



BLACK MOUNTAIN TOWN COUNCIL MINUTES

June 9, 2025 | Regular Session Agenda | Time: 6:00 PM

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

The Black Mountain Town Council held their regular session agenda on Monday, June 9, 2025, at 6:00 PM in the Council Chambers of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

1. CALL TO ORDER

Mayor C. Michael Sobol called the June 9, 2025 Town Council meeting to order at 6:00 p.m. with the following members in attendance: Mayor C. Michael Sobol, Vice Mayor Archie Pertiller, Council Member Alice Berry, Council Member Doug Hay, Council Member Pam King, and Council Member Ryan Stone.

The following staff members were present: Josh Harrold, Town Manager; Jessican Trotman, Assistant Town Manager; Wesley Barker, Town Clerk; Jamey Matthews, Public Works Director; John Coffey, Fire Chief; Steve Parker, Police Chief; Tammy Heide, Finance Director; Josh Henderson, Recreation & Parks Director; Angela Reece, Project & Facilities Manager.

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

2. PROCLAMATIONS, AWARDS, RECOGNITIONS, SPECIAL RESOLUTIONS

2.A. Resolution for Pride Month - June 2025

Council Member Pam King made a motion to adopt the following resolution as presented. A vote of 5-0 in favor.

PRIDE MONTH RESOLUTION 2025

Resolution No. R-25-26

WHEREAS, all are welcome in the Town of Black Mountain to live, work, and play, and everyone deserves a place to call home where they are safe, happy, accepted, and supported; and

WHEREAS, the month of June was chosen as Pride Month to commemorate those who led the 1969 uprising at the Stonewall Tavern in Greenwich Village, which sparked the modern, ongoing LGBTQ+ movement to protect the dignity and rights of sexual and gender minorities; and

WHEREAS, June 2025 marks the 55th annual celebration throughout the United States of LGBTQ+ Pride Month and recognizes the meaningful contributions made by our LGBTQ+ community that enhance our country's diverse history and culture and will shape its future; and

WHEREAS, the Town of Black Mountain adopted a Resolution R-25-18 on April 14, 2025 entitled A Resolution Of The Town Council Of Black Mountain, North Carolina Proclaiming That All Are Welcome In Our Community, Regardless Of Sexual Orientation, Gender, Ethnicity, Religion, National Origin, Race, Ability, Socioeconomic Status, Age Or Any Other Characteristic, And That All Individuals Will Be Treated Equally In The Name Of The Law; and the Town of Black Mountain joins the LGBTQ+ community in a celebration of diversity and unity and remains committed to treating all people with fairness and respect; and

WHEREAS, the Town of Black Mountain believes in working together with all members of our community to facilitate strong relationships and provide safety, dignity, and a welcoming environment for our residents and visitors.

NOW, THEREFORE BE IT RESOLVED, the Town Council of the Town of Black Mountain does hereby proclaim the month of June as Pride Month in Black Mountain and encourages all residents, businesses, and community organizations to join in celebrating the history, culture, and contributions of the LGBTQ+ community.

Adopted this the 9th day of June, 2025.

2.B. Resolution for Juneteenth 2025.

Council Member Alice Berry made a motion to adopt the following resolution. A vote of 5-0 in favor.

RESOLUTION RECOGNIZING JUNETEENTH 2025

Resolution No. R-25-27

WHEREAS, on September 22, 1862, President Abraham Lincoln issued the Emancipation Proclamation, declaring that as of January 1, 1863, all enslaved people in the rebellious states would be thenceforward and forever free; and

WHEREAS, it took almost three more years of conflict and loss to bring about the end of the Civil War and the ratification of the Thirteenth Amendment to the United States Constitution in December 1865 to officially end slavery in the United States; and

WHEREAS, as the news of freedom spread gradually throughout the nation; on June 19, 1865, two months after the official surrender of the Confederacy at Appomattox, Union Soldiers arrived in Galveston, Texas, and issued General Order No. 3 announcing freedom to some of the last enslaved people in the United States; and

WHEREAS, June 19th, or Juneteenth, also known as Freedom Day, Jubilee Day, Liberation Day, and Emancipation Day, celebrates the emancipation of those who had been enslaved in the

United States and became a federally recognized holiday in 2021, observed annually on June 19th; and

WHEREAS, on this anniversary each year, organizations and individuals throughout North Carolina and our nation celebrate African American heritage, history, freedom, and culture with events and ceremonies that reflect the power of community, family, art, and tradition in the face of oppression; and

WHEREAS, observing Juneteenth encourages all residents to learn from the past, engage in meaningful dialogue, and continue working toward a community that values diversity and ensures the dignity and rights of every individual.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Black Mountain does hereby proclaim June 19th, 2025, as “**JUNETEENTH**” in the Town of Black Mountain and encourages residents, organizations and institutions to commemorate this historic occasion through education, reflection, and celebration.

Adopted this 9th Day of June 2025.

3. CITIZEN COMMENTS

Mark White, 487 Lakey Gap Rd., spoke on misinformation by NCDEQ concerning the Town's water system and water quality reporting.

Jamey Matthews, Public Works Director, addressed the statements issued by Mr. White to the Town Council.

David Galloway, 103 Brookhaven Dr., who is a member of the Recreation Commission, spoke on the disc golf course maintenance post-Helene and requested mowing.

4. COMMUNICATIONS FROM STAFF, COUNCILS, COMMISSIONS & AGENCIES

4.A. Hurricane Helene Storm Recovery Update.

Assistant Town Manager Jessica Trotman provided an update regarding Hurricane Helene recovery efforts. *A copy of the presentation is included at the end of these minutes as Appendix A.*

4.B. Morehead-Cain Civic Collab Scholars - Introduction & Project Summary Presentation.

Assistant Town Manager Jessica Trotman introduced the Morehead-Cain Civic Collab Scholars from UNC- Chapel Hill who are interning with the Town for the summer and working on a Hurricane Helene report. The students gave a brief overview of the project they are working on over the summer.

5. CONSENT AGENDA

- 5.A. **Adoption of Meeting Minutes: May 8, 2025 Agenda Work Session & Budget Meeting; May 12, 2025 Regular Meeting; May 15, 2025 Special Called Meeting (FY26 Budget Presentation & Golf Course Discussion)**

Vice Mayor Archie Pertiller made a motion to adopt the meeting minutes as presented. A vote of 5-0 in favor.

- 5.B. **Monthly Tax Collector Report.**

Vice Mayor Archie Pertiller made a motion to adopt the tax collector report as presented. A vote of 5-0 in favor.

CURRENT YEAR TAX -ADVALOREM TAXES

Billed	\$ 5,324,247.84
Collected	\$ 5,280,569.02
Adjustments and Releases	\$ 4,755.36
Outstanding real and personal property taxes	<u>\$ 48,434.18</u>

TAX COLLECTION PERCENTAGE FOR CURRENT TAX YEAR

99.09%

PRIOR YEAR TAXE(S) COLLECTED WITHIN THE MONTH

Collected	\$ 134.44
Adjustments and Releases	\$ -

Per NCGS 105-381(b) the Tax Collector is reporting tax releases/refunds within the current period:

Ad Valorem	\$ 74.95
Motor Vehicle	\$ 241.89

5.C. **Resolution to Recognize Grant Funds for Carver School Drainage Mitigation.**

Vice Mayor Archie Pertiller made a motion to approve the following resolution. A vote of 5-0 in favor.

RESOLUTION TO ACCEPT GRANT FUNDS FROM ‘SMART START HELENE RECOVERY GRANT’ FOR CARVER CENTER DRAINAGE MITIGATION

Resolution # R-25-19

WHEREAS, the Carver Center experienced flooding from Hurricane Helene due to the existing drainage system being overwhelmed by the amount of rainfall; and

WHEREAS, due to this flooding, water entered the Carver Center and damaged 6,000 square feet of flooring; and

WHEREAS, a complete overhaul of the drainage system that handles the water runoff from the Fortune Ave. down toward the Carver Building would mitigate future heavy rain drainage and hopefully prevent future flooding to the building. The total cost of this estimated project is \$25,950; and

WHEREAS, a Smart Start Helene Recovery Grant through the NC Partnership for Children was applied for by the Black Mountain Montessori School, who is housed at the Carver Center, and a grant has been awarded for these needed repairs; and includes the following guidelines:

1. Helene-related expenses already incurred and properly documented will be paid at 100%.
2. For work or purchases estimated at more than \$5,000 that have yet to be done, these funds will front 50% of the written quote so you can get work started.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of Black Mountain permits moving forward with this awarded grant and the mitigation project as proposed in order to protect the Montessori School’s investment in the Carver Center, and to protect Black Mountain Montessori's investment in all the furniture and materials that had to be replaced due to flood damage.

BE IT FURTHER RESOLVED that the Town Council directs town staff to coordinate with the contracted company performing repairs to ensure timely and effective completion of the repairs, with oversight to ensure compliance with any applicable town policies.

This the 9th day of June 2025.

5.D. **Memorial Bench Donation for Carver Center Playground.**

Vice Mayor Archie Pertiller made a motion to approve the following resolution. A vote of 5-0 in favor.

**RESOLUTION TO ACCEPT DONATION OF BENCH FOR CARVER CENTER
PLAYGROUND**

Resolution # R-25-20

WHEREAS, The New Mercies After-School and Mentorship Program took place at the Carver Center from 2005-2019, founded and led by Bishop Angela Young and her husband, Lee R. Young; and

WHEREAS, to honor the work and memory of the late Mr. Lee R. Young, their family has donated a bench with a small plaque to be placed at the Carver Center Playground. One of Mr. Young's main duties was to see children off the bus and take them to the playground; and

WHEREAS, the total value of the donated bench and plaque is \$698.00.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of Black Mountain formally accepts this generous donation by Mr. Young's family, with appreciation for his dedication and work with the New Mercies After-school and Mentorship Program.

This the 9th day of June 2025.

5.E. **Acceptance of Dr. John Wilson Community Garden Barn Roofing
Donation by Best Buy Metals Asheville.**

The barn at the Community Garden has needed roofing panels replaced and additional wind bracing support for several years now, since before Hurricane Helene. Helene did not contribute to the damage to the roof. The materials are being 100% donated to the community garden by Best Buy Metals Asheville, along with installation labor by one of their subcontractors. The roof repair will keep the inside of the barn much drier (the current one leaks in several places), which will benefit the community gardeners, interns, volunteers, educational program participants, staff, etc. by providing a much more effective structure should a rain and/or wind event occur in the Community Garden while people are there. A new roof that drains properly will also better ensure the building's structural integrity, as moisture that penetrates the roof can begin the rotting process of the beams, walls, foundation, etc. of the structure. Also, several panels of the current metal roof are partially unmoored, and worst-case scenario, could fly off and injure someone during a high-wind event. The new roof will also ensure sensitive supplies such as organic fertilizer, seeds, electronic tools, etc., will not be spoiled by becoming moist. Finally, by having a moisture-free environment inside the barn, it can better prevent the presence of harmful mold, which is especially important in terms of food safety, as the plan is to install a produce-washing station inside the barn within the next year or so.

Vice Mayor Archie Pertiller made a motion to approve the following resolution. A vote of 5-0 in favor.

**RESOLUTION TO ACCEPT DONATION FOR ROOFING MATERIALS AND REPAIR
FOR BARN AT DR. JOHN WILSON COMMUNITY GARDEN
Resolution # R-25-25**

WHEREAS, the barn at the Dr. John Wilson Community Garden has needed roofing repairs and wind bracing support for several years now; and

WHEREAS, these roof repairs will better ensure the building's structural integrity and drainage, preservation of stored supplies by eliminating moisture, preventing mold growth, and overall safety; and

WHEREAS, the company Best Buy Metals Asheville is willing to donate the roofing materials for these repairs at 100%, at a cost of \$1,087.38, as well as donation of the installation labor costs by their subcontractors.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of Black Mountain accepts this donation for the barn materials and repairs at the Community Garden by Best Buy Metals Asheville and expresses their sincere appreciation for this donation.

BE IT FURTHER RESOLVED that the Town Council directs town staff to coordinate with the company performing repairs to ensure timely and effective completion of the repairs, with oversight to ensure compliance with any applicable town policies.

This the 9th day of June 2025.

5.F. Community Foundation of Western NC (CFWNC) Grant and Creation of Special Revenue Grant Fund Project for Community Garden.

This agenda item is to consider the creation of a new Special Revenue Grant Ordinance and budget amendment for the Community Garden Restoration. The Community Foundation of WNC approved a grant award directive in the amount of \$50,000 with no Town match, to the Town of Black Mountain. These funds were made available through the Emergency and Disaster Response Fund Grant Program from the Foundation. These funds are intended to support projects that restore and strengthen the Dr. John Wilson Community Garden Post-Helene efforts. The Town of Black Mountain will use funding to establish a well for the Town Community Garden.

Vice Mayor Archie Pertiller made a motion to approve the following Special Revenue Grant Fund Ordinance. A vote of 5-0 in favor.

**THE COMMUNITY FOUNDATION EMERGENCY AND DISASTER RESPONSE FUND
GRANT SPECIAL REVENUE GRANT FUND ORDINANCE
Ordinance No: O-25-14**

WHEREAS, the Community Foundation of Western North Carolina, has awarded a grant in the amount of \$50,000 to the Town of Black Mountain Parks and Rec Department through the Emergency and Disaster Response Fund Grant – Local Agency; and

WHEREAS, grant funds will be used to help support the Town in the restoring and strengthening of the Dr. John Wilson Community Garden due to impacts of Helene. This will be funding with local grant proceeds requiring no local match.

Section 1. Authorizing the Acceptance of the Community Foundation Emergency and Disaster Response Grant Funds.

Section 2: The officers of this unit are hereby directed to proceed with the special revenue project within the terms of the grant documents, and the budget contained herein.

Section 3. The following anticipated Revenues are hereby adopted:

	Budgeted Revenues	
<u>Revenue Type</u>		<u>Anticipated Revenues</u>
CFWNC Grant		\$50,000.00
Total Funds		\$50,000.00

Section 4. The following anticipated appropriations are hereby adopted:

	Budgeted	
<u>Expense Type</u>		<u>Anticipated Expenditures</u>
Capital Outlay - Land Improvements		\$50,000.00
Total Expenditures		\$50,000.00

Section 5. The Finance Director is hereby directed to maintain within the Special Revenue Grant Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 6. Copies of this Special Revenue Grant Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 7. Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year.

Duly adopted by the Town Council of Black Mountain on this the 9th day of June, 2025.

5.G. Tomahawk Dam Amended Project Ordinance.

Vice Mayor Archie Pertiller made a motion to approve the following Capital Project Fund Ordinance amendment as presented. A vote of 5-0 in favor.

**TOWN OF BLACK MOUNTAIN TOMAHAWK DAM REPAIRS
CAPITAL PROJECT FUND ORDINANCE AMENDMENT
Ordinance: O-25-11**

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 amended as follows:

Section 1. Authorizing Capital Project Tomahawk Dam Repairs Capital Project Fund Amendment. Additional funding required for final review fees from NC Dam Safety.

Section 2: The Town of Black Mountain defines a "Capital project" as a project financed in whole or in part by the proceeds of bonds, notes or debt instruments or a project involving the construction or acquisition of a capital asset with expenditures that span across multiple fiscal years.

Section 3: The officers of this unit are hereby directed to proceed with the capital project within the terms of the grant documents, and the budget contained herein.

Section 4. The following anticipated Revenues are hereby adopted:

<u>Budgeted Revenues</u>	<u>Budgeted Revenues</u>		
	<u>Prior Authorized</u>	<u>Change</u>	<u>Amended Funding</u>
General Fund Transfer In	\$751,886.65	\$424.67	\$752,311.32
Total Funds	\$751,886.65	\$424.67	\$752,311.32

Section 5 The following anticipated appropriations are hereby adopted:

<u>Budgeted Expenses</u>

<u>Budgeted Expenses</u>	<u>Prior Anticipated</u>	<u>Change</u>	<u>Amended Expense</u>
Professional Services-Engineering & Design	\$172,912.65	-\$5,377.32	\$167,535.33
Permits, License, and Fees	\$200.00	\$5,801.99	\$6,001.99
Capital Outlay - Street/Bridget/Swalk/Dam	\$578,774.00	\$0.00	\$578,774.00

Section 6. 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 7. Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, the Town Manager and the Finance Director for the direction in carrying out this project.

Section 8. Authorized project expenditures represent appropriations necessary for the completion of projects and therefore do not require re-appropriation in any subsequent fiscal year .

Duly adopted this 9th day of June 2025.

5.H. Closure of Tomahawk Dam Capital Project Ordinance.

Vice Mayor Archie Pertiller made a motion to approve the following ordinance authorizing closure of the Tomahawk Dam Repairs Capital Project Fund Ordinance. A vote of 5-0 in favor.

**TOWN OF BLACK MOUNTAIN TOMAHAWK DAM REPAIRS
AUTHORIZING CLOSURE OF CAPITAL PROJECT FUND ORDINANCE
Ordinance No. O-25-12**

WHEREAS, The Board for the Town of Black Mountain pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina adopted a Capital Project Fund Ordinance for the purpose of Tomahawk Dam Repairs; and

WHEREAS, The Tomahawk Dam Repair Project has been completed; and

WHEREAS, \$752,311.32 was appropriated to this project from the General Fund; and

Section 1: Actual Revenues of \$752,311.32 were received from the General Fund.

Section 2: Actual Expenditures of \$752,311.32 were expended during the life of the project.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of Black Mountain,

North Carolina:

Section 1. The Council hereby closes the above-mentioned project.

Section 2: This ordinance shall take effect upon its adoption.

Duly adopted by the Town Council of Black Mountain on this the 9th day of June 2025.

5.I. **Hurricane Helene Amended Project Ordinance and Budget Amendments.**

**TOWN OF BLACK MOUNTAIN HURRICANE HELENE
AMENDED GRANT PROJECT ORDINANCE
*Ordinance No. O-25-15***

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.
- Requested Funding transfer from the General Fund to make needed repairs to the Dog Park in the amount of \$40,000 May 2025 meeting.

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

- An advanced payment of \$1,500,000 has been received by NCLM to assist in immediate needs while our insurance claims are being completed. This payment will be deducted from the insurance proceeds to be received for flood damage to Town buildings.
- Total Insurance Claims paid to date from NCLM equal \$951,190.36.

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 DEQ Division of Water Infrastructure project Number HEL-0003 provides funding up to the amount of \$3,000,000, repayable at 0% interest. The DEQ Water Infrastructure Emergency Bridge Loan Program established in Session Law 2024-53 Section 4C.7 has been awarded to the Town.
- The Town has also been awarded an additional \$200,000 in grant funds for engineering assessment, planning and design work associated with the Water Infrastructure Emergency Bridge Loan.
- NC Department of State Treasurer has awarded a loan in the amount of \$705,703.37 to aid with Cashflow due to Hurricane Helene

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	0.00	2,361,000.00
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	0.00	3,000,000.00
NCDEQ - Infrastructure Tech Assist Grant	200,000.00	0.00	200,000.00
NCDST - Cashflow Loan	705,703.37	0.00	705,703.37
Contributions/Donations	67,000.00	0.00	67,000.00
Insurance Proceeds	2,255,184.47	196,005.89	2,451,190.36
Total Funds	\$9,549,554.02	\$196,005.89	\$9,745,559.91

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	\$501,500.00	-\$70,500.00	\$431,000.00
Protective Clothing	\$10,909.80	\$0.00	\$10,909.80
Professional Services - Engineering and Design	\$204,000.00	\$0.00	\$204,000.00
Professional and Technical Service	\$50,100.00	\$5,000.00	\$55,100.00
Contract Services	\$2,405,793.66	\$1,420.00	\$2,407,213.66
Technology and Software License	\$1,000.00	\$0.00	\$1,000.00
R&M Buildings	\$16,261.58	\$28,025.31	\$44,286.89
R&M Grounds/Parks/Greenways	\$3,500.00	\$13,477.51	\$16,977.51
R&M Equipment	\$21,614.43	\$2,284.83	\$23,899.26
R&M Vehicle	\$2,375.96	\$500.00	\$2,875.96
R&M Streets/Sidewalks/Curb	\$26,989.76	\$500.00	\$27,489.76
R&M Utility System	\$597,500.00	\$13,031.93	\$610,531.93
Office Supplies	\$2,086.54	\$1,000.00	\$3,086.54
Medical Supplies	\$710.49	\$0.00	\$710.49
Non-Capital Equipment and Furniture	\$56,934.34	\$76,034.59	\$132,968.93
Lease Rental -Equipment	\$144,150.00	\$31,000.00	\$175,150.00
Emergency Preparedness	\$1,037.13	-\$920.00	\$117.13
Miscellaneous Expense	\$34,010.03	\$0.00	\$34,010.03
Capital Outlay - Land Improvements	\$228,000.00	\$0.00	\$228,000.00
Capital Outlay - Vehicles	\$2,251,080.30	\$0.00	\$2,251,080.30
Capital Outlay - Motorized Equipment	\$0.00	\$56,777.64	\$56,777.64
Capital Outlay - Furnishings & Non-Motorized Equip	\$95,000.00	\$38,374.08	\$133,374.08

Capital Street/Bridge/Sidewalk	\$350,000.00	\$0.00	\$350,000.00
Capital Outlay - Dist Lines and Connections	\$2,045,000.00	\$0.00	\$2,045,000.00
Capital Outlay - Plants, Pump Stations, Sub Stations	\$500,000.00	\$0.00	\$500,000.00
Total Expenses	\$9,549,554.02	\$196,005.89	\$9,745,559.91

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 9th day of June 2025.

5.J. Consideration of Budget Amendments.

The following FY24-25 Budget Ordinance Adjustment(s) and Amendment(s) were submitted for approval: 1) Recognize funding to be received from the Settings to be used for the repair and rerouting of waterline due to Helene- \$35,149; 2) Recognize funding received from NCLM Safety Grant for the Police Department- \$17,640; 3) Recognize Insurance Proceeds received from NCLM for Police Department Vehicle Damage- \$17,640; 4) Recognize General Government donations received- \$25,030.

Vice Mayor Archie Pertiller made a motion to approve the budget amendments as presented. A vote of 5-0 in favor. A copy of the budget amendments is included at the end of these minutes as Appendix B.

5.K. Appointment to Asheville Regional Housing Consortium (ARHC).

Vice Mayor Archie Pertiller made a motion to appoint Planning Director Michelle Kennedy to the Asheville Regional Housing Consortium in the alternate role, replacing Jessica Trotman. A vote of 5-0 in favor.

6. PUBLIC HEARING

6.A. Adoption of Fiscal Year 2026 Budget Ordinance & Fee Schedule.

The Town Council will first hold a public hearing on the recommended Town Operating Budget for Fiscal Year 2025-26. The recommended budget was submitted to the Town Council on Thursday, May 15, 2025, and has been available for public inspection in the Town Clerk's office at Town Hall and posted on the Town's website. There have been no changes to the recommended budget since its presentation to the Town Council on May 15, 2025. The adoption of the Budget Ordinance for FY 2025-26 will also include the adoption of the FY 2025-26 Schedule of Fees.

Vice Mayor Archie Pertiller made a motion to open the public hearing on the Fiscal Year 2026 Budget. A vote of 5-0 in favor. The time was 6:45 p.m. No public comment was provided. Discussion then ensued among Council members and staff.

Council Member Alice Berry then made a motion to close the public hearing on the Fiscal Year 2026 Budget. A vote of 5-0 in favor. The time was 7:08 p.m.

Vice Mayor Archie Pertiller made a motion to approve the Fiscal Year 2026 Budget Ordinance as presented. A vote of 5-0 in favor. A copy of the approved FY26 Budget Ordinance & Schedule of Fees is included at the end of these minutes as Appendix C.

6.B. Consideration of an Ordinance granting to Public Service Company of North Carolina, Incorporated, its successors and assigns, the right to use and occupy the public ways of the Town of Black Mountain, North Carolina, for the construction, operation and maintenance of a gas utility system and all necessary means for transmitting and distributing gas within said town for a period of 30 years.

The current franchise ordinance that grants Public Service Company of NC, Inc. the right to construct, operate and maintain a gas utility system within the Town of Black Mountain was first adopted on July 10, 1995, for a period of thirty (30) years, expiring in July 2025 (Reference Ordinance #: O-95-10). This newly proposed ordinance would approve a new franchise ordinance allowing Public Service Company of NC, Inc. to continue the same operations of a gas utility system within the town for another thirty (30) year period. This company's d.b.a. is Enbridge Gas North Carolina (formerly known as Dominion Energy).

The Council will first hold a public hearing to give citizens an opportunity to speak on this item.

Council Member Ryan Stone made a motion to open the public hearing. A vote of 5-0 in favor. The time was 7:10 p.m. No public comments were provided during the public hearing period.

Council Member Doug Hay made a motion to close the public hearing. A vote of 5-0 in favor. The time was 7:11 p.m.

Discussion then followed between Town Council members, the Town Attorney and the Town Manager regarding this proposed ordinance and renewal. The Town Council asked the Town

Attorney to work with representatives from the Public Service Company of NC on a few provisions that were not included in the renewal ordinance, but were present in the current ordinance, and also about guidelines when disturbances occur in right-of-way.

Council Member Alice Berry made a motion to extend the existing agreement with Public Service Company of NC for an additional seventy (70) days and direct Town Attorney to work with the company on disturbance of ROW text & provisions removed in new proposed ordinance. A vote of 5-0 in favor.

7. CITIZEN COMMENTS- No additional citizen comments were given.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9.A. Resolution to Adopt Fire Department Operational Permits & Fee Schedule.

The 2018 North Carolina Fire Code (NCFC), as adopted by the State and enforced locally, provides municipalities with the authority under Chapter 1, Section 105, to require optional operational permits for specific uses and activities that pose potential fire risks. The adoption of such operational permit requirements will improve the Town's ability to monitor and regulate hazardous activities, enhance emergency preparedness, improve communication between businesses and emergency services, and generate modest revenue to offset inspection and administrative costs. The Fire Marshal's Office has recommended adopting the following selected operational permits pursuant to Section 105.6 of the NCFC to better track high-risk activities and support community safety. These operational permits, from Section 105.6 of the 2018 NC Fire Code, are recommended to be required to obtain a permit within the jurisdiction of the Town of Black Mountain by the Fire Marshal's Office. A permit fee would be \$50.00, and valid for one year, unless otherwise specified. Revenue that is collected from these permits will be used to support fire prevention and life safety activities including inspections, community risk reduction programs, and permit administration. These optional operational permit fees will be added to the existing Fire Department fee schedule.

Fire Marshal Doug Morrow stated these operational permits and fees would be within the Black Mountain city limits, as the East Buncombe Fire District falls under the Buncombe County Fire Marshal's office.

Council Member Doug Hay made a motion to approve the following resolution. A vote of 5-0 in favor.

**A RESOLUTION TO ADOPT OPERATIONAL PERMITS UNDER CHAPTER 1 OF
THE 2018 NORTH CAROLINA FIRE CODE AND TO ESTABLISH A FEE SCHEDULE**
Resolution No. R-25-21

WHEREAS, the Town of Black Mountain is committed to promoting public safety and ensuring that fire and life safety hazards are appropriately regulated and mitigated; and

WHEREAS, the 2018 North Carolina Fire Code (NCFC), as adopted by the State of North Carolina and enforced locally, provides municipalities with the authority under Chapter 1, Section 105 to require optional operational permits for specific uses and activities that pose potential fire risks; and

WHEREAS, the adoption of such operational permit requirements will enhance the Town's ability to:

- Monitor and regulate hazardous activities,
- Enhance emergency preparedness,
- Improve communication between businesses and emergency services, and
- Generate modest revenue to offset inspection and administrative costs; and

WHEREAS, the Fire Marshal's Office has recommended the adoption of selected operational permits pursuant to Section 105.6 of the NCFC to better track high-risk activities and support community safety.

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

Section 1. Adoption of Operational Permit Requirements

The following optional operational permits from Section 105.6 of the 2018 North Carolina Fire Code are hereby adopted and required within the jurisdiction of the Town of Black Mountain:

- 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 Schedule

To offset the administrative and inspection costs associated with the issuance of operational permits, the following annual fee schedule is hereby adopted:

<u>Permit Type</u>	<u>Proposed Fee</u>
Basic Operational Permit	\$50.00

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 9th day of June, 2025, by the Town Council of the Town of Black Mountain, North Carolina.

9.B. Amendment to the Internal Fund Balance Policy for the General Fund.

In January 2016, the Town Council adopted a resolution amending the fund balance policy for the general fund, R-16-01, establishing an undesignated fund balance of 30% in contrast to the previous policy adopted in July 2001 of 30.5%. Due to the financial impact of Hurricane Helene, staff recommend the fund balance policy for the general fund be amended to reflect the current cashflow shortages the town is experiencing. Staff recommends the internal fund balance policy be between 10%-15% for FY25-26. Staff believe that as FEMA reimbursements are received by the town, the fund balance will increase to previous levels.

Discussion ensued among Town Council and town staff members regarding the percentage of undesignated fund balance for the upcoming fiscal year.

A motion was made by Council Member Hay to approve the following resolution. A vote of 5-0 in favor.

RESOLUTION TO AMEND THE FUND BALANCE POLICY OF THE GENERAL FUND

Resolution No. # R-25-22

WHEREAS, the Town Council of the Town of Black Mountain desires for the Town to maintain adequate working capital for the following reasons: (1) unsteady flow of revenue (2) protection from the costs associated with natural disaster or economic downturn (3) as protection from revenue shortfalls and/or expenditure overruns, and (4) the desire to reduce or eliminate completely debt issuance; and,

WHEREAS, the Town of Black Mountain adopted a Fund Balance Policy for the General Fund on July 9, 2001 by Resolution R-01-14, establishing an Undesignated Fund Balance of thirty-and one-half percent (30.5%) of General Fund expenditures; and,

WHEREAS, the Town of Black Mountain subsequently adopted a Fund Balance Policy for the General Fund on January 11, 2016 by Resolution R-16-01, establishing an Unassigned Fund Balance in the General Fund at a minimum of thirty percent (30%); and,

WHEREAS, Governmental Accounting Standards Board (GASB) Statement No. 54 (Fund Balance Reporting and Governmental Fund Type Definitions) reclassified fund balance reporting in the Governmental Funds balance sheet statements issued by local governments.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain that the Unassigned Fund Balance Policy for the General Fund be lowered to a minimum of 10%, with a higher target preferred, for FY25-26, and the be re-evaluated prior to FY 27.

Read, Approved and Adopted by a vote of 5 to 0 this the 9th day of June 2025.

9.C. **Selection of McAdams for Hilltop Road Stabilization Engineering Services.**

Assistant Town Manager Jessica Trotman stated this item is to consider entering into a professional services contract with McAdams for engineering, design, permitting, and construction administration services for the Hilltop Road Stabilization Project. The site was significantly damaged by a landslide during Tropical Storm Helene on September 27, 2024, which compromised the structural integrity of the roadway and drainage systems.

McAdams has proposed a scope of work that includes the following major components:

- UAS-based Survey and Topographic Mapping
- Subsurface Utility Engineering (SUE)
- Roadway and Drainage Design
- Geotechnical Investigation and Design
- Erosion Control Design and Permitting
- Project Administration and Bid Support Services

Council Member Alice Berry made a motion to approve the following resolution. A vote of 5-0 in favor.

**A RESOLUTION BY THE TOWN OF BLACK MOUNTAIN TOWN COUNCIL TO
ENTER INTO A CONTRACT FOR ENGINEERING, DESIGN, PERMITTING, AND
CONSTRUCTION ADMINISTRATION SERVICES FOR THE HILLTOP ROAD
STABILIZATION PROJECT (FEMA PROJECT #811550)**

Resolution No. #R-25-24

WHEREAS, on September 27, 2024, Tropical Storm Helene caused a landslide on Hilltop Road in the Town of Black Mountain, severely damaging public infrastructure and rendering the road impassable, with slope failure and the destruction of a stormwater pipe system; and

WHEREAS, the Town of Black Mountain has been awarded funding from the Federal Emergency Management Agency (FEMA) through the Public Assistance (PA) Program under **FEMA Project #811550** for the stabilization and repair of Hilltop Road; and

WHEREAS, the Town Council has allocated **\$300,000** for the Hilltop Road Stabilization Project to include engineering and construction; and

WHEREAS, the Town will be reimbursed by FEMA for engineering costs; and

WHEREAS, the Town seeks to complete emergency stabilization of the slope and restore drainage capacity, not full roadway restoration, through engineering, design, permitting, and construction administration services; and

WHEREAS, Town staff conducted a qualifications-based selection process and determined that

McAdams is the most qualified firm to perform the required professional services; and

WHEREAS, staff have reviewed and negotiated the scope and fee proposal submitted by McAdams dated May 23, 2025, for a engineering services of \$142,287, including surveying, geotechnical services, utility location, drainage and erosion control design, roadway and hydraulic design, permitting, and project administration.

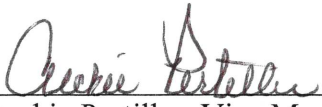
NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Black Mountain, North Carolina, that:

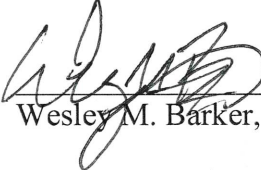
1. **McAdams** is hereby selected as the most qualified firm to provide professional engineering, design, permitting, and construction administration services for the Hilltop Road Stabilization Project resulting from Tropical Storm Helene.
2. The proposal from McAdams, attached hereto as **Exhibit A**, is approved in the total amount of **\$142,287**.
3. The Town Manager is hereby authorized to execute an agreement with McAdams, consistent with the Town's purchasing policies and the terms of this Resolution, subject to review and approval by the Town Attorney.

Adopted by the Town Council of the Town of Black Mountain, North Carolina, this 14th day of June 2025.

- 9.D. **Consideration of Professional Engineering Services Agreement with McAdams for the Hilltop Road Stabilization Project.** No action taken.
This item was tabled until a later meeting.

10. **COMMUNICATION FROM TOWN ATTORNEY & TOWN MANAGER-** Town Manager Josh Harrold read a statement about the "Hell of High Water" project archive inviting the community to contribute to the archive of Hurricane Helene.
11. **COMMUNICATION FROM MAYOR AND TOWN COUNCIL-** Council Members each offered a few comments.
12. **CLOSED SESSION - NONE**
13. **ADJOURNMENT-** With no further items to be discussed, Mayor Sobol adjourned the meeting at


Archie Pertiller, Vice Mayor


Wesley M. Barker, Town Clerk

***Attached: Appendices A - C**

Recovery & Resilience Update

Town Council Meeting

Jessica Trotman, Asst. Town Manager

June 9, 2025

Multiple Tracks



RECOVERY



MITIGATION



PREPAREDNESS

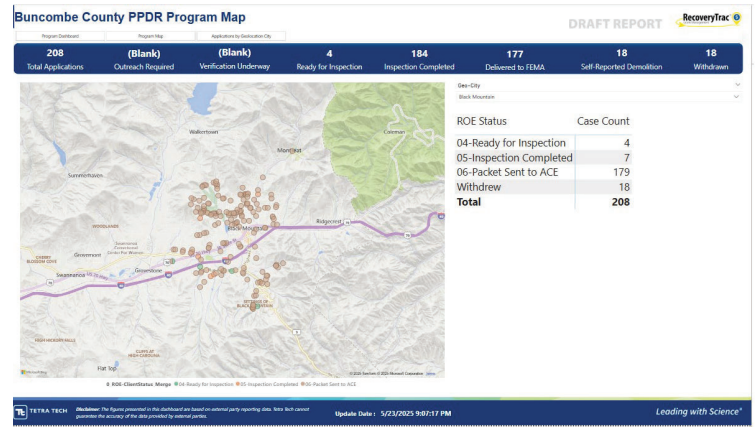
Debris Removal Updates

Direct Federal Assistance (DFA)

- ROW mission has concluded
 - Town has been removing small debris in ROW with recently acquired boom truck as a short-term strategy.
- PPDR applications have closed and are being processed
- Waterways continues anticipated to end in June
- FEMA announced on May 23 that DFA will end with the tasked missions conclude.
- FEMA has denied Governor Steins request to extend the 100% federal cost share for debris removal. This request continues to be made. Without this, the state cost share for continued debris removal needs will costs hundreds of millions of dollars.

NCEM SMART Program

- Town informed of new program in May. Immediately made request to participate.
- State will continue debris removal contracts.
- No other details have been made available to date.



Donated Resources



Staff is working with other local government and vendors to secure resources to support recovery efforts:



GovWell

Work order modules for Public Works
Permitting module for Fire Department



City of Wilmington

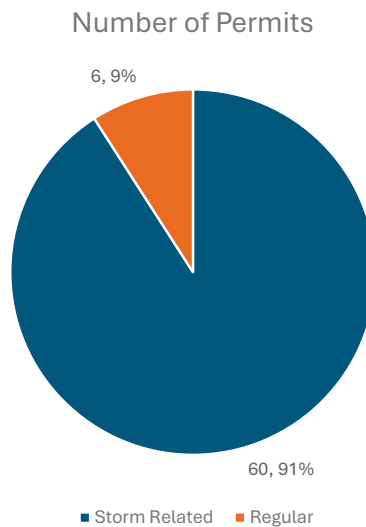
Reel Mowers to care for new baseball fields



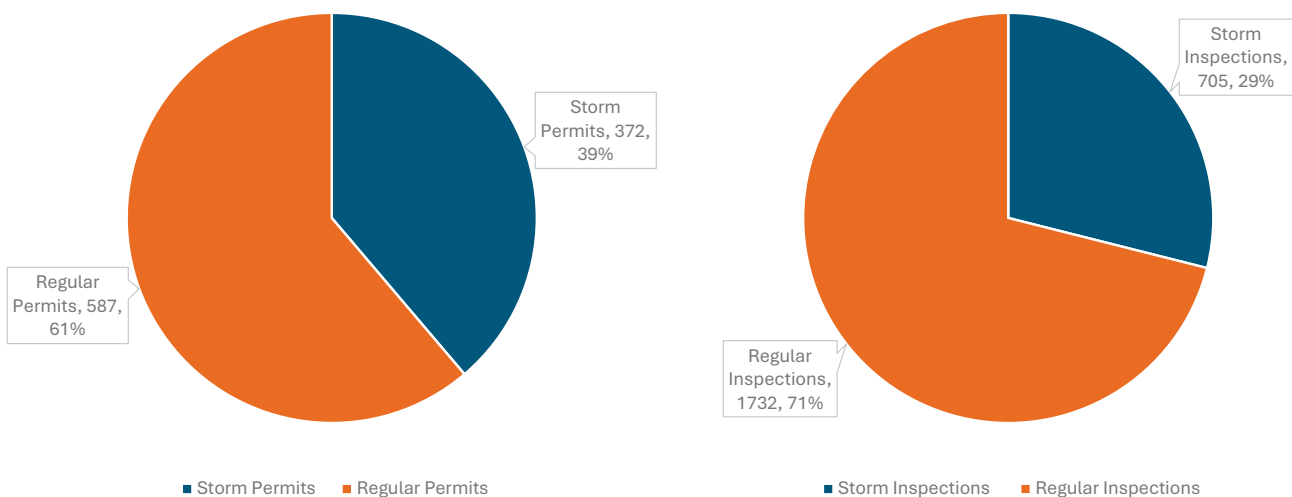
City of Greensboro

Truck for Parks & Recreation
Truck for Inspections

Floodplain Development Permits Since October 7, 2024



Planning & Development Services Since October 7, 2024



Insurance

A	B	C	D	E	F	J	K	L	M	N	O	P	Q	R
Department	Category	Description	Ser/Vin#	Insurance Claim Type	Claim #	Was this item repaired?	Was this item replaced?	Will this require additional work?	Claim Check #	Claim Paid Amt	Actual Repair/Replacement Cost	Estimated Additional Funds Needed (Amount not covered by Insurance)	Insurance Overage (Excess Funds Received by Town)	Claim Closed
1	Golf	Equipment	John Deere 2400 Triplex	1TC2400HPT040181	Inland Marine (Equipment)	3240118201								
3	Golf	Equipment	2023 John Deere 2400 Triplex		Inland Marine (Equipment)	3240118202								
4	Golf	Equipment	2023 John Deere 2400 Triplex	1TC2400HPT040223	Inland Marine (Equipment)	3240118205								
5	Golf	Equipment	2023 John Deere 9009A	1TC9009AJPV08077	Inland Marine (Equipment)	3240118199			Pending	\$78,735.00			\$78,735.00	
6	Golf	Equipment	John Deere 7400A	0052	Inland Marine (Equipment)	3240118198	No	Yes	Yes	Pending	\$53,527.00			\$53,527.00
7	Golf	Equipment	John Deere 2020A Pro Gator	1TC202ATLPT160250	Inland Marine (Equipment)	3240118203								
8	Golf	Equipment	2023 John Deere HD 200 Gal Sprayer Attachment		Property Damage	3240118404				112285	\$600.00		\$600.00	Yes
9	Golf	Equipment	John Deere 7700A	1TC7700AEPV100045	Inland Marine (Equipment)	3240118190		No	Pending	\$75,182.00			\$75,182.00	
10	Golf	Equipment	John Deere 7700A	1TC7700AAPV100042	Inland Marine (Equipment)	3240118196		No	Pending	\$75,182.00			\$75,182.00	
11	Golf	Equipment	Toro Sandpro Rake Groomer Attachment	8903	Inland Marine (Equipment)	3240118781								
12	Golf	Equipment	Toro Sandpro Turf Equipment	8905	Inland Marine (Equipment)	3240118785				\$6,213.15			\$6,213.15	
13	Golf	Equipment	Ventrac M1840	3765	Inland Marine (Equipment)	3240118776				\$1,437.50				
14	Golf	Equipment	Ventrac 4500-Z w/ accessories	15534	Inland Marine (Equipment)	3240118773								
15	Golf	Equipment	2023 John Deere Gator	0547	Inland Marine (Equipment)	3240118771								

Analyzing insurance claims and proceeds to determine:

- What can be removed from FEMA projects
- What replacements/repairs can be made now
- Preliminary insurance proceeds are \$2,788,695.90 – data being developed, update next meeting.

FEMA Projects in Progress

- Expedited
- Misc Town Buildings
- EOC 1
- Roads
- Dog Park
- Stormwater Control Measures
- Water Distribution System
- Vehicles
- Hilltop Road Stabilization
- Golf Course
- Management Costs
- Golf Course Temporary Building
- A&E Services for All Needs

Misc Repairs (Not FEMA)



GOLF EQUIPMENT
LEASE



GOLF CART BARN
ROOF



CROQUET
BUILDING ROOF



KNUCKLE BOOM
TRUCK REPLACED



CENTER FOR THE
ARTS ROOF

Planning



Following proposed changes at Federal level



Anticipating reimbursements to slow further into the summer months as FEMA Disaster Relief fund dwindles. Significant shortfall expected this fiscal year, FEMA will have to prioritize.



Anticipating FEMA support to shift focus next major event (hurricane and fires season)



Writing detailed justification reports for all questions related to guidance requests and project specific needs.

UNC Morehead Scholars



Historical record of Helene response

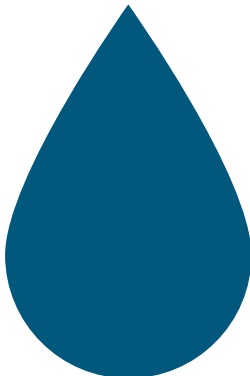


Build framework and develop specific sections of a long-term recovery and resiliency plan.



Working full-time in town hall through the summer.

Resilience Funding Efforts



- Not eligible for SRF
- AIA for Water System – NC DEQ TA
- LOI HMGP- NCEM → FEMA
 - Dredging Lake Tomahawk \$2,000,000
 - Generators for Town Buildings \$700,000
 - Reservoir Emergency Water Source \$6,000,00
 - Generators for Pump Stations \$1,500,000
 - Wells and System Integration \$1,750,00
 - SCADA System Expansion \$10,000
 - Diesel Pump for Booster Station \$250,000
 - Relocating Waterlines in Floodway \$3,000,000
 - Armoring 12 In-stream Waterlines \$1,700,000



TOWN OF BLACK MOUNTAIN BUDGET AMENDMENT AND ADJUSTMENT REPORT
BE IT ORDAINED by the Town Council of The Town of Black Mountain, North Carolina, that the following amendments be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Amendment / Adjustment Number	Description	Summary	Account Number	Account Name	Account Type	Amended/Adjusted Amount
BA25-0000148	Reallocate budgeted expense funds	BADJ-REALLOCATION OF BUDGETED SALARIES PD	100-4510-50100	Salaries - Regular	Expense	\$32,523.00
			100-4510-50101	Salaries - Part Time/Temp/Aux	Expense	-\$18,573.00
			100-4510-50198	Salaries - FTO/Incentive	Expense	-\$13,950.00
BA25-0000149	Reallocate budgeted expense funds	BADJ-REALLOCATION OF BUDGETED EXPENSES	100-4640-52110	Disposal Fees	Expense	\$30,000.00
			100-4640-52316	R & M - Vehicle	Expense	-\$30,000.00
BA25-0000151	Reallocate budgeted expense funds	BADJ-REALLOCATION OF PARKS AND RECREATION	100-4700-51510	Professional Licenses Certifications and Dues	Expense	\$1,000.00
			100-4700-51511	Employee Continuing Education and Training	Expense	-\$1,000.00
			100-4700-52316	R & M - Vehicle	Expense	-\$2,000.00
			100-4700-52410	Office Supplies	Expense	-\$1,500.00
			100-4700-53000	Programs and Event Expense	Expense	-\$2,500.00
			100-4710-52311	R & M - Grounds/Parks/Greenways	Expense	\$11,000.00
			100-4711-53000	Program and Event Expense	Expense	-\$3,000.00
BA25-0000152	Reallocate budgeted expense funds	BADJ-REALLOCATION OF STREETS EXPENSES	100-4620-52316	R & M - Vehicle	Expense	\$3,000.00
			100-4620-57610	Capital Outlay - Street/Bridge/Sidewalk/Greenway	Expense	-\$3,000.00
BA25-0000153	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-50101	Salaries - Part Time/Temp/Aux	Expense	-\$4,540.00
			200-4520-50102	Salaries - Overtime	Expense	\$4,540.00
BA25-0000154	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-52310	R & M - Building	Expense	\$1,000.00
			200-4520-52316	R & M - Vehicle	Expense	-\$1,000.00
BA25-0000155	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-52410	Office Supplies	Expense	-\$297.58
			200-4520-52420	Specialty Operating Supplies	Expense	\$297.58
BA25-0000156	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-55017	Safety & Compliance	Expense	-\$578.19
			200-4520-55021	Emergency Disaster Preparedness Expense	Expense	\$578.19
BA25-0000157	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-55099	Miscellaneous Expense	Expense	-\$171.89
			200-4520-57410	Capital Outlay-Vehicles	Expense	\$171.89
BA25-0000158	Reallocate budgeted expense funds	BADJ-REALLOCATION OF EXPENDITURES STREETS	100-4620-52110	Disposal Fees	Expense	\$6,100.00
			100-4620-52320	R & M - Streets/Sidewalks/Curb	Expense	-\$6,100.00
BA25-0000160	Reallocate budgeted expense funds	BADJ-REALLOCATION OF EXPENDITURES STREETS	100-4620-52110	Disposal Fees	Expense	\$12.99
			100-4620-52320	R & M - Streets/Sidewalks/Curb	Expense	-\$12.99
BA25-0000161	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-50101	Salaries - Part Time/Temp/Aux	Expense	-\$4,000.00
			200-4520-51511	Employee Continuing Education and Training	Expense	\$4,000.00
BA25-0000162	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-50101	Salaries - Part Time/Temp/Aux	Expense	-\$55,600.00
			200-4520-52510	Non-Capital Equipment and Furniture	Expense	\$55,600.00
BA25-0000163	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-52115	Technology and Software License	Expense	-\$1,600.00
			200-4520-55017	Safety & Compliance	Expense	\$1,600.00
BA25-0000164	Reallocate budgeted expense funds	BADJ-REALLOCATION OF PLANNING EXPENDITURES	210-4810-52015	Professional and Technical Services	Expense	-\$31,000.00
			210-4810-52115	Technology and Software License	Expense	\$31,000.00
BA25-0000166	Reallocate budgeted expense funds	BADJ-REALLOCATION OF EXPENDITURES STREETS	100-4620-52320	R & M - Streets/Sidewalks/Curb	Expense	-\$1,000.00
			100-4620-52510	Non-Capital Equipment and Furniture	Expense	\$1,000.00
BA25-0000167	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-52115	Technology and Software License	Expense	-\$12,409.26
			200-4520-52510	Non-Capital Equipment and Furniture	Expense	\$12,409.26
BA25-0000168	Reallocate budgeted expense funds	BADJ-REALLOCATION OF EXPENDITURES WATER	600-5000-52330	R & M - Utility System	Expense	-\$1,200.00
			600-5000-52510	Non-Capital Equipment and Furniture	Expense	\$1,200.00
BA25-0000169	Reallocate budgeted expense funds	BADJ-REALLOCATION OF EXPENDITURES	630-5500-52315	R & M - Equipment	Expense	-\$43.98
			630-5500-52510	Non-Capital Equipment and Furniture	Expense	\$43.98
BA25-0000170	Reallocate budgeted expense funds for furniture	BADJ-REALLOCATION OF EXPENDITURES HR	100-4025-52410	Office Supplies	Expense	-\$600.00
			100-4025-52510	Non-Capital Equipment and Furniture	Expense	\$600.00
BA25-0000172	Reallocate budgeted expense funds	BADJ-REALLOCATION OF EXPENDITURES STREETS	100-4620-52110	Disposal Fees	Expense	\$200.00
			100-4620-52320	R & M - Streets/Sidewalks/Curb	Expense	-\$200.00
BA25-0000174	Reallocate budgeted expense funds	BADJ-REALLOCATION OF FIRE EXPENDITURES	200-4520-51510	Employee Appreciation Expense	Expense	\$19.81
			200-4520-51013	Professional Licenses Certifications and Dues	Expense	-\$19.81
BA25-0000175	Replace and Rerouted Waterline at Settings Due to Storm. The Set	BAMEND - RECOGNIZE FUNDING DUE FROM THE	600-0000-47015	Customer Participation	Revenue	\$35,149.00
			600-5000-57615	Capital Outlay - Dist Lines and Connections	Expense	\$35,149.00
BA25-0000176	Reallocate budgeted expense funds	BADJ-REALLOCATION OF EXPENDITURES WATER	600-5000-52315	R & M - Equipment	Expense	-\$1,060.00
			600-5000-52316	R & M - Vehicle	Expense	\$1,060.00
BA25-0000178	Reallocate budgeted expense funds	BADJ-REALLOCATION OF PD EXPENDITURES	100-4510-52310	R & M - Building	Expense	-\$10,139.36
			100-4510-55010	Fuel	Expense	\$10,139.36
BA25-0000179	Reallocate budgeted expense funds	BADJ-REALLOCATION OF EXPENDITURES STREETS	100-4620-52320	R & M - Streets/Sidewalks/Curb	Expense	-\$1,000.00



TOWN OF BLACK MOUNTAIN BUDGET AMENDMENT AND ADJUSTMENT REPORT

BE IT ORDAINED by the Town Council of The Town of Black Mountain, North Carolina, that the following amendments be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Amendment / Adjustment Number	Description	Summary	Account Number	Account Name	Account Type	Amended/Adjusted Amount
BA25-0000179 BA25-0000181	Reallocate budgeted expense funds	BADJ-REALLOCATION OF EXPENDITURES STREETS	100-4620-55010	Fuel	Expense	\$1,000.00
	Reallocate budgeted expense funds	BADJ-REALLOCATION OF PLANNING EXPENDITURES	210-4810-52410	Office Supplies	Expense	\$62.16
BA25-0000182	Insurance Proceeds and Grant Funds	BAMEND -PD -RECOGNIZE PD GRANT AND INSURANCE PROCEEDS	210-4810-52510	Non-Capital Equipment and Furniture	Expense	-\$62.16
			100-4510-50100	Salaries - Regular	Expense	\$6,140.00
			100-4510-50199	Salaries - Off Duty	Expense	\$11,500.00
			100-4510-52212	Utilities - Refuse Disposal	Expense	\$1,000.00
		BAMEND -PD -RECOGNIZE PD INSURANCE PROCEEDS 2016 CHARGER	100-4510-55010	Fuel	Expense	\$4,000.00
			100-0000-43400	Grant Revenues- Nongovernmental	Revenue	\$5,000.00
			100-0000-48010	Insurance Recovery Proceeds	Revenue	\$17,640.00
BA25-0000183	General Fund Donations	BAMEND -PD -RECOGNIZE PD NCLM SAFETY GRANT RECOGNIZE GENERAL GOVERNMENT DONATION PROCEEDS	100-0000-47070	Contributions/Donations	Revenue	\$25,030.00
			100-4010-51511	Employee Continuing Education and Training	Expense	\$800.00
			100-4010-52011	Professional Services-Legal	Expense	\$15,000.00
			100-4010-52015	Professional and Technical Services	Expense	\$2,000.00
			100-4030-52510	Non-Capital Equipment and Furniture	Expense	\$3,230.00
			100-4040-52115	Technology and Software License	Expense	\$2,000.00
			100-4040-52419	Technology Supplies and Materials	Expense	\$2,000.00

Vice Mayor Archie Pertiller made a motion to approve the following budget ordinance. A vote of 5-0 in favor.

ANNUAL BUDGET ORDINANCE

Ordinance Number O-25-13

BE IT ORDAINED by the Town Council of the Town of Black Mountain, North Carolina, that, in accordance with NCGS 159-13(b)(16), the following anticipated fund revenues, expenditures, Fee and Charge Schedule, and certain authorizations and restrictions for the Town's Budget Officer (Town Manager) are hereby appropriated and approved for the operation of the Town Government and its activities for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026 as follows:

SECTION 1. GENERAL FUND REVENUES

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Ad Valorem Taxes	\$ 5,722,500
Other Taxes and Licenses	\$ 51,000
Unrestricted Intergovernmental Revenues	\$ 3,648,500
Restricted Intergovernmental Revenues	\$ 66,150
Permits and Fees	\$ 7,000
Sales and Services	\$ 1,546,800
Investment Income	\$ 230,000
Miscellaneous Income	\$ 22,600
Other Financing Sources	\$ 490,950
TOTAL REVENUES	<u>\$ 11,785,500</u>

SECTION 2. GENERAL FUND APPROPRIATIONS

The following amounts are appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Administration	\$ 719,900
Building And Grounds Maintenance	\$ 344,600
Finance	\$ 377,500
Golf Course	\$ 738,350
Governing Body	\$ 194,800
Human Resources	\$ 469,850
Information Technology	\$ 280,850
Lakeview Center	\$ 177,800
Parks & Rec	\$ 606,900
Police	\$ 3,879,650
Pool	\$ 192,700
Public Works Administration	\$ 204,450
Sanitation	\$ 1,048,800
Streets And Highways	\$ 785,100
Transfers	\$ 1,764,250
TOTAL EXPENSES	<u>\$ 11,785,500</u>

SECTION 3. WATER FUND REVENUES

It is estimated that the following revenues will be available in the Water Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Sales and Services	\$ 2,475,350
Other Financing Sources	\$ 32,100
Permits and Fees	\$ 173,000
Investment Income	\$ 120,000
Miscellaneous Income	\$ 58,000
TOTAL REVENUES	\$ 2,858,450

SECTION 4. WATER FUND APPROPRIATIONS

The following amounts are appropriated in the Water Fund for the operation of the Town water utilities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Operational Services and Supplies	\$ 1,344,700
Personnel Services and Employee Benefits	\$ 1,241,540
Capital Outlay	\$ -
Debt Service	\$ 181,510
Other Operating Expense	\$ 69,400
Employment and Retention Cost	\$ 21,300
TOTAL EXPENSES	\$ 2,858,450

SECTION 5. DEVELOPMENTAL SERVICES REVENUES

It is estimated that the following revenues will be available in the Developmental Services Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Other Financing Sources	\$ 355,600
Permits and Fees	\$ 425,100
Investment Income	\$ 3,600
TOTAL REVENUES	\$ 784,300

SECTION 6. DEVELOPMENTAL SERVICES FUND APPROPRIATIONS

The following amounts are appropriated in the Developmental Services Fund for the operation of the Developmental Services activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Personnel Services and Employee Benefits	\$ 701,200
Operational Services and Supplies	\$ 55,600
Capital Outlay	\$ -
Employment and Retention Cost	\$ 17,400
Other Operating Expense	\$ 7,000
Lease and Rentals	\$ 3,100
TOTAL EXPENSES	\$ 784,300

SECTION 7. STORMWATER FUND REVENUES

It is estimated that the following revenues will be available in the Stormwater Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Permits and Fees	\$ 365,600
Investment Earnings	\$ 13,000
TOTAL REVENUES	\$ 378,600

SECTION 8. STORMWATER FUND APPROPRIATIONS

The following amounts are appropriated in the Stormwater Fund for the operation of the stormwater fund and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Personnel Services and Employee Benefits	\$ 286,550
Operational Services and Supplies	\$ 53,450
Other Operating Expense	\$ 26,000
Debt Service	\$ 9,450
Employment and Retention Cost	\$ 3,150
TOTAL EXPENSES	\$ 378,600

SECTION 9. TECHNOLOGY FUND REVENUES

It is estimated that the following revenues will be available in the Technology Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Permits and Fees	\$ 13,000
TOTAL REVENUES	\$ 13,000

SECTION 10. TECHNOLOGY FUND APPROPRIATIONS

The following amounts are appropriated in the Technology Fund for activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Operational Services and Supplies	\$ 13,000
TOTAL EXPENSES	\$ 13,000

SECTION 11. FIRE SERVICE FUND REVENUES

It is estimated that the following revenues will be available in the Fire Service Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Other Financing Sources	\$ 1,770,050
Ad Valorem Taxes	\$ 1,117,650
Restricted	\$ 424,500
Investment Income	\$ 8,000
Miscellaneous Income	\$ 12,000
Permits and Fees	\$ 10,000
TOTAL REVENUES	\$ 3,342,200

SECTION 12. FIRE SERVICE FUND APPROPRIATIONS

The following amounts are appropriated in the Fire Service Fund for the operation of the Town Fire Fund and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Personnel Services and Employee Benefits	\$ 2,865,150
Capital Outlay	\$ 15,000
Operational Services and Supplies	\$ 185,800
Employment and Retention Cost	\$ 128,450
Other Operating Expense	\$ 93,500
Debt Service	\$ 54,300
TOTAL EXPENSES	\$ 3,342,200

SECTION 13. POWELL BILL FUND REVENUES

It is estimated that the following revenues will be available in the Powell Bill Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Restricted Intergovernmental Revenues	\$ 300,000
Interest Income	\$ 7,200
TOTAL REVENUES	\$ 307,200

SECTION 14. POWELL BILL FUND APPROPRIATIONS

The following amounts are appropriated in the Golf Fund for the operation of the Powell Bill Fund and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Capital Outlay	\$ 233,200
Operational Services and Supplies	\$ 74,000
TOTAL EXPENSES	\$ 307,200

SECTION 15. FINES AND FORFEITURES FUND REVENUES

It is estimated that the following revenues will be available in the Fines and Forfeitures Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Penalties Fines and Forfeitures	\$ 3,000
TOTAL REVENUES	\$ 3,000

SECTION 16. FINES AND FORFEITURES FUND APPROPRIATIONS

The following amounts are appropriated in the Fines and Forfeitures Fund for the remittance to the Buncombe County Schools for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Operational Services and Supplies	\$ 3,000
TOTAL EXPENSES	\$ 3,000

SECTION 17. COMMUNITY OUTREACH FUND REVENUES

It is estimated that the following revenues will be available in the Community Outreach Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Other Donation Sources/Donations	\$ 40,000
Miscellaneous Income	\$ 2,000
TOTAL REVENUES	\$ 42,000

SECTION 18. COMMUNITY OUTREACH FUND APPROPRIATIONS

The following amounts are appropriated in the Police Department Community Outreach Fund for the services and activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Other Operating Expenses	\$ 42,000
TOTAL EXPENSES	\$ 42,000

SECTION 19. PD STATE AND FEDERAL DRUG FORFEITURE REVENUES

It is estimated that the following revenues will be available in the PD State and Federal Drug Forfeiture Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Other Financing Sources	\$ 46,500
Investment Income	\$ 8,500
TOTAL REVENUES	\$ 55,000

SECTION 20. PD STATE AND FEDERAL DRUG FORFEITURE APPROPRIATIONS

The following amounts are appropriated in the Police Department Community Outreach Fund for the services and activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town:

Capital Outlay	\$ 45,000
Operational Services and Supplies	\$ 10,000
TOTAL EXPENSES	\$ 55,000

SECTION 23. TAXES LEVIED

There is hereby levied a property tax of \$0.3210 on each one hundred dollars (\$100.00) valuation of taxable property, as listed for taxes as of January 1, 2025 for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue and in order to finance the foregoing appropriation. This rate is based on an estimated total assessed, taxable property value of \$1.79 billion, and an estimated collection rate of 99.82%. Current year Ad Valorem Tax Revenue is estimated to be \$5.7 million

There is hereby levied a Municipal Vehicle Tax of five dollars (\$5.00) on each residential vehicle as authorized by General Statue 20-97.

SECTION 24. SCHEDULE OF FEES

The corresponding "FY 2025-2026 Schedule of Fees" is approved with the adoption of this Annual Budget Ordinance

SECTION 25. SPECIAL AUTHORIZATION

The Town Manager is hereby authorized to execute agreements, within funds included in the Budget Ordinance or other actions by the Governing Body, for the following purposes:

- A. Leases of routine business equipment;
- B. Consultant, professional, or maintenance service agreements;
- C. Purchase of supplies, materials, or equipment where formal bids are not required by law;
- D. Purchase of real property when a budget amendment is not required;
- E. Form grant agreements to public and non-profit organizations;
- F. Applications for and agreements for acceptance of grant funds from federal, state, public, and non-profit organizations, and other funds from other governmental units, for services to be rendered which have been previously approved by the Governing Body;
- G. Construction or repair projects;
- H. Liability, health, life, disability, casualty, property, or other insurance or performance bonds;
- I. Other administrative contracts which include agreements adopted in accordance with the
- J. directives of the Governing Body.

SECTION 26. TRANSFER OF APPROPRIATIONS

The Town Manager and Finance Officer is hereby authorized to transfer appropriations within a fund as contained herin under the following conditions:

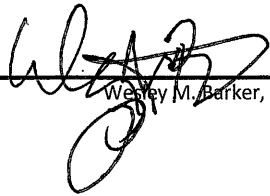
- A. Revise the budget by transfer of appropriations within each fund without limitations;
- B. All amendments affecting the revenues or total fund appropriations shall be approved by ordinance by the Town Council, Form grant agreements to public and non-profit organizations;
- C. Amendments will be acted upon at any regular or special meeting and approved by a simple majority of those present and voting, a quorum being present. Only one reading will be required and a public hearing or publication of notice is not necessary unless requested by council.

SECTION 27. ANNUAL BUDGET ORDINANCE COPIES

Copies of the Annual Budget Ordinance shall be furnished to the Town Clerk, Town Manager, and the Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Duly adopted this 9th day of June 2025.


C. Michael Sobol, Mayor


Wesley M. Barker, Town Clerk

ADMINISTRATION	
Copies of Public Records (includes sections out of ordinance) NO MAPS	Price per page
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. **

TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

FY26 Budget Ord.- June 9, 2025 Minutes- Appendix C

FIRE DEPARTMENT		
Inspections	Annual Fire Inspections	
General		
Minimum up to 1,000 square feet		Montreat
1,001 – 5,000 square feet	\$50.00	\$55.00
5,001 – 10,000 square feet	\$100.00	\$110.00
10,001 – 25,000 square feet	\$150.00	\$165.00
25,001 – 50,000 square feet	\$200.00	\$220.00
50,001 – 100,000 square feet	\$250.00	\$275.00
100,001 – 200,000 square feet	\$300.00	\$330.00
Over 200,000 square feet	\$350.00	\$385.00
	\$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		
Sprinkler/Fire Alarm Systems		
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
Residential & Rental Inspections		
Carbon Monoxide Detector Inspections	\$25.00	\$28.00
Solid Fuel Inspections	\$25.00	\$28.00
Foster Care	\$25.00	\$28.00
Other		
ABC Inspections	\$100.00	\$110.00
Outdoor Event Fire Inspection/200 sq. ft Onsite Cooking	\$75.00	\$75.00
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

TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

FY26 Budget Ord.- June 9, 2025 Minutes- Appendix C

Fire Permits		Black Mountain	Montreat
Automatic Fire Extinguishing Systems		\$ 100.00	\$ 110.00
Compressed Gas Installation		\$ 100.00	\$ 110.00
Fire Alarm and Detection Systems/Related Equipment		\$ 100.00	\$ 110.00
Fire Pumps and Related Equipment		\$ 100.00	\$ 110.00
Flammable and Combustible Liquid Installations		\$ 100.00	\$ 110.00
Hazardous Materials		\$ 100.00	\$ 110.00
Industrial Ovens		\$ 100.00	\$ 110.00
LP Gas		\$ 100.00	\$ 110.00
Private Hydrant System		\$ 100.00	\$ 110.00
Spraying and Dipping Operations		\$ 100.00	\$ 110.00
Standpipe Systems		\$ 100.00	\$ 110.00
Temporary membrane structures, tents, canopies, and air supported structures		\$ 50.00	\$ 55.00
Special events as defined in current ToBM Ordinances		\$ 100.00	\$ 110.00
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 - Violation of the provisions within the Code of Ordinance			\$100.00 minimum
Class C - 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.			\$200.00 minimum
Class B - 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.			\$300.00 minimum
Class A - 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.			\$500.00 minimum
Other Violations		Black Mountain	Montreat
Illegal Burning		\$ 100.00	\$ 100.00
Work without Permit		\$250.00	\$250.00
Fire Lane		\$ 100.00	\$ 100.00
Fire Hydrant		\$ 100.00	\$ 100.00
General Violation Re-inspection		\$ 100.00	\$ 100.00
Repeated False Fire Alarms (3 within a 72hr window-subject to review by the Fire Inspector)		\$ 150.00	\$ 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
Fire Construction Plan Review	
Commercial Kitchen Hood Suppression Systems	\$106.00
Explosives & Fireworks	\$106.00
Petroleum Tanks & Appurtenances	\$106.00
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

*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. *

**Clean-up fee is refunded upon final inspection, all construction materials removed, final grading, and stabilization is completed. **

Residential Fees	
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
<i>*Fees are based on square footage x amount per square footage x .0085*</i>	
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
<i>*Fees are based on estimated project cost.*</i>	
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

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		Employee
		Resident	Non-Resident	
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	\$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. 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. *				

**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. **

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. **

TOWN OF BLACK MOUNTAIN
FISCAL YEAR 2026
FEE AND RATE SCHEDULE

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GOLF COURSE		
Green Fees	Weekday (Mon-Thur)	Weekend/Holiday (Fri, Sat, Sun)
Green Fees - 18 Holes Walking	\$28.00	\$38.00
Green Fees - 9 Holes Walking	\$17.00	\$22.00
Twilight Green Fees - 18 Holes Walking (after 1pm)	\$25.00	\$30.00
Twilight Green Fees - 9 Holes Walking (after 1pm)	\$13.00	\$15.00
18 Holes with Cart	\$52.00	\$62.00
9 Holes with Cart	\$30.00 (after 11am)	\$35.00 (after 11am)
Twilight Rates - 18 Holes with Cart (after 1pm)	\$38.00	\$45.00
Twilight Rates - 9 Holes with Cart (after 1pm)	\$23.00	\$25.00
Senior Rate - 60+ (weekdays) 18 Holes with Cart	\$45.00	N/A
Memberships		
Special Players Pass		\$200.00
Ghim Handicap (Jan thru Dec		\$35.00
Individual		\$1,550.00
Family		\$2,300.00
Cart Rates		
18 Hole Cart (per person)		\$22.43
9 Hole Cart (per person)		\$12.15
<i>*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*</i>		

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
<i>*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. *</i>		
Late Fee		\$2.82
Bond Fee		\$2.66
MSD Billing Fee		\$40.00
Premise Visit		\$60.00
Non-Payment Fee		
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		
Water Charge - Base	Inside Town Limits	Outside Town Limits
Water Consumption Rate (per 1000 gallons)	\$6.14	\$11.55
0 to 4,999 gallons	\$10.99	\$21.00
5,000+ gallons	\$11.40	\$21.61
Town Water Rates		
Water Consumption Rate (per 1000 gallons)		\$3.09
Bulk Water Rates		
Water Consumption Rate (per 1000 gallons)		\$6.19
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		Inside Town Limits	Outside Town Limits
Water Taps			
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			
<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	
<i>*Stormwater Utility Fee is charged to residents and businesses to fund the Town's federally mandated stormwater management program.*</i>			

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