complete and readily accessible records which are directly pertinent to this Contract, including, but not limited to, data, documents, reports, statistics, sub- agreements, leases, subcontracts, arrangements, other third party agreements of any type, and supporting materials related to those records.
2. **Retention Period.** The Contractor agrees to comply with the record retention requirements in accordance with 2 CFR § 200.334. The Contractor shall maintain all books, records, accounts and reports required under this Contract for a period of at not less than three (3) years after the date of the Contractor's submission of their final financial report or termination or expiration of this Contract, except in the event of litigation or settlement of claims arising from the performance of this Contract, in which case records shall be maintained until the disposition of all such litigation, appeals, claims or exceptions related thereto.
3. **Access to Records.**
 - a. The Contractor agrees to provide sufficient access to authorized Federal and/or State Agency to inspect and audit records and information related to performance of this contract as reasonably may be required.
 - b. The Contractor agrees to permit, and require its subcontractors to permit, the U.S. Secretary of Transportation, and the Comptroller General of the United States, and, to the extent appropriate, the State, or their authorized representatives, upon their request to inspect all readily accessible records which are directly pertinent to this Contract and required to be maintained by Contractor and its subcontractors pursuant to this Contract.
 - c. Contractor also agrees, pursuant to 49 CFR 633.17 to provide authorized Federal Agency Secretary, Director, or Administrator or their authorized representatives including any PMO Contractor access to Contractor's records and construction sites pertaining to a major capital project, defined at 49 USC 5302(a)1, which is receiving federal financial assistance through the programs described at 49 USC 5303, 5307, 5309, 5339, 5310, 5311, 5316, or 5317.

d. The Contractor agrees to permit any authorized Federal or State agency to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

4. Access to the Sites of Performance. The Contractor agrees to permit authorized Federal and/or State Agency access to the sites of performance under this contract as reasonably may be required.

In compliance with section 1225 of the Disaster Recovery Reform Act of 2018, the Town of Black Mountain and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

FEDERAL OR STATE SEAL, LOGO, AND FLAGS

The contractor shall not use any Federal or State Agency seal(s), logos, crests, or reproductions of flags or likenesses of Federal or State agency officials without specific agency pre-approval.

COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

This is an acknowledgement that federal financial assistance may be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal and State law, regulations, executive orders, federal or state agency policies, procedures, and directives.

NO OBLIGATION BY FEDERAL OR STATE GOVERNMENT

Neither the Federal nor the State Government is a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

The Contractor agrees to include the above clause in each subcontract financed in whole or in part with Federal assistance. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

DOMESTIC PREFERENCE FOR PROCUREMENTS

As appropriate and to the extent consistent with law, the Contractor should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including, but not limited to iron, aluminum, steel, cement, and other manufactured products).” – For purposes of this clause, (i) “produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States, and (ii)

“manufactured products” means items and construction materials composed in whole or in part of non-ferrous materials such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

CONFLICT OF INTEREST

No employee, officer, board member, or agent of the Town of Black Mountain or the Contractor shall participate in the selection, award, or administration of a contract supported by federal and/or state funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the employee, officer, board member, or agent, any member of his or her immediate family, his or her partner, or an organization that employees or is about to employ any of the above, has a financial or other interest in the firm selected for the award.

DISADVANTAGED BUSINESS ENTERPRISES (DBE)

The Town of Black Mountain promotes policies which assure and encourage the full participation of Disadvantaged Business Enterprises (DBE) in the provision of goods and services. When possible, Disadvantaged Business Enterprises, as defined in 2 CFR § 200.321, shall have equal opportunity to compete for and perform subcontracts which the contractor enters into pursuant to this contract. The Contractor agrees to solicit small and minority business and women’s business enterprises whenever they are potential sources. When economically feasible, the Contractor agrees to divide total requirements into smaller tasks or quantities to permit maximum participation by small and minority businesses and women’s business enterprises. Where the requirement permits, the Contractor agrees to establish delivery schedules which encourage participation by small and minority businesses and women’s business enterprises. As appropriate, the Contractor agrees to use the services and assistance of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

This requirement extends to all third-party contractors and their contracts; this clause shall be included in all subcontracts of any tier executed in furtherance of this contract.

PROHIBITION ON CONTRACTING FOR COVERED TELECOMMUNICATIONS EQUIPMENT OR SERVICES

(a) Definitions. As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in 2 CFR 200.216 (b) and (c), Public Law 115-232, and FEMA Policy #405-143-1, “Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services”.

(b) Prohibitions.

(1) Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug. 13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.

(2) Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from a federal agency to:

- (i) Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
- (ii) Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
- (iii) Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or
- (iv) Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

(c) Exceptions.

(1) This clause does not prohibit contractors from providing—

- a. A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
- b. Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) By necessary implication and regulation, the prohibitions also do not apply to:

- a. Covered telecommunications equipment or services that:
 - i. Are not used as a substantial or essential component of any system; and
 - ii. Are not used as critical technology of any system.
- b. Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.

(d) Reporting requirement.

(1) In the event the contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:

(i) Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) Subcontracts. The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments.

The John R. McAdams Company

Signature:

Print Name:

Title:

Date:

Town of Black Mountain

Signature:

Print Name:

Title:

Date:

ATTACHMENT A

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY and VOLUNTARY
EXCLUSION LOWER TIER COVERED TRANSACTION
(To be submitted with all bids exceeding \$25,000.)

- (1) The prospective lower tier participant (Bidder/Contractor) certifies, by submission of this bid or proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) The prospective Bidder/Contractor also certifies by submission of this bid or proposal that all subcontractors and suppliers (this requirement flows down to all subcontracts at all levels) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (3) Where the prospective lower tier participant (Bidder/Contractor) is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this bid or proposal.

The lower tier participant (Bidder/Contractor), _____, certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

DATE _____

SIGNATURE _____

COMPANY _____

NAME _____

TITLE _____

State of _____

County of _____

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public _____

My Appointment Expires _____ [SEAL]

ATTACHMENT B

CERTIFICATION REGARDING LOBBYING

(To be submitted with all offers exceeding \$100,000; must be executed prior to Award)

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any persons for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding to any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance is placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into these transactions imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 1352, *et seq.*, apply to this certification and disclosure, if any.

Signature of Contractor's Authorized Official

Date _____

~~Printed Name and Title of Contractor's Authorized Official~~

State of _____

County of _____

Subscribed and sworn to before me this ____ day of _____, 20 ____.

Notary Public _____

My Appointment Expires _____ [SEAL]



Hourly Rate Schedule / 2025

1. SPECIFICATIONS FOR CONTRACT BY HOURLY CHARGE, THE FOLLOWING RATES APPLY

Role	Rate
Chairman / President / Vice President	\$290 - 400 /hour
Advisor	\$325 - 250 /hour
Director / Practice Lead	\$165 - 310 /hour
Technical Manager	\$140 - 250 /hour
Project Manager	\$150 - 235 /hour
Assistant Project Manager	\$120 - 185 /hour
Landscape Architect	\$140 - 230 /hour
Planner	\$110 - 205 /hour
Project Engineer	\$145 - 240 /hour
Graphics + Visualization	\$125 - 140 /hour
Designer / Analyst	\$110 - 170 /hour
Intern	\$55 - 100 /hour
Administrative Services	\$80 - 120 /hour
Construction Administration	\$115 - 205 /hour
Survey Technician	\$95 - 125 /hour
2 Man Survey Crew	\$165 - 185 /hour
3 Man Survey Crew	\$200 - 225 /hour
UAS LiDAR Crew	\$285 /hour
SUE Crew Member	\$95 - 135 /hour

Hourly services are recorded and rounded to the nearest 1/4 hour.

2. THE FOLLOWING CHARGES APPLY ON ALL CONTRACTS, FOR COPIES OF PLANS AND SPECIFICATIONS SENT OUT OF THE ENGINEER'S OFFICE (TO CLIENT, CITY REGULATORY AGENCIES, BIDDERS, CONTRACTOR, OTHER CONSULTANTS, ETC.):

Item	Fee	Item	Fee
Oversize + Color Rep.	\$3.60 /each	Oversize Mylar Sepia	\$24.00 /each
Paper Reproductions	\$2.40 /each	Mylar Sepia	\$18.00 /each
Specifications	\$0.12 /each	Paper Sepia	\$6.00 /each

3. THE FOLLOWING RATES ARE CHARGED IN ADDITION TO THE ABOVE FEES:

Item	Fee
Fees Paid for Permits and Applications	Cost Plus 10%
Outside Photocopying, Travel, Overnight Delivery, Postage for Mass Mailings	Cost Plus 10%
Subcontractor Invoices	Cost Plus 12.5%

4. BILL RATES ARE SUBJECT TO ADJUSTMENT AT THE BEGINNING OF EACH CALENDAR YEAR.

5. PROJECTS ARE BILLED ON A MONTHLY BASIS AND INVOICES ARE DUE UPON RECEIPT. INVOICES WHICH HAVE BEEN NOT BEEN PAID WITHIN 30 DAYS ARE PAST DUE AND SUBJECT TO FINANCE CHARGES OF 1.5% PER MONTH.

Client's Initials

JWH

Date 6-26-25



Collection Schedule

- | **Issuance** Client will be issued their invoice by McAdams within 30 days of the last day of the month in which the services were rendered.
- | **Net 30 Days** Invoices are due in full within 30 days after issuance. Exceptions to this policy must be discussed with and agreed upon by a McAdams representative **prior** to the due date of any issued invoice. Exceptions must be made in writing and acknowledged by both parties.
- | **Past 30 Days** Invoices that lapse 30 days without payment or notification are considered **past due**. McAdams will notify the client via email and confirm that invoices have been received, as well as advise that payment is due.
- | **Past 45 Days** Invoices that lapse 45 days without payment or notification are considered **overtly past due**. McAdams will notify the client via email and as well as make contact via phone.
- | **Past 60 Days** Invoices that lapse 60 days without payment or notification will have submittals for the project halted, and a formal letter issued to the client. This letter will:
 - Outline the services rendered and state the client's past due balance.
 - Notify a work hold for **all client projects** starting in 15-days (75 days from issuance).
 - State the procedures for payment to remove halts and ratify current account status.
- | **Past 75 Days** Invoices that lapse 75 days without payment or notification will result in the respective project AND all other projects placed on work hold on a case-by-case basis.
- | **Past 90 Days** Invoices that lapse 90 days from issuance without payment or notification will be pursued by McAdams on a case-by-case basis with the potential for a lien to be placed on the property.

Client

Initials:

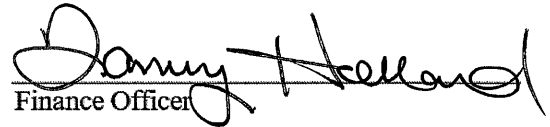
SMH

Date:

6-26-25

Resolution: R-25-29

This Amendment has been pre-audited as required
by the Local Government Budget and Fiscal Control Act


Finance Officer

AMENDMENT
to
Loan Agreement between the State of North Carolina
(by and through the North Carolina Department of State Treasurer)
and the Town of Black Mountain

This amendment (“Amendment”) to the above-identified agreement is hereby made and entered into by the State of North Carolina, by and through the North Carolina Department of State Treasurer (“NCDST”), and the Town of Black Mountain (“Recipient”), as of the effective date established hereinbelow.

RECITALS

- A. Pursuant to the Hurricane Helene Cash Flow Loan Program created by the North Carolina General Assembly under the Disaster Recovery Act of 2024 – Part II, NCDST and Recipient entered the above-identified agreement to establish terms and conditions governing NCDST’s disbursement of loan proceeds to Recipient (the “Loan Agreement”).
- B. The terms of the Loan Agreement require Recipient to seek alternative sources of funding—namely, federal funding support, insurance proceeds, and private donations (generally, “Alternative Funding”)—to pay for the disaster response activities on which Recipient’s loan origination was based. The terms of the Loan Agreement also provide that, upon receiving any such Alternative Funding, Recipient must remit the equivalent amount of loan proceeds to NCDST: (i) within five business days in the case of federal funding support, and (ii) “promptly” in the case of insurance proceeds and private donations.
- C. Until recently, NCDST was unaware of certain facts and circumstances concerning the nature and timing of the Alternative Funding available to Recipient. In light of those facts and circumstances, NCDST has determined that the provisions of the Loan Agreement requiring Recipient to repay loan proceeds within five business days, or else “promptly,” each time Recipient receives Alternative Funding, are likely to have the unintended consequence of restricting, rather than securing, the cashflow liquidity available to Recipient in the months and years ahead, defeating the very purpose of the Cashflow Loan Program.
- D. In light of the above, and as provided in Section 10. of the Loan Agreement (pertaining to amendments), NCDST and Recipient now wish to enter this Amendment to modify those provisions of the Loan Agreement pertaining to the repayment obligations of Recipient in connection with its receipt of Alternative Funding.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Parties do hereby agree as follows:

1. Modifications to Loan Agreement.

- (a) Subsection e. to section 3. of the Loan Agreement is hereby amended by deleting the stricken text and inserting the underlined text appearing below:

e. ~~Notwithstanding the Repayment Terms as stated on Page 1 of this Agreement, if RECIPIENT receives~~

~~funding support from the federal government for expenditures covered under the FEMA Public Assistance Worksheets used as the basis for this Agreement, RECIPIENT shall repay NCDST the equivalent amount of loan proceeds within five (5) business days of receipt of the federal funding support. RECIPIENT agrees to deliver repayment installments of the loan proceeds in the amounts and by the dates set forth in the Repayment Terms recited on Page 1 above, which are hereby incorporated by reference. Further, RECIPIENT understands and agrees that all loan proceeds provided to RECIPIENT under this Agreement must be repaid no later than the earlier of the following two dates: the five-year anniversary of the Loan Date; or (b) June 30, 2030.~~

- (b) Section 3., subsection g., of the Loan Agreement is hereby amended by deleting the stricken text and inserting the underlined text appearing below:

g. As provided in the Authorizing Act:

- (i) ~~RECIPIENT agrees to deliver repayment installments of the loan proceeds in the amounts and by the dates set forth in the Repayment Terms recited on Page 1 above, which are hereby incorporated by reference. Further, RECIPIENT understands and agrees that all loan proceeds provided to RECIPIENT under this Agreement must be repaid no later than the earlier of the following two dates: (a) the five year anniversary of the Loan Date; or (b) June 30, 2030.~~ RESERVED.
- (ii) RECIPIENT shall use best efforts and take all reasonable steps to obtain alternative funds that cover the losses or needs for which the loan proceeds are being provided, including funds from insurance policies in effect, available federal aid, and private donations. RECIPIENT understands and agrees that the loan proceeds paid to RECIPIENT pursuant to this Agreement are in excess of any funds received by RECIPIENT from any of the following: (a) settlement of a claim for loss or damage covered under RECIPIENT's applicable insurance policy in effect; (b) federal aid; or (c) private donations.
- (iii) If RECIPIENT obtains alternative funds pursuant to subdivision (ii) of this subsection g., RECIPIENT shall promptly remit such funds to NCDST as soon as reasonably practicable thereafter, but no later than the earlier of the two dates established in subsection e. to this Section 3. Notwithstanding the preceding sentence, RECIPIENT shall not be required to repay to NCDST any amount in excess over the amount of loan proceeds provided under this Agreement.

2. Effect of Amendment.

- (a) Except as expressly provided herein, all terms, conditions and provisions of the Loan Agreement shall remain in full force and effect and are hereby ratified and confirmed by Recipient.
- (b) This Amendment is not intended to modify any term, condition or provision contained in any of the loan documents associated with RECIPIENT's Loan Agreement (the "Associated Loan Documents"). All terms, conditions and provisions of the Associated Loan Documents shall remain in full force and effect, modified only to the extent necessary to accomplish the purposes of this Amendment.
- (c) On and after the effective date hereof, unless the context clearly requires otherwise, any reference to the Loan Agreement contained in the Associated Loan Documents or in the Loan Agreement itself shall be interpreted as a reference to the Loan Agreement as amended by this Amendment.

3. **Effective Date.** The provisions of this Amendment shall become effective upon the date on which NCDST has received the following:
- (a) This Amendment, duly executed and delivered by Recipient and NCDST; and
 - (b) A certified copy of a resolution authorizing execution of this Amendment substantially in the form of Exhibit A, duly executed and delivered by RECIPIENT.
4. **Counterparts.** This Amendment may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. One or more counterparts of this Amendment may be delivered by facsimile or in Portable Document Format (PDF) sent by electronic mail, with such delivery having the same effect as delivery of an original counterpart. Signatures provided by facsimile transmission, in PDF sent by electronic mail, or by electronic signature such as DocuSign, shall be deemed to be original signatures.

IN WITNESS WHEREOF, each of the Parties hereto has caused its duly authorized representative, as applicable, to execute this Amendment Number One as of the dates written below.

North Carolina Department of State Treasurer

Name: _____

Title: _____

Signature: _____

Date: _____

Town of Black Mountain

Name: _____

Title: Town Manager

Council Member Pertiller made a motion to approve the following resolution. A vote of 3-0 in favor.

Resolution: R-25-29

EXHIBIT A

**RESOLUTION TO APPROVE AMENDMENT TO LOAN AGREEMENT BETWEEN THE STATE OF NORTH CAROLINA
(BY AND THROUGH THE NORTH CAROLINA DEPARTMENT OF STATE TREASURER)
AND THE TOWN OF BLACK MOUNTAIN**

WITNESSETH:

WHEREAS, the Town of Black Mountain previously approved and entered into a loan agreement ("Loan Agreement") and promissory note with the State of North Carolina, by and through the North Carolina Department of State Treasurer ("NCDST"), in connection with the Hurricane Helene Cash Flow Loan Program created by the North Carolina General Assembly under the Disaster Recovery Act of 2024 – Part II (Session Law 2024-53, as amended by Session Law 2024-57); and

WHEREAS, NCDST has agreed to modify those provisions of the Loan Agreement pertaining to the repayment obligations of Recipient upon Recipient's receipt of "Alternative Funding" (as that term is defined in the Amendment), towards the end of maximizing the cashflow liquidity available to Recipient for disaster response activities in the months and years ahead ("Amendment to Loan Agreement").

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

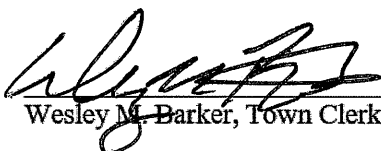
1. That the Amendment to Loan Agreement presented by the North Carolina Department of State Treasurer is hereby approved.
2. That the Town Manager is authorized to execute the attached Amendment to Loan Agreement (or one substantially equivalent thereto) and to take such other actions as necessary to secure disaster recovery loan funding from the State of North Carolina.

Adopted, this the 25th day of June, 2025

TOWN OF BLACK MOUNTAIN, NORTH CAROLINA

By: 
Mayor

ATTEST:


Wesley M. Barker, Town Clerk

Council Member Alice Berry made a motion to approve the following Project Ordinance. A vote of 3-0 in favor. Council Members Pam King and Ryan Stone were absent.

Ordinance: O-25-17

Board Meeting: June 25, 2025

Town of Black Mountain Tropical Storm Helene Amended Grant Project Ordinance

BE IT ORDAINED by the Town Board of the Town of Black Mountain, North Carolina, that, pursuant to the Local Government Budget and Fiscal Control a local government may, in its discretion, authorize and budget for a capital project or a grant project in a project ordinance adopted pursuant to G.S. 159-13.2. A project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need be readopted in any subsequent fiscal year; the following Grant Project Ordinance O-24-15, originally adopted October 7, 2024, is hereby amended and adopted as follows:

Section 1. Project Defined

The Town of Black Mountain defines a "Grant Project" as a project financed in whole or in part by revenues received from the Federal and/or State Government for operating or capital proposed as defined by the grant contract. The project may include expenditures that span across multiple fiscal years.

Section 2. Project Authorization

The project authorized is Hurricane Helene. Beginning September 25th, 2024 the Town of Black Mountain entered into a State of Emergency within North Carolina. September 28th, 2024 a Federal Major Disaster Declaration for the State of North Carolina due to Tropical Storm Helene was issued. September 30th, 2024 the Town of Black Mountain declared a State of Emergency. FEMA-4827-DR, North Carolina Disaster Declaration as of September 28, 2024, defines the Incident Period as September 25, 2024 and continuing.

Section 3. Funding

This project is to be funded in whole or part by FEMA-4827-DR. FEMA's Office of Response and Recovery has determined that with the President's Emergency Declaration, exigent and emergency circumstances currently exist. FEMA Assistance for this project has been declared for 100% of approved expenditures. For all permanent expenditures related to the storm FEMA has declared 90% reimbursement. The state of NC Emergency Management has declared funding of 10% to cover the remaining unreimbursed amounts from FEMA. Funding may be advanced from other Town of Black Mountain Funds for the purpose of making payments as due. Reimbursement requests should be made to any applicable grantor agency following the regulations and rules of the grant.

Town of Black Mountain Operating Fund Transfers:

- Initial Funding for this project will need to be provided by a budget amendment from the General Fund-Fund Balance. In the case of funding that is not needed due to other funding sources, the Town will transfer unneeded funds transferred from the General Fund back to the general fund.
- The board approved in the January agenda meeting to Transfer funding from the general fund to the Helene Project to cover costs to Veteran Park Fencing in the amount of \$121,000.
- Board Approved within March 2025 meeting a budget amendment to transfer \$300,000 for the Hilltop Road Repairs \$100,000 from the Powell Bill Fund and \$200,000 from the General Fund Street Department.
- Funding transfer from the General Fund to make needed repairs to the Dog Park in the amount of \$40,000 May 2025 meeting.
- Requested funding transfer from the General Fund to make needed electrical repairs to Lakeview Pavilion in the amount of \$4,500 June 2025 Meeting.

Ordinance: O-25-17

Board Meeting: June 25, 2025

NCLM is the Town's insurance carrier. The Town has received insurance proceeds totaling \$2,451,190.36 to date:

- Funding of \$2,788,696.15 has been received from NCLM for flood damage to Town buildings and Contents.
- Additional Insurance Claims paid to date from NCLM equal \$1,327,368.48

Donations

- The Town has received a donation in the amount of \$67,000 from Black Mountain Presbyterian Church to assist in the repairs at Veteran's Park.

FEMA Funding Received to Date:

- The Town has received a payment of 50% of the emergency expenditures submitted. The total amount received was \$860,666.18.

State Funding Has Been Awarded for the Following Items:

- NC Department of State Treasurer has awarded a loan in the amount of \$705,703.37 to aid with Cashflow due to Hurricane Helene
- NC Department of State Treasurer has awarded a loan in the amount of \$465,661.06 in the 2nd Round of the Cashflow Loan Program.

Section 4. Directives

The officers of the Town of Black Mountain are hereby directed to proceed with the federal and/or state grant project within the terms of the rules and regulations of those grants and the budget contained. The Town Manager is hereby directed to act on behalf of the Town Council in all matters associated with the project within the terms of all contracts, agreements, and legal requirements binding on the project and within limits of the funds appropriated.

Section 5. Revenues

The following anticipated revenues are hereby adopted:

<u>Budgeted Revenues</u>	<u>Prior Authorized</u>	<u>Change</u>	<u>Amended Funding</u>
Transfer In From General Fund	2,361,000.00	4,500.00	2,365,500.00
Transfer In From Powell Bill Fund	100,000.00	0.00	100,000.00
Grant Revenue Federal - FEMA Emergency Expenditures	860,666.18	0.00	860,666.18
NCDEQ - Infrastructure Loan	3,000,000.00	(3,000,000.00)	0.00
NCDEQ - Infrastructure Tech Assist Grant	200,000.00	(200,000.00)	0.00
NCDST - Cashflow Loan	705,703.37	465,661.06	1,171,364.43
Contributions/Donations	67,000.00	0.00	67,000.00
Insurance Proceeds	2,451,190.36	1,327,368.48	3,778,558.84
Total Funds	\$9,745,559.91	-\$1,402,470.46	\$8,343,089.45

Ordinance: O-25-17

Board Meeting: June 25, 2025

Section 6. Expenditures

The following anticipated appropriations are hereby adopted:

<u>Budgeted Expenses</u>	<u>Prior Anticipated</u>	<u>Change</u>	<u>Amended Expense</u>
Salaries and Benefits	\$431,000.00		\$431,000.00
Protective Clothing	\$10,909.80		\$10,909.80
Professional Services - Engineering and Design	\$204,000.00	\$305,661.06	\$509,661.06
Professional and Technical Service	\$55,100.00		\$55,100.00
Contract Services	\$2,407,213.66	-\$40,000.00	\$2,367,213.66
Technology and Software License	\$1,000.00		\$1,000.00
R&M Buildings	\$44,286.89	\$1,071,271.54	\$1,115,558.43
R&M Grounds/Parks/Greenways	\$16,977.51	\$4,500.00	\$21,477.51
R&M Equipment	\$23,899.26		\$23,899.26
R&M Vehicle	\$2,875.96		\$2,875.96
R&M Streets/Sidewalks/Curb	\$27,489.76		\$27,489.76
R&M Utility System	\$610,531.93	-\$460,160.67	\$150,371.26
Office Supplies	\$3,086.54		\$3,086.54
Medical Supplies	\$710.49		\$710.49
Non-Capital Equipment and Furniture	\$132,968.93	\$217,424.61	\$350,393.54
Lease Rental -Equipment	\$175,150.00		\$175,150.00
Emergency Preparedness	\$117.13		\$117.13
Miscellaneous Expense	\$34,010.03		\$34,010.03
Capital Outlay - Land, Easements, ROW	\$0.00	\$850.00	\$850.00
Capital Outlay - Land Improvements	\$228,000.00		\$228,000.00
Capital Outlay - Vehicles	\$2,251,080.30		\$2,251,080.30
Capital Outlay - Motorized Equipment	\$56,777.64	\$43,833.00	\$100,610.64
Capital Outlay - Furnishings & Non-Motorized Equip	\$133,374.08		\$133,374.08
Capital Street/Bridge/Sidewalk	\$350,000.00	-\$850.00	\$349,150.00
Capital Outlay - Dist Lines and Connections	\$2,045,000.00	-\$2,045,000.00	\$0.00
Capital Outlay - Plants, Pump Stations, Sub Stations	\$500,000.00	-\$500,000.00	\$0.00
Total Expenses	\$9,745,559.91	-\$1,402,470.46	\$8,343,089.45

Ordinance: O-25-17

Board Meeting: June 25, 2025

Section 7. Records and Reporting

The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable

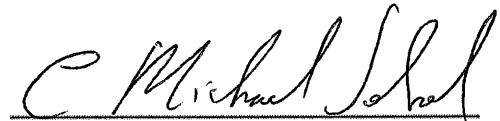
Section 8. Official Copies

Copies of this Capital Project Ordinance shall be furnished to the Town Clerk and shall be held in the Finance Department for the direction in carrying out this project.

Section 9. Project Expiration

This project ordinance expires when the project has been completed and Project Funds have been obligated and expended for all project expenditures by the Town OR by the date set forth within the grant funding contract, if applicable, whichever occurs sooner.

Duly adopted this 25th day of June 2025.



C. Michael Sobol
Mayor

ATTEST:



Wesley Barker
Town Clerk

*Council Member Alice Berry made a motion to approve the following resolution. A vote of 3-0 in favor.
Council Members Pam King and Ryan Stone were absent.*

Resolution: R-25-28

Board Meeting: June 25, 2025



**TOWN OF BLACK MOUNTAIN
RESOLUTION
ACCEPTANCE OF FUNDING FROM THE STATE OF NC DEPT OF STATE TREASURER
STATE CASH FLOW LOAN**

- WHEREAS, The Town of Black Mountain has need for cashflow funding due to impacts by Hurricane Helene; and
- WHEREAS, In connection with the State of North Carolina cashflow loan program (Loan Program) authorized by the Disaster Recovery Act of 2024, Session Law 2024-53 (as amended by Session Law 2024-57), the North Carolina Department of State Treasurer has been working with the North Carolina Department of Public Safety-Division of Emergency Management (NCEM), the North Carolina Association of County Commissioners (NCACC), and the North Carolina League of Municipalities (NCLM) to formulate a working plan for the disbursement of cashflow loans aimed at assisting local governments affected by Hurricane Helene; and
- WHEREAS, The Town of Black Mountain's requested, State loan and/or grant assistance for the State Cashflow Loan, has been approved by The North Carolina Department of State Treasurer; and
- WHEREAS, The Department of State Treasurer "NCDST" has offered funding through the State Cashflow Loan Program for disaster response activities for local governments; and
- WHEREAS, Local governments wishing to participate in the Loan Program are required to execute a Cashflow Loan Agreement and Promissory Note with the State of North Carolina, by and through the North Carolina Department of the State Treasurer; and
- WHEREAS, The Town of Black Mountain has accepted total funding in the amount up to \$465,661.06 from the NCDST Cashflow Loan Funds; Hundred Percent of the Loan will be repayable at 0% interest at the following intervals:
- \$1 by the first anniversary of the Round 2 Loan Date
 - 10% of the Loan Rounded Amount on June 30, 2027
 - 20% of the Loan Rounded Amount on June 30, 2028
 - 30% of the Loan Rounded Amount on June 30, 2029
 - 40% (less \$1) of the Loan Rounded Amount on the earlier of the 5th Anniversary of the Round 2 Loan Date or June 30, 2030; and

Now therefore be it resolved, by the Town Council of the Town of Black Mountain, North Carolina, the following:

1. That the Town of Black Mountain, the **Applicant**, does hereby accept the NC Department of State Treasurer Cashflow Loan Funding through the NCDST Department in the amount of \$465,661.06.

Resolution: R-25-28

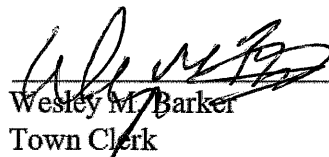
Board Meeting: June 25, 2025

2. That the Cashflow Loan Agreement and Promissory Note provided by the North Carolina Department of the State Treasurer are hereby approved
3. That Josh Harrold, Town Manager and Jessica Trotman, Assistant Town Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the project described above.
4. That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.
5. That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Duly adopted this 25th day of June 2025.


C. Michael Sobol
Mayor

ATTEST:


Wesley M. Barker
Town Clerk

ADMINISTRATION	
Copies of Public Records (includes sections out of ordinance) NO MAPS	
B/W, single sided, letter 8.5x11	\$0.08
B/W, double sided, letter 8.5x11	\$0.16
Color, single sided, letter 8.5x11	\$0.53
Color, double sided, letter 8.5x11	\$1.06
B/W, single sided, legal 8.5x14	\$0.12
B/W, double sided, legal 8.5x14	\$0.25
Color, single sided, legal 8.5x14	\$0.79
Color, double sided, legal 8.5x14	\$1.58
B/W, single sided, ledger 11x17	\$0.16
B/W, double sided, ledger 11x17	\$0.32
Color, single sided, ledger 11x17	\$1.06
Color, double sided, ledger 11x17	\$2.12
FINANCE	
General	
Returned Check Fee	\$35.00
Motor Vehicle License Tax	\$5.00
Beer & Wine License	
Beer License - On Premises	\$15.00
Beer License - Off Premises	\$5.00
Wine License - On Premises	\$15.00
Wine License - Off Premises	\$10.00
Wholesale Dealers License - Beer Only	\$37.50
Wholesale Dealers License - Wine Only	\$37.50
Wholesale Dealers License - Beer & Wine	\$62.50

**In accordance with G.S. 105-113.77 and G.S. 105-113.79 If a business has multiple locations in one county or city, that business will need to obtain separate ABC licenses for each location. Town beer and wine taxes increase by 10% for each additional license of the same type issued to the same taxpayer for use at a separate location. Furthermore, G.S. 105-236 applies penalties for failure to pay for and obtain local beer and wine license taxes. Operating a business without the required privilege license triggers a monthly penalty of 5 % of the applicable privilege license tax, up to a total of 25 % of the tax amount due and no less than five dollars (\$5.00). Failure to pay the required tax triggers a separate 10% penalty. These violations are also Class 1 misdemeanors. No license shall be granted until the license tax plus any additional fees have been paid in full. **

FIRE DEPARTMENT			
Inspections	State Mandated Annual Fire Inspections	Black Mountain	Montreat
General			
	Minimum up to 1,000 square feet	\$50.00	\$55.00
	1,001 – 5,000 square feet	\$100.00	\$110.00
	5,001 – 10,000 square feet	\$150.00	\$165.00
	10,001 – 25,000 square feet	\$200.00	\$220.00
	25,001 – 50,000 square feet	\$250.00	\$275.00
	50,001 – 100,000 square feet	\$300.00	\$330.00
	100,001 – 200,000 square feet	\$350.00	\$385.00
	Over 200,000 square feet	\$400.00	\$440.00
R-2 Occupancies			
	1-20 units	\$50.00	\$55.00
	21-50 units	\$100.00	\$110.00
	51-100 units	\$150.00	\$165.00
	101-150 units	\$200.00	\$220.00
	151-200 units	\$250.00	\$275.00
	201-250 units	\$300.00	\$330.00
	251-300 units	\$350.00	\$385.00
	Over 300 units	\$400.00	\$440.00
Other Inspections			
Residential & Rental Inspections			
	Carbon Monoxide Detector Inspections - Short Term Rental	\$25.00	\$28.00
	Foster Care	\$25.00	\$28.00
	Home Fire Safety		Exempt
Other			
	ABC Inspections	\$100.00	\$110.00
	Special Event (As defined in Current TOBM Ordinances)	\$75.00	
	Outdoor Event Fire/200 sq.ft. Onsite Cooking	\$75.00	\$75.00
	Temporary Membrane Structures ,Tents and Stages	\$75.00	
	General Violation Re-Inspection (per visit after initial re-inspection)	\$100.00	\$100.00
	Fireworks	\$100.00	
	After hours, weekends & holidays (Travel Time Included)	\$75 per hour	

June 25, 2025 Minutes- Appendix E- Rev. Sch. of Fees for FY 26

TOWN OF BLACK MOUNTAIN

FISCAL YEAR 2026

FEE AND RATE SCHEDULE

Fire Plan Reviews, Permits, and Testing		
Plan Review		
Fire Suppuration System (Sprinkler)	Black Mountain	Montreat
Fire Alarm/Detection System	\$50 +\$0.02/sf	\$60 +\$0.02/sf
Site/Subdivision	\$50 +\$0.02/sf	\$60 +\$0.02/sf
Buildings requiring a permit (Job Cost x \$0.00125)	\$75.00	\$85.00
Fire Pumps and Related Material	\$100 Minimum	\$110 Minimum
Tanks, Pumps & Piping (per Tank)	\$75.00	\$85.00
Private Water Systems (Hydrants)	\$100.00	\$110.00
	\$75.00	\$85.00
Construction Permits		
State Required Construction Permits		
Automatic Fire Extinguishing Systems	\$100.00	\$110.00
Battery Systems	\$100.00	\$110.00
Compressed Gas	\$100.00	\$110.00
Cyrogenic Fluids	\$100.00	\$110.00
Emergency Responder Radio Coverage Systems	\$100.00	\$110.00
Fire Alarm and Detection Systems and Related Equipment	\$100.00	\$110.00
Fire Pumps and Related Equipment	\$100.00	\$110.00
Flammable and Combustible Liquids	\$100.00	\$110.00
Gates and Barricades across Fire Aparatus Access Roads	\$100.00	\$110.00
Hazardous Materials	\$100.00	\$110.00
Industrial Ovens	\$100.00	\$110.00
LP Gas	\$100.00	\$110.00
Private Fire Hydrants	\$100.00	\$110.00
Smoke Control and Smoke Exhaust Systems	\$100.00	\$110.00
Solar Photovoltaic Power Systems	\$100.00	\$110.00
Spaying and Dipping	\$100.00	\$110.00
Standpipe Systems	\$100.00	\$110.00
Temporary Membrane Structures and Tents	\$50.00	\$55.00
Operational Permits		
State Required Operational Permits		
Amusement Buildings	\$75.00	\$85.00
Carnivals and Fairs	\$75.00	\$85.00
Combustible Dust Producing Operations	\$75.00	\$85.00
Covered and Open Mall Buildings	\$75.00	\$85.00
Exhibits and Trade Shows	\$75.00	\$85.00
Explosives (Fireworks)	\$75.00	\$85.00
Flammable and Combustible Liquids	\$75.00	\$85.00
Fumigation and Insecticidal Fogging	\$75.00	\$85.00
Liquid or Gas Fueled Vehicles or Equipment in Assembly Building	\$75.00	\$85.00
Private Fire Hydrant	\$75.00	\$85.00
Pyrotechnic Special Effects Material	\$75.00	\$85.00
Spraying or Dipping	\$75.00	\$85.00
Temporary Membrane Structures and Tents	\$75.00	\$85.00

TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

Optional Operational Permits

Aerosol Products	\$50.00	\$60.00
Aviation Facilities	\$50.00	\$60.00
Carbon Dioxide Systems used in Beverage Dispensing Operations	\$50.00	\$60.00
Cellulose Nitrate Film	\$50.00	\$60.00
Combustible Fibers	\$50.00	\$60.00
Compressed Gas	\$50.00	\$60.00
Cryogenic Fluids	\$50.00	\$60.00
Cutting and Welding	\$50.00	\$60.00
Dry Cleaning	\$50.00	\$60.00
Fire Hydrants and Valves	\$50.00	\$60.00
Flammable and Combustible Liquids	\$50.00	\$60.00
Floor Finishing	\$50.00	\$60.00
Fruit and Crop Ripening	\$50.00	\$60.00
Hazardous Materials	\$50.00	\$60.00
HPM Facilities	\$50.00	\$60.00
High Piled Storage	\$50.00	\$60.00
Hot Work Operations	\$50.00	\$60.00
Industrial Ovens	\$50.00	\$60.00
Lumber Yards and Woodworking Plants	\$50.00	\$60.00
LP Gas	\$50.00	\$60.00
Magnesium	\$50.00	\$60.00
Miscellaneous Combustible Storage	\$50.00	\$60.00
Motor Fuel-Dispensing Facilities	\$50.00	\$60.00
Open Burning	\$50.00	\$60.00
Open Flares and Torches	\$50.00	\$60.00
Open Flares and Candles	\$50.00	\$60.00
Organic Coating	\$50.00	\$60.00
Places of Assembly	\$50.00	\$60.00
Pyroxylin Plastics	\$50.00	\$60.00
Refrigeration Equipment	\$50.00	\$60.00
Repair Garages	\$50.00	\$60.00
Rooftop Heliports	\$50.00	\$60.00
Storage of Scrap Tires and Tire By-Products	\$50.00	\$60.00
Tire Re-Building Plants	\$50.00	\$60.00
Waste Handling	\$50.00	\$60.00
Wood Products	\$50.00	\$60.00
Acceptance/Performance Test	\$75 + \$0.03/sf	\$85 + \$0.03/sf
Fire Suppuration System (Sprinkler)	\$75 + \$0.03/sf	\$85 + \$0.03/sf
Fire Alarm/Detection System	\$75.00	\$85.00
Fixed Suppression System (per system/hood)	\$75.00	\$85.00
Fire Pumps & Related Items	\$75.00	\$85.00
Private Water Systems (Hydrants)	\$75.00	\$85.00
Standpipes		

TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

Personnel & Apparatus for Events (minimum of 4 hours)

Firefighter	\$50.00/hour
Firefighter - 7 days or less notice	\$70.00/hour
Light Duty Vehicle/Support Vehicle/UTV	\$40.00/hour
Fire Engine/Rescue/Ladder Truck	\$200.00/hour

Violations

Class D - <i>Violation of the provisions within the Code of Ordinance</i>	\$100.00 minimum
Class C - <i>Violation increases hazard or menace of fire, explosion, or other hazardous condition that may delay, hinder, or interfere with the operations of the Fire Department.</i>	\$200.00 minimum
Class B - <i>Violation that may delay, hinder, or prevent the egress of the occupants of a building on fire and/or other emergency, or acts which may prevent the operation of fire and/or life safety devices and/or systems.</i>	\$300.00 minimum
Class A - <i>Violation of a provision of this article that delayed, hindered, or prevented the egress of the occupants during an emergency, that caused a fire or increased the severity of a fire, or the commission of any acts that prevented the operation of a fire and/or life safety system or device during an emergency.</i>	\$500.00 minimum
Other Violations	
Illegal Burning	\$100.00
Work without Permit	\$250.00
Fire Lane	\$100.00
Fire Hydrant	\$100.00
General Violation Re-inspection	\$100.00
Repeated False Fire Alarms (3 within a 72hr window-subject to review by the Fire Inspector)	\$150.00

**In accordance with Town of Black Mountain ordinance section 21-31, any person or any assign, agent, or executor of such person who violates a provision of this article, who fails to comply with any of the requirements of this article, or who erects, installs, alters, repairs or does work in violation of the approved construction documents or directive of the fire code official or of a permit or certificate used under provisions of this article, shall be deemed in violation of this article. Each calendar day, or lesser time period as specified in a written notice, that a violation continues after due notice has been served shall be deemed a separate offense. Violators of this article may be assessed a civil monetary penalty based upon the class of violation and the schedule of civil penalties as adopted by the town. These penalties are represented in the listed fines. **

POLICE DEPARTMENT	
General	
Precious Metals Dealer - Annual Fee	\$180.00
Precious Metals Dealer - Special Occasion	\$180.00
Precious Metals - Employee	\$10.00
Precious Metals - Employee Renewal	\$3.00
ABC License Fee	\$50.00
Off-Duty Officer for Events - minimum of 4 hours*	\$50.00
Off-Duty Officer for Events - minimum of 4 hours (7 days or less notice)*	\$70.00
Patrol Vehicle for Events*	\$40.00
*An Additional Service Charge Fee will be charged by Off Duty 3rd Party Scheduling Agent	
Civil Fines & Penalties	
Parking Violations	\$50.00
Fire Lane Violation	\$100.00
Fire Hydrant Violation	\$100.00
Loading Zone Violation	\$50.00
Handicapped Parking Violation	\$250.00
Nuisance Alarms	\$75.00

PLANNING AND DEVELOPMENT	
Copies	
Plotter & Map Copy	
8.5" x 11" color map	\$3.18
11" x 17" color map	\$5.30
18" x 24" color map	\$24.00
36" x 48" color map	\$30.00
GIS Print Out 8.5" x 11"	\$1.00 + \$212 for each increment of 5 minutes or less
Applications & Fees	
General	
Certificate of Appropriateness-Historic District	\$53.00
Text Amendment to Development Regulations	\$212.00
Required Notification-Each	\$8.48
Technology Fee-All Permits & Fees	6% of transaction total
Applications	
Special Use Application	\$636.00
Variance Application	\$636.00
Conditional Re-zoning Application	\$848.00
Re-zoning Application	\$636.00
Road Closure Application	\$530.00
Reviews	
Site Plan Review (single family or duplex)	No Charge
Recombination Plat Review	\$26.50
Exempt Subdivision Review	\$26.50
Subdivision Plat Review (minor 1- 4 lots)	\$238.50
Subdivision Plat Review (major: 5-10 lots)	\$636.00
Subdivision Plat Review (major: 11+ lots)	\$1,272.00
Sign Permit Review	\$53.00 + application fee by type

Permits	
General	
Zoning Permit	\$79.50
Fence Permit	\$53.00
Retaining Wall Permit	\$79.50
Working without a Permit	Double the Permit Fee
Floodplain Development Permit	
Interior Renovations with no Structural Change	
Exterior Utilities	\$53.00
Interior/Exterior Structural Changes (including utilities)	\$79.50
Small Level Floodplain	\$159.00
Medium Level Floodplain	\$318.00
Large Level Floodplain	\$636.00
Sign Permits	
Free Standing Signs	\$265.00
Temporary Signs-Special Event-Limit of 30 days**	\$26.50
A-Frame, Annually	\$53.00
All other Regulated Signs	\$212.00
Political (Deposit Only)*	\$106.00

Deposit will be returned ten days after the election if all signs have been removed.

Temporary signs, flags, banners, etc. - Not to exceed 50 sq ft. aggregate area. Must be on premise, freestanding, or mounted to wall.

BUILDING INSPECTIONS	
Permit and Fees	
Fees	
Re-Inspection Fee	\$90.10
Tenant Occupancy Inspection	\$106.00
Single Family Plan Review	\$106.00
Commercial Plan Review (Technical Review)	\$530.00
Homeowners Recovery Fund*	\$10.00
Fire Inspection	\$53.00
ABC License	\$106.00
Permits	
Day Care Center Inspection	\$180.20
Demolition Permit (must have Air Quality permit)	\$106.00
Electrical, Mechanical, & Plumbing Inspections	\$90.10 per trade inspection
Driveway Permit	\$106.00
Modular Office	\$132.50
Moved Home	\$424.00
Temporary Structures (tents, etc.) 400 sq. ft or greater	\$159.00

Homeowners Recovery Fund is established as a special account of the State to reimburse homeowners who have suffered a reimbursable loss in constructing or altering a single family dwelling unit.

TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

Inspection Fees	
RESIDENTIAL FEES	
General	
Residential Certificate of Occupancy	\$42.40
Commercial Certificate of Occupancy	\$106.00
Temporary Certificate of Occupancy	\$106.00
Temporary Utility Service	\$106.00
Mechanical/Electrical Changeout	\$75.00
Residential Clean-up Fee (refundable)**	\$106.00
Commercial Clean-up Fee (refundable)**	\$318.00
**Clean-up fee is refunded upon final inspection, all construction materials removed, final grading, and stabilization is completed **	
New Construction	
Site Built Homes	\$72.08
Manufactured Homes	\$48.76
Covered Unheated	\$33.92
Porches, Decks, etc.	\$25.44
Concrete Slabs, Walks, etc.	\$4.24
Remodel & Renovation	
\$0 - \$999.99	\$23.32
\$1,000 - \$1,999.99	\$28.62
\$2,000 - \$4,999.99	\$33.92
\$5,000 or more	Project cost x .0085
Fees are based on estimated project cost	
Non-Residential Fees	
New Construction & Remodel	
New Construction & Remodel-up to \$1,000,000	\$159.00 or \$53.00 + \$5.30 per each \$1000.00 of gross project value, whichever is greater.
New Construction & Remodel-\$1,000,000+	Project cost x .159% (0.00159)
Stormwater Permits	
Disturbed Acreage - up to 3 acres	\$795.00 + Engineer Review Fee
Disturbed Acreage - greater than 3 acres	\$1,272.00 + Engineer Review Fee
Engineer Review Fee	\$160.00 minimum
Land Disturbance Permits	
New Single or Two-Family Residence < 1 acre of disturbance	\$84.80 + \$10.60 for each additional dwelling unit for multi-family
Residential Addition < 1 acre of disturbance	\$42.40
New Commercial < 1 acre of disturbance	\$636.00
Commercial Addition < 1 acre of disturbance	\$318.00
Land Disturbance/Grading > 1,000 sq. ft, but less than 1 acre	\$291.50

***Plan Reviews and Inspections may require additional Fire Department fees

TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

PARKS & RECREATION				
Facility Rental				
Alcohol fee of \$50.00 (NON-REFUNDABLE) on Rentals				
	Non-Profit	Private Citizen Resident	Private Citizen Non-Resident	Employee
Lakeview Clubhouse - 120 Max				
Deposit	\$100.00	\$100.00	\$200.00	\$100.00
Rental Fee	\$320.00	\$380.00	\$440.00	\$230.00
Lakeview Downstairs - 50-60 Max				
Deposit	\$100.00	\$100.00	\$200.00	\$100.00
Rental Fee	\$260.00	\$280.00	\$340.00	\$190.00
Lake Tomahawk Wedding Package				
Deposit:	\$200.00	\$200.00	\$200.00	\$200.00
Rental (Lakeview Up/Downstairs & Gazebo)	\$860.00	\$860.00	\$860.00	\$430.00
Please contact the Parks & Recreation Department for Further Details				
Includes Required Alcohol Permit (Beer, Wine, and Champagne Only)				
Full Day Rental (9am-9pm)	\$40.00	\$80.00	\$120.00	\$35.00
Half Day Rental (9am-3pm/3:30pm-9pm)	\$20.00	\$40.00	\$70.00	\$25.00
Gazebo				
Deposit	\$20.00	\$20.00	\$20.00	\$0.00
Rental Fee	\$20.00	\$25.00	\$35.00	\$15.00
Swimming Pool (40 people)				
Friday-Sunday (6:15pm-8:15pm) only	\$185.00	\$220.00	\$280.00	\$145.00
Lifeguards mandatory over 40 people in gate, per 20 additional people	\$40.00	\$40.00		\$40.00
Additional lifeguard within 48 hours of rental	\$50.00		\$50.00	\$50.00
Grey Eagle				
Deposit	\$100.00	\$100.00	\$200.00	\$100.00
Building & Field per hour	\$25.00	\$45.00	\$65.00	\$25.00
Veterans Park Picnic Pavilion (20 x 28ft) - 35 Max				
Deposit	\$60.00		\$60.00	\$60.00
Full Day (9am-9pm)	\$30.00	\$50.00	\$70.00	\$25.00
Half Day Rental (9am-3pm/3:30pm-9pm)	\$20.00	\$30.00	\$40.00	\$15.00
Ballfield				
Ballfield (each)	\$120.00	\$140.00	\$180.00	\$120.00
Lights (each field) per hour	\$35.00	\$35.00	\$55.00	\$35.00
Press Box	\$50.00	\$70.00	\$90.00	\$70.00
Concession Stand	\$70.00	\$90.00	\$110.00	\$50.00

Deposit and rental contract are required to make a reservation. Deposit must be made within 2 business days to hold a reservation. Deposits are refundable as long as there are no damages and keys are returned. Weekday rentals at Lakeview Center downstairs will be from 4pm-10pm nightly. Cancellations made within 2 weeks, will receive half of the deposit refund. Cancellations made within 48 hours will receive no deposit refund. Proof of address (drivers license, utility bill, etc.) must be provided in order to receive resident rates.

June 25, 2025 Minutes- Appendix E- Rev. Sch. of Fees for FY 26
TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

Special Events			
Application Fee		\$50.00	
<i>* Additional service fees charged per department's rates. *</i>			
Community Garden Plots			
Half Plot		\$35.00	
Full Plot		\$60.00	
Raised Garden Beds	\$15.00	\$20.00	
Activities	Resident	Non-Resident	Employee
Youth Sports			
Flag Football	\$70.00	\$80.00	\$35.00
Basketball	\$70.00	\$80.00	\$35.00
Swim League	\$70.00	\$80.00	\$35.00
Tennis Clinics	\$50.00	\$60.00	\$25.00
Indoor Soccer	\$70.00	\$80.00	\$35.00
Skateboarding lessons - Carver Skate Park (6 total sessions)		\$150.00	
Camp			
Sports Camp (half day)	\$70.00	\$80.00	\$35.00
Summer Camp (per week)	\$190.00	\$200.00	\$95.00
Aquatics			
Daily Admission	\$4.00	\$6.00	
Multiple Entry Pass (10 Visits)	\$30.00	\$50.00	
Season Pass - Individual	\$85.00	\$120.00	\$40.00
Season Pass - Family	\$160.00	\$200.00	\$50.00
Additional family members in same household (up to 5 people)		\$30.00	\$25.00
Each additional family member (over 5 people) per member		\$25.00	\$25.00
Swim Lessons (per session)	\$60.00	\$70.00	\$20.00
Black Mountain Pool - Group Rates			
	11-19 Persons		20-40 Persons
1x Visit		\$95.00	\$150.00
3x Visit		\$170.00	\$300.00
Unlimited		\$540.00	\$975.00

**SAFETY & LIABILITY: No persons under the age of thirteen (13) years old will be allowed in the pool area unless accompanied by a responsible person, eighteen (18) years or older for pool admittance. **

June 25, 2025 Minutes- Appendix E- Rev. Sch. of Fees for FY 26

TOWN OF BLACK MOUNTAIN

FISCAL YEAR 2026

FEE AND RATE SCHEDULE

GOLF COURSE			
Green Fees			
Green Fees - 18 Holes Walking			
Green Fees - 9 Holes Walking			
Twilight Green Fees - 18 Holes Walking (after 1pm)			
Twilight Green Fees - 9 Holes Walking (after 1pm)			
18 Holes with Cart			
9 Holes with Cart			
Twilight Rates - 18 Holes with Cart (after 1pm)			
Twilight Rates - 9 Holes with Cart (after 1pm)			
Senior Rate - 60+ (weekdays) 18 Holes with Cart			
Memberships			
Special Players Pass			
Ghin Handicap (Jan thru Dec			
Individual			
Family			
Cart Rates			
18 Hole Cart (per person)			
9 Hole Cart (per person)			

Riding (Cart Fee) is required on weekends (Friday-Sunday) before 12pm by all non pass holder players 5/1 thru 9/30. Walking will be allowed anytime 10/1 to 4/31. Pass holder players can walk anytime. Sales Tax not included in fees

June 25, 2025 Minutes- Appendix E- Rev. Sch. of Fees for FY 26

TOWN OF BLACK MOUNTAIN

FISCAL YEAR 2026

FEE AND RATE SCHEDULE

UTILITIES		
General Fees		
Connection Fee		\$25.00
Deposit with verified SSN or FEIN		\$100.00
Deposit without verified SSN or FEIN		\$200.00
*New accounts require a connection fee and deposit prior to service (homeowners are exempt from deposit requirement). Deposit and overpayments will only be refunded for amounts over \$5.00. *		
Late Fee		\$10.00 or 5% of account balance, whichever is greater.
Bond Fee		\$2.82
MSD Billing Fee		\$2.66
Premise Visit		\$40.00
Non-Payment Fee		\$60.00
Illegal Use of Fire Hydrant/Tamper Fee		\$500 + Damages
Relocate Meter/Box		Cost + 25%
Boring Fee		\$400.00
Meter/Box Replacement Fee		Cost + 25%
Meter/Box Tampering Fee		\$500.00 each offense
Pavement Cut		\$250.00 - \$500.00
Water & Sewer		
Water Rates	Inside Town Limits	Outside Town Limits
Water Charge - Base	\$6.14	\$11.55
Water Consumption Rate (per 1000 gallons)		
		0 to 4,999 gallons
		5,000+ gallons
		Municipal Water Rates
		Bulk Water Rates
		\$3.09
		\$6.19
Rates are published on MSD's website at www.msdbc.org		
Sewer Rates		
Sewer services provided by Metropolitan Sewerage District		
Hydrant Connection Fees		
Water Consumption Rate (per 1000 gallons)	Billed at Inside Town Limits 5000+ gallons rate	
Equipment and Maintenance Fee - One Time		\$50.00
Deposit		\$500.00
Rental Fee		\$25 daily/\$100 weekly/\$350/month

TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

Taps & Connections	Water Taps	Inside Town Limits	Outside Town Limits
3/4" Water Tap		\$1,350.00	\$1,750.00
1" Water Tap		\$1,550.00	\$2,050.00
2" Water Tap		\$3,050.00	\$4,300.00
6" Water Tap		\$16,550.00	\$24,550.00
	Meter Drops		
3/4" Water Meter		\$350.00	\$400.00
1" Water Meter		\$500.00	\$550.00
2" Water Meter		\$825.00	\$875.00
6" Water Meter		Special Order	Special Order
Irrigation Installation		Subject to all applicable tap and connection fees.	
System Development Fee		Rate Varies	
<i>*A new water tap consists of these components: connection fee, deposit, water tap fee, meter drop fee, system development fee, and possible paving cut or boring fees. System development fees are assessed to water customers for their use of water system capacity and serve as an equitable method by which to recover up-front system costs from those using the water capacity. North Carolina General Statute §162A, Article 8 provides the uniform authority to implement system development fees for public water systems in North Carolina. Revenues from this fee are set aside in a capital reserve fund, per NCGS §162A Article 8. *</i>			
Sanitation			
Waste Reduction Fee - per living unit or business			\$8.00
<i>*All residents and businesses within town limits are offered sanitation services. The town does not offer collection services to commercial dumpsters. Refuse is collected once each week and recycling is collected every other week. *</i>			
Special Waste Collection			
Bulk Pick-Up			1 Free (monthly)
Additional Bulk Pick-Up (per item)			\$25.00
White Goods			No Charge
TV Pick-Up			\$10.00
Brush & Yard Waste			Contact Public Works
<i>*Residents must contact the Public Works Department to request a pickup. Special collections does not include any material used in construction, remodeling, wrecking, or repair of any building or real estate improvements, including carpet and toilets. No automotive parts, fluids, or tires will be collected. *</i>			
Stormwater			
Utility Fee			Monthly
Tier 1 - Residential (minimal impact)			\$6.00
Tier 2 - Commercial & Institutional (moderate impact)			\$20.00
Tier 3 - Undeveloped			\$0.00
Tier 4 - Exempt Government Properties			\$0.00
Tier 5 - Industrial (heavy impact)			\$100.00

**Stormwater Utility Fee is charged to residents and businesses to fund the Town's federally mandated stormwater management program. **