



TOWN OF BLACK MOUNTAIN

AMENDED 12.07.23

Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

Date: **December 11, 2023** | Time: **6:00 p.m.** | **Regular Session Agenda**

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Should you need other assistance or accommodation for this meeting, please contact Town Clerk Wesley Barker at 828-419-9310, or by email at town.clerk@tobm.org
(828) 419-9300 / TDD (800) 735-2962

1. CALL TO ORDER

- Welcome
- Pledge of Allegiance
- Invocation – *Moment of Silence*
- Announcements – *Mayor Sobol*
- Ethics Statement: *In accordance with the Code of Ethics adopted by the Council, all Council Members have a duty to conduct the affairs of the governing board in an open and public manner free of conflicts of interest. Is there any item on the agenda the outcome of which will have a direct, substantial, and readily identifiable financial impact for any Council Member, his or her family or close business associates? Does any Council Member have a financial interest in any public contract coming before this Council today? There being none, all Council Members have a duty and obligation to vote.*

2. PROCLAMATIONS, AWARDS, RECOGNITIONS

A. 2023 Arbor Day Proclamation

3. CITIZEN COMMENTS

Individuals wishing to address the Council are asked to sign in at the entrance to the board room, indicating the topic(s) or agenda item(s) you wish to discuss, so that the chair may group speakers according to topic. The chair will recognize individuals requesting to address the Council. **Comments by any one speaker shall be limited to three (3) minutes.** If the topic you wish to discuss pertains to a **public hearing** scheduled for this meeting, please reserve your comment for the applicable public hearing.

4. COMMUNICATIONS FROM STAFF, COUNCILS, COMMISSIONS & AGENCIES

5. CONSENT AGENDA

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

A. Adoption of Minutes – Wesley Barker, Town Clerk

Motion: To approve minutes from October 5, 2023, Agenda Work Session, October 9, 2023, Regular Session, November 9, 2023, Agenda Work Session and November 13, 2023, Regular Session as presented or amended.

B. Adoption of the 2024 Town Council Agenda Workshop and Regular Session Meeting Schedule - Wesley Barker, Town Clerk

Motion: To adopt the 2024 Town Council Agenda Workshop and Regular Session Meeting Schedule as presented.

C. Adoption of the 2024 Town Holiday Schedule – Wesley Barker, Town Clerk

Motion: To adopt the 2024 Town Holiday Schedule as presented.

D. Budget Amendments – Tammy Holland, Finance Director

Motion: To approve budget amendments as presented.

E. Monthly Property Tax Collector Report – Tammy Holland, Finance Director

Motion: To approve the monthly tax collection report as presented.

F. Award Contract to Selected Firm for Feasibility and Master Planning of Donated Properties – Jessica Trotman, Planning Director

Motion: To award the contract for feasibility and master planning services for the donated properties to Equinox.

Consent Motion: To approve consent agenda items A - F as presented.

6. PUBLIC HEARING

The chair will recognize individuals requesting to address the Council regarding the specific topic of the public hearing. **Public hearing comments by any one speaker shall be limited to ten (10) minutes.** The Mayor reserves the right to alter time limits and other rules of procedure at the beginning of each public hearing.

7. CITIZEN COMMENTS

The chair will recognize individuals requesting to address the Council regarding the specific New Business or Unfinished Business items below. Comments by any one **speaker shall be limited to three (3) minutes.** If the topic you wish to discuss pertains to a **public hearing** scheduled for this meeting, please reserve your comment for the applicable public hearing.

8. UNFINISHED BUSINESS

A. 2023 Comprehensive Recreation Master Plan Acceptance – Joshua Henderson, Recreation & Parks Director

Motion: To accept the Comprehensive Recreation Master Plan as presented or amended.

9. NEW BUSINESS

A. Appointment of Alternate Representative for the Black Mountain Center for the Arts

Motion: *I move that we appoint _____ to serve as **alternate member** of the Black Mountain Center for the Arts.*

B. Appointment to Asheville-Buncombe Riverfront Commission

Motion: *I move that we appoint _____ to serve as **member** of the Asheville-Buncombe Riverfront Commission.*

C. Board Appointments

1. ***Appointment of Representative to the Metropolitan Sewerage District (MSD) Board-***
1 application received for re-appointment
2. ***Appointment of Alternate Representative to Zoning Board of Adjustment-***
1 application received for one alternate vacancy

D. Audited Financial Report for FY 23 – Tammy Holland, Finance Director

Motion: *I move that we accept the audited financial report for FY 23.*

E. Lake Tomahawk Playground Upgrades – Joshua Henderson, Recreation & Parks Director

Motion: *I move that the _____ design is the preferred design for the Lake Tomahawk Playground upgrades.*

F. Traffic Calming Policy - Jessica Trotman, Planning Director

10. COMMUNICATION

A. Town Attorney – Craig Justus

B. Town Manager – Josh Harrold

11. COMMUNICATION FROM MAYOR AND TOWN COUNCIL

12. CLOSED SESSION

13. ADJOURNMENT



Proclamation

ARBOR DAY

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, Trees can reduce the erosion of topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitats for wildlife; and

WHEREAS, Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, Trees in the Town of Black Mountain increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, The Town of Black Mountain's Stormwater Program has given away free native trees for the past two years to Black Mountain residents to assist with stormwater mitigation and to prevent erosion; and

WHEREAS, The Town of Black Mountain is applying to become a designated "Tree City USA" for a 19th year.

NOW, THEREFORE, I, C. Michael Sobol, Mayor of the Town of Black Mountain, do hereby proclaim December 1, 2023, as **ARBOR DAY** in the Town of Black Mountain, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

PROCLAIMED, this the 28th day of November 2023.

C. Michael Sobol, Mayor

Attest:

Wesley M. Barker, Town Clerk



TOWN OF BLACK MOUNTAIN

Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

Date: **October 5, 2023**

Time: **5:00 p.m.**

Agenda Workshop Minutes

THE BLACK MOUNTAIN TOWN COUNCIL held their regular agenda workshop meeting on Thursday, October 5, 2023, at 5:00 p.m. in the board room of Town Hall, 160 Midland Avenue, Black Mountain NC.

1. CALL TO ORDER

Vice Mayor Archie Pertiller called the meeting to order at 5:03 p.m. with the following members in attendance:

Mayor C. Michael Sobol
Vice Mayor Archie Pertiller
Council Member Doug Hay
Council Member Pam King

The following staff members were present:

Josh Harrold, Town Manager
Jennifer Tipton, Senior Admin

Town Manager, Josh Harrold, presented the proposed agenda to the Town Council.

Manager Harrold announced that the bid for the Lake Tomahawk dam repair construction came in at \$572,000 and a budget amendment of \$100,000 will be likely. Council had set aside \$500,000 from ARPA and so far, only engineering costs have come out of \$500,000.

Mayor Mike Sobol asked if funds from the StRAP grant could pay for bank stabilization. Manager Harrold said he would find out if that would be an allowable use of the funds.

Mayor Sobol asked if the Council could begin receiving quarterly sales tax projections to prepare for the next budget cycle.

Councilmember Doug Hay asked if the second citizen comment portion would be moved to after public hearings.

Manager Harrold said that five citizens have applied for the vacant Council seat.

Manager Harrold announced that he had received the letter from Senator Daniel regarding the \$50,000 we were given in the budget for the feasibility study of the donated properties.

Councilmember Pam King moved to approve the agenda as presented. The motion was approved by a vote of 3-0.

2. ADJOURNMENT

There being no further business, Mayor C. Michael Sobol adjourned the meeting at 5:12 p.m.

ATTEST:

C. Michael Sobol, Mayor

Jennifer Tipton, Senior Admin



TOWN OF BLACK MOUNTAIN

Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

Date: **October 9, 2023** Time: **6:00 p.m.**

Regular Session Minutes

THE BLACK MOUNTAIN TOWN COUNCIL held their regular meeting on Monday, October 9, 2023, at 6:00 p.m. in the board room of Town Hall, 160 Midland Avenue, Black Mountain NC.

1. CALL TO ORDER

Mayor C. Michael Sobol called the 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

The following staff members were present:

Josh Harrold, Town Manager
Craig Justus, Town Attorney
Savannah Parrish, Town Clerk – *absent*
Jennifer Tipton, Senior Admin

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

Mayor Sobol read each of the following proclamations:

- Domestic Violence Awareness Proclamation
- Indigenous Peoples Proclamation
- Fire Prevention Week Proclamation
- Dan Howachyn Proclamation

3. CITIZEN COMMENTS

*Individuals wishing to address the Board are asked to sign in at the entrance to the board room, indicating the topic(s) or agenda item(s) you wish to discuss, so that the chair may group speakers according to topic. The chair will recognize individuals requesting to address the Board. **Comments by any one speaker shall be limited to three (3) minutes.** If the topic you wish to discuss pertains to a **public hearing** scheduled for this meeting, please reserve your comment for the applicable public hearing.*

Larry Pearlman requested that the Town Council look into the placement of boulders in the Town's right of way on North Park Lane. Mr. Pearlman also offered support for Rick Earley to be appointed to former councilmember Bill Christy's vacant seat.

4. COMMUNICATIONS FROM STAFF, COUNCILS, COMMISSIONS & AGENCIES

A. Terry Estate Stormwater Control Measure

Mary Roderick, Land of Sky Regional Council, presented a project overview of the Terry Estate Stormwater Control Measure to the Town Council. The North Carolina Department of Environmental Quality (DEQ), through the 319 Grant Program, is contributing \$76,797. The Town's portions of the cost is \$66,198.

The scope and status of the project is as follows:

1. Public parking lot bioretention, pollinator islands (under construction - 80% complete)
2. Rooftop drain rain garden (design – 100% complete, no construction yet)
3. USRWMP update (Q4 2023)

Mary noted the value of green infrastructure projects such as this one and encouraged the town to continue investing in similar projects.

5. CONSENT AGENDA

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

A. Adoption of Minutes – Savannah Parrish, Town Clerk

Motion: *To approve the minutes as presented or amended.*

B. Resolution(s) to Accept Grant Funding from The North Carolina Department of Environmental Quality and to Approve an Agreement for Professional Engineering Services for the Black Mountain Stormwater Infrastructure Planning Project-SRP-SW-ARP-0055 (#R-23-20) – Angela Reece, Project & Facilities Manager

*Motion: I move that Town Council approve the Resolution to Accept Funding from The North Carolina Department of Environmental Quality in the amount of \$400,000, and the Resolution to Approve the Agreement with **W.K. Dickson** to Provide Professional Engineering Services for the Mountain Stormwater Infrastructure Planning Project-SRP-SW-ARP-0055 as presented.*

C. Lake Tomahawk Dam Repair Construction Contract Award (#R-23-19) – Angela Reece, Project & Facilities Manager

*Motion: I move that Town Council approve the Resolution to select **Baker's Construction Services, Inc.** as lowest responsive, responsible bidder and to enter into an agreement to provide construction repair services for the Lake Tomahawk Dam Project as presented.*

D. Call for Public Hearing for Text Amendment to Fee Schedule #O-23-18 – Jessica Trotman, Planning Director

Motion: To call for the public hearing to amend the fee schedule to be held on Monday, November 13, 2023 at 6:00 p.m., or as soon thereafter as possible, in the Board Room of Town Hall, 160 Midland Avenue.

**E. Resolution to accept Streamflow Rehabilitation Program (StRAP) Grant Award
#R-23-15 – Jessica Trotman, Planning Director**

Motion: To approve **Resolution #R-23-15** accepting the Streamflow Rehabilitation Program (StRAP) grant award in the amount of \$71,816.00

F. Monthly Property Tax Collector Report – July and August – Tammy Holland, Finance Director

Motion: Approval of the Monthly Tax Collector Report for July and August

G. Approval of 2023 Audit Contract and Amendment to 2022 Audit Contract to Audit Accounts – Tammy Holland, Finance Director

Motion: I move that Town Council approve the 2022 Amendment and the 2023 Contract to Audit Accounts

Vice Mayor Archie Pertiller moved that the Town Council approve consent items B and C as presented. The motion was approved by a vote of 4-0.

Vice Mayor Archie Pertiller moved to approve consent items A and D-G. The motion was approved by a vote of 4-0.

6. CITIZEN COMMENTS

The chair will recognize individuals requesting to address the Board regarding the specific New Business or Unfinished Business items below. Comments by any one **speaker shall be limited to three (3) minutes**. If the topic you wish to discuss pertains to a **public hearing** scheduled for this meeting, please reserve your comment for the applicable public hearing.

7. PUBLIC HEARING

The chair will recognize individuals requesting to address the Board regarding the specific topic of the public hearing. **Public hearing comments by any on speaker shall be limited to ten (10) minutes**. The Mayor reserves the right to alter time limits and other rules of procedure at the beginning of each Public Hearing.

8. UNFINISHED BUSINESS

A. Estimates for Dugout Repair at Veteran's Park – Josh Henderson, Parks and Recreation Director

Estimates were gathered for the renovation of eight dugouts at Veteran's Park. At the September 11, 2023, council meeting, council members requested to have pricing included for backstop replacement in addition to the dugouts. Included in these estimates are dugout fencing replacement, concrete pads, roof replacement, backstop fencing replacement for each of the three

baseball/softball fields, and backstop netting. The total budget impact would be 183,971.92 This includes: dugout fencing replacement, installation of concrete pads, roof replacement done in-house, backstop replacement for 3 fields, and backstop netting.

There was consensus among the council to move forward with the netting and the dugouts. Staff will bring further information and a budget amendment for consideration at an upcoming regular meeting.

B. Ordinance #O-23-11 for amendments to Active Mobility Commission – Jessica Trotman, Planning Director

Planning Director Jessica Trotman presented the information to the Town Council. The Active Mobility Commission is looking to amend their ordinance to allow them to have input on already adopted and approved projects before they are implemented and to be able to seek direction from Town Council on various projects or concerns that they see or hear about from the community.

Councilmember Alice Berry moved to approve Ordinance #O-23-11 as presented amending the duties of the Active Mobility Commission. The motion was approved by a vote of 4-0.

9. NEW BUSINESS

A. Town Council Vacancy – Josh Harrold, Town Manager

Councilmember Bill Christy resigned on Sept. 13, 2023, citing health concerns. The Town Council will consider applications submitted to fill the vacancy on Town Council. There was some discussion. Councilmember Hay thanked Bill Christy for his service to the Town.

Ryan Stone, former vice mayor, was unanimously nominated to fill the vacancy.

Councilmember Pam King moved to appoint Ryan Stone to fill an unexpired term ending December 9, 2024. The motion was approved by a vote of 4-0.

Jennifer Tipton issued the oath of office to Ryan Stone.

10. COMMUNICATION

Town Attorney Craig Justus gave an update on the State's budget, including restrictions on municipalities to restrict single use plastics.

Town Manager Josh Harrold read a statement from Bill Christy expressing his thanks to the council and public for their expressions of support.

11. COMMUNICATION FROM MAYOR AND TOWN COUNCIL

12. ADJOURNMENT

There being no further business, Mayor C. Michael Sobol adjourned the meeting at 7:34 p.m.

ATTEST:

C. Michael Sobol, Mayor

Savannah Parrish, Town Clerk



TOWN OF BLACK MOUNTAIN

Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

Date: **November 9, 2023** Time: **5:00 p.m.**

Agenda Workshop Minutes

THE BLACK MOUNTAIN TOWN COUNCIL held their regular agenda workshop meeting on Thursday, November 9, 2023, at 5:00 p.m. in the board room of Town Hall, 160 Midland Avenue, Black Mountain NC.

1. CALL TO ORDER

Mayor C. Michael Sobol called the meeting to order at 5:00 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
Council Member Ryan Stone

The following staff members were present:

Josh Harrold, Town Manager
Wesley Barker, Town Clerk

Town Manager Josh Harrold presented the proposed agenda for November 13, 2023 to the Town Council.

Manager Harrold requested agenda amendments which included the following: 1) inclusion of a proclamation for Indigenous Peoples Heritage Month; 2) to move a portion of the budget amendment consent item (dugout replacement at Veterans Park) to unfinished business, and 3) to remove the Duke Progress easement item from the agenda.

Discussion then ensued about the agenda items relating to Montreat College's Conditional Zoning requests.

Vice Mayor Archie Pertiller moved to approve the agenda with requested amendments. The motion was approved by a vote of 5-0.

2. ADJOURNMENT

There being no further business, Mayor C. Michael Sobol adjourned the meeting at 5:26 p.m.

C. Michael Sobol, Mayor

ATTEST:

Wesley M. Barker, Town Clerk



TOWN OF BLACK MOUNTAIN

Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

Date: **November 13, 2023** Time: **6:00 p.m.**

Regular Meeting Minutes

THE BLACK MOUNTAIN TOWN COUNCIL held their regular agenda workshop meeting on Monday, November 13, 2023, at 6:00 p.m. in the board room of Town Hall, 160 Midland Avenue, Black Mountain NC.

1. CALL TO ORDER

Mayor C. Michael Sobol called the 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
Council Member Ryan Stone

The following staff members were present:

Josh Harrold, Town Manager
Craig Justus, Town Attorney
Wesley Barker, Town Clerk
Jennifer Tipton, Senior Admin

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

Mayor Sobol read the Proclamation for Indigenous Peoples Heritage Month.

3. CITIZEN COMMENTS

Andrew Clark, with VFW Post 9157, spoke on Veteran's support and the recent Veterans Day parade.

Phil Bisesi asked the Council to have a dialogue with the State on diagonal parking spaces, and also spoke on the need for a crosswalk on the east and west sides of Broadway Ave.

4. COMMUNICATIONS FROM STAFF, COUNCILS, COMMISSIONS & AGENCIES

No reports.

5. CONSENT AGENDA

A. Adoption of Minutes: *October 5, 2023, Agenda Work Session and October 9, 2023, Regular Session*

- B. Budget Amendments**
- C. Stormwater Infrastructure Planning Grant Project Ordinance**
- D. Tomahawk Dam Capital Project Amended Ordinance**
- E. Monthly Property Tax Collector Report**
- F. Disaster Relief Capital Project Fund Ordinance Amendment -Tropical Storm Fred**
- G. Resolution to apply for Water Sources Development Grant through North Carolina Department of Water Quality (NCDWQ) #R-23-17**
- H. Swannanoa River Floodbench Project Ordinance**

Town Manager Harrold stated that Consent Item A, Approval of Minutes, would need to be tabled until the December meeting. Also, Consent Item B, Budget Amendments, will not include the Dugout Replacement at Veterans Park, as that portion has been pulled out and placed under Unfinished Business, 8A, for Council to discuss.

Council Member Alice Berry made a motion to approve Consent Agenda items B - H as amended. The motion was approved by a vote of 5-0.

6. PUBLIC HEARING

A. Public Hearing for Text Amendment to Fee Schedule #O-23-18

Vice Mayor Archie Pertiller made a motion to open the public hearing. The motion was approved by a vote of 5-0. With no public comment, Council Member Doug Hay made a motion to close the public hearing. The motion was approved by a vote of 5-0.

Council Member Ryan Stone made a motion to adopt Ordinance #O-23-18 to amend the fee schedule to add subcategories for floodplain development permits, adding a fee for working without a permit, increasing the fee for demolition permits, correcting ABC inspection fees, reinspection fees, and mechanical changeout fees. The motion was approved by a vote of 5-0.

B. Public Hearing for Conditional Zoning Request for Montreat College #O-23-22

Planning Director Jessica Trotman, and Design Engineer for Montreat College, Jesse Gardner, P.E., both gave a presentation to the Council on the proposed Conditional Zoning Request for Montreat College and the proposed college expansion project.

Council Member Alice Berry made a motion to open the Public Hearing for the Conditional Zoning Request for Montreat College. The motion was approved by a vote of 5-0.

A lengthy discussion ensued between Council Members, the Town Attorney, Town staff, and representatives from Montreat College as it relates to conditional zoning, the Montreat College expansion development agreement, setbacks, and impacts on Town of Black Mountain citizens and services.

Public Comments:

- Lincoln Walters, town resident, spoke on inclusion and smart commerce.

- Chris Curry, business owner, spoke in support of Montreat College's proposed expansion.
- Greg Feightner, town resident, spoke on several concerns with the proposed plan that included traffic flow, tractor trailer traffic, stream buffer encroachment and fiber broadband access.
- Dot Nielsen, town resident, spoke on the quality of the neighborhood immediately next to this development and spoke on a buffer zone. She requested clarity on the development agreements to ensure citizens are protected.
- Rick & Jennifer Tozier, town residents, both spoke in support of the development plan and its impact on the community and economy.
- Beth Ballhausen, business owner, spoke on the enhancement Montreat College gives to the Town of Black Mountain and its economy.
- Nathan Goodman, town resident, voiced support for Montreat College and use of Vance Ave. for access to greenways.
- Todd Blackstone, town resident, stated Montreat College's property for the proposed development surrounded his property and would like to see a stronger barrier of setbacks around the college. He also spoke on dedicated paths for foot traffic and the use of shuttles to help traffic concerns.

Vice Mayor Archie Pertiller made a motion to close the Public Hearing for the Conditional Zoning Request for Montreat College. The motion was approved by a vote of 5-0.

Mayor Sobol called a meeting recess at 8:10 p.m. Council reconvened at 8:21 p.m.

Council Member Doug Hay made a motion to strike item 9A, Montreat College Development Agreement Presentation, from the agenda as well as the Closed Session items. The motion was approved by a vote of 5-0.

Continued discussion of agenda item 6B- conditional zoning request for Montreat College

A list of conditions that would be made part of this development agreement between Montreat College and the Council was then discussed among Council Members, the town attorney and Montreat College representatives. The town attorney provided some direction to the Engineer for the Montreat College expansion which included proposed language on the entrance by Blue Ridge Rd., clarity on the term "shuttles" and more accurate detail on the buffer and setbacks with the master plan. Town staff, the town attorney and Montreat College representatives would take all these items and come back to the December Council meeting with revisions and a possible vote.

C. Public Hearing for Map Amendment for Montreat College #Z-O-23-23

Council Member Doug Hay made a motion to open the public hearing. The motion was approved by a vote of 5-0. No public comment was provided. Council Member Doug Hay then made a motion to close the public hearing. The motion was approved by a vote of 5-0.

The Council was in consensus to hold off on voting on this map amendment item for Montreat College until the December meeting. No action taken.

7. CITIZEN COMMENTS – none.

8. UNFINISHED BUSINESS

- A. Dugout Replacement at Veteran's Park-** This project would replace dugouts at 8 ball fields. After some discussion, ***Vice Mayor Archie Pertiller made a motion to approve 8 dugout replacements at the cost of \$71,428.92, but to also explore options of sponsorships. The motion was approved by a vote of 5-0 in favor.***

9. NEW BUSINESS

- A. Montreat College Development Agreement Presentation-** *tabled*
- B. Amendments to Chapter 8, Section 8.2, Phase II Stormwater Ordinance #O-23-21**
Council Member Ryan Stone made a motion to approve Ordinance #O-23-21 as presented. A vote of 5-0 in favor.
- C. Art in the Afternoon Building Renovation-** This renovation would include removal of a knee wall in one of their classrooms. There would be no cost to the Town. ***Vice Mayor Archie Pertiller made a motion to approve. A vote of 5-0 in favor.***
- D. Duke Progress Easement-** *This was removed from the agenda.*
- E. Library Lease (one-year)-** Former Town Attorney Ron Sneed presented this item stating this lease agreement is between the Town and Buncombe County for the Black Mountain Library. With the updated lease, the County will now pay the Town \$5,000/year. In turn, the Town will be responsible for minor repairs. Buncombe County has agreed to the language in the revised lease. Mr. Sneed suggested the Council make this revised lease effective January 1, 2024. ***Council Member Doug Hay made a motion to approve the one-year library lease as presented with an effective date of January 1, 2024. A vote of 5-0 in favor.***
- F. Lakeview Center Rental Deposit Increase-** Josh Henderson, Parks and Recreation Director, gave a presentation to Council regarding an increase in rental deposits for the Lakeview Center stating the reasoning to propose a deposit increase is due to an increase in facility renters damaging the facility and/or not properly following rental clean-up guidelines. Several examples of rental fees in neighboring communities were shared. After some Council discussion, staff were asked to check on software for credit card holds for such deposits, and then to bring the item back to Council for approval.
- G. Authorization to sale fire apparatus- 1984 GMC Brigadier-** John Coffey, Fire Chief, stated the sale of this apparatus was part of the fleet replacement plan for aging fire apparatuses. Chief Coffey said that sales of similar models sold for as much as \$50,000. ***Vice Mayor Archie Pertiller made a motion to authorize the sale of this fire apparatus. A vote of 5-0 in favor.***
- H. Black Mountain Fire Department ISO Inspection Rating Results-** James Bingham, Deputy Fire Chief, stated that the Black Mountain Fire District is currently a Class 3 and will once again remain a Class 3 effective February 1, 2024. Deputy Chief Bingham said that the ISO rating scale ranges from 1 to 10 and the lower the number, the better. Deputy Chief Bingham will provide a more detailed Fire Department presentation to the Council in the future.

10. **COMMUNICATION-** Town Manager Josh Harrold stated Town offices would be closed for the Thanksgiving holiday November 23-24.
11. **COMMUNICATION FROM MAYOR AND TOWN COUNCIL-** *none.*
12. **CLOSED SESSION-** *Removed from this agenda.*
13. **ADJOURNMENT**

There being no further business, Mayor C. Michael Sobol adjourned the meeting at 9:45 p.m.

C. Michael Sobol, Mayor

ATTEST:

Wesley M. Barker, Town Clerk

TOWN OF BLACK MOUNTAIN

2024 Town Council Meeting Schedule

AGENDA WORK SESSION – 5 p.m.

JANUARY 4

FEBRUARY 8

MARCH 7

APRIL 4

MAY 9

JUNE 6

JULY 3* (Wednesday)

AUGUST 8

SEPTEMBER 5

OCTOBER 10

NOVEMBER 7

DECEMBER 5

REGULAR MEETING – 6 p.m.

JANUARY 8

FEBRUARY 12

MARCH 11

APRIL 8

MAY 13

JUNE 10

JULY 8

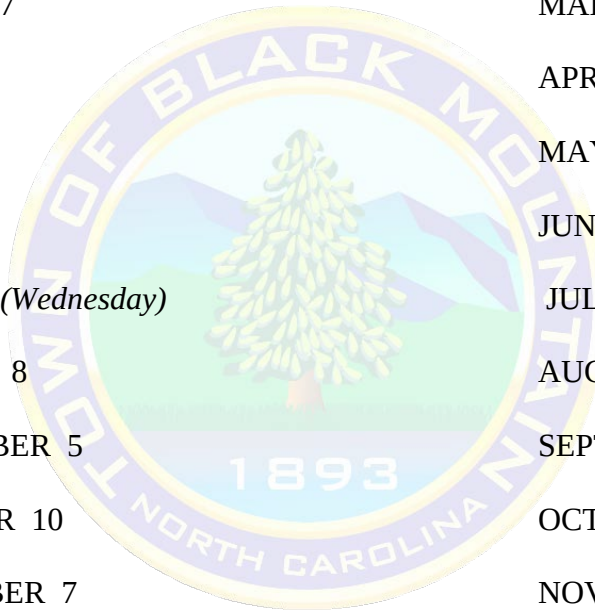
AUGUST 12

SEPTEMBER 9

OCTOBER 14

NOVEMBER 12* (Tuesday)

DECEMBER 9



Other meetings may be called as necessary by Council with proper notice.

- **Town Council Agenda Work Session meetings** will be held at 5:00 p.m. on the Thursday preceding the second Monday of each month (unless otherwise noted).
- **Town Council Regular Session meetings** will be held at 6:00 p.m. on the 2nd Monday of each month (unless otherwise noted).
- **All meetings will be held at Town Hall, 160 Midland Ave., Black Mountain, NC, 28711** (unless otherwise noted).

The meeting schedule can be found online at: www.tobm.org

/s/ Wesley Barker, Town Clerk

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact, Wesley Barker, Town Clerk at 828-419-9310 or by email at town.clerk@tobm.org.

Posted to the Town Bulletin Board 12/___/2023
Published in the Black Mountain News 12/___/2023 and 12/___/2023

2024 Town Holiday Schedule

Town Offices will be CLOSED on the following holidays:

New Year's Day – January 1, 2024

Martin Luther King Jr. Day – January 15, 2024

Good Friday – March 29, 2024

Memorial Day – May 27, 2024

Juneteenth – June 19, 2024

Independence Day – July 4, 2024

Labor Day – September 2, 2024

Veterans Day – November 11, 2024

Thanksgiving – November 28 & 29, 2024

Christmas – December 24 - 26, 2024 (Tue.-Thur.)



Approved: 12/___/2023



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Tammy Holland, *Finance Director* **MEETING DATE:** December 11, 2023

AGENDA SECTION: Consent **DEPARTMENT:** Finance

TITLE OF ITEM: Budget Amendment – *Tammy Holland, Finance Director*

SUGGESTED MOTION(S): I move to approve budget amendments as presented.

SUMMARY:

The Town of Black Mountain Council adopts the following FY23-24 Budget Ordinance Amendments for the purpose of appropriating additional funding required for expenditures. Budget amendments BA93-BA96 for the following

- **BA93 Bike Blvd** **\$20,000**
- **BA95 State Forfeiture Funds – Glock Handgun** **\$18,350**
- **BA96 Dugout Approved Repairs and Updates** **\$72,000**

All of the above amendments require a transfer in from Unassigned Fund Balance (appropriated fund balance)

ATTACHMENTS:

- i. Budget Amendments Detailed Report

Adjustment Number	Description	Summary	Account Number	Account Name	Total Amount
BA0000093	Budget Amendment - Bike Blvd	Budget Amendment Funds needed to cover Bike Boulevard Beacons that were ordered last fiscal year but not received until current fiscal year.	210-0000-48900	Appropriated Fund Balance	-\$20,000.00
			210-4810-57610	Capital Outlay - Street/Bridge/Sidewalk/Greenway	\$20,000.00
BA0000095	Forfeiture Funds Glock	State Forfeiture Funds Appropriation for Glock Guns	230-4511-48900	Appropriated Fund Balance	-\$18,350.00
			230-4511-52499	LEO Supplies and Materials	\$18,350.00
BA0000096	Dugout Replacement Veterans Park	Dugout Replacement Board approved repairs and updates	100-0000-48900	Appropriated Fund Balance	-\$72,000.00
			100-4715-57210	Capital Outlay - Land Improvements	\$72,000.00



Invoice

Date	Invoice #
8/23/2023	0078577

Bill To
BLACK MOUNTAIN, TOWN OF ATTN: ACCOUNTS PAYABLE 161 MIDLAND AVE. BLACK MOUNTAIN, NC 28711 USA

Ship To
TOWN OF BLACK MOUNTAIN 304 BLACK MOUNTAIN AVE. po# 23-00215 BLACK MOUNTAIN, NC 28711 USA

S.O. No.	P.O. Number	Terms	Rep	Ship	Via	F.O.B.
20230588	23-00215	Net 30	NC	8/23/2023	ABF	Origin
Item Code	Description	Quantity	Price Each	Back Ordered	Amount	
FB_Item	8400-500351 - Controller, 12V, Prostar-15, 120652, Hollow, Radio, FLIR, 12V Relay, Delay Timer	1	3,445.00		3,445.00T	
FB_Item	8400-142048 - Universal Cabinet Mounting Bracket, SOP	1	159.25		159.25T	
FB_Item	8400-SLR-85-B - 85W/12V SOLAR PANEL PACKAGE, TOP OF POLE	1	994.50		994.50T	
FB_Item	8400-2180-35AHAGN-BAT - BATTERY, 35AH 12V AGM LEAD ACID	3	258.70		776.10T	
FB_Item	8400-138089 - RRFB ASSY W/ UNIVERSAL MOUNTING KIT	2	520.00		1,040.00T	
FB_Item	8400-144162 - Push Button, iNX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	1	682.50		682.50T	
FB_Item	8400-304094 - SIGN, W11-15, 36X36X.080 DG3 FYG, BICYCLE/PEDESTRIAN	6	162.825		976.95T	
FB_Item	8400-373-01758 - W16-9P, 24" X 12" DG3, FYG, AHEAD SIGN	2	44.135		88.27T	
FB_Item	8400-373-01757 - W16-7PR, 24" X 12" DG3,FYG, DOWN DIAGONAL RIGHT ARROW	1	44.13		44.13T	
FB_Item	8400-373-01759 - W16-7PL, 24" X 12" DG3 FYG DOWN DIAGONAL LEFT ARROW	1	44.13		44.13T	
FB_Item	8400-107265 - SIGN MOUNTING KIT, BANDED,FLARED LEG, STD, FOR MTG B2B STATIC SIGNS	2	44.85		89.70T	
FB_Item	8400-373-15 - STANDARD ALUMINUM POLE, 15' SCH. 40 6061-T6 4.5" OD TOE	1	404.625		404.63T	
FB_Item	8400-203-00014 - BASE, ALUMINUM, SQUARE, NO PAINT DOOR SP5444-PNC	1	326.625		326.63T	
FB_Item	8400-3177-00042 - J-BOLT,1"X42"+4" ATSM F1554 12" THREAD FULL GALVANIZED W/ NUT & LOCK WASHER	4	52.65		210.60T	

All invoices paid with credit card are subject to a 3% transaction fee

Total

Phone #	407.330.2800	Fax #	407.330.2804	FEIN 59-2038877
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Control Technologies
a CT Group Company
Control Technologies, Inc.
2776 S. Financial Ct.
Sanford, FL 32773



Invoice

Date	Invoice #
8/23/2023	0078577

Bill To
BLACK MOUNTAIN, TOWN OF ATTN: ACCOUNTS PAYABLE 161 MIDLAND AVE. BLACK MOUNTAIN, NC 28711 USA

Ship To
TOWN OF BLACK MOUNTAIN 304 BLACK MOUNTAIN AVE. po# 23-00215 BLACK MOUNTAIN, NC 28711 USA

S.O. No.	P.O. Number	Terms	Rep	Ship	Via	F.O.B.
20230588	23-00215	Net 30	NC	8/23/2023	ABF	Origin
Item Code	Description	Quantity	Price Each	Back Ordered	Amount	
FB_Item	8400-030-00006 - WASHER, FLAT, 1-1/16 X 2.5 OD X .125 GLV	4	5.20		20.80T	
FB_Item	8400-054-00058 - U-Channel Post,14',3 lbs/ft.,Galvanized,Holes Full Length,42lbs Total	2	129.935		259.87T	
FB_Item	8400-2180-CUSTOM - TAPCO	1	5,460.00		5,460.00T	
FB_Item	8400-IWS-ENGDSG - Design Engineering Services	2	520.00		1,040.00T	
FB_Item	8400-142048 - Universal Cabinet Mounting Bracket, SOP	1	159.25		159.25T	
FB_Item	8400-138089 - RRFB ASSY W/ UNIVERSAL MOUNTING KIT	2	520.00		1,040.00T	
FB_Item	8400-144162 - Push Button, iNX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	1	682.50		682.50T	
FB_Item	8400-373-01757 - W16-7PR, 24" X 12" DG3,FYG, DOWN DIAGONAL RIGHT ARROW	1	44.13		44.13T	
FB_Item	8400-373-01759 - W16-7PL, 24" X 12" DG3 FYG DOWN DIAGONAL LEFT ARROW	1	44.13		44.13T	
FB_Item	8400-107265 - SIGN MOUNTING KIT, BANDED,FLARED LEG, STD, FOR MTG B2B STATIC SIGNS	2	44.85		89.70T	
FB_Item	8400-373-15 - STANDARD ALUMINUM POLE, 15' SCH. 40 6061-T6 4.5" OD TOE	1	404.625		404.63T	
FB_Item	8400-203-00014 - BASE, ALUMINUM, SQUARE, NO PAINT DOOR SP5444-PNC	1	326.625		326.63T	
FB_Item	8400-3177-00042 - J-BOLT,1"X42"+4" ATSM F1554 12" THREAD FULL GALVANIZED W/ NUT & LOCK WASHER	4	52.65		210.60T	
FB_Item	8400-030-00006 - WASHER, FLAT, 1-1/16 X 2.5 OD X .125 GLV	4	5.20		20.80T	
FREIGHT	SHIPPING CHARGES	1	623.43		623.43T	
	Sales Tax		7.00%		1,379.62	

All invoices paid with credit card are subject to a 3% transaction fee

Total

\$21,088.48

Phone #	407.330.2800	Fax #	407.330.2804	FBIN 59-2038877
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0671-2023

Craig's Firearm Supply Inc.
Police Distributor

5620 Concord Pkwy S., Concord, NC 28027
Phone 980-258-0444/0445

8761 Chapman Highway, Knoxville, TN 37920
Phone 1-800-769-2007

tonyl@craigsfirearms.com

TO: LT KEVIN FINEBERG

PHONE: 828-419-9350

AGENCY: BLACK MTN PD

EMAIL: kevin.fineberg@tobn.org

DATE: 11/11/23

Quote will be honored for 90 days.

EACH MANUFACTURER MUST HAVE A SEPARATE PURCHASE ORDER.

AGENCIES ARE RESPONSIBLE FOR ALL TAXES

AGENCY ORI NUMBER MUST BE ON ALL PURCHASE ORDERS

Please do not pay from this quote. Invoice will follow.

PART #	ITEM DESCRIPTION	PRICE	QTY.	EXT.
PA455S702MOS	GLOCK 45 GNS 5.5LB FRONT SERRATIONS MOS 17RD	\$434.00	28	\$12,152.00
	NC SALES TAX AT THE 7% BUNCOMBE COUNTY RATE	\$30.38	28	\$850.64
SCS-M-GR	Holosun Technologies, SCS, Green Dot Sight , Non-Magnified, Fits Glock MOS, Green Ring & 2 MOA Dot, Matte Finish, Black, Solar with Internal Battery, Multiple Reticle System (MRs): 2 MOA Dot Only, 32MOA Circle Only 2 MOA Dot with 32 MOA Circle Direct Attachment to Glock MOS system Self-Adjusting Brightness Control Parallax-free & Unlimited Eye Relief Grade 5 Titanium Housing IPX8 Certified Waterproof	\$316.80	28	\$8,870.40
	NC SALES TAX AT THE 7% BUNCOMBE COUNTY RATE	\$22.18	28	\$621.04
	LESS TRADE OF THE FOLLOWING			
	USED 2022 ISSUE GEN 5 G17, GNS, 3 MAGS, CASE	-\$300.00	28	-\$8,400.00

	PER NC DEPT. OF REVENUE, NC STATE SALES AND USE TAX WILL BE ASSESSED ON PURCHASE PRICE OF GOOD, NOT ON ANY POST TRADE TOTAL.			
	ALL GLOCK PRICING IS IN ACCORDANCE WITH NC STATE TERM CONTRACT 680A			
	ALL GLOCK STANDARD FRAME AND LARGE FRAME LE FIREARMS SHIP WITH 3 LE MAGS, BEAVERTAIL KIT, GUN LOCK, BORE BRUSH, CLEANING ROD, CASE, AND M.O.S. MOUNT KIT ITEMS AS APPLICABLE. G42, G43, G43X AND G48'S WILL HAVE 2 MAGS ONLY.			
TOTAL			\$14,094.08	

Please call with any questions about this quote.

Thank you,

Tony Lardo
NC Law Enforcement Sales
CELL 865-388-6337

*** Govt. agency prices do not include FAET where applicable. BMPD CURRENT FAET EXEMPTION FORM IS ON FILE.**

- * Prices are due and payable NET 30 days for each invoice
- * Trade-In pistols must be in good, serviceable working order
- * Deductions made if trade-ins are damaged or not as specified
- * Trade-In or exchange pistols must be complete with 3 magazines, working sights, and in original box, unless otherwise noted.
- * Trade-In or exchange pistols must be turned in within 30 days after receipt of new Glock pistols.

0658-2023

Craig's Firearm Supply Inc.
Police Distributor

5620 Concord Pkwy S., Concord, NC 28027
Phone 980-258-0444/0445

8761 Chapman Highway, Knoxville, TN 37920
Phone 1-800-769-2007

tonyl@craigsfirearms.com

TO: LT KEVIN FINEBERG
AGENCY: BLACK MTN PD
DATE: 11/03/23

PHONE: 828-231-8273

EMAIL: kevin.fineberg@townofblackmountain.org

Quote will be honored for 30 days.

A copy of this quote must accompany your purchase order. EACH
MANUFACTURER MUST HAVE A SEPARATE PURCHASE ORDER.

AGENCIES ARE RESPONSIBLE FOR ALL TAXES

AGENCY ORI NUMBER MUST BE ON ALL PURCHASE ORDERS

Please do not pay from this quote. Invoice will follow.

PART #	ITEM DESCRIPTION	PRICE	QTY.	EXT.
RFS-0057-L-MB-12-D	RF Duty Holster - Slide - Mid Ride - Glock-19/19x/32/38 (Gen1-5), Glock-23 (Gen 1-4) - Left Hand - Matte - Black - w/ Light - Level 3 Retention - w/ MRDS Hood - QDS (Full System) UPC CODE: 00193858313351	\$152.71	26	\$3,970.46
	NC SALES TAX AT THE 7% BUNCOMBE COUNTY RATE	\$10.69	26	\$277.94
TOTAL			\$4,248.40	

Please call with any questions about this quote.

Thank you,

Tony Lardo
NC Law Enforcement Sales
CELL 865-388-6337

- * Govt. agency prices do not include FET where applicable
- * Prices are due and payable NET 30 days for each invoice
- * Trade-In pistols must be in good, serviceable working order
- * Deductions made if trade-ins are damaged or not as specified
- * Trade-In or exchange pistols must be complete with 3 magazines, working sights, and in original box, unless otherwise noted.
- * Trade-In or exchange pistols must be turned in within 30 days after receipt of new Glock pistols.

Tammy Holland

From: Joshua Henderson
Sent: Thursday, October 19, 2023 3:43 PM
To: Tammy Holland
Cc: Josh Harrold; Jessica Trotman
Subject: Updated Dugout Pricing for November Agenda

Original Estimates

Dugout fencing (8 dugouts): **\$32,172.92**
Concrete pads (8 dugouts): **\$19,600**
Roof replacement (8 dugouts): **\$10,000**
Backstop Netting: **\$4,656**
Total: \$66,428.92

Updated Estimates to Include Expanding Dugout Footprint on Fields 1 & 2

Dugout fencing (8 dugouts): **\$33,172.92**
Concrete pads (8 dugouts): **\$22,600**
Roof replacement (8 dugouts): **\$11,000**
Backstop Netting: **\$4,656**
Total: \$71,428.92



5,000 difference

Josh Henderson, CPRP, CPO
Recreation & Parks Director
Town of Black Mountain
304 Black Mountain Ave
Office: 828.419.7205
Cell: 828.767.0064



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Tammy Holland, *Finance Director* **MEETING DATE:** December 11, 2023

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Finance

TITLE OF ITEM: Monthly Property Tax Collector Report

SUGGESTED MOTION(S):

Approval of the Monthly Tax Collector Report

SUMMARY:

Monthly Property Tax Collector Report

Pursuant to N.C.G.S. § 105-350(7), it is the duty of the tax collector to submit to the governing body at each of its regular meetings a report of the amount collected on each year's taxes with which is charged, the amount remaining uncollected, and the steps taken to encourage or enforce payment of uncollected taxes.

Per NCGS 105-381(b) the governing body must approve or deny requests for refunds or releases.

Below is the month end report for collections, refunds, and releases (current and prior years), provided by the Buncombe County Tax Collector. The tax department is using all collection remedies as provided by general statute to collect delinquent taxes.

ATTACHMENTS:

- i. Monthly Tax Collector Report



TOWN OF BLACK MOUNTAIN TAX COLLECTOR'S REPORT

TO: Black Mountain Board of Commissioners
FROM: Cortney Kidd, Municipal Tax Collector
DATE: Monday, December 11, 2023
SUBJECT: October 2023 Tax Collector Report

According to GS 105-350(7) it is the duty of the tax collector to submit to the governing body at each of its regular meetings a report of the amount collected on each year's taxes with which is charged, the amount remaining uncollected, and the steps taken to encourage or enforce payment of uncollected taxes.

Below is the month end report for collections (current and prior years), provided by the Buncombe County Tax Collector. The tax department is using all collection remedies as provided by general statute to collect delinquent taxes including but not limited to garnishments, attachments, and NC Debt Setoff.

CURRENT YEAR TAX -ALL TAXES, LIENS, LATE LIST PENALTIES, INTEREST AND FEES

Billed	\$ 5,148,294.66
Collected	\$ 807,308.74
Adjustments and Releases	\$ (9,807.60)
Outstanding real and personal property taxes	<u>\$ 4,331,178.32</u>

TAX COLLECTION PERCENTAGE FOR CURRENT TAX YEAR

15.71%

PRIOR YEAR TAXE(S) COLLECTED WITHIN THE MONTH

Collected	\$ 1,582.56
Adjustments and Releases	\$ (5.76)

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

Ad Valorem	\$ 336.89
Motor Vehicle	\$ 23.74



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Jessica Trotman, *Planning Director* **MEETING DATE:** December 11, 2023
AGENDA SECTION: CONSENT **DEPARTMENT:** Planning
TITLE OF ITEM: Award Contract to Selected Firm for Feasibility and Master Planning of Donated Properties

SUGGESTED MOTION(S):

To award the contract for feasibility and master planning services for the donated properties to Equinox.

SUMMARY: An RFQ was released to complete a feasibility and master planning for the properties donated to the town referred to as the Hemphill Property and Black Mountain Venture properties. The scope of work includes developing the recommended uses with input from the community, staff and Council before beginning the feasibility and master planning process. RFQs were due on November 20. Five firms submitted qualifications. The RFQs were scored, and the highest scoring firm, Equinox, has been selected. A contract for services has been reviewed by staff and the Town Attorney and is presented for approval by Council.

BUDGET IMPACT:

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

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

ATTACHMENTS:



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Josh Henderson, *Recreation & Parks Director*

MEETING DATE: December 11, 2023

AGENDA SECTION: UNFINISHED BUSINESS

DEPARTMENT: Recreation & Parks

TITLE OF ITEM: 2023 Comprehensive Recreation Master Plan Acceptance

SUGGESTED MOTION(S): To accept as presented.

SUMMARY:

James Ford with McGill and Associates will present the recommendations of the 2023-2033 comprehensive recreation master plan. These elements of the master plan were presented at a special call meeting on March 1, 2023, however, at the time the plan was not yet completed and has not been accepted by the town council.

BUDGET IMPACT: N/A

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

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

ATTACHMENTS:



Black Mountain
Recreation & Parks

.....

Comprehensive Parks and Recreation Master Plan

Final Report

Acknowledgments

The Town of Black Mountain wishes to express its sincere appreciation to those entities and individuals, who, in any way, contributed to the creation of the Black Mountain Comprehensive Recreation Master Plan — some of which are identified below. Without the knowledge and expertise of these persons, in both individual and team settings, this document would not be possible.

.....

Town of Black Mountain Town Council

Mike Sobol, Mayor
Archie Pertiller, Vice Mayor
Pam King
Doug Hay
Alice Berry
Bill Christy

Town of Black Mountain Recreation Advisory Board

Nathan West, Chair
William Boyd
Frank Cappelli
Joe Scotto
Andrea Menzel

Town of Black Mountain Staff

Josh Harrold, Town Manager
Josh Henderson, Recreation Director
Collin Bugniazet, Recreation Coordinator
Clint Bowman, Recreation Coordinator
Melinda Polites, Senior Programs Coordinator
Michele Raine, Administrative Assistant

Consultant



McGill Associates, PA

55 Broad Street, Asheville, NC 28801, 828.252.0575

Asheville | Hickory | Knoxville | Pinehurst | Raleigh | Shallotte | Williamsburg

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Plan Summary

Parks and recreation services are an integral piece of any community. They provide people with high quality of life standards that include health and wellness benefits, the opportunity for leisure, and the ability to connect with other people and the surrounding natural resources. It is commonly accepted that physical activity through recreation activities and park use improves one’s overall mental and physical health. The National Recreation and Park Association (NRPA) states that, “the nation’s public parks and recreation are leaders in improving the overall health and wellness of the nation. They are essential partners in combating some of the most complicated challenges our country faces — poor nutrition, hunger, obesity, and physical inactivity,” (National Recreation and Park Association “Role of Parks and Recreation on Health and Wellness” - NRPA.org). Parks and recreation agencies effectively improve health outcomes, and thus, should be supported through national- and community-level funding and policies that enable them to continue to expand their efforts in making a positive change in the health and wellness of our nation.

The Town of Black Mountain provides public recreation to its citizens as a means of supporting a high quality of life. Studies have shown that quality of life is very important to residents and visitors. Extensive research also demonstrates the positive economic impact of recreation, parks, and tourism on local economies. Lively programs and events also have a major impact on community economic development and a sense of unity within a community. Black Mountain has the potential to attract new residents and businesses eager to experience the quality of life the area provides.

As the Covid-19 pandemic affected the population on a global basis, parks and recreation services and amenities have become a critical outlet for many people. It has provided for the necessary physical, mental, and social well-being for individuals. This



**Radio controlled sailboats
on Lake Tomahawk.**

trend has been a positive influence for communities as a whole; however, the negative impact on a parks and recreation system is the increased need for maintenance due to high usage. Providing quality services and programs will continue to aid the community as we adapt to the changes that have affected our world.

The purpose of this Comprehensive Parks and Recreation Master Plan is to ensure that Black Mountain’s recreation programs and facilities will continue to meet residents’ and visitors’ needs over the next ten years. This plan is designed to evaluate the existing and future park and recreation needs to make recommendations for new facilities, programs, and improvements.

The Master Plan inventories the Town's current recreation resources and seeks to guide the administration's efforts in taking advantage of available opportunities. The plan also identifies the Town's recent trends in recreation and helps predict and plan for future needs.

Influencing Factors

The Town of Black Mountain recognizes the importance of planning as a means of improving recreation opportunities for all its residents and visitors. As a result, the Town hired McGill Associates, PA (McGill) to assist with the creation of a ten-year Comprehensive Parks and Recreation Master Plan.

This Master Plan identifies existing recreation facilities and amenities owned by the Town of Black Mountain and then analyzes current and expected demographic information and public input to make recommendations to both improve existing parks and determine if future facilities and amenities should be developed to meet future growth in the population. The plan seeks to identify both needed improvements and desired changes based on data collected throughout the planning process.

An examination of natural features and landscape; man-made, historical, and cultural features; and demographic and economic factors was made to present an understanding of the region. The influencing factors section provides insight into the community and the unique conditions that inform the master planning process.

Natural Features and Landscape

The North Carolina mountains are considered one of the most stunning destinations in the country. The Town of Black Mountain, North Carolina hosts a vibrant population of residents and serves to host many tourists annually. A plethora of other activities and natural resources are available within town limits and the surrounding area providing both residents and visitors abundant access to streams for fishing, trails to hike and explore, and opportunities for nature observation.

Man-Made, Historical, and Cultural Features

Being located a short drive from the larger city of Asheville (approximately 15 miles), The Town of Black Mountain is a well crafted small mountain town. Walkability of downtown supports a number of dining and shopping opportunities. Arts and crafts draw visitors to area shops and seasonal events.



The mountains surrounding the Town of Black Mountain are a tourist destination for people all over the country.

Social and Economic Factors

The people that make up a community play an integral role in how to plan and prepare for the future of a sustainable parks and recreation system. The demographic profile of residents is a key factor in making specific and accurate recommendations. According to the United States Census, the 2020 population was 8,426 residents. The median age in 2020 was reported as 59.7. The estimated population in 2021 was 8,452 according to the United States Census 5-year American Community Survey.

Over the years, there has been an increase in the population of Black Mountain. This growth trend is likely to continue as more individuals are attracted to the mountain lifestyle and the opportunities that it provides. Based on the United States Census historic population counts over the 10 years between 2010 (7,848) to 2020 (8,426), the Town population increased approximately 7.4%. An anticipated growth of 6% over the next 10 years would lead to a population increase to approximately 8,932 residents (2032).

In addition to demographics, understanding population trends and projections is an integral part of planning for the future. The North Carolina Office of State Budget and Management office (NC OSBM) projects that by the year 2030, 1 in 5 North Carolinians will be 65 years old or older. This is a key consideration since the average age of residents in Black Mountain is 64 years old.

The median household income in 2020 according to DataUSA.com was \$55,975. DataUSA.com also states that the poverty rate in Black Mountain was 3.91%.

When planning recreation, it is important to consider the impact of vacationers, visitors, and temporary

residents visiting the community on a seasonal basis. Typically, the seasonal population has the greatest impact on services and resources from the end of May to the beginning of October. Typically, Black Mountain sees a massive seasonal population increase. It is estimated that the population will grow to 12,000–15,000 people in Black Mountain during the peak of tourist season.

Master Plan Process

The master planning process is one of transparency, community engagement, analytics, and data-driven recommendations. Town staff has provided valuable guidance to the project team in the development of the Master Plan, public survey, and plan recommendations.

The Town of Black Mountain's Comprehensive Recreation Master Plan 2022–2032 identifies the current Town-owned recreation facility inventory, acknowledges public input on existing parks and programs, and discusses recreation goals and limitations with department staff. In addition, state and national standards were used as benchmarks to guide and support the recommendations made for the Town recreation facilities. This Master Plan will be used as a guide for improving recreation opportunities for residents and visitors for the next



Nature is on display for residents and visitors

Inventory Assessment

An inventory of the 7 recreation facilities owned and operated by the Town of Black Mountain is provided in Section 4 Inventory Assessment. Also noted is the historic Black Mountain Golf Course (est. 1929) which is not managed by the recreation department. Each of these facilities provides both active and passive recreation opportunities for residents who live in the area and tourists who come to experience all that the Town of Black Mountain has to offer.

Surrounded by natural beauty, the Black Mountain has access to nearby federal (Pisgah National Forest) and state of North Carolina recreation resources (Mount Mitchell State Park and, Chimney Rock State Park). Other neighboring municipalities, such as Marion, Swannanoa, Old Fort, and Montreat, also serve the local population and area visitors with recreation programs and facilities.

Local schools provide some public access for athletic programming as well as facilities as determined by public-use agreements with Town. Both private and not-for-profit organizations, such as the Black Mountain Center for the Arts, Black Mountain YMCA, Ridgecrest Conference Center, Christmount Christian Assembly, Camp Dorothy Walls, AME Zion, and other retreat centers in proximity, also provide recreation programs and amenities to the population.



Nature is on display for residents and visitors

Needs Analysis

Needs analysis is based on a number of factors from department staff input, public survey findings, analysis of park locations relative to where residents live and are expected to be in the future, and observations made on facility site visits.

Solutions to improving recreation in The Town of Black Mountain include providing facilities and amenities that residents desire and need. This plan also considers where such facilities and amenities should be located. Existing recreation service areas indicate limited access to Town-owned parks.

Level of Service

Assessing and evaluating the level of service standard is another metric used to determine deficits or surpluses of parkland and amenities in a park system based on the population of the jurisdiction. The analysis begins by creating an inventory of existing facilities and amenities, looking at typical service standards, and evaluating recreation department staff input. A tailored level of service standard is then created that will reflect recreation needs through a ten-year planning scope.

Standards based on level of service are guidelines, not requirements, for use by communities in benchmarking the demand for recreation in their given geographic areas. To assure that the Town of Black Mountain Comprehensive Parks and Recreation Master Plan contains distinctiveness yet versatility, input was sought from its integral components: Town staff, Town council, and citizen representatives.

Based on park acreage standards, the Town of Black Mountain's recreation facilities appear to serve the majority of the population. Black Mountain currently provides seven parks and two special-use facilities. What is not factored into typical park acreage calculations is recreation provided by other recreation providers in the area.

Comparative Analysis

An important part of the planning process is performing a comparative analysis of recreation components managed by the Town with other communities that are similarly sized (population based) to Black Mountain. When comparing Black Mountain to other communities, the number of parks provided, amenities offered per capita, per capita spending, and staffing levels are studied.

This Master Plan also compares standards developed by the NRPA, an independent, nonprofit professional organization for parks and recreation departments nationwide. In 2021, the NRPA issued a performance review that provided insights and benchmarks from parks and recreation departments across the country. Information that was used for a comparative analysis for Black Mountain included residents per park, acres of parkland, outdoor park and recreation amenities with the median number of residents per amenity identified, and recreation department operating expenditures per capita. This data is one more way to see how Black Mountain is meeting the needs of the community.

10-Minute Walk Initiative

Another benchmark to assess the needs of the community is to look at walkable access. The NRPA, the Trust for Public Land, and the Urban Land Institute have joined together for a nationwide movement, the 10-Minute Walk, to help people have greater access to parks and green spaces while transforming communities. They have set a goal to provide safe, equitable access to 100% of people in United States cities by 2050. More information can be found at 10minutewalk.org. The Town should consider pledging their support to the 10-Minute Walk initiative.



The Trust for Public Land has created an online tool called ParkServe®. ParkServe® reports provide limited but useful data on how many residents (where data has been reported) are within a 10-minute walk of a public park. The total population was reported as having 8,426 residents and the population within a 10-minute walk to a public park was stated as 3,064 individuals or 36.4% of the population via 48.1 acres of town-operated public park space. While this information may serve to indicate only a limited number of residents live within a 10-minute walk of dedicated park space, it leaves out other important factors, such as proximity to other natural resources, including undeveloped open spaces, wildlife resources, state and national forests, and private recreation facilities.

Community Engagement

Section 6, Community Engagement, describes how resident input was an important factor in developing plan recommendations. Community input was solicited throughout the entire planning process as was information from local leaders and Town staff. Public meetings, the recreation survey, and focus group interview data were also used in the planning process. The contributions and materials received from community participants were essential for producing a Master Plan that will benefit the community for generations to come.

Local Leaders and Staff Input

Communication between McGill team members and Black Mountain staff was an ongoing occurrence. Overall, staff desired to continue to be able to provide safe, affordable, and appropriate recreation opportunities to residents and visitors alike. A staff stakeholder meeting and 2 separate meetings with pairs of elected officials was held (see Section 6, Community Engagement). Staff expressed a desire to be prepared to manage the anticipated population growth over the next ten years through expanding recreation programs and facilities. Staff expressed a strong desire to provide multi-generational recreation opportunities that enhance the quality of life for all users of the Black Mountain Parks and Recreation department.

Public Meetings

Seven public meetings were conducted during the planning process. Public meetings were drop-in events held on October 25th at the Lakeview Center, Cragmont Park, and Lake Tomahawk Park; November 5th at Veterans Park and the Community Garden; and on November 18th at Black Mountain Primary and Elementary school's pick-up line. These public outreach efforts provided the opportunity for a variety of information from approximately 270 participants of various ages and with a variety of interests. Garnering information from multiple generations provided invaluable insight into the needs of the users in different stages of life.

Community Survey

A survey was also created as a tool to gather information from the general public concerning the existing and future needs of the park system. A project marketing card was developed to encourage awareness of the project and provide both a web address to the community survey as well as a QR code that interested individuals could use with mobile devices to reach the online survey and provide their input.

The Town had 842 household surveys accessed and received a total of 842 completed household surveys, representing 1,393 individuals for the recreation master planning data collection effort. These results included both the paper survey handouts and the online survey results. The survey

Community Survey

842

Number of households that took the survey

1,393

Number of individuals represented

16.5%

Black Mountain population

8,426

Black Mountain population

Top 10 Desired Facilities / Amenities *(Based on Community Meeting Discussions and Exercises)*

- **Multi-sport complex**
- **Pickleball courts**
- **Natural surface trails**
- **Gymnasium**
- **Bicycle pump track**
- **Park restroom facilities**
- **Community center**
- **Tennis courts**
- **Paved multipurpose trails**
- **Multipurpose athletic fields**

Top 10 Most Desired New Recreation Amenities *(in order of most desired)*

- 1 Multi-sport Complex**
- 2 Pickleball Courts**
- 3 Natural Surface Trails**
- 4 Gymnasium**
- 5 Multipurpose Athletic Fields**
- 6 Bicycle Pump Track**
- 7 Restroom Facilities**
- 8 Community Center**
- 9 Tennis Courts**
- 10 Paved Multipurpose Trails**

data collected represented approximately 16.5% of Black Mountain's total population of 8,426 and was a demonstrative cross section of Black Mountain in terms of age, household size, and geographic distribution.

The surveys were designed to elicit answers on resident's needs and desires for recreation opportunities. It included a section where respondents rated their use of existing facilities both within the town limits and outside the limits. The survey instructed respondents to rank the programs and facilities in order of importance to their household and to list the facilities they would like to see added to the park and recreation system.

Overall, survey participants felt the recreation resources provided by Black Mountain were good to fair but suggested improvements, including (in order of mention): Maintenance at all parks, sport fields and courts need updates, need for programs

and activities for both young and old (multi-generational), need for gymnasium and fitness facility, and need for more trails and greenways.

The complete report of survey responses can be found in Appendix C.

Focus Group Interviews

As explained in Section 6, Community Engagement, 5 focus group meetings were held with a total of 63 participants. The focus group meetings occurred on October 26th and November 7th and lasted approximately 1-hour each. Some meetings were in person and others held virtually via Microsoft Teams. An open-ended discussion was facilitated by McGill team members. Topics of discussion ranged from desires and concerns regarding recreation in the Town, trending activities, potential land for system expansion, dealing with population increases, programming, etc.

Parks And Recreation Recommendations

The Master Plan emphasizes practical and more desirable improvements to the existing recreation system, including parks and recreation facilities. It is not designed to be exclusive but rather to enhance recreation opportunities in the community. The plan focuses on providing the Town of Black Mountain with an accurate, usable guide for decision making as the Town begins to implement changes, such as:

- Enhancing existing facilities currently owned by the Town of Black Mountain
- Exploring the possibilities for developing new facilities within the Town of Black Mountain
- Developing amenities that will promote walking, cycling, and water-based recreation
- Expanding programs to enhance the educational, social, and physical well-being of the community
- Updating policy and ordinances to meet community needs and desires
- Intergovernmental cooperation
- Partnership agreement
- Acceptance of fee simple land donation
- Contiguous property acquisition
- Signage for education and wayfinding
- Educational and stewardship programming
- Green building

General Recommendations and Best Practices

General recommendations are provided to guide the operations, administration, and growth of the Town of Black Mountain parks and recreation system. They provide advice on elements such as policy, safety, maintenance, and other general issues. These general recommendations are intended to inform future decision making. Many of these recommendations depend upon collaboration between Town departments and other recreation partners. They are not specific to any single facility or program initiative but are intended to guide the entire parks

and recreation system for both existing facilities and future development. General recommendations are based on professional experience and a review of national and state recreation best practices, including:

- Daily maintenance and design
- Facility security
- Technology access
- Facility marketing campaign
- Facility and program accessibility
- Walkable communities
- 10-Minute Walk movement
- Bicycle facilities
- Programs and classes
- Mitigation of asset obsolescence
- Greenways / multiuse trails
- Greenway funding

Action Implementation Plan

Section 8, Action Implementation, provides a recommended list of projects the Town should consider. Anticipated future recreation project costs are provided in the appendix to also aid in prioritizing the recommendations. These priorities and costs are based on planning level analysis and further considerations will need to take place as availability, funding, and desires come to fruition.



Evaluation of Staffing Needs

Analysis of existing recreation staffing levels are slightly below the average of typical agencies serving similar population sizes. The 2021 NRPA Agency Performance Review data provided in Section 5, Needs Analysis, indicates the median full-time staff equivalent (FTE) for parks and recreation departments across the country is 10.3 per 10,000 residents. As the parks and recreation system in Black Mountain grows to meet population changes,

so will the need for additional staff. Should the Town consider meeting the NRPA minimum FTE recommendations for the community, then a minimum, 5.4 FTE would be necessary to match the lower quartile of agencies serving populations less than 20,000 (according to NRPA benchmarking data). That being said, development of a new parks and recreation department is not required at this time, but the need for dedicated recreation staff should be reevaluated as the population grows over time.

Summary of Proposed Projects

Section 7, Parks and Recreation Recommendations, and Section 8, Action Implementation Plan, explain recommended projects the Town should consider for the 10-year planning period of this study and some projects beyond the next 10-year period. Below is a summary of the major recommendations.

2023 – 2027

Implement recommended improvements at existing recreation facilities as funding becomes available (see Section 7, Parks and Recreation Recommendations)

2028 – 2033

- Development of Hemphill Property
- Development of Town-owned Parcel 7619

Future

(beyond the 10-year scope of this plan)

- Development of Parcel 5013
- Proposed trail From North Fork Road to Lake Tomahawk Park
- Proposed community center



Funding Opportunities

Implementing the recommendations of this Comprehensive Master Plan will require a combination of funding sources that include local, state, federal, and private money are provided in Section 8, Action Implementation Plan. A listing of the most commonly used funds for park and greenway facility projects in North Carolina is provided to aid the Town in pursuing funding. The long-term success of this plan will almost certainly depend on the dedication of local revenue streams for park and greenway projects:

- Property / sales tax revenues
- General obligation bonds
- Grants
- Contributions
- Park foundations
- Partnerships
- Local gifts

The Town should be aggressive with applying for grants and other funding mechanisms to reduce Town expenditures for capital improvements in approaching the development of the park.

Plan Adoption

An opinion of probable costs for recommended recreation projects can be found in Appendix D. Recommended projects have been divided by facility and year with respect to the next 10-year period between 2023 and 2033. Recommended recreation capital projects beyond this period have been designated as future.

The overall cost in today's (2023) dollars for all recommended facility projects is \$34,320,500. This amount does not consider inflation and is merely intended to help Town prioritize recreation expenditures when developing a Town Capital Improvement Plan budget.

Containing inventory of existing resources, community input, analysis, and recommendations, this document is intended to inform elected officials and Town staff of the needs and desires of the community regarding Town-owned recreation. The Black Mountain Comprehensive Master Plan, once adopted, will serve as a resource to guide future decisions regarding recreational expenditures and future development.



Black Mountain's Lake Tomahawk Park is a popular destination for viewing beautiful surroundings.



Introduction

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The Black Mountain Parks and Recreation Department has had a prepared recreation facilities and programs Master Plan since 2017. However, changes have occurred since the plan's inception in terms of expanded development, increased population, and overall recreation trends. Black Mountain has had slow but steady population growth during the past decade. Statistics show that the area has grown 7.4% since 2010. As North Carolina continues to be one of the fastest growing states, Black Mountain will inevitably see continued growth as well. Anticipated growth will create more demand for public services, such as new sewer, water, schools, roads, and recreation opportunities. Demand for recreational opportunities will also continue to grow.

The Town of Black Mountain recognizes the importance of planning as a means of improving recreation opportunities for all its residents and visitors. As a result, the Town hired McGill to assist with the creation of a Ten-Year Comprehensive Parks and Recreation Master Plan.

The Town of Black Mountain's Comprehensive Recreation Master Plan 2022–2032 provides the framework for guiding the Town's board and staff. The framework for this Master Plan is based upon conducting an inventory of the existing park system, recording site observations, discussing needs from Town staff, and evaluating public comments made through community engagement. In addition, state and national benchmarks were used as a guide to support the recommendations made for the recreation facilities. The assessment of the existing park system identifies the immediate needs in the community and assists in predicting the possible needs for the future.

The continued development of Black Mountain and surrounding areas will prove the need to upgrade existing recreational facilities and expand where



Community library welcomes citizens and builds a sense of belonging.

possible. Expansion necessitates the acquisition of new Town-owned property. Seeking grant funding, such as through the North Carolina Parks and Recreation Trust Fund (PARTF), will help mitigate the costs of land acquisition and park development. Having a Master Plan will help to make the Town competitive as it seeks funding assistance for future recreation projects.

Another purpose of the Master plan is to analyze and recommend the addition or renovation of parks, programs, and recreational facilities. It also prioritizes certain projects, such as recommended park upgrades or possible expansion, by taking into consideration the identification of user population, input garnered from the community, and the evaluation of recreational standards. The plan is action oriented and will provide Black Mountain with a practical guide for the enhancement of its facilities and programs. It is intended to maintain the type of setting that fosters community spirit, activism, and bonding between local citizens.



Influencing Factors

Natural Features and Landscape

The Town of Black Mountain was founded in 1893. It was named for the Black Mountain range of mountains that border the Town to the north. For over 125 years, the natural setting and attractive geography has attracted new residents of this community. Black Mountain's friendly character and graceful setting have long lured botanists, hikers, travelers, and others seeking to commune with the great outdoors.

Social And Economic Factors

The Town of Black Mountain is located within the Township of Black Mountain and comprises approximately 62.7% of the township's population of 13,483 residents. The Town of Montreat also lies within the township and comprises an additional 901 (approximate from NC OSBM) residents. Black Mountain is the eastern most incorporated town in Buncombe County and is surrounded by Montreat to the North and Swannanoa to the West. Asheville, the county seat, is located 15 miles to the west. Black Mountain is approximately a 20 minute drive from the City of Asheville.

Buncombe County provides an outdoor pool within the Owen School District and two small community parks in Swannanoa. With only intermittent monetary support from Buncombe County through grants, the Town of Black Mountain is the main provider of recreational services for eastern Buncombe County and its 271,534 (2021—US Census Bureau) recorded residents.

Demographics

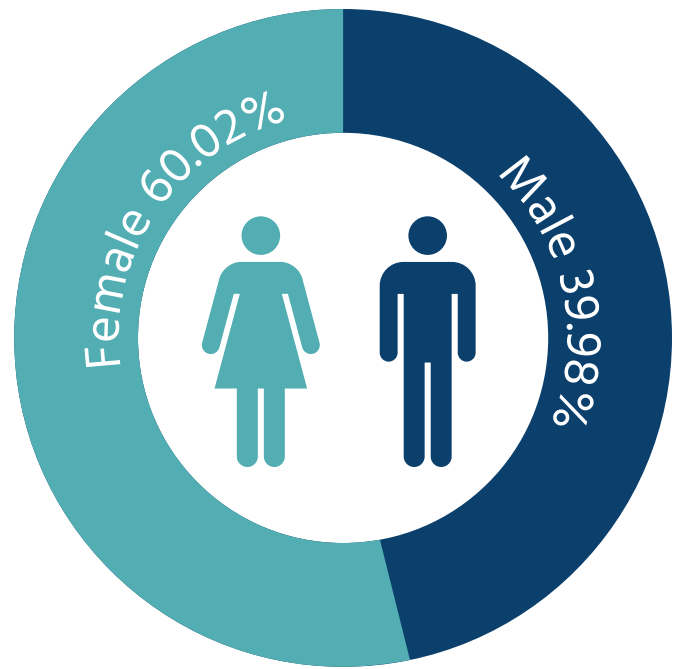
A review of the demographic information for the Town of Black Mountain has been evaluated to better understand the characteristics of the community. It also serves as a tool to identify future trends and projections that may influence recreation and park planning. As reflected by the United States Census Bureau, Black Mountain has a population of 8,452 permanent residents as of 2021 with a slightly higher percentage of females to males.

The minimum categories for data on race and ethnicity for federal statistics, program administrative reporting, and civil rights compliance reporting are defined as below:

- **American Indian:** This includes a person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
- **Asian:** This includes a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent (for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam).
- **Black or African American:** This includes a person having origins in any of the Black racial groups of Africa.
- **Hispanic or Latino:** This ethnic distinction is a subset of a race as defined by the federal government; this includes a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race.
- **Native Hawaiian or Other Pacific Islander:** This includes a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
- **White:** This includes a person having origins in any of the original peoples of Europe, the Middle East, or North Africa.

Over the years, there has been an increase in population — a trend that is likely to continue as more individuals are attracted to the western North Carolina mountains and the lifestyle and opportunities that it provides. Based on historic population growth between the 2010 and 2020 census data, Black Mountain grows at approximately 0.68% annually. Based on this assumption, the population is expected to be approximately 9,106 by 2032.

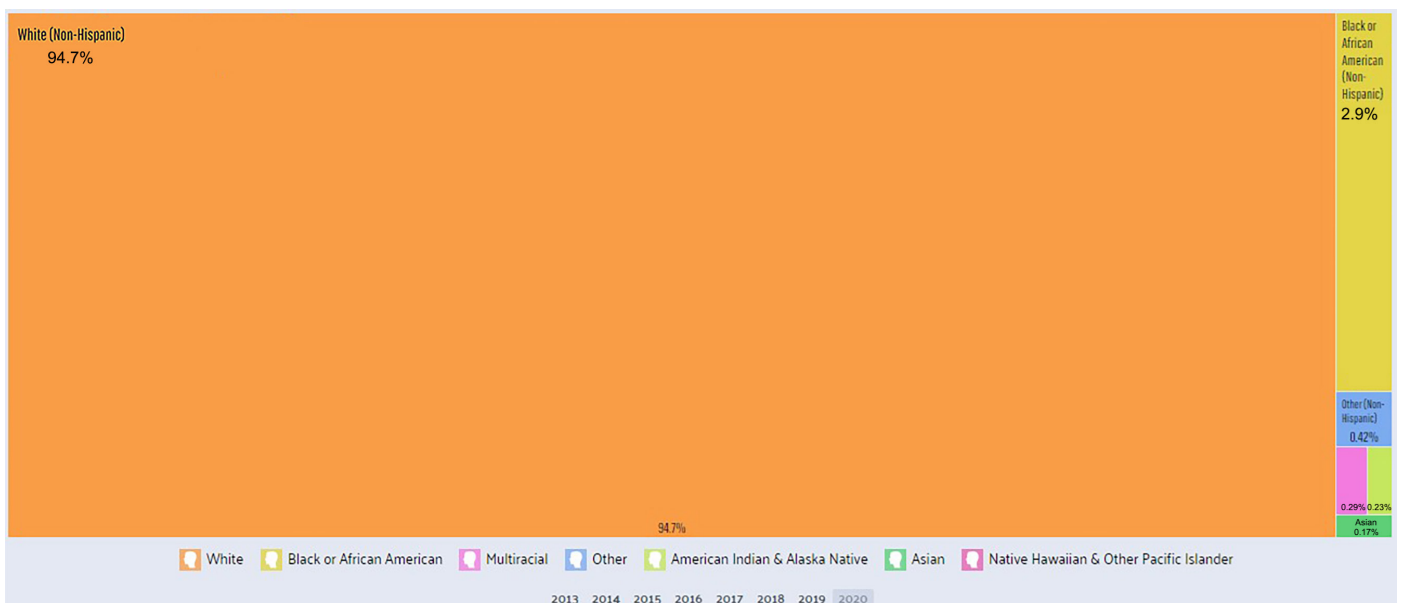
When planning recreation, it is important to consider the impact of vacationers, visitors, and temporary residents visiting the community on a seasonal basis. Typically, the seasonal population has the greatest impact on services and resources from the end of May to the beginning of November. Populations in mountain regions can vary throughout a given year. Determining how the seasonal population impacts the Town can be difficult due to the range of factors that must be considered in estimating the peak population. In addition, year-round population figures established by the North Carolina State Demographer and the United States Census Bureau does not account for the seasonal population. While the permanent residents of Black Mountain are the key members to plan for, it is also important to understand that the seasonal population plays a



Information obtained from US Census Bureau

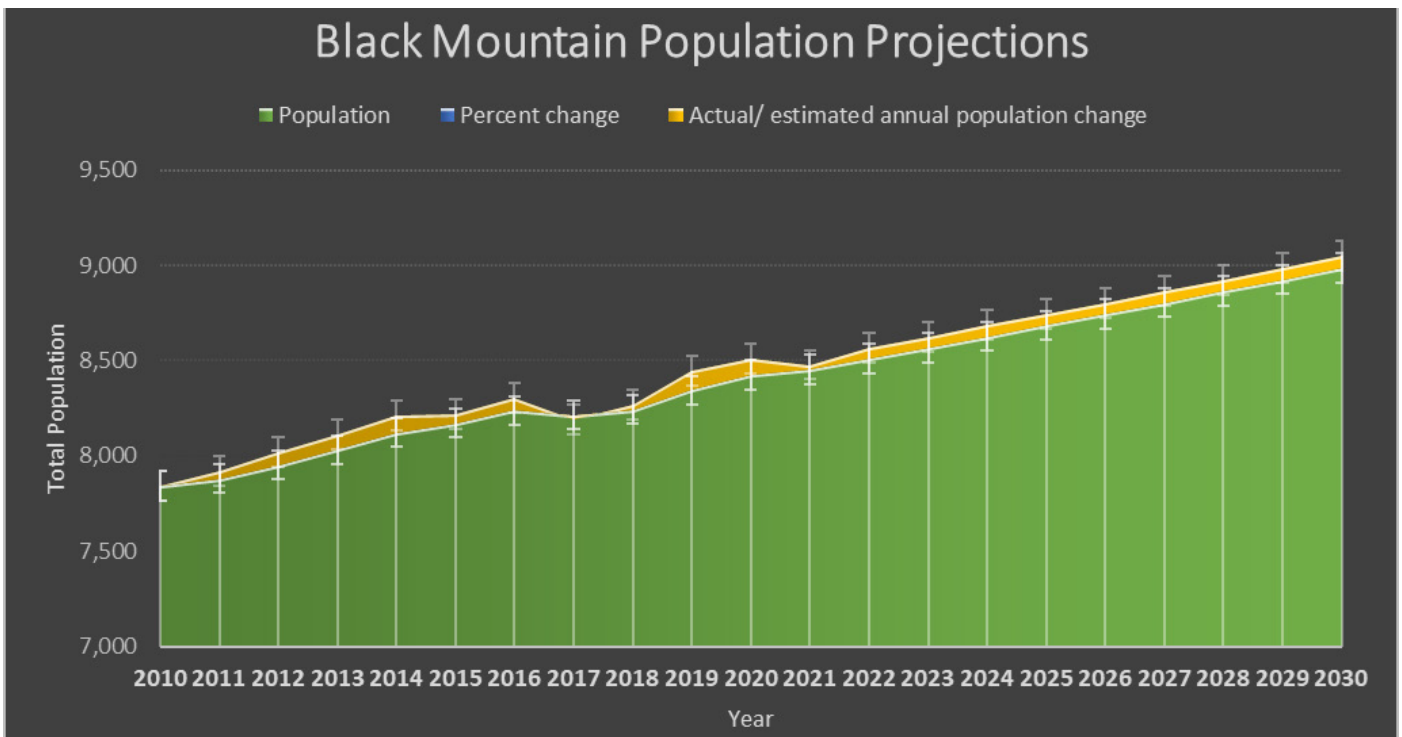
big role in how the park facilities are used and any necessary recommendations must account for this large group of people.

According to the North Carolina Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2020–2025, senior citizens comprise the fastest growing age group. The senior population is expected to have significant impacts throughout society because of income levels, population, and



Race	Number	Percent
White	8,004	94.7%
Black or African American	245	2.9%
White (Hispanic)	82	0.97%
Other (Non Hispanic)	36	0.42%
Multi-racial (Hispanic)	27	0.32%
Multi-racial (Non Hispanic)	25	0.29%
Native American (Non Hispanic)	19	0.23%
Asian (Non Hispanic)	14	0.17%
Total:	8,452	100%

Table 2.1: Information obtained from US Census Bureau



Data obtained from NC OSBM

unique needs. NC OSBM projects that by the year 2030, 1 in 5 North Carolinians will be 65 years old or older. This is of particular interest because the average age of residents in Black Mountain is 64 years old.

This growing segment of our society is a significant user of recreational programming and facilities. The parks, recreation, and cultural programs will have to increase the number and type of activities and facilities to effectively serve this population,

both now, and in the future. To meet the demands of residents and visitors, the Town will have to continually evaluate its recreation and ancillary facilities, as well as offer more types of recreational programs suitable for the population as it continues to change.

A review of demographic data relating to income levels and education was conducted to gain a better understanding of the community. Understanding these data points provides a window into the

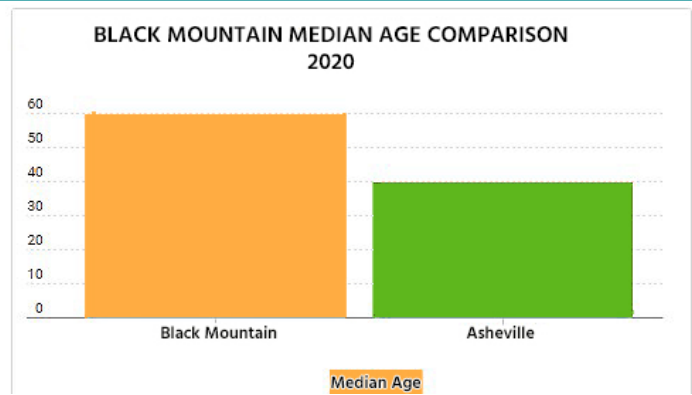
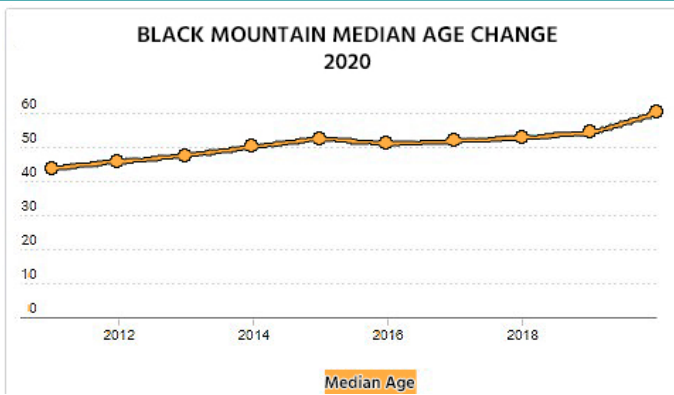


Table 2.1: Information obtained from US Census Bureau

recreational quality that residents may desire. Based on the United States Census Bureau, households in Black Mountain have a median annual income of \$68,333. Compared to the median income of \$56,086 in 2018, this is an annual growth rate of 2.1%. The following map provides an overview of the distribution of income throughout Black Mountain.

This growing segment of our society is a significant user of recreational programming and facilities. The parks, recreation, and cultural programs will have to increase the number and type of activities and facilities to effectively serve this population, both now, and in the future. To meet the demands of residents and visitors, the Town will have to continually evaluate its recreation and ancillary facilities, as well as offer more types of recreational programs suitable for the population as it continues to change.

A review of demographic data relating to income levels and education was conducted to gain a better understanding of the community. Understanding these data points provides a window into the recreational quality that residents may desire. Based on the United States Census Bureau, households in Black Mountain have a median annual income of \$57,265. Compared to the median income of \$56,086 in 2018, this is an annual growth rate of 2.1%. The following map provides an overview of the distribution of income throughout the Town.

Approximately 60.6% of the population in Black Mountain attained a bachelor's degree or higher. This is higher than the State of North Carolina's educational attainment of 33% of the population receiving a bachelor's degree or higher.

Striving to meet the needs of the future population is an important part of the Master Plan. Population projections can vary widely due to intervening factors, such as the strength of the economy, availability of jobs, and housing prices. Population projections identify potential challenges and needs that may confront the community in the future.

County population projections are provided by NC OSBM; however, municipal population projections are not. According to usafact.org, "Buncombe County's population increased 11 out of the 11 years between year 2010 and year 2021. Its largest annual population increase was 2.9% between 2019 and 2020. Between 2010 and 2021, the county grew by an average of 1.2% per year." The North Carolina State Demographer's population growth estimate for Buncombe County indicates that a population increase will mostly occur from migration into the county, while natural growth from births will have a minor change in the population change. It is also assumed that this trend of a majority in migration growth and minority in natural population growth will be the same for Black Mountain.

According to the NC OSBM, the permanent population of Buncombe County in 2020 was projected to be 269,797 people, whereas in 2030, the permanent population is expected to be 297,608 people. This is an increase of about 27,811 people or 10.3%. If the same percentage increase were applied to the 8,452 figure for Black Mountain, the estimated increase for 2031 would be 9,323.

Economic Development

Studies have shown that economies are impacted positively where recreation is promoted, active transportation tourism is fostered, and where investments for parks and recreation are made. The number of people who feel comfortable walking or riding bicycles is a measure of the quality of life in that area.

Parks

Research has substantiated the direct proportion between economic growth and the existence of parks and open space in communities and municipalities around the country. This growth includes increased property values in residential, urban, and industrial communities, as well as the increased revenue from tourists.

Trail Development

Multiuse trails are extremely popular amenities for vacationing bicyclists and pedestrians. Tourists and visitors to the area often return to communities that provide places which are safely removed from busy roads for walking and bicycling. Multiuse trails offer scenic recreation, which is suitable for a wide range of ages and abilities. Lodging that is located near popular trails helps to increase occupancy for the owner. For residents in these locales, investments in trails and greenways can increase property values and improve the overall livability of a community, as well as attracting, retaining, and expanding tourism and the associated revenues.

Investing dollars in multiuse trails yield substantial community wide returns. These returns are in the form of increased property values, business attraction, recreation revenue, and reduced water treatment and flooding costs. Not only are tourists attracted to these areas, but business leaders are selecting sites for the relocation and expansion of industries and corporations where the quality of life is high and recreation opportunities are abundant. Increasingly, corporations are recognizing the benefits of convenient fitness and recreation for their employees and are seeking these greenway amenities for potential locations.

Additionally, multiuse trails having vegetated buffers located adjacent to waterways act as filters to clean the water, trapping nonpoint source pollutants. These pollutants, including sediment, pesticides, fertilizers, oil, gas, and other chemicals, are transported into streams, rivers, and / or lakes by stormwater when rain or snow events occur.

The ongoing construction of bicycle and pedestrian facilities is proving to be a wise economic investment for the communities through which they pass. According to research by the Rails to Trails Conservancy, there are vast amounts of people who are using rail trails. It is easy to understand how communities can profit economically by meeting the needs of trail users. Entrepreneurs who invest in restaurants, convenience stores, bicycle and other merchandise shops, campgrounds, and alternate lodging attribute the location of a nearby trail to at least a portion of their success. Realtors and homebuyers alike are recognizing the benefits of properties located near trails. Both locally and nationally, the construction of trails has proven to be a cost-effective use of public funds. Multiuse trails allow more visitors and residents to replace automobile trips with non-motorized trips, thereby moving the citizenry closer to achieving public health objectives, including increased opportunities for physical exercise.



Biking is a popular pastime in the area as a means of transportation and exploration. The small and relative closeness of popular destination points makes biking an ideal method to explore Black Mountain and all that it has to offer. The Fonta-Flora Trail, a 100-mile bike route authorized in 2015, was designed to connect the City of Morganton in Burke County to Asheville in Buncombe County via a walkable / bikeable trail. As part of this trail route is a loop around Lake James (Burke / McDowell Counties). The trail will traverse Lake James State Park, part of Pisgah National Forest and Fonta Flora County Park in Burke County. It will also connect to the Overmountain Victory State Trail and the Mountains-to-Sea State Trail. When complete, it will be approximately 100 miles long. Making an effort to connect destinations and paths within the Town of Black Mountain with the Fonta-Flora Trail will inevitably create an opportunity to enhance the recreational opportunities available to town residents and support economic development via enhanced tourism.

Revitalization of Businesses

In recent years, there has been a trend to revitalize inner-town and urban areas to improve their quality of service. The success of this revitalization has included the addition of parks and recreational activity in town areas. Generally speaking, people do not want to live or work in an environment where they have no refuge from town buildings without having any place to go for a stroll, walk the dog, or just enjoy the outdoors. In studies of town revitalizations, the top recommendations include the dramatic expansion of parks and open spaces.

Tourism

A park often becomes the signature attraction for a community, and it is often used as a marketing tool to attract residents, tourists, conventions, and businesses. Parks often shape the identity of the area and give residents a sense of pride.

Organized events held in public parks, such as art festivals, athletic events, food festivals, concerts,

and plays, often bring substantial positive economic impacts to their communities by filling hotel rooms and restaurants and bringing customers to other local business enterprises.

Increased Property Value

The real estate market consistently demonstrates that residents throughout the country are willing to invest larger amounts of money in properties that are located close to parks and open space areas than they would for homes that do not offer these types of amenities. The higher values of these homes produce higher property taxes in the affected area. In some instances, additional property taxes are

sufficient to recoup the annual debt charges on bonds, which were originally used to finance park acquisition and development.

Studies have shown that property values typically increase when parks or outdoor programs, such as outdoor festivals, movies, and restaurants, are in the immediate locale. Studies indicate that commercial asking rents near park property exceed rents in surrounding submarkets.





Master Plan Process

Overview

The degree of need for parks, recreation, and open space is most directly influenced by the expectations of Black Mountain residents and visitors relating strictly to the quality of life to which they aspire. This plan addresses, as its first priority, the parks and recreation facility needs envisioned by the residents and visitors of Town.

Black Mountain's Comprehensive Recreation Master Plan 2022–2032 provides the framework for guiding the Town's board and staff. This Master Plan is based upon conducting an inventory of the existing park system, recording site observations, discussing needs from Town staff, and evaluating public comments made through community input. In addition, state and national standards were used as benchmarks to guide and support the recommendations made for the Town recreation facilities.

Methodology

This Master Plan inventoried Black Mountain's existing Town-owned facilities and provided a listing of the recreation facilities available at local municipalities, Buncombe County, Buncombe County schools, state land, and other recreation facilities either within the immediate area or easily accessible by residents within the Town. This detailed inventory includes the amenities which are available within each park to create a better understanding of the existing recreation opportunities within the Town.

Community and staff input were used as the primary method in determining the adequate types and number of park facilities needed for Black Mountain. Insight from local leaders and Town staff, public meetings, a community survey,

and focus group interviews were used to gather ideas, share thoughts, stimulate conversations, and answer questions. The contributions and materials received from community participants was essential for producing a Master Plan that will benefit the community for generations to come.

Recreational trends were also evaluated and provide information needed to understand possible recreation needs for Black Mountain in the future. Surveys that were designed to determine the demand for outdoor recreation and facilities have been conducted on both the federal and state levels by private, nonprofit, and governmental agencies. This information is important as it sets a precedent for what popular activities may be expected by typical park users.

The top 5 most popular outdoor recreational activities nationwide based on the 2021 Outdoor Participation Trends Report generated by the Outdoor Foundation are:

Top 5 Most Popular Outdoor Recreational Activities Nationwide

- 1 Running, jogging, and trail running**
- 2 Hiking**
- 3 Freshwater, saltwater, and fly fishing**
- 4 Road biking, mountain biking, and BMX**
- 5 Car, backyard, backpacking, and RV camping**

Vision

Mission Statement

Black Mountain strives to provide the community a range of quality facilities and programs that will promote health and wellness, protect the natural environment, and bolster the economy so that it may enrich the quality of life for all citizens and visitors.

Goals

We strive to ensure that there are adequate parks and recreation opportunities for the community and visitors by maintaining and renovating existing Town-owned facilities, exploring possibilities for developing new facilities and programs, and seeking funding opportunities and partnerships.

Process

Discovery + Data Collection

Understanding the community requires looking at current demographics as well as identifying Town-owned recreation facilities and Town-led programs. Inventory and analysis of this information is used to improve the current parks and recreation system. Whom the Town is serving correlates directly to what improvements may be appropriate.

Assessment

The future of Black Mountain's parks and recreation system is determined by listening and understanding to what has worked in the past and what can be improved upon for the future. After discovering who the community is and what facilities and programs exist, the needs of Town residents and staff are considered. Through analysis of open conversations with residents, public survey input, staff input, and looking at typical standards, a picture of how to move forward with improvements and future expansion of Town recreation facilities and services develops.

Recommendations

Resident and staff input identified through the discovery phase and needs assessment are evaluated and analyzed to identify actions that will benefit the Town in the future. Recommendations for improvements are made based on community needs and desires as well as departmental and consulting team experience. These recommendations are presented and prioritized based on immediate needs (0–5 years), short-term needs (5–10 years), and long-term future needs (10 years and beyond).

Plan

Recommendations + Action Implementation Plan + Staff Commitment

The top 9 most popular outdoor activities in North Carolina based on the North Carolina Outdoor Recreation Plan for 2020-2025 (SCORP) produced by the Division of Parks and Recreation are:

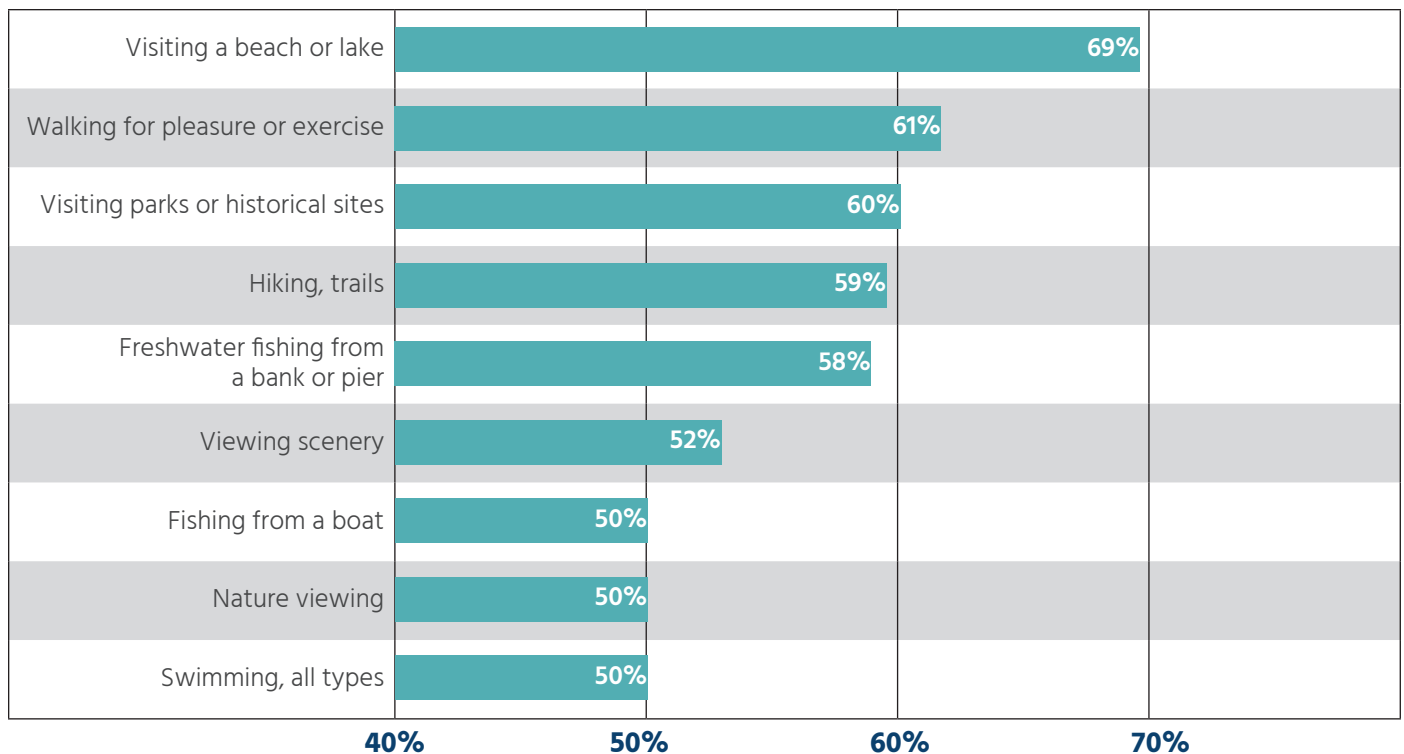
1. Visiting a beach or lake
2. Walking for pleasure or exercise
3. Visiting parks or historical sites
4. Hiking, trails
5. Freshwater fishing from a bank or pier
6. Viewing scenery
7. Fishing from a boat
8. Nature viewing
9. Swimming, all types

Black Mountain is a destination town that has historically attracted an older demographic that has typically sought more passive recreation activities. The Mountains as the major draw will likely remain the major recreational facility sought after and

visited by residents and visitors. However, looking at recreation trends can help prepare Black Mountain for changes that may arise as the population continues to grow.

Traditionally, more active-type programming has been provided by either Buncombe County Parks and Recreation or via retreat center-based and / private recreation facilities. While typical of other Mountains communities, current changes in demographics, state-wide and the large anticipated growth rates for Buncombe County, point to a need to prepare to meet changing expectations of new residents. Recreation trends may include; expanded pedestrian amenities, more dog-friendly parks, fitness and educational opportunities, and the development of other more traditional amenities, like youth-oriented facilities and leisure programs and classes.

Top 9 Most Popular Outdoor Activities in North Carolina





Inventory Assessment

Recreation is a necessary part of any community to provide places to play, opportunities to improve health and wellness as well as to conserve and protect natural resources. This section will look at the typical parks and recreation facilities that can be offered to a community. An inventory of all the facilities offered is also provided to fully understand the recreational opportunities that Black Mountain has access to. These recreational facilities are derived from many different sources, including the following:

Examples of parks inventoried:

- Publicly owned local, state, and national parks; trails; and open space
- School parks with a joint-use agreement with the local government
- Privately owned parks that are managed for full public use

Examples of parks not inventoried:

- Parks in gated communities
- Private golf courses
- Private cemeteries
- School parks / playgrounds without active joint-use agreements
- Zoos, museums, professional sports stadiums

Types of Parks and Recreation Facilities

A comprehensive park system is made up of a variety of park types ranging from small neighborhood playgrounds to larger parks with athletic fields, playgrounds, community centers, and open space. The type of park reflects the differing recreational preferences of diverse users. Park models are used as guidelines for fulfilling the future recreational needs of communities. Not all of these types of parks are the responsibility of the local government; several agencies (federal, state, county, and other local municipalities) play roles in providing recreational opportunities as well. To further understand the Town's role in providing recreation services to its citizens, it is necessary to understand the elements of a comprehensive park system.



Regional Parks

Regional parks are typically very large sites. Mount Mitchell State Park within Buncombe County serves as a regional park that provides recreational open space and historical and educational opportunities to its patrons. On these sites, the unique qualities that exemplify the natural features found there, such as diverse land formation, vegetation, and wildlife, are preserved. Most regional park facilities contain environmental centers, campsites, nature trails, observation decks, and picnic areas. In addition, open fields for non-structured activities, such as frisbee throwing or kite flying, are also generally found there.

Specific standards / criteria for developing regional parks are as follows:

Service Area

10 acres per 1,000 persons

Acreage / Population Ratio

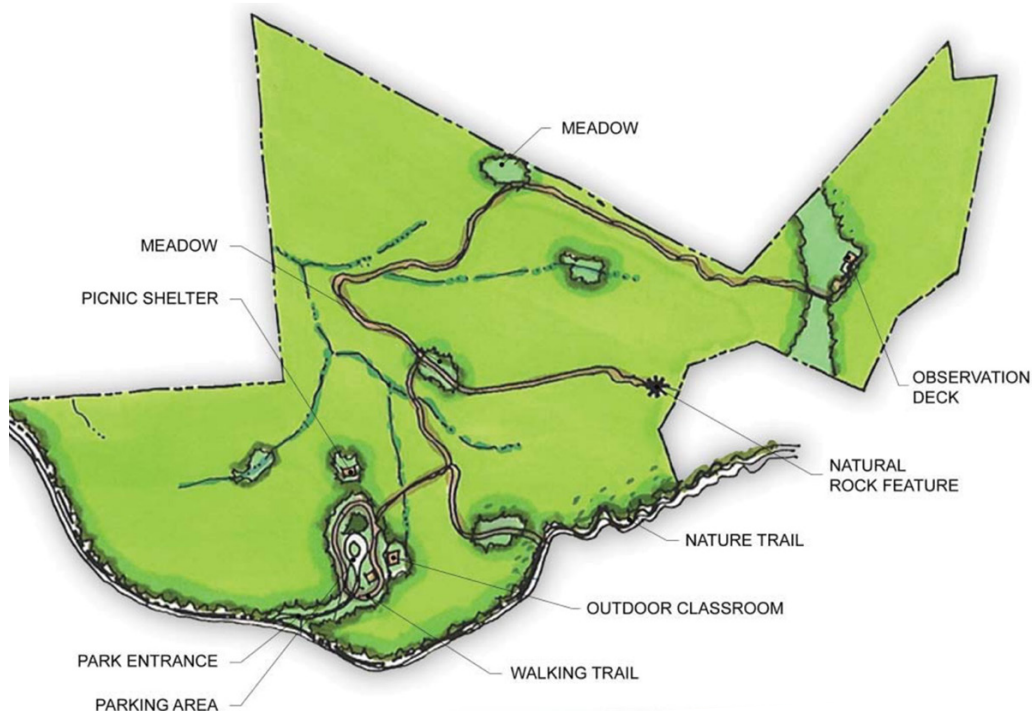
Region wide

Minimum Size

150–1,000 acres minimum with sufficient area to encompass the resources to be preserved and managed (10% of the site may be developed with facilities found in community parks.)

Typical Facilities

- Environmental center
- Caretaker's house
- Equestrian center
- Primitive camping
- Group camping
- Recreational vehicle camping
- Nature trails
- Observation deck
- Picnic shelters and grills
- Picnic tables with grills (not under shelter)
- Boating
- Parking
- Fishing piers / boat docks
- Restrooms / vending
- Swimming



Typical Regional Park (150 – 1000 Acres)

District Parks

District parks function as the major source of active recreation for several neighborhoods within a community. District parks are intensely developed, offering a multitude of facilities in order to serve their intended geographic user area. Activities are balanced between active and passive recreation. District parks are typically developed to accommodate athletic league sporting events and tournament competition. Passive recreation opportunities, such as walking for pleasure, wildlife observation, and picnicking, are found in the undisturbed areas, preferably within surrounding buffers. District parks present great opportunities for non-traditional types of recreation.

Sites for district parks should be relatively level to alleviate excessive grading for the active facilities. When possible, there should be an equal balance of wooded and cleared areas. If a natural water feature is present, the adjoining land should be developed primarily as passive recreation. Accessibility to neighborhoods should be an important consideration when choosing sites. The development of district parks is typically the responsibility of county or municipal agencies.

Specific standards / criteria for developing district parks are as follows:

Service Area

1 to 2 ½ mile radius

Acreage / Population Ratio

5 acres per 1,000 persons

Desirable Range

75–200 acres

Desirable Size

+100 acres

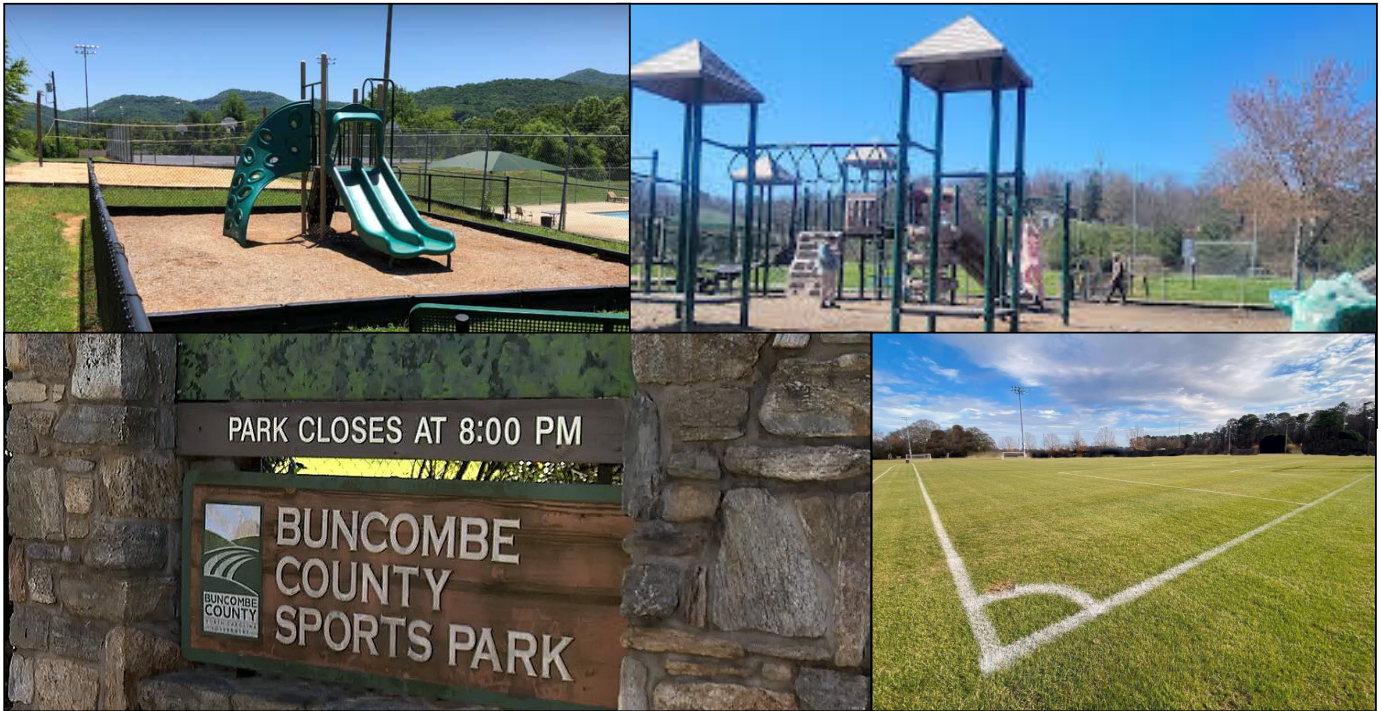
Typical Facilities

- Playgrounds
- Full- or half-size basketball courts
- Volleyball courts
- Baseball / softball / multipurpose field
- Soccer / football field
- Soccer practice field (movable goals)
- Nature trail
- Picnic tables with grill (with or without shelter)
- Restrooms / concessions
- Benches or bench swings
- Parking / service yard
- 50% of site remains undeveloped
- Tennis courts (lighted)

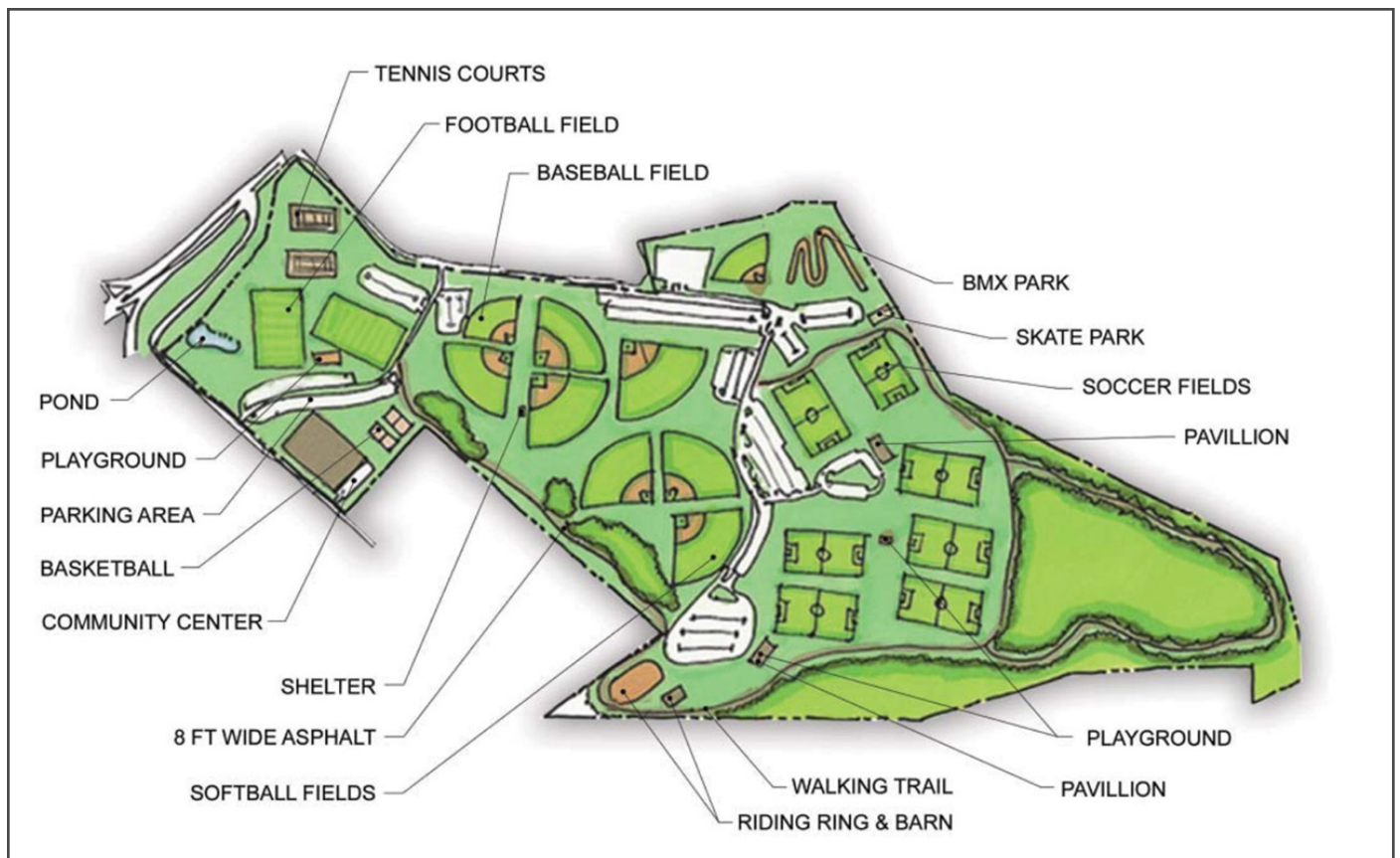
Alternate Facilities*

- Tennis center
- Amphitheater
- Observation decks
- Fishing piers / boating / boat dock
- Recreation center

* Alternate facilities may be added or substituted.



Buncombe County Sports Park is a good example of a district park in Buncombe County. This park offers the community access to a mix of active and passive recreation and entertainment.



Typical District Park

Community Parks

Community parks focus on meeting community based recreational needs as well as preserving unique landscapes and open spaces. Compared to district parks, community parks have a smaller range of recreation facilities. They may host athletic league sports events and provide passive recreation. Fifty percent of the community park property should be developed for only passive recreation, with these relatively undisturbed areas serving as buffers around the park and / or acting as buffers between active facilities.

Community park sites should have varying topography and vegetation. A number of different tree species should also be present in forested areas. Community parks should contain cleared areas for the purpose of locating active recreational facilities. At least one natural water feature (lake, river, or creek) is desirable in community parks. The land acquired for use as a community park should be contiguous in nature and strategically located in order to serve all users within the designated community. The development of community parks typically falls within the realm of municipal responsibilities.

Specific standards / criteria for developing community parks are as follows:

Service Area:

1 to 2-mile radius

Acreage / Population Ratio

2-5 acres per 1,000 persons

Desirable Range

15–50 acres

Desirable Size

25 acres

Typical Facilities

- Playgrounds
- Full-size or half-size basketball courts
- Swimming pool
- Tennis / volleyball courts
- Nature trails
- 50% of site to remain undeveloped
- Restrooms / concessions
- Soccer / multipurpose fields
- Baseball / softball fields
- Benches or bench swings
- Parking
- Picnic tables / shelter (with or without grills)

Alternate Facilities*

- Recreation center
- Natural water features
- Disc golf
- Amphitheater
- Observation decks

* Alternate facilities may be added or substituted.



Black Mountain operates Veterans Park, which is a good example of a community park.



Typical Neighborhood Park (15 – 50 Acres)

Neighborhood Parks

Neighborhood parks offer the public a convenient source of recreation while serving as the social focus point of neighborhoods. Usually located within walking distance of the area serviced, neighborhood parks provide both active and passive recreation opportunities that are of interest to all age groups. The smaller size of neighborhood parks, as compared to those previously mentioned, requires intense development with 50% of each site remaining undisturbed to serve as a buffer between the park and adjacent property owners.

Specific standards / criteria for developing neighborhood parks are as follows:

Service Area

$\frac{3}{4}$ - to 1-mile radius to serve walking

Acreage / Population Ratio

2 acres per 1,000 persons

Desirable Size

7–15 acres

Typical Facilities

- Softball or baseball field
- Multipurpose field
- Half-size basketball courts
- 50% of site to remain undeveloped
- Picnic shelter with grills
- Picnic tables with grills (not under shelter)
- Benches or bench swings
- Playground

Alternate Facilities*

- Nature trails
- Tennis / pickleball courts

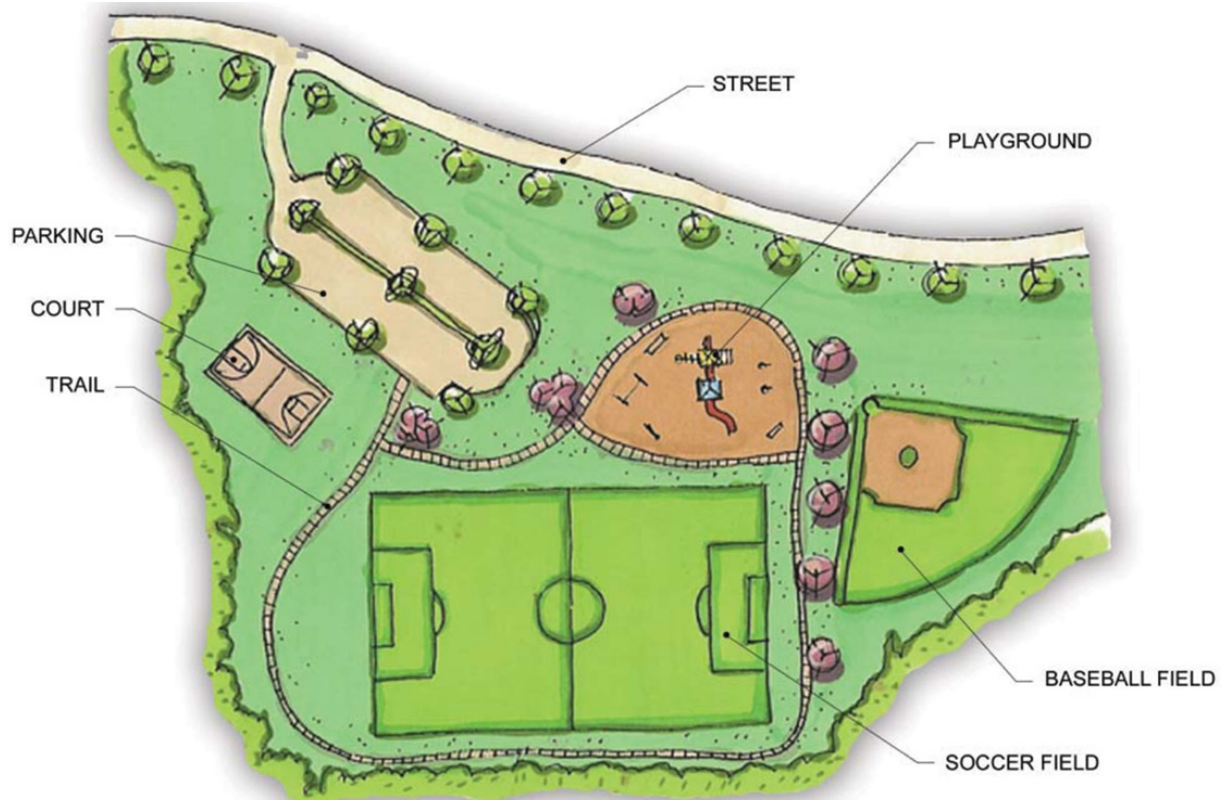
* Alternate facilities may be added or substituted.



Cragmont Park, located just south of Tomahawk Park and downstream of the Tomahawk Branch, is an example of a neighborhood park that offers a variety of active and passive recreational amenities for visitors to the park. It is within close walking distance to multiple residences.



Cragmont Park offers a walking path for all ages and fitness abilities to enjoy



Typical Neighborhood Park (7 - 15 Acres)

Mini Parks

Mini parks are small places typically located in urban areas or associated with residential or institutional developments. These facilities can serve to bring communities together with events, promote local history, or deliver beauty to both residents and visitors. The function of a mini park is to provide very limited, isolated, or unique recreational needs. They are typically located within walking distance of the area served.

Specific standards / criteria for developing mini parks are as follows:

Service Area

¼- to ½-mile radius to serve walking

Acreage / Population Ratio

½ acre per 1,000 persons

Desirable Size

±1 acre

Typical Facilities

- Half-size basketball courts
- Picnic tables with grills (not under shelter)
- Benches or bench swings
- Open play area playground

Alternate Facilities*

- Nature trails
- Tennis / pickleball courts

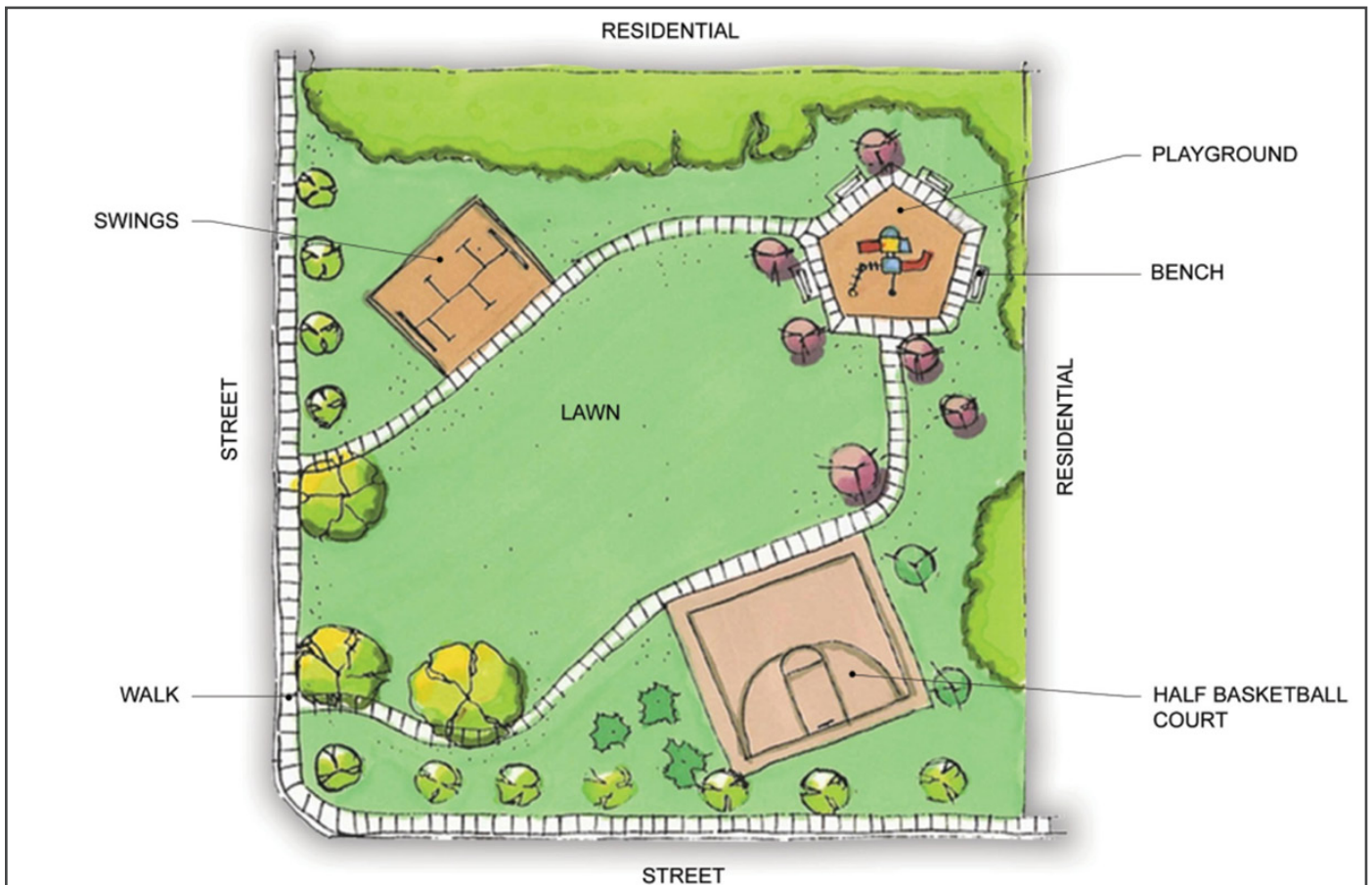
*Alternate facilities may be added or substituted.



Landscaping, seating, and opportunity for wildlife observation make this space an excellent example of a mini park.



Mini Parks maximize space and provide access to recreation near popular destinations. There are multiple opportunities for community building through programs and amenities. They tend to be near areas of more intense development.



Typical Mini Park

Linear Parks and Greenways

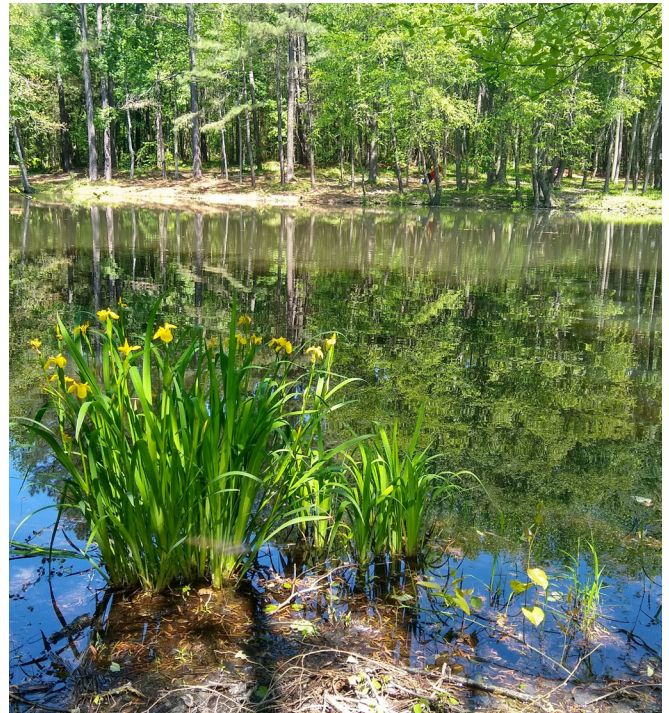
Linear Parks and Greenways are areas developed for a variety of modes of recreational travel, such as hiking, biking, and driving. Linear parks are developed for several reasons:

- To connect existing recreational facilities
- To facilitate public rights-of-way
- To connect destination points
- For scenic views and leisure touring

The length and size of linear parks vary considerably, depending on their intended use, terrain of the parkland, and the distance between entities to be connected, such as parks, schools, cultural / historical resources, residential areas, and businesses. Often these linear parks are developed within a large land area designated for protection and management of the natural environment, with recreation opportunities as a secondary objective.

Unique or Special-Use Facilities

Unique or special-use facilities are park types that exist for the sole purpose of enhancing or utilizing a special man-made or natural feature. They can include civic spaces, parkways, historical sites, sites of archaeological significance, swimming pools, conservation easements, floodplains, etc. Minimum standards relating to acreage or population have not been established by the park and recreation industry for this category of park. A size that is sufficient to protect and interpret the resource, while providing optimum use, is considered desirable. Black Mountain provides a community pool for the citizens and visitors that is a special-use facility.





Public open space just south of I-40 between Veterans Park and the Dr. John Wilson Community Garden supports the Black Mountain Disc Golf Course, trails, and opportunities for other nonprogrammed activities.

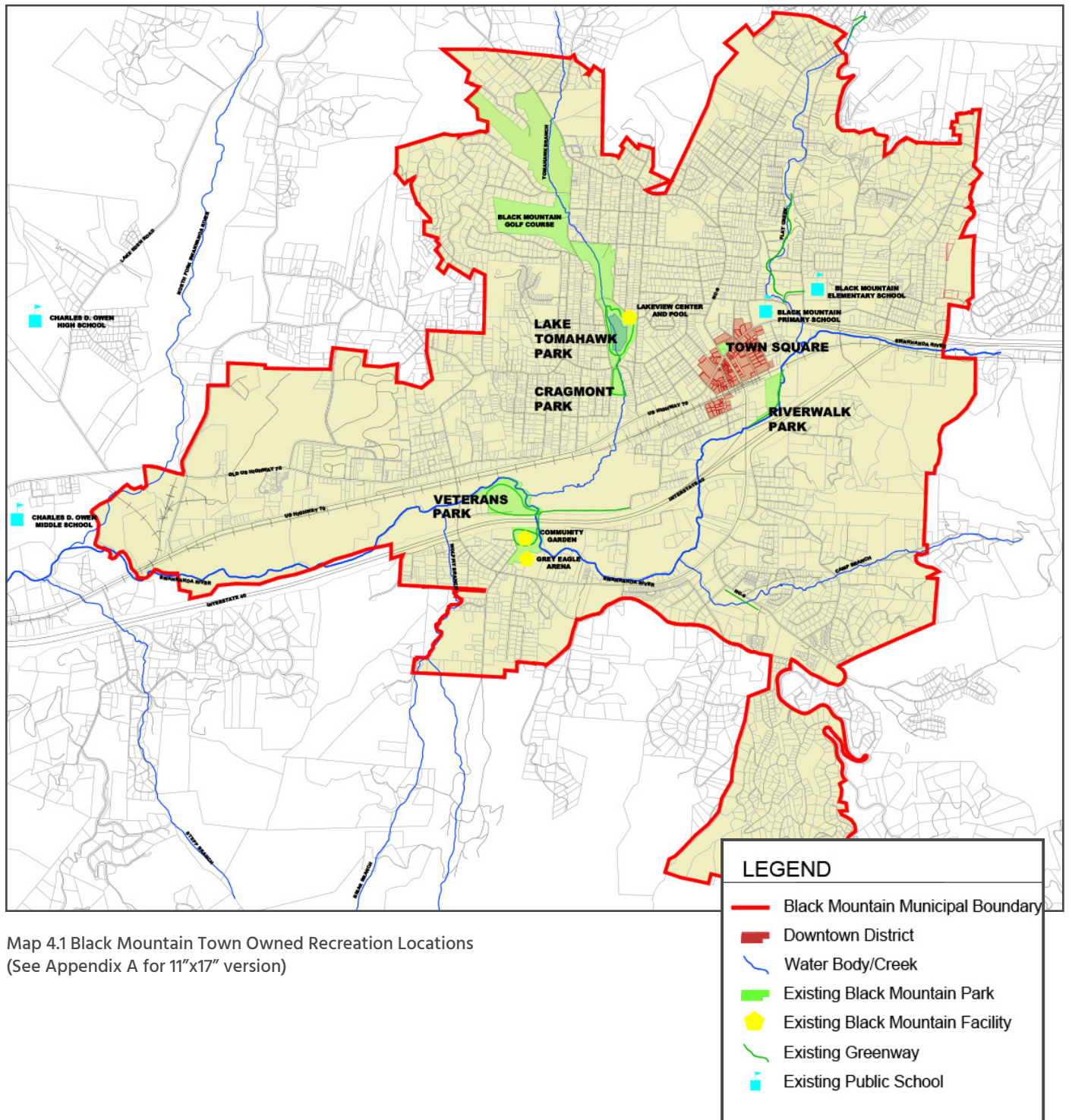
Public Open Space

While it is realistic and appropriate to adopt population-based standards for parkland and facilities, it is not realistic to establish open space standards. The more reasonable method of establishing appropriate standards for open space is to determine the criteria necessary for the protection of significant natural areas contained therein.

Public open space is defined as any land acquired for the purpose of keeping it in a primarily undeveloped state. The functions of open space include:

- Preservation of drainage areas for water supplies (watersheds)
- Protection of areas which are particularly well suited for growing crops (farmland preservation)
- Protection of communities to prevent urban sprawl (greenbelts)
- Protection of wildlife habitat (sanctuaries)
- Protection of approach and take-off areas near airports (clear zones)
- Protection of undevelopable land (landfills)
- Protection of areas aesthetically pleasing for a corridor (viewsheds)

While these areas are some of the more common open spaces, many others exist. Black Mountain has access to state and county recreational areas that provide visitors access to open space at Chimney Rock State Park, and Mount Michell State Park. Bird Island (state) and the Carl Bazemore Bird Walk (Town-owned) offer natural open space and wildlife observation opportunities.



Inventory Assessment



Cragmont Park

Neighborhood park | 5.14 acres (approx.)

105 Swannanoa Avenue

- 2 tennis / pickleball courts
- 2 basketball courts
- Open area
- Walking path (0.3 miles)
- Climbing apparatus



Lake Tomahawk Park

Community park | 15.52 acres (approx.)

401 Laurel Circle Drive

- Scenic lake with overlooks and seating
- Walking path (0.54 mile)
- Picnic shelter
- 2 tennis courts
- Croquet course
- 3 grill stations
- Lakeview Center for Active Aging w/rentable meeting space and kitchen
- Playground
- Restrooms



Riverwalk Park

Neighborhood park | 2 acres (approx.)

209 NC 9

- Shade structure
- Dog park
- Walking path (0.5 miles)



Town Square

Mini park | 1.31 acres (approx.)

106 Montreat Road

- Memorial garden, clock, and waterfall
- Covered picnic pavilion
- Restrooms
- Splash pad
- Walking path (0.1 miles)



Veterans Park

Community park | 30.02 acres (approx.)

10 Veterans Park Dr.

- Picnic shelter with restroom building
- Walking path (1 mile) and open fields
- Two 300-foot baseball / softball fields (lighted)
- 230'-foot baseball / softball field (lighted)
- T-ball field (lighted)
- 18 hole disc golf course
- Playground
- Fishing and wildlife observation on Swannanoa River



Grey Eagle Arena

Special-use facility | indoor recreation

15 White Pine Dr.

- Multipurpose indoor turf field
- 9,600 square feet



Dr. John Wilson Community Garden

Special-use facility | 1.75 acres (approx.)

99 White Pine Drive

- Pole barn
- Rentable garden plots
- Community composting bins
- Satellite garden plots at Black Mountain Library



Black Mountain Golf Course

6,215 yard par 71 course

17 Ross Drive

- Pro shop
- Practice green
- Green Tee Grille

User Experience and Social Determinants of Health

According to the United States Department of Health and Human Services, social determinants of health (SDOH) are the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks. The National Recreation and Parks Association claims that “Parks and green space improve air, water, and environmental conditions in communities. At the same time, parks and recreation promotes access to physical activity opportunities for people to move more and provide access to healthy foods through meal programs, farmers markets, and community gardens”. (NRPA.org, Keeping It Real: A Different Approach to Discussing the Social Determinants of Health, 11.26.19—Colman)

A strategy for combating physical inactivity, obesity, and other health conditions, begins with understanding how parks spaces and human-nature relationships impact health and well-being. Auditing park facilities for physical environmental conditions allows for an examination of the existing built environment with regard to their influence on health and user experience. As part of the inventory phase of this planning study, both the physical and perceived user experiences at each Black Mountain park facility was analyzed through the lens of social determinants of health.

Generally, each of Black Mountain’s existing recreational facilities were assessed for their physical condition, relevance in meeting existing recreation demands and needs, and potential for improvement or expansion. A summary of existing facility assessment is described below. The findings as ascertained from site visits and community input and consider amenity types and their condition, accessibility for all users, reported resident usage, and rankings of the parks as provided in the community survey responses.

Cragmont Park

This facility provides tennis, pickleball, and basketball courts, strength training climbing apparatus, walking path, and a multi-use field. Survey participants rated the park in fair to poor condition. The facility needs parking area improvements, restrooms, and the tennis and basketball courts need repaving and restriping, as well as general maintenance updates to the tennis court nets and basketball backboards / nets. The path is in good condition but the path edging may pose a tripping hazard. The multipurpose field is small for most athletic uses but has potential for nonprogrammed activities. An adjacent parcel is part of the overall facility and offers opportunity for expansion. This park is limited by LWCF regulations.

Lake Tomahawk Park

This facility provides scenic views of the lake, with walking path, picnic shelter, gazebo, tennis courts, a unique croquet court, horseshoes, community pool, senior center, and other support components. Survey participants rated this park in good to fair condition. However, the facility needs additional parking, the restrooms need updating, the senior center building needs upgrade / renovation, the lake needs to be dredged, and the walking path needs paving to mitigate frequent maintenance. The large picnic shelter is in good condition as is the pedestrian bridge immediately to the west of the pavilion.

Riverwalk Park

Survey participants rated this facility as being in fair to good condition. Located behind a former grocery store that is still not in business, this park provides a quiet yet remote setting for the dog park and walking path. The visibility into and out of the park is limited. The short walking path and dog play area are not connected to other trails or nearby destinations. Public perception is largely that this facility is isolated and security is questionable. Patrons with dogs did express thankfulness for the opportunity for off leash use but expressed reservations about the perceived safety of the park. This facility needs security cameras as well as removal of some vegetation to improve visibility, and for better connectivity to the surrounding area.

Town Square

This well cared for mini park offers an aesthetically pleasing environment and gateway element into downtown. While scheduled programming is limited, visitors often walk the short path and admire the art installations or take advantage of the shade provided by the shelter and benches for rest. This facility should be set up as a visitor information resource for pedestrians via a kiosk with maps, events schedule, and other important information.

Veterans Park

With a history of active recreation and a location offering good views of local flora and fauna, this facility is appreciated and well worn. Recent upgrades, such as a restroom building and accessibility enhancements, have made this park more accessible and easier to use. However, continued accessibility improvements, grading and drainage improvements for the ball fields, parking area improvements, and a renovated press box / concession building are still needed. Most survey participants rated this facility as good to fair.

Currently, the Oaks Trail connects the park to the sidewalks leading to downtown. Currently, the Oaks Trail connects the park to the sidewalks leading to downtown.

Dr. John Wilson Community Garden

This facility was rated as being in good to excellent condition by survey participants despite being largely run by volunteers from the community with limited resources. Located between the Grey Eagle Arena and Veterans Park, the community garden has fair connectivity but needs path improvements to the parking area located near Grey Eagle Arena. The existing barn is in great need of improvements and space is limited to storage. Space for classes, expanded programs, and general management is needed. This facility serves as a nexus for paring recreation with community enrichment via social interaction between participants / volunteers in the garden and their partnership with the Bounty & Soul

Black Mountain Recreation Program Offerings

Recreation programs offered by the Town are an integral part of a parks and recreation system. Programs can be athletics, classes, summer camps, and special events that celebrate holidays or important community celebrations. Each of these elements can create a feeling of unity and pride within a community. Black Mountain partners with a variety of recreational and cultural programming entities, such as the Black Mountain Center for the Arts, Buncombe County Parks and Recreation, and other local organizations. Popular recreation programs include adult, youth, and outdoor programs as well as the Lakeview Center for the Active Aging.

Recent offerings, such as hiking, rock climbing, trail building and riverbank cleanups, have grown in popularity.

Other Public Recreation Facility Offerings

Public lands located within proximity to Black Mountain play an active role in providing recreation opportunities to residents and visitors within the Town. These public spaces are made available through multiple public land managers, such as local municipalities, Buncombe County, and the State of North Carolina. These public lands offered by local municipalities, county, State of North Carolina, and federal lands provide a wide variety of recreational opportunities for residents and visitors to Black Mountain.

Other Local Municipal Recreation Facilities

Montreat and Swannanoa are within proximity, and both offer access to a number of recreation amenities such as an extensive trail system, local parks, picnic areas, and camping. Some of the popular facilities are listed below.

Montreat

Nancy Holland Sibley Memorial Garden

14-120 Assembly Drive, Black Mountain, NC 28711

- Contemplation and prayer space

Robert Lake Park (Owned by Montreat Conference Center)

- Playground
- Picnic area
- Gazebo
- Trails

Lake Susan (Owned by Montreat Conference Center)

- Benches
- Public Fishing (by permit)

Montreat Green Spaces (Welch Field, Moore Center Field, Dowd Green, and Anderson Lawn are publicly available for reservation by the Montreat Conference Center)

- Non-programmed open space

Nature Center

301 Lookout Road, Montreat, NC 28757

- Picnic Area
- Nature education and trail hikes

Old Fort

Davidson's Fort Historic Park

140 Lackey Town Road, Old Fort, NC 28762

- Historical Education (special events, colonial life exhibitions)

Old Fort Picnic Area (U.S. Forest Service)

2415 State Road 1400, Old Fort, NC 28762

- Picnic area
- Walking/hiking trail access
- Restrooms

Old Fort Train Depot

Corner of Catawba Avenue and Main Street

- Full Kitchen, restrooms, event space for rent

Swannanoa

Grovemont Park, aka Grovemont Square (proximity to Swannanoa Library)

251 Stonewall Avenue, Swannanoa, NC 28778

- Special events area / multipurpose field
- Walking path (0.10 miles)
- Outdoor classroom
- Picnic tables
- Fitness stations
- Benches
- Playground with swing set

Fox Creek Park

111 Ivanhoe Drive, Swannanoa, NC 28778

- Nature education and habitat restoration area
- Walking path

Buncombe County Parks

County Parks also play an important role in serving residents of the local community.

Charles D. Owen Park (29 acres, proximity to Swannanoa)

- Walking and fitness trails (1+ miles)
- 2 fishing ponds
- 3 baseball / softball fields
- 2 basketball courts
- Playground
- Covered picnic shelters

Buncombe County Sports Park (50-130 acres)

- Soccer fields
- Picnic area
- Disc golf
- Walking trails
- Bocce courts
- Sand volleyball
- Playground
- Community garden
- Covered shelters
- Fitness stations
- Dog park
- Restrooms

Lake Julian Park (300 acres)

- Fishing and water access (includes boat rentals)
- Picnic area
- Disc golf
- Game courts
- Playground
- Special event venue

Hominy Valley (25.52 acres)

- 5 baseball / softball fields
- Outdoor pool
- Playground
- 2 basketball courts
- Picnic area with grills

Collier Cove Nature Preserve (29 acres)

- 2 miles of trails
- Picnic area
- Play meadow
- Natural amphitheater

River Parks (Alexander, Bent Creek, Corcoran Paige, Glen Bridge, Hominy Creek, Ledges Whitewater, and Walnut Island)

Typical amenities include:

- River access
- Grills
- Picnic tables
- Walking trails
- Parking



State and Federal Recreation Opportunities

The State of North Carolina manages Mount Mitchell and Chimney Rock State Parks which are within proximity of Black Mountain. Vast federal public land is available for recreation at Pisgah National Forest. The State of North Carolina manages more than 250,000 acres through the state and through a variety of state agencies. This public land is made available to provide recreational opportunities as well as protect and conserve the natural heritage of North Carolina. These sites also provide the public with a variety of historical and educational opportunities that offers a wealth of knowledge.

The Town of Black Mountain is at the epicenter of some of the best recreation opportunities North Carolina has to offer. From parks and game lands to public forest and trails, some of the more popular destinations available to residents are listed below.:

Mount Mitchell State Park (4,789 acres in Yancey County, 42 miles from Black Mountain)

2388 NC-128, Burnsville, NC 28714

- Visitors center
- History education signage / exhibit
- Observation tower
- Trails
- Camping
- Overlooks
- Climbing

Chimney Rock State Park (8,014 acres, Rutherford County, 23 miles from Black Mountain)

431 Main Street, Chimney Rock, NC 28720

- Visitors center and overlook w/ elevator
- History education signage / exhibits
- Culture / music performances
- Climbing
- Trails

Blue Ridge Parkway, National Park Service (35 miles from Black Mountain)

- Scenic roadway with overlooks, museums, trails, parks, and camping opportunities



Private Recreation Facility Offerings

Private recreation providers, nonprofit organizations, and developers provide limited, alternate resources and opportunities that supplement the Town's recreation opportunities. While it is not feasible to provide an exhaustive list of the private recreation facilities throughout the Town of Black Mountain, it is important to understand the types of recreational facilities that are offered. These facilities can be offered for many reasons, including health and wellness, group classes, social gatherings, and children and youth programming. The types of organizations and businesses that provide these opportunities can include private fitness facilities, athletic clubs, recreational guide companies, recreational equipment rental businesses, neighborhood associations, and local nonprofit organizations. Some of the facilities available are as follows:

- Black Mountain Center for the Arts
- Black Mountain Escape
- White Horse Black Mountain
- Black Mountain Eco Retreat
- Ridgecrest Conference Center
- Christmount Christian Assembly
- YMCA Blue Ridge Assembly
- United Research Lodge
- Cragmont Assembly
- Camp Dorothy Wall AME Zion Conference Center
- Billy Graham Training Center at The Cove
- Montreat Conference Center
- Black Mountain Adventure Zone
- Asheville East KOA
- Lake Eden Events & Lodging
- Blue Ridge Retreat
- Black Mountain Hilltop Retreat
- Hidden Vista Lodge
- Getting Still Yoga





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Mount Mitchell State Park, located 12 miles as the crow flies or approximately a 40-minute drive from Black Mountain, is a regional park that provides recreational opportunities to residents and draws tourists to the area that benefit the local region economically.



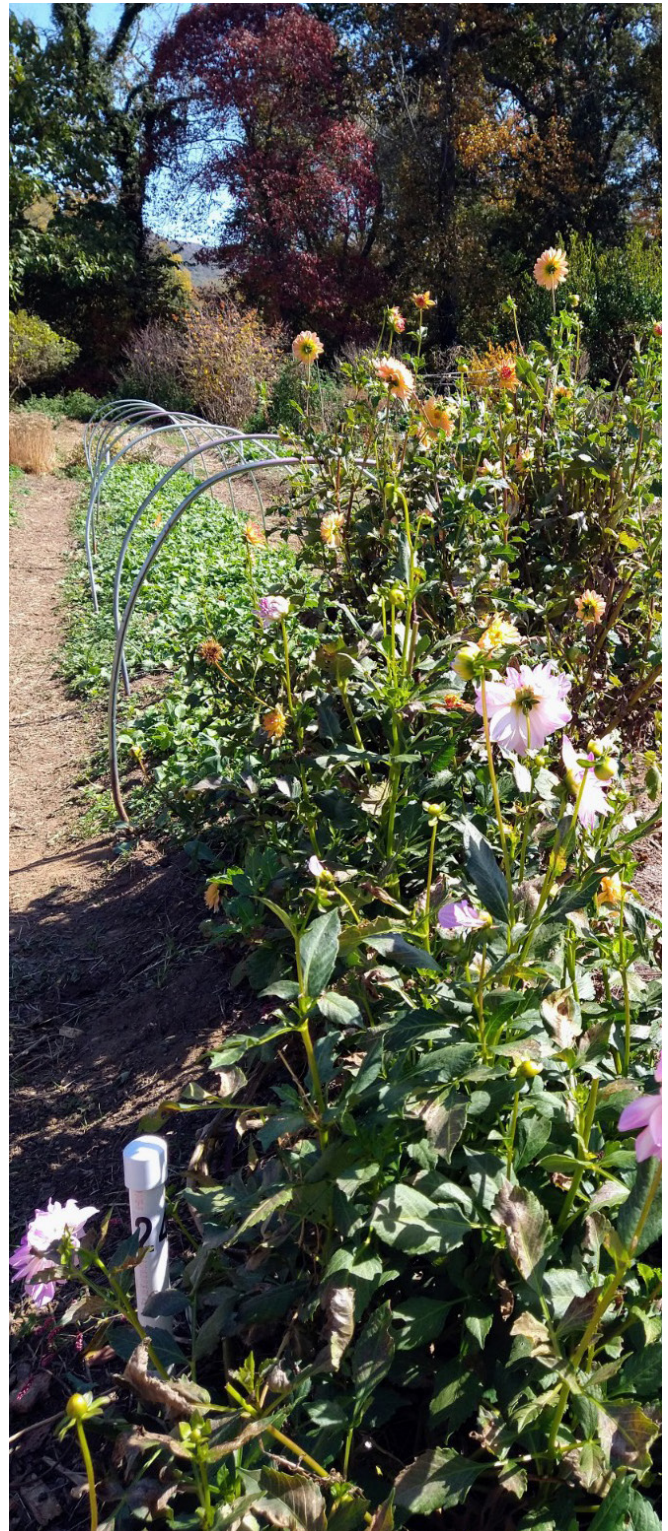
Needs Analysis

Recreation Needs Assessment

The degree of need for parks, recreation, and open space is most directly influenced by the expectations of Black Mountain residents, relating strictly to the quality of life to which they aspire. This Comprehensive Master Plan addresses, as its first priority, the parks and recreation facility needs envisioned by the residents and visitors of Black Mountain.

Geographic equity of park access is an important consideration in order to ensure access for all Black Mountain residents. An analysis of recreation service areas can be used to make land acquisition recommendations for both current and future needs. Solutions to improving recreation include providing facilities and amenities that residents desire and need and locating them where residents have easy access. The existing recreation service areas shown in Map 5.1 identify potential service gaps.

To better understand what recreation resources a community has and how accessible those facilities and programs may be to the general population, this study looked at typical service areas. Map 5.1 illustrates what portions of the community lie within or near the typical recreation service areas for identified Town-owned recreation facilities. The outcome of this exercise reveals that most of the community live within proximity to a Town-owned facility that they can easily access it. Populations typically affected by inaccessibility include children and seniors that do not drive. Both user groups generally have greater leisure time and can directly benefit from access to parks and recreation facilities.



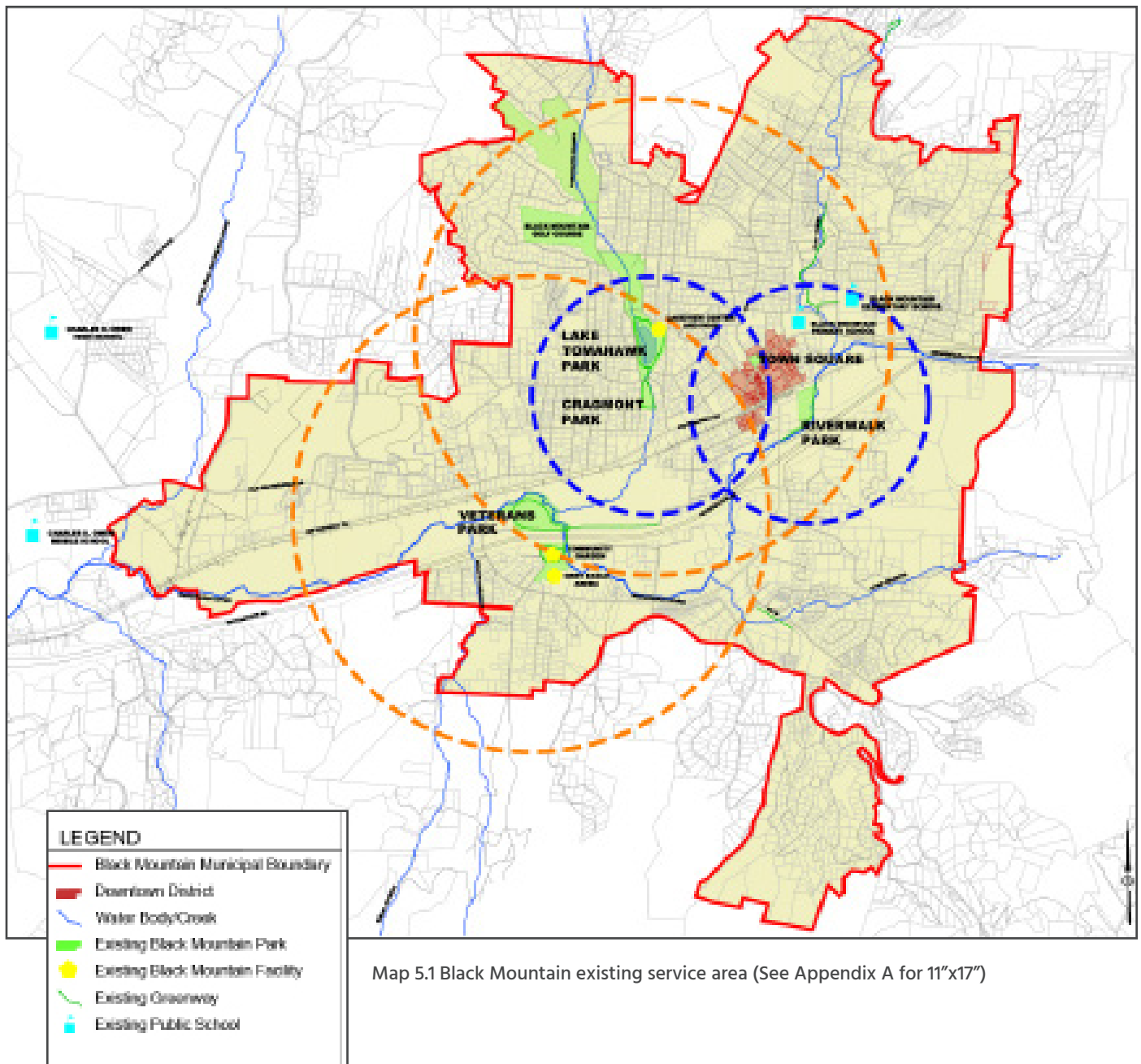
Solutions to improving recreation in The Town of Black Mountain includes providing facilities and amenities that residents desire and need. It also considers where such facilities and amenities should be located. Existing recreation service areas illustrated indicate that the areas outside of the core of municipalities have the least access to parks. Planning for a future parks and recreation system expansion should consider developing facilities outside of the Town's core. As new residential and large commercial developments are planned, the Town should take an active role in working with developers on what types of recreation amenities should be provided per the Town's planning department requirements.

Assessing and evaluating the level of service standard is another metric used to determine deficits or surpluses of parkland and amenities in a park system based on the population of the jurisdiction. The analysis begins with an inventory of existing facilities, looking at national standards, and evaluating staff input. A tailored level of service standard is then created that will reflect the increase in parks and recreation needs through the ten-year planning scope. The final output of the analysis is a table representing the 2022 and 2032 levels of service, showing the surpluses and deficits in park types and amenities based on population projections for the next 10 years.

Only Town-owned and operated parks and facilities contribute toward the level of service calculation. It is important to note that recreational needs are also being provided by local municipalities, county facilities, state public lands, and other private or nonprofit recreational facilities, as well as through shared-use agreements with area schools. However, level of service only considers Town-owned and operated parkland.

This parameter exists for three reasons. First, level of service is the foundation for recommendations and improvements Black Mountain is capable of implementing. Any improvements considered must be under the jurisdiction of the Town. Second, other performance metrics, such as staffing, budgets, and maintenance, are related to the level of service acreage. For this reason, it is important only to include acreage for which the Town is responsible. Finally, when utilizing best practices or national standards as benchmarks, reported data is limited to what an agency owns and operates. Thus, the level of service figure maintains this same parameter so that a direct comparison may be made.

Standards based on level of service are guidelines, not requirements, for use by communities in benchmarking the demand for recreation in their given geographic areas. To assure that the Town of Black Mountain's Comprehensive Parks and Recreation Master Plan contains distinctiveness yet versatility, input was sought from its integral components: Town staff, Town council, and citizen representatives.



Map 5.1 Black Mountain existing service area (See Appendix A for 11"x17")

Level of Service for Parkland

The level of service guidelines for parkland currently owned and operated by Black Mountain for the current and future population estimates and projections are provided in Tables 5.1 and 5.2. Population figures in this analysis are based on the demographics obtained from the United States Census Bureau data. The acreage standard is based on the population ratio method pre-established for each classification of park.

Based on park these acreage standards, the Town of Black Mountain's recreational facilities appear to exceed typical standards. Black Mountain currently provides two community parks, two neighborhood parks, a mini park, and two special-use facilities. What is not factored into typical park acreage calculations is the publicly accessible Town-owned golf course which is a public recreation resource but not part of the parks and recreation department. It should be noted that regional and district park resources are provided by federal, state, and county resources that are within close proximity, as noted in the inventory.

Linear parks, special-use facilities, and open space are not designated under the parkland level of service evaluation. Due to the variability and nature of each of these facilities, determining a pre-established population ratio is very difficult. Table 5.3 denotes the amenities levels of service for Black Mountain, which is the standard used in this analysis.

Level of Service for Amenities

Amenities are the elements within a parks and recreation facility. They are the key features that attract people to outdoor spaces. Amenities may include fields and courts specific to particular sports, places dedicated for play, locations for gathering, trail systems, and special-use accommodations. Level of service standards were established based upon information gathered from NRPA and historical evidence from past projects. A level of service assessment of the existing amenities is shown in Table 5.3.

Based on the information contained in Table 5.3, the Town does meet the recommended Black Mountain level of service standards for most of the typical Town-owned recreational facilities for their permanent population. This information does not consider are the non-Town-owned amenities provided by other entities, such as Buncombe County, area neighborhoods, and other nearby municipalities. As recreation trends and public needs vary over time, recommended amenities may not be necessary for immediate implementation. The recommendations are intended to meet the anticipated level of service needs over a ten-year period, but implementation of specific projects may depend on available funding, land acquisition, and periodic re-evaluation of recreation needs.

Black Mountain Existing Parks	Size
Cragmont Park (Neighborhood Park)	5.14 acres
Riverwalk Park (Neighborhood Park)	2 acres
Lake Tomahawk Park (Community Park)	15.52 acres
Veterans Park (Community Park)	30.02 acres
Town Square (Mini Park)	1.3 acres
Black Mountain Park Acreage	53.98 acres

Table 5.1 Black Mountain existing park acreages

Type of Park	Existing Town Acreage	Recommended for 2022 Population 8,452	Recommended for 2023 Population 9,106	Surplus / Deficit for 2022 Population
District Park 200 acres or 5 acres / 1,500 persons	0 acres	N/A	N/A	N/A
Community Park 2.5 acres / 4,000 persons	45.54 acres	5.28 acres	5.7 acres	40.26 acres surplus
Neighborhood Park 2 acres / 4,000 persons	7.14 acres	4.23 acres	4.6 acres	2.91 acres surplus
Mini Park 0.5 acres / 4,000 persons	1.3 acres	1.06 acres	1.14 acres	0.24 acres surplus

Table 5.2 Black Mountain park acreage recommendations per existing and anticipated population

Comparative Analysis

An important part of the planning process is performing a comparative analysis with municipalities that are similar to Black Mountain based primarily on population. Other established standards create a benchmark for recreational opportunities offered by the Town. Considerations when comparing Black Mountain to other communities include number of parks provided, amenities offered per capita, per capita spending, and staffing levels.

The latest reliable recreation expense data per population (2021) has been used for a comparative analysis of known recreation department expenditures. The population estimates used in this report were certified county and municipal estimates in 2021 by NC OSBM. The budget figures were provided by the NC OSBM for recreation and cultural expenses. Unfortunately, expense data was not available for Black Mountain. However, other similar communities have been shown to help establish a range for consideration.

Amenity	Level of Service Standards	Existing Amenity	2022 Suggested per Population	Needed for 2022	2032 Suggested per Population	Needed for 2032
Town of Black Mountain Amenities			Population: 8,452		Projected Population: 9,106	
Trails	0.25 mi./1,000	2.44 mi.	2.11 mi.	0 mi.	2.3 mi.	0 mi.
Playground	1/2,500	3	3	0	4	2
Tennis Court	1/2,500	4	3	0	4	0
Volleyball Court	1/2,500	1	3	2	4	4
Pickleball Court*	1/2,500	2	3	1	4	0
Lawn Games	1/2,500	2	3	1	4	2
Picnic Shelter	1/3,000	2	3	1	3	1
Splash Pad	1/3,500	1	2	1	3	3
Basketball Court	1/5,000	2	2	0	2	0
Multipurpose Field	1/5,000	2	2	0	2	0
Youth Baseball /Soft-ball Field	1/5,000	4	2	0	2	0
Dog Park	1/5,000	1	2	1	2	1
Picnic Station	1/7,500	6	1	0	1	0
Public Fishing	1/8,000	1	1	0	1	0
Soccer / Football	1/8,000	2	1	0	1	1
Water Access	1/10,000	1	3	2	1	0
Community and /or Senior Center	1/10,000	1	1	0	1	0
Adult Baseball / Softball	1/10,000	3	1	0	1	0
Outdoor Stage	1/10,000	0	1	1	1	1
Skate Park	1/10,000	1	1	0	1	1
Disc Golf	1/10,000	1	1	0	1	0

Table 5.3 Level of service assessment for Black Mountain offerings. *Indicates the pickleball courts are not permanent but are currently tennis courts with temporary taped playing lines.

This Master Plan also compares standards developed by the NRPA. In 2021, NRPA issued a performance review that provided insights and benchmarks from parks and recreation departments across the country. Information that was used for a comparative analysis for Black Mountain included residents per park, acres of parkland, outdoor park and recreation amenities providing the median number of residents per amenity, and recreation department operating expenditures per capita. This data is one more way to see how Black Mountain is meeting the needs of the community.

Table 5.4 shows data collected for communities of similar full-time resident populations to Black Mountain and the reported recreation and cultural expenditures. It should be noted that while this information is a useful snapshot of how one community compares to others, the circumstances of each community may vary far more than the population number. The differences between tax bases, seasonal tourism, geographic and environmental resources, etc. are rarely similar

enough to rely solely on this information as a fair comparison of communities of similar population size. However, it does show how recreation expenditures can vary among these communities despite population size.

It should also be noted that what makes up reported recreation expenditures varies between one community to another. Some communities account for facility maintenance costs in this data while others do not or may only do so partially. The intent of comparative analysis is to gain an understanding of the scope of recreation services typically provided by other municipal recreation providers. Knowing where Black Mountain falls within this may yield insight for staff and community leaders.

The information provided in the following table was compiled by the NRPA for use in their 2021 Agency Performance Review. This is one of the sources of data this study used to help develop levels of service standards (see Table 5.3).

Municipalities with Populations Similar to Black Mountain	Population Estimate 2021	Number of Parks Provided	2021 Recreation & Cultural Expenditures
Oak Island	8,878	4	\$1,417,675
Oxford	8,775	6	\$682,624
Butner	8,487	7	\$269,878
Black Mountain	8,452	7	\$774,000*
Dunn	8,434	6	\$2,029,502.
Clinton	8,037	4	\$950,251

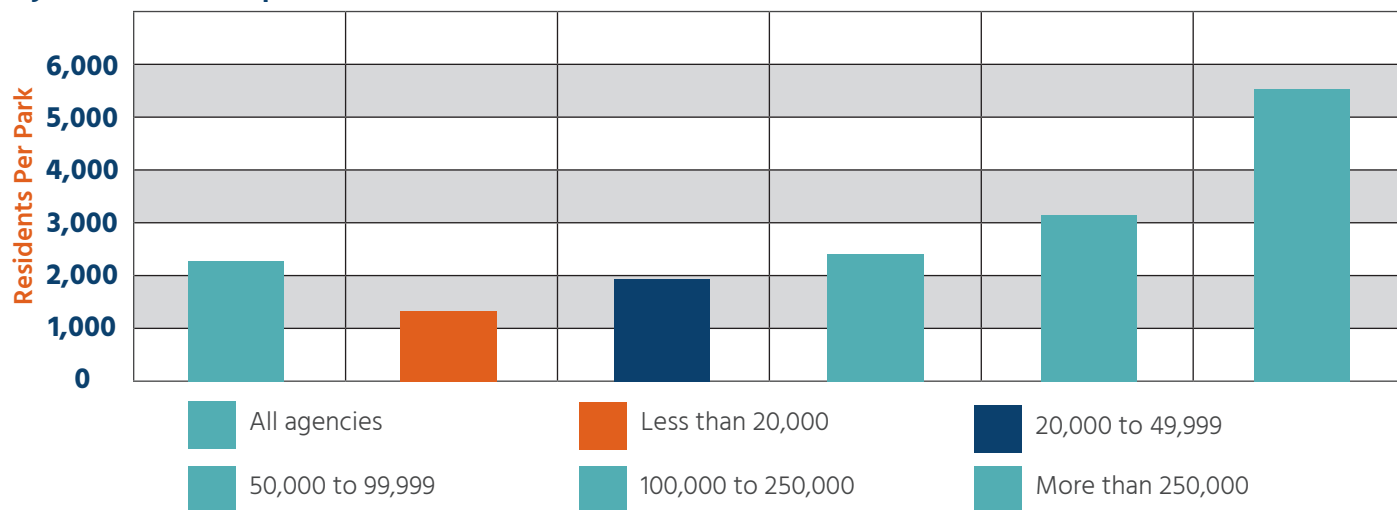
Table 5.4 Expenditure data from NC OSBM —*Expenditure data provided by town of Black Mountain.

Type of Facilities		Median Number of Residents per Facility					
		Population of Jurisdiction					
	Percent of Agencies	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Playground	94.4%	3,607	2,132	2,961	3,672	4,804	8,271
Basketball courts	87.4	7,187	4,051	7,000	8,790	8,477	11,632
Tennis Courts (outdoor only)	81.4	5,089	2,748	4,819	5,726	5,818	9,997
Diamond fields: baseball – youth	78.0	6,763	3,000	5,099	7,560	12,914	23,619
Rectangular fields: multipurpose	66.4	8,750	3,895	7,400	11,212	10,792	22,538
Diamond fields: softball – adult	65.5	13,510	5,663	11,184	16,250	28,081	35,875
Dog parks	64.9	46,000	11,148	27,528	58,926	76,610	129,506
Diamond fields: softball – youth	59.3	11,287	5,447	9,891	11,884	26,073	43,670
Swimming pools (outdoor only)	51.5	37,569	8,591	25,402	43,100	67,004	93,534
Diamond fields: baseball – adult	51.3	20,159	7,989	20,522	22,366	38,899	48,657
Rectangular fields: soccer – youth	48.9	7,192	3,433	5,833	8,291	12,646	32,649
Community gardens	48.3	31,175	9,001	25,480	51,197	72,238	96,322
Tot logs	45.1	11,000	6,194	8,974	13,701	19,122	22,163
Multiuse courts: basketball, volleyball	44.6	20,000	6,200	18,850	24,644	36,979	70,287
Rectangular fields: soccer – adult	43.6	12,943	7,541	11,161	12,800	20,000	30,092
Skate parks	39.3	49,750	11,000	31,248	66,672	109,798	247,664
Rectangular fields: football	36.5	25,977	7,917	16,584	31,972	51,719	78,656
Multipurpose synthetic fields	21.0	38,328	13,200	22,041	40,305	53,550	112,707
Ice rinks (outdoor only)	17.9	16,664	10,000	13,049	29,386	112,000	472,688
Rectangular fields: cricket	12.1	128,393	ISD*	28,404	62,958	110,936	370,119
Rectangular fields: lacrosse	11.2	29,000	7,051	13,333	33,437	63,250	174,861
Overlay fields	8.7	15,385	4,385	8,935	10,724	42,139	87,438
Rectangular fields: field hockey	3.5	23,270	ISD*	15,007	ISD*	110,558	ISD*

2021 NRPA Agency Performance Review: Median population per recreation amenity provided by parks and recreation agencies across the nation; most active recreation facilities Black Mountain residents use are provided by Buncombe County.

Residents Per Park

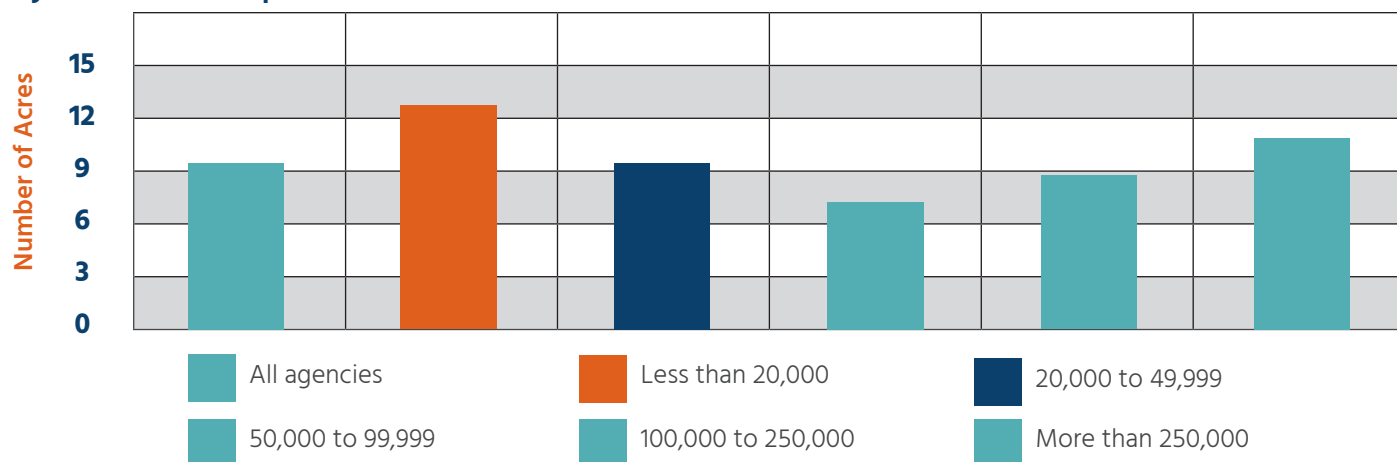
By Jurisdiction Population



	All agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Median	2,277	1,235	1,900	2,387	3,104	5,765
Lower Quartile	1,302	776	1,207	1,483	2,042	2,760
Upper Quartile	4,359	1,948	3,083	4,367	5,869	13,146

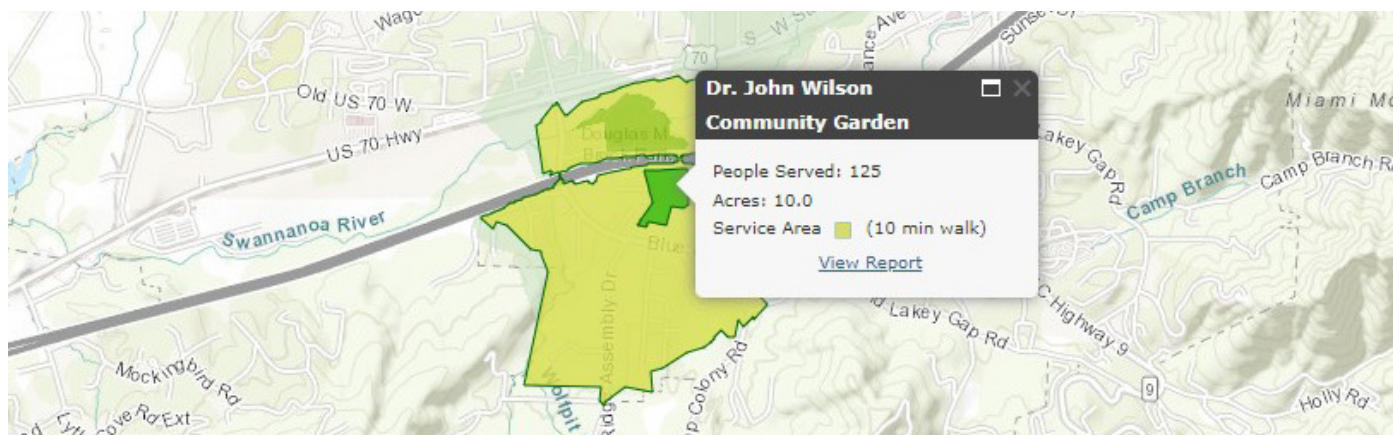
Acres of Parkland Per 1,000 Residents

By Jurisdiction Population



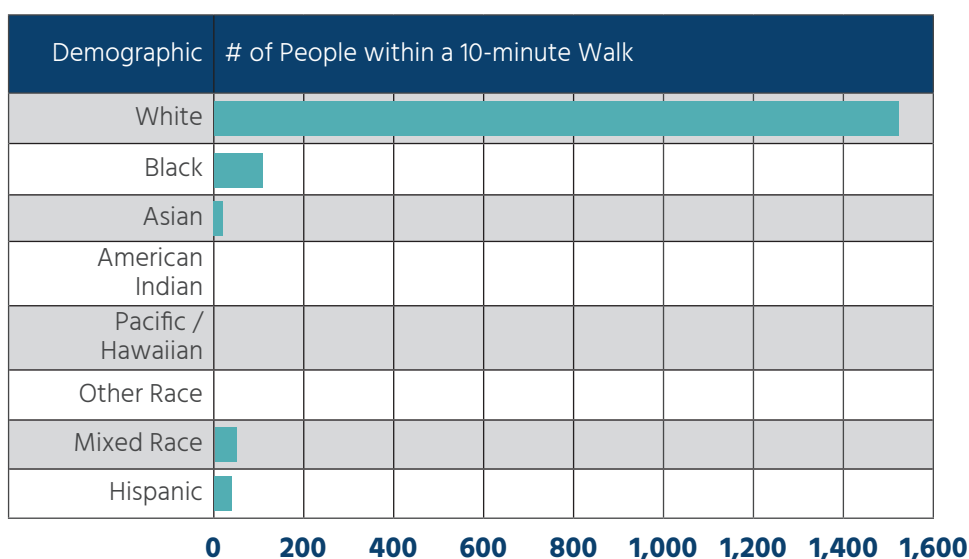
	All agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Median	9.9	12.4	9.8	7.9	8.9	10.6
Lower Quartile	5.2	5.2	5.6	4.4	4.6	5.6
Upper Quartile	17.6	21.8	15.7	15.9	15.9	17.5

2021 NRPA Agency Performance Review data used as part of system-wide analysis.



Race / Ethnicity

Demographic	# of People within a 10-minute walk
White*	1,526
Black*	60
Asian*	9
American Indian*	0
Pacific / Hawaiian*	0
Other Race	0
Mixed Race	38
Hispanic	25



Example of data from ParkServe® 10-minute walk study by Trust for Public Land.

10-Minute Walk Initiative

The 10-Minute Walk initiative is another benchmark to assess the needs of the community and walkable access to parks and green space. The NRPA, the Trust for Public Land, and the Urban Land Institute have joined together for a nationwide movement to help people have greater access to parks and green spaces while transforming communities. They have set a goal to provide safe, equitable access to 100% of people in United States cities by 2050.

The Trust for Public Land has created an online tool called ParkServe®. ParkServe® uses GIS databases and demographics to analyze the percentage of residents within a community who have access to parks and green space. Reports are generated for

local communities to gain insight into how they are doing. The report provides information for local municipalities and can give insight into how a town is servicing residents and is another tool to show where there are gaps within a recreation system.

ParkServe® did not have a report for Black Mountain park data. However, while a full analysis and report were not available, ParkServe® did have some relevant data indicating areas within a 10-minute walk from each major Town-owned park. This information provides some guidance as to what areas were lacking this standard of service and where future parks may be needed to meet growing demand.

While residents of Black Mountain are fortunate to have recreation resources within walking distance of most residential areas, some areas in the northwest and southeast quadrants must rely solely on driving to reach Town-owned parks. The major barrier for most residents in the southeast remains I-40. Generally, the addition of an expanded sidewalk / trail system linking all Town-owned facilities with downtown and major residential communities would help to support greater walkability for residents.

Evaluation of Staffing Needs

The people that make up a parks and recreation department are what makes up a successful agency. Everyone, from the parks and recreation director to athletic specialists to maintenance staff, work together to provide quality offerings to the community and visitors to the area. The key maintenance responsibilities of a parks and recreation department include, but are not limited to, operating and maintaining parks and recreation facilities; providing recreational programs and services; maintaining budgetary responsibilities that match the needs of the Town; and planning, managing, and hosting special events.

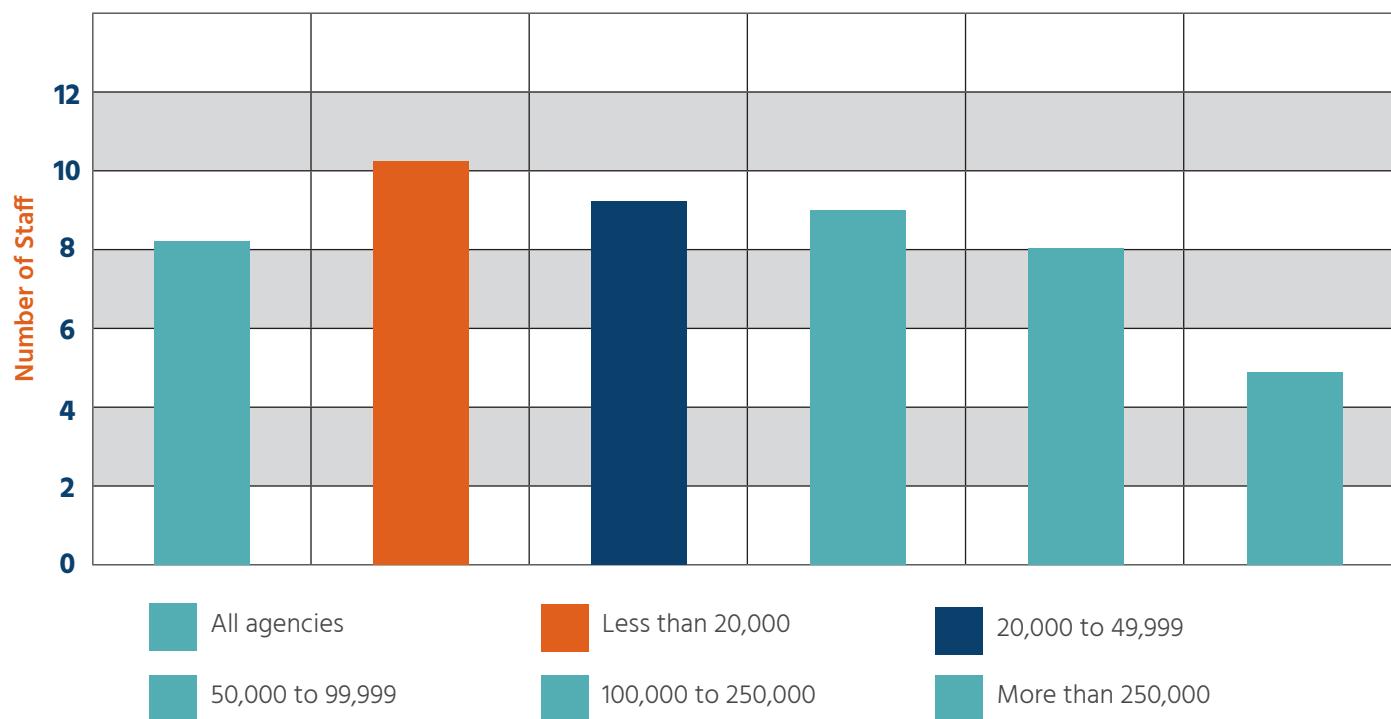
Parks and recreation departments continue to face a multitude of growing market demands, ranging from providing a superior participant experience, addressing the needs of residents, capital development project management, keeping up with changing industry regulatory requirements, and attracting and retaining the best possible employees. Challenges, such as cost recovery, participant retention, expenditure reduction, brand awareness, consistency, and technology applications, can present an opportunity to improve efficiency and effectiveness in service delivery. As the only municipal department where patrons served may choose to spend their disposable income, parks and recreation departments must develop a service industry business approach to delivering services for maximum efficiency.

Currently, the parks and recreation department is lead by the director, with support from two recreation coordinators (athletics and outdoor programming), and an administrative assistant. The senior center is under parks and recreation and is lead by the administrator with support from a staff nutritionist. This staff manages the existing facilities and programs, and with projected growth, additional staff may be required to offer resident desired programming and expanded facilities. Staff deficits may be served by contractual or part-time positions, until demands require full-time staff to be added.

Black Mountain's estimated population is 8,452 and the current staffing levels are sufficient for existing levels of service but are lower than typical agencies serving similar population sizes. Based on the 2021 NRPA Agency Performance Review, the median full-time staff equivalent (FTE) for parks and recreation departments across the country is 10.3 per 10,000 residents. This Master Plan covers a planning period of ten years. The facilities to be constructed during that time as part of the recommendations may require some additional staffing for facility operations and will definitely require additional funding for maintenance. Should the Town consider meeting the NRPA minimum FTE recommendations for the community, a minimum 5.4 FTE would be necessary to match the lower quartile of agencies serving populations less than 20,000 (according to NRPA benchmarking data). That being said, development of a new parks and recreation department is not required at this time, but the need for dedicated recreation staff should be reevaluated as the population grows over time.

Park and Recreation FTEs Per 10,000 Residents

By jurisdiction population



	All agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Median	8.2	10.3	9.6	9	8	4.7
Lower Quartile	4.5	6.4	5.3	5.1	3.3	2.3
Upper Quartile	14.9	22.6	17.8	15.8	13.4	8.2

The 2021 NRPA Agency Performance Review: FTEs for parks and recreation departments across the country

Multiple factors will influence the future staffing needs of the Town of Black Mountain. Such factors are population growth, demographics, available tax monies, and tourism growth. Staff compensation should be based on market precedents. The largest factor will be maintenance of any new parks or facilities. The current standard of maintenance

should be continued, if not increased. Providing parks, facilities, and programs for citizens impact the quality of life for citizens, businesses, and visitor alike. Consideration of the budgetary impacts of recreation facility / staff expansion should be made prior to the commitment of new park construction.

NRPA Staffing Guidelines Analysis

Existing Staff

Town Administrator (FT)

Parks & Recreation Director (FT)

Administrative Assistant (FT)

(2) Recreation Coordinators (FT)

Senior Center Administrator (FT)

Nutrition Site Coordinator (PT)

6

Full Time Employees

The current number of FTE recommended for Black Mountain to support the recreational needs for the present population of 8,452.

5.4

Full Time Employees

Based on the minimum number of FTE of 6.4 per 10,000 residents. 5.4 FTE based on the 2021 NRPA staffing guidelines for Black Mountain current population of 8,452 would be a minimal recommendation.

8.7

Full Time Employees

Based on a median number of FTE of 10.3 per 10,000 residents. 8.7 FTE based on the 2021 NRPA staffing guidelines for Black Mountain current population of 8,452 would be a median recommendation.



Community Engagement

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Community input is one of the most important aspects of the planning process. Planning that doesn't seek the help of the community struggles to gain any support and often fails. When community members are able to voice their opinions, ask questions, and share their wishes for the park, they feel a sense of ownership. They see that local government and planners seek to know their needs and desires. As the planning process moves forward and community members see elements that they requested come to fruition, they are more apt to support the expansion through participation, funding, and care for the facilities.

The process was intended to be equitable and inclusive, presenting a variety of input opportunities and methods for all community members and visitors to have a comfortable space for expressing their needs and desires. Insight from local leaders and Town staff, public meetings, a community survey, and focus group interviews were used to gather ideas, share thoughts, stimulate conversations, and answer questions. Public meetings, along with a community survey, were advertised on the Black Mountain website, social media pages, and via fliers at park locations and other popular destinations. The contributions and materials received from community participants were essential for producing a plan that will benefit the community for generations to come.

Local Leaders And Staff

Communication between McGill team members and Black Mountain staff was an ongoing occurrence. Overall, the staff desires to continue to be able to provide safe, affordable, and appropriate recreation opportunities to residents and visitors alike. They wanted to be prepared to manage the anticipated population growth over the next ten years through expanding recreation programs and facilities. A strong desire to provide improved opportunities for pedestrians to walk and ride their bicycles as



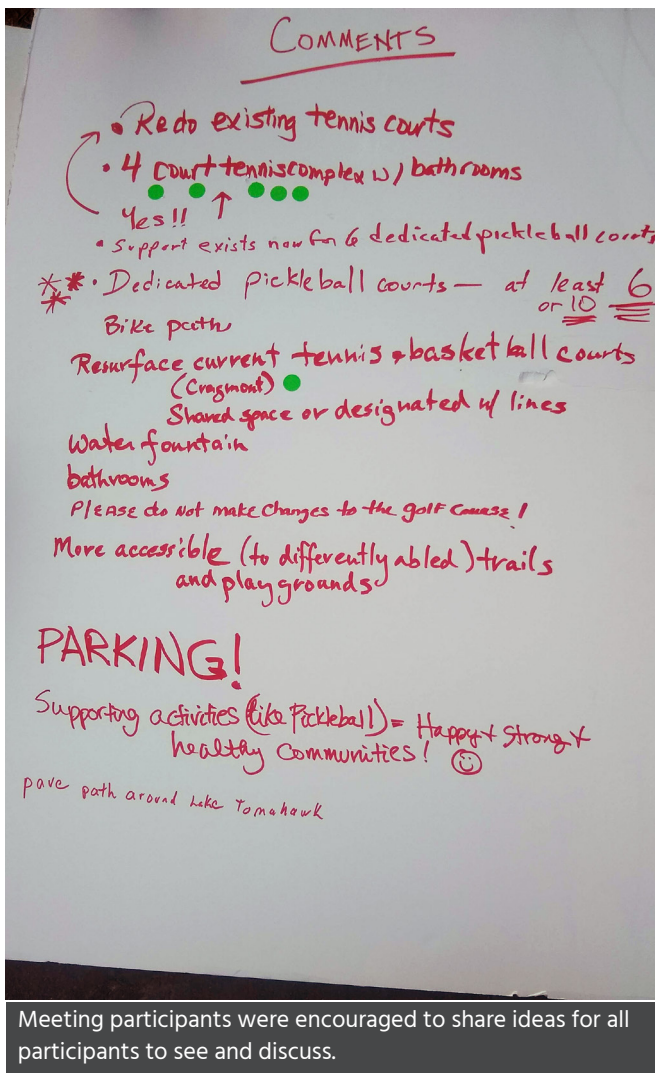


well as a desire to provide more space for seasonal events and kayak and boat access were tempered with concerns over how to deal with the anticipated influx of vehicular traffic and needs for parking.

Public Meetings

To facilitate human interaction and open conversation during the community engagement process, seven public meetings were conducted during the planning process. Three 2-hour, drop-in events were held on October 25th at Cragmont Park, Lakeview Senior Center, and Tomahawk Park. Two 4-hour events were also conducted on November 5th at Veterans Park and the community garden. Two 2-hour events were held on November 18th at Black Mountain Primary and Black Mountain Elementary Schools. These meetings provided the opportunity for a variety of information to be collected from different types of people. Approximately 292 participants attended the meetings and provided much-needed feedback. Garnering information from a variety of people from different locations provides invaluable insight into the needs of the users in different stages of life.

The community meetings included a visual preference exercise, open dialogue, and question / answer opportunities. The meetings encouraged attendees to discuss their experiences with the Black Mountain recreation system in an open setting that promoted opportunities to share comments, see amenity examples, ask questions, and identify where recreation facilities are needed by examining a map. These meetings are a crucial step to ensure that all who want to are able to be heard, voice their concerns, and receive clarification. The visual preference survey of various park amenities gave participants the opportunity to identify amenities they felt would be good additions to the park system. Participants were also encouraged to write any of their ideas down on a large notepad for all



participants to see and discuss. The visual preference exercise provided participants with stickers to place on their top 3 preferred images out of 36 typical amenity-type images provided. (See Appendix B for 11"x17").

This exercise gave everyone an opportunity to share their opinions and thoughts to create a list of desired changes to the existing recreation system.

Top 10 Most Desired New Recreation Amenities (in order of most desired)

- 1 Multi-sport complex
- 2 Pickleball courts
- 3 Natural surface Trails
- 4 Gymnasium
- 5 Multipurpose athletic fields
- 6 Bicycle pump track
- 7 Restroom facilities
- 8 Community center
- 9 Tennis courts
- 10 Paved multipurpose trails



Meeting participants were encouraged to share ideas for all participants to see and discuss.

Community Survey

The active participation of residents in Black Mountain was crucial in developing a Master Plan that reflects the true needs of the Town. With this in mind, community input was solicited throughout the entire planning process. A survey was created as a tool to gather information from the general public concerning the existing and future needs of the Town's park system. A project marketing card was developed to encourage awareness of the project and provide both a web address to the community survey as well as a QR code that interested individuals could use with mobile devices to reach the online survey and provide their input. To gather further public input and reach the broadest cross section of residents, a printed version of the survey was also made available at Town offices and at all community outreach events. A full report of the survey results can be found in Appendix C.

The Town had 838 household surveys accessed and received a total of 838 completed household surveys representing about 1,423 individuals for the recreation master planning data collection effort. These results included both the paper survey handouts and the online survey results. The survey data collected represented approximately 17% of Black Mountain's approximate 2022 population of 8,542 and was a demonstrative cross section of Black Mountain in terms of race, age, and household size.

The surveys were designed to elicit answers on resident's needs and desires for recreation opportunities. It included a section where respondents rated their use of existing facilities. The survey instructed respondents to rank the programs and facilities in order of importance to their household and to list the facilities they would like to see added to the park and recreation system.

Help Improve Recreation in Black Mountain!

Community Survey

Please visit the link or use the QR code below:

www.surveymonkey.com/r/BlackMountainParksSurvey

This effort will help inform the Black Mountains's planning efforts for Parks and Recreation in the community. Thanks for your participation!



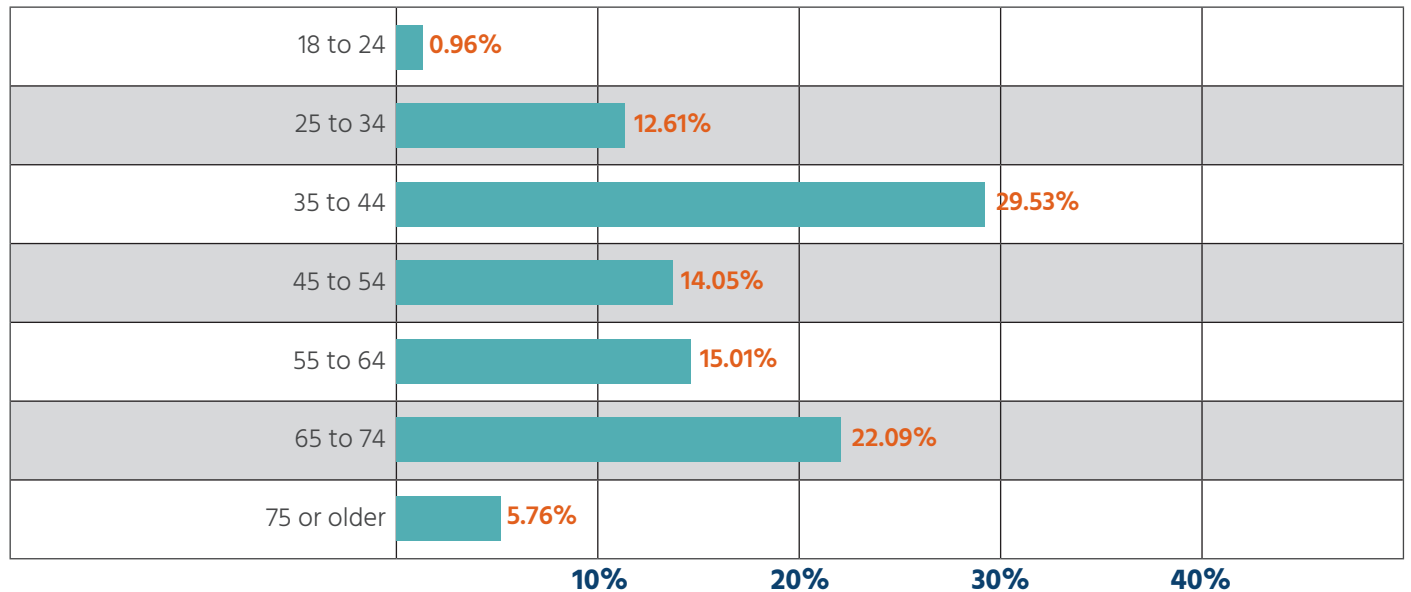


Summary of Survey Findings

Public surveys regarding recreation provide participants with the opportunity to express their demographic profile and their desires and concerns related to recreation. As important as knowing what participants would like to see as part of their community's recreation system, understanding the barriers to access of those recreation resources is important to planning for how to mitigate barriers to those services. Survey participants felt that the barriers to their household's regular use of public parks or recreational facilities were mainly not having time to use existing facilities, which followed closely by a lack of facility or programs they wanted and their belief that existing facilities were in poor condition.

Q4 What is Your Age

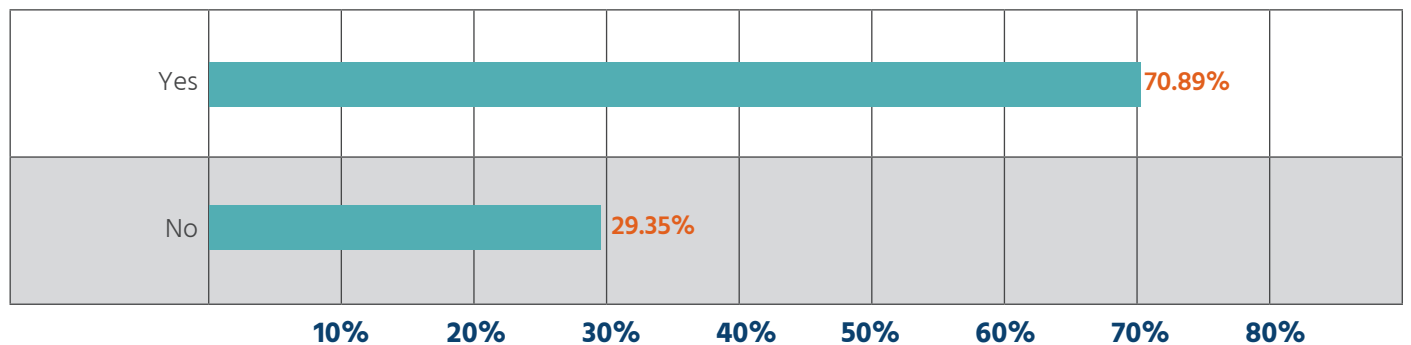
Answered: 833 | Skipped: 5



Survey participants represented a range of different age groups.

Q7 Within the last year have you traveled out of the Town of Black Mountain to use a recreation facility or program?

Answered: 821 | Skipped: 17



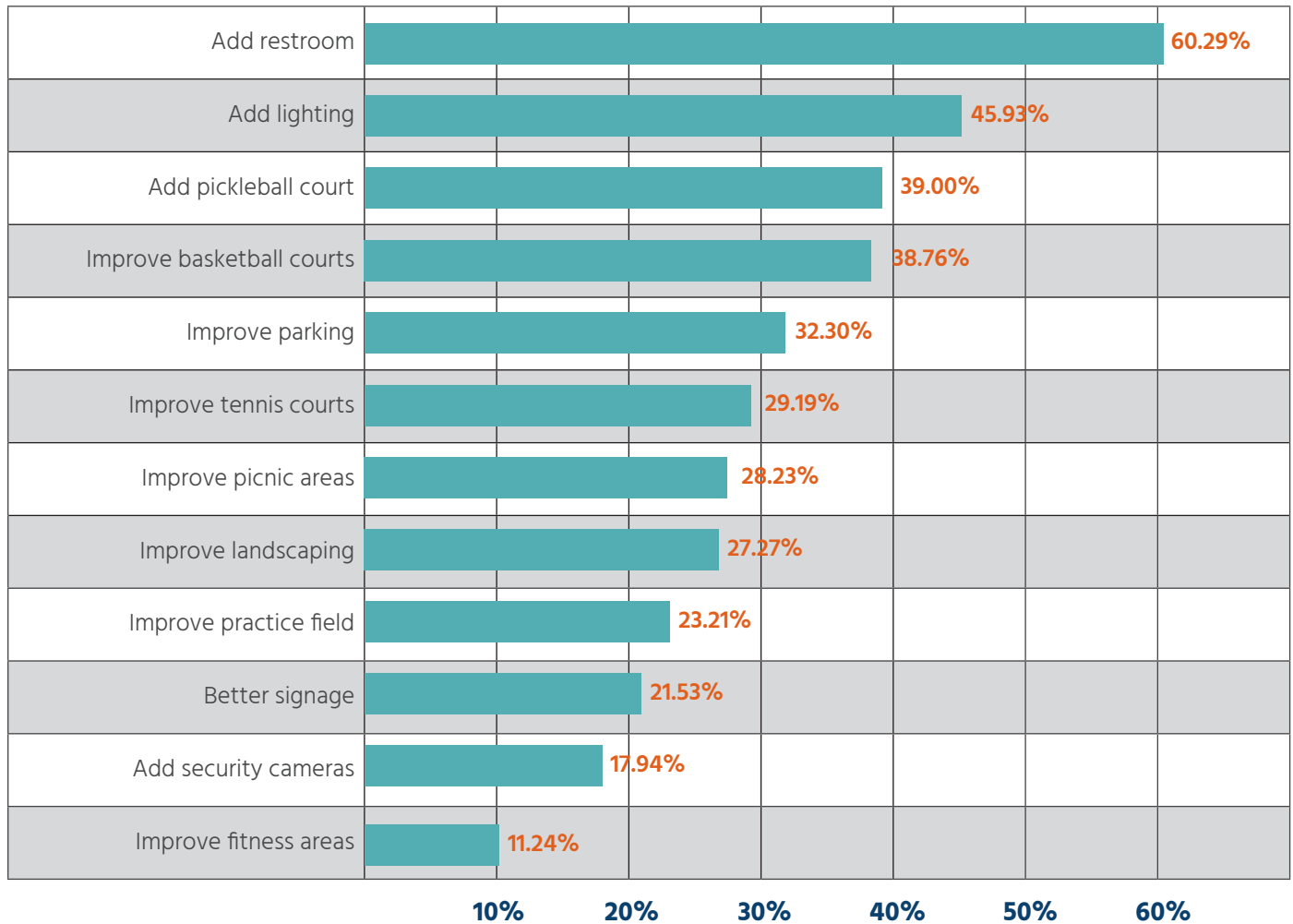
Being in proximity to other communities and recreation resources, participants expressed visiting recreation facilities outside of Black Mountain often. Those destinations mainly included: City of Asheville facilities with Carrier Park being the most

frequented. Other popular destinations reported by survey participants were Owen Park (Swannanoa, Buncombe County). Area greenways and trails and disc golf courses were the most

A complete summary report of the survey questions and responses can be found in the Appendix. However, below are examples of some additional responses:

Q10 Check below for improvements that could be made to existing Cragmont Park (105 Swannanoa Avenue).

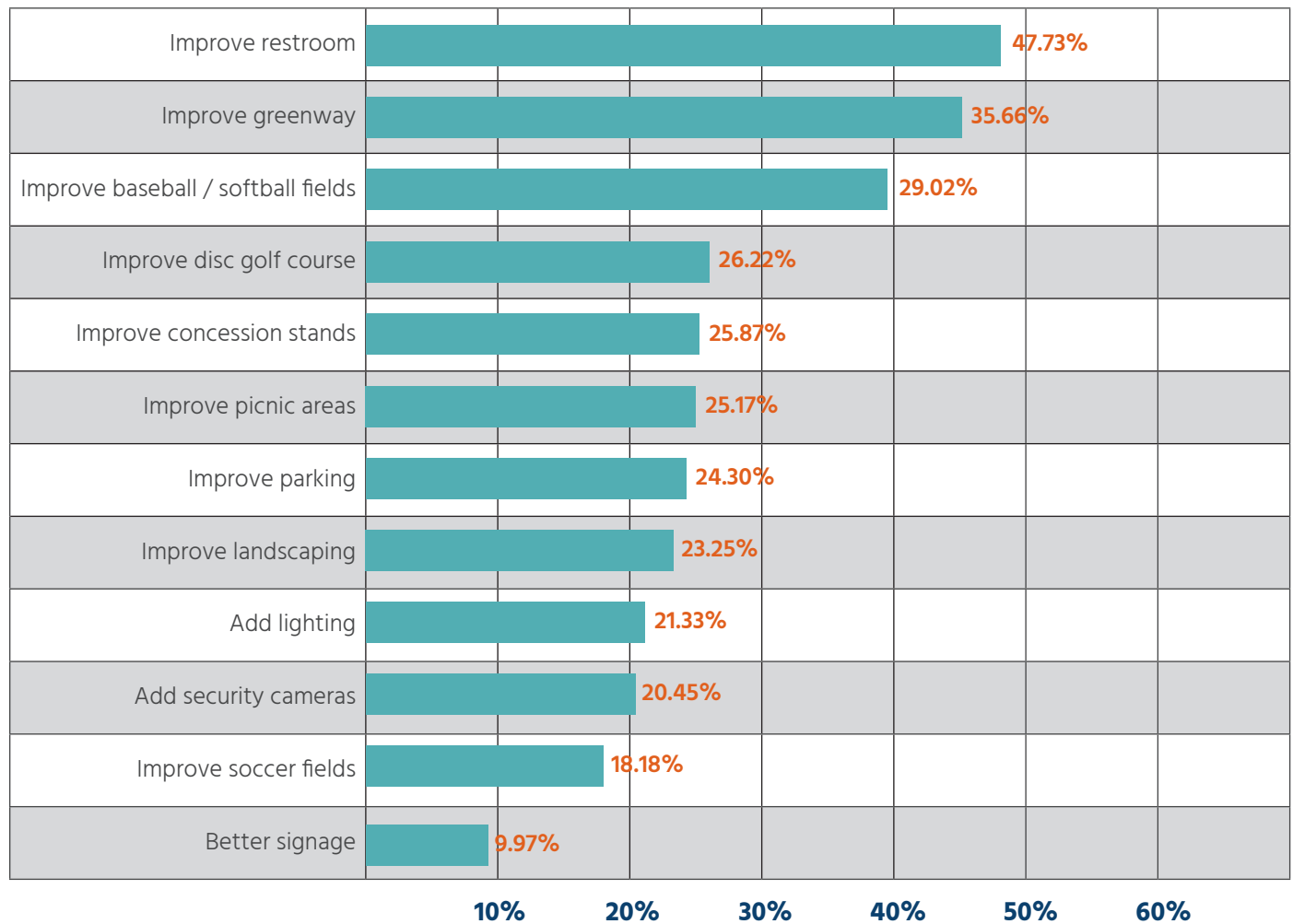
Answered: 418 | Skipped: 420



When asked about Cragmont Park, participant's top five desired improvements were: 1) add restrooms, 2) Add lighting, 3) Add pickleball courts, 4) Improve basketball courts, and 5) Improve parking. These desired improvements were reflected in community meeting discussions about Cragmont Park.

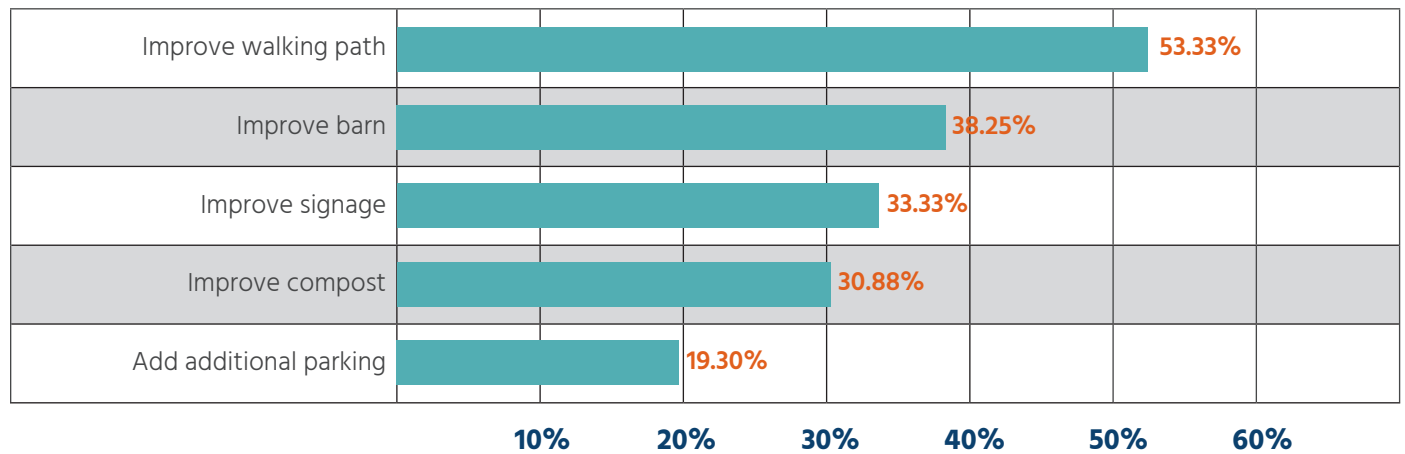
Q16 Check below for improvements that could be made to existing Veterans Park (10 Veterans Park Drive).

Answered: 572 | Skipped: 266



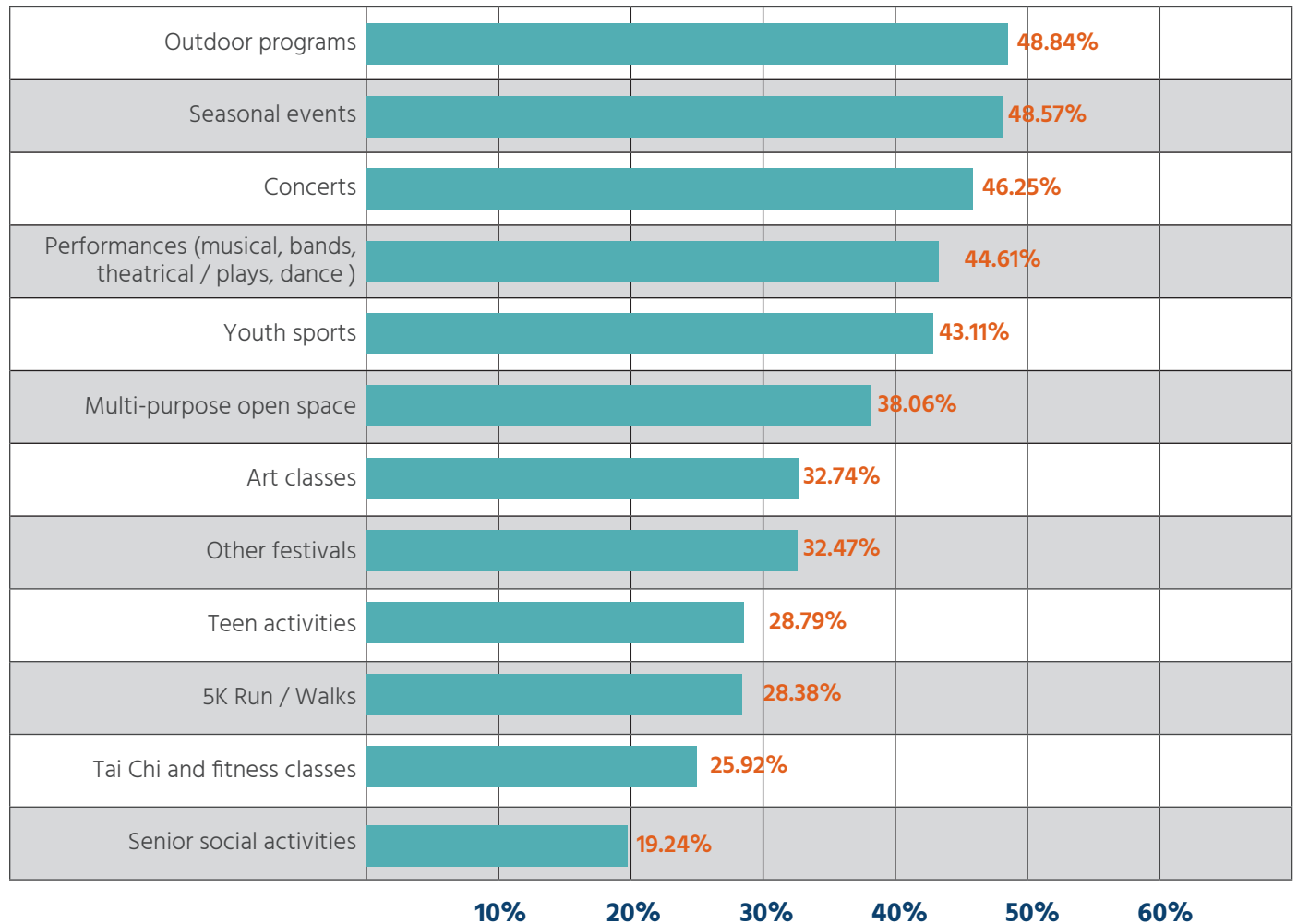
Q18 Check below for improvements that could be made to the existing Community Garde (17 White Pine Drive).

Answered: 285 | Skipped: 553



Q19 In which of the following recreation programs and special events would you or others in your household like to see offered or continued in Black Mountain?

Answered: 733 | Skipped: 105



Q20 The following is a list of recreation activities / facilities that could be offered at a public park or recreation facility. Rate the importance of each activity from most or least desired. Please consider other members of your households.

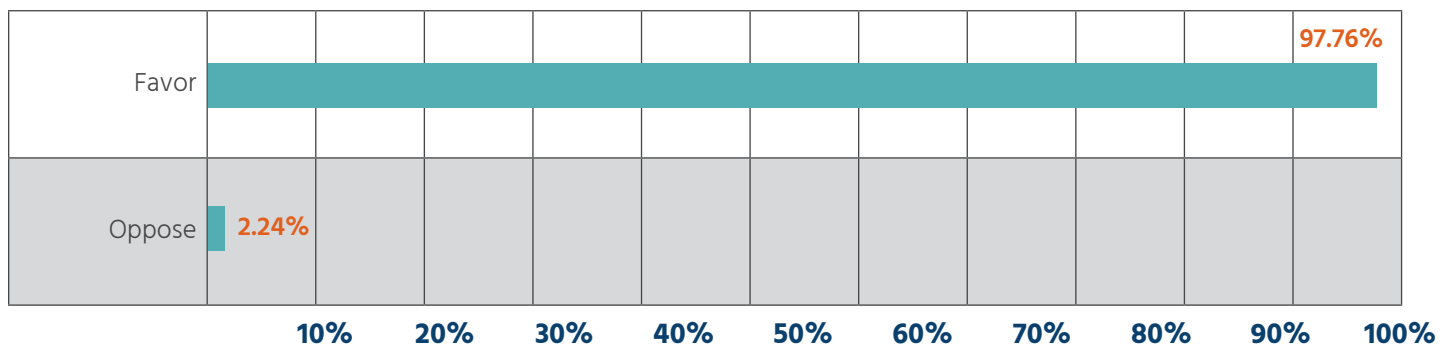
Answered: 825 | Skipped: 13

Top 10 Most Desired Recreation Activities / Facilities Survey Participants Listed were

- | | |
|-------------------------------------|------------------------------------|
| 1 Jogging / walking trails | 6 Indoor swimming pool |
| 2 Nature trails | 7 Outdoor swimming pool |
| 3 Open space / natural areas | 8 Pickleball court |
| 4 Bicycle trails | 9 Baseball / softball field |
| 5 Outdoor playground | 10 Disc golf |

Q22 Would you favor or oppose expanding recreational opportunities in Black Mountain?

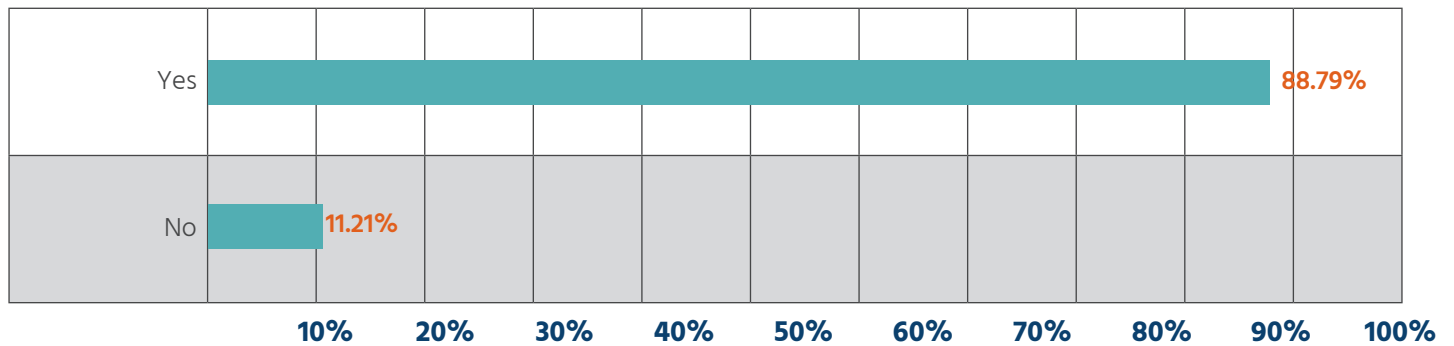
Answered: 804 | Skipped: 34



The majority of survey respondents favor expansion of the recreational opportunities in Black Mountain. This indicates support for future projects aimed at growing the recreation department and supporting the high quality of life residents expect.

Q24 Would you be willing to pay a nominal fee to attend an event or use a special facility

Answered: 812 | Skipped: 26



Survey participants support the idea of paying a nominal fee to attend events or use special facilities. This points to opportunities to help fund certain types of future recreation programs and amenities.



Focus Group / Stakeholder Interview Summaries

Seven focus / stakeholder group interviews were held with approximately 45 participants. The initial interview with recreation department staff was held on October 12th and lasted approximately 2 hours. The focus group meetings occurred on November 7th, from 10:00–11:00 am, 1:00–2:00 pm, 2:30–3:30 pm, and 4:00–5:00 pm and lasted approximately 1-hour each. Two meetings with two separate pairs of Town council members occurred on December 8th and 9th for approximately 1-hour each. At all

meetings, an open-ended discussion was facilitated by McGill team members with topics of discussion that included desires and concerns regarding recreation in the Town, trending activities, potential land for system expansion, dealing with population increases, etc. The focus groups were strategically developed in order to increase the diversity of input and to expand the planning process to include individuals that may not have been adequately represented through other data collection methods. Each group discussed current and future parks and recreation shortcomings and needs. Interview notes can be found in the appendix.

Staff Interview: Wednesday, October 12th, 10:00 AM–12:00 AM

A meeting was held with the town manager and parks and recreation director at the parks and recreation department offices on October 12th, 2022. This was an open-ended discussion and question / answer session to coordinate the public input process and schedule and to receive relevant data for the planning process.

Important points shared included the need to seek community input from a wide cross-section of

residents, including both retirees and families with children. Each facility was discussed as well as what programs had been made available to residents traditionally and throughout the pandemic. Staff requested that the team note suggested updates to existing facilities and to note where gaps could be filled to connect existing parks with greenways and other destinations. It was noted that the parks and recreation staff desire a closer working relationship with the greenway committee.



Focus Group Interview Summary (see appendix for interview notes)

Greenway Committee

Monday, November 7th, 10:00 AM–11:00 AM

Conversation began with introductions and explanation of the master planning process. There was initial discussion over how the greenway committee works with the Town. Also, there was discussion about how to handle funding of park and trail improvements and expansion. There was interest in what strategies existed to attain easements for future trail development. The safety

issues related to walkers using the side of the road near the golf course was mentioned as a problem. New trails and potential trail routes were discussed as needing to be planned for soon. Trail maintenance, safety, signage / wayfinding, and connectivity was mentioned as needed to create a multi-generational recreation resource. This group also felt that the Bi-Lo building should be considered for recreation use.

Community Garden

Monday, November 7th, 1:00 PM–2:00 PM

Friends of the Community Garden were proud of the successes this facility has brought to the reputation of Black Mountain. There was discussion about how the volunteers at the community garden had assisted the Bounty and Soul organization by providing many pounds of food grown there. This group felt the garden site needed an accessible path from the parking area to accommodate safety and equitable use of this popular destination. Also, this group highlighted

worn out features of the garden that needed replacement, such as the barn. It was mentioned that a new building should be considered to support an ever-growing patron base and need to expand programming. Also, this group felt the site needed a full-time garden manager and an assistant. There was some concern about the existing system for requesting maintenance.



Youth Sports

Monday, November 7th, 2:30 PM–3:30 PM

This group was interested in ensuring that residents had access to well maintained sports fields and courts. There was a great desire for the Town to support youth sports either via direct management of programs or by supporting area organizations. Concerns about the condition of facilities, resident access to youth and adult athletic programming, and how best to cooperate with other recreation providers was evident.

The growing demand for well-run, year round youth sports programs was mentioned. There was a desire for more investment in such programs and facilities. Some of the needs were for basic maintenance to expanded opportunities. Desired improvements included more indoor recreation space and night lighting at all fields to help with scheduling.

Racquet Sports

Monday, November 7th, 4:00 PM–5:00 PM

This group represented the racquet sports community. Participants largely played either tennis or pickleball. The popularity of pickleball was explained as was the desire to have dedicated courts so as not to interfere with tennis play. The pickleball group desired courts with night lighting to be able to schedule play over a broader time range than was currently possible.

Tennis players explained the need for more courts to play and host tournaments. Overall, this group wanted more courts, better maintenance of Town-owned facilities, and for more Town investment in racquet sports programming.



Interview with Pair of Elected Officials

Thursday, December 8th, 2:00 PM–3:00 PM

An interview of two Town council members was conducted between members of the staff and McGill team members. This interview lasted an hour and included discussion about the need for diverse recreation programming and the need to accommodate multi-generational patrons and families. There was a desire by interviewees for better maintenance of existing facilities and for Black Mountain to be the kind of place where people desire coming for recreation.

There was discussion about better marketing about what is offered and how to best provide information on recreation programs. Existing parks were also discussed and the need to make repairs was mentioned as a priority.

This group thought a flag football program may be of interest to many residents as it was a safer alternative to tackle football. Also, discussion about the potential of the recently acquired Hemphill property centered around access and linkage to other Town-owned destinations..

Interview with Pair of Elected Officials

Friday, December 9th, 1:00 PM—2:00 PM

A second interview with a pair of Town council members, staff, and McGill team members focused on the need to meet service expectations of residents and maintenance at all existing facilities. Discussion about the need for safe walking on existing trails and need to keep Black Mountain a desirable place to live.

This group desired inclusive activities and programming. Positive comments about the Grey Eagle Arena led to a discussion about the need to

work closer with neighboring recreation providers to meet both programming and facility needs.

Needed improvements at Lake Tomahawk were noted, such as the dredging of the lake and paving of the trail.

The group commended the recreation staff for recent programming adaptations during the pandemic and noted how successful the hiking and river cleanups had been..

Analysis and Conclusions

When taken together, the three data collection methods (public meetings, survey, and focus group interviews) provide a robust and diverse sample of concerns and ideas that should be considered when developing future facilities and programming. The main findings indicated the need for better maintenance at all Town-owned facilities, more trails for walking, running, hiking, and biking; need for better indoor recreation options; and better developed partnerships with other community

recreation providers to ensure the most diverse and desired recreation programs were available for residents.

Survey findings reflected similar input provided by participants of the drop-in public meetings and focus group meetings. These survey findings support the idea of expanding the existing Black Mountain recreation system and developing more pedestrian paths and connections between frequently visited destinations.



Parks and Recreation Recommendations

Understanding the needs and desires of the Town and the community members is essential before making recommendations to the existing park system and expansion possibilities. The community workshops, Town staff discussions, and the recreation survey were integral in helping identify the primary interests and concerns of residents.

This Master Plan serves as a map for the future development of existing recreation facilities for Black Mountain and establishes basic objectives to obtain Black Mountain's recreation goals. The plan incorporates recommendations to accomplish the objectives set forth by the Town council, Town staff, and community members.

General Recommendations and Best Practices

General recommendations are based on professional experience and review of national and state recreational best practices. They are intended to provide guidance for the operations, administration, and growth of the Town of Black Mountain parks and recreation. They provide advice on elements ranging from policy, safety, maintenance, and other general issues. These general recommendations are intended to inform future decision making. Many of these recommendations depend upon collaboration between Town departments and other recreation partners. They are not specific to any single facility or program initiative but are intended to guide the entire parks and recreation system for both existing facilities and future development.

Recommendations

- 1 Daily Maintenance and Design
- 2 Facility Security
- 3 Technology Access
- 4 Facility Marketing Campaign
- 5 Facility and Program Accessibility
- 6 Walkable Communities
- 7 10-Minute Walk Movement
- 8 Bicycle Facilities
- 9 Programs and Classes
- 10 Mitigation of Asset Obsolescence
- 11 Greenways / Multiuse Trails
- 12 Greenway / Trail / Boardwalk Funding
- 13 Intergovernmental Cooperation
- 14 Partnership Agreement
- 15 Contiguous Property Acquisition
- 16 Acceptance of Fee Simple Land Donation
- 17 Entrance and Wayfinding Signage
- 18 Interpretive Signage
- 19 Educational and Stewardship Programming
- 20 Green Building
- 21 Natural and Cultural Heritage Inventory

1: Daily Maintenance and Design

The facilities owned and operated by Black Mountain should appeal to local residents and visitors to the area. Priority should be given to improving the design of facilities so that they are architecturally, functionally, and ecologically progressive.

Master planning should always be completed for park improvements or new facilities prior to final budgeting and / or design; thereby, making the phasing / development more transitional and of higher quality. Design (and redesign) of all facilities should embrace ecologically responsible elements and methods, such as the use of native plants for landscaping, the incorporation of wildlife habitats, the use of permeable surfaces to reduce stormwater runoff where possible, and green building practices for structures.

2: Facility Security

Where feasible, add fencing to facility perimeters. Also, the addition of surveillance cameras and site attendant patrols is needed to mitigate security issues and provide a safer public environment for park patrons.

3: Technology Access

As the culture continues to move towards information accessibility, providing access to Wi-Fi connectivity within the parks is an amenity that can elevate the usership of park facilities. Black Mountain should identify the locations within their park facilities to install the necessary equipment that will provide users the ability to access Wi-Fi connectivity.

4: Facility Marketing Campaign

Parks and recreation facilities are an invaluable asset to any community. The need to provide public awareness of recreation opportunities is just as important as providing the necessary facilities. To improve awareness of Town-owned facilities and programs, Black Mountain should launch a marketing campaign. The Town should consider options to raise awareness through social media, special events at lesser-known facilities, and signage throughout directing visitors to the parks. As growth continues to occur through the region, Black Mountain should partner with local chambers of commerce and real estate groups to provide pamphlets to people who relocate.

5: Facility and Program Accessibility

Every park and recreation facility Black Mountain operates should respect and provide the needs of the disabled population through design and programming. All new facilities should be designed to meet current American with Disabilities Act (ADA) requirements. Currently, the Town meets compliance with these regulations at all of the existing facilities. As new facilities are acquired or developed, priority should be given to the continual upgrading of existing facilities that, perhaps, become non-compliant.

6: Walkable Communities

Black Mountain should continue to promote land uses and site designs that make walking and bicycling convenient and enjoyable. They should continue to encourage the inclusion of public greenways or trails in private developments and the establishment of connectivity to both current and future public schools, parks, and other public destinations.

7: 10-Minute Walk Movement

The NRPA, the Trust for Public Land (TPL), and the Urban Land Institute (ULI) have partnered together to promote safe, equitable park access for United States citizens. The goal is to provide 100% of people access to a quality park or green space within a 10-minute walk of their homes by 2050. The Town of Black Mountain should pledge their support to the 10-Minute Walk mission. For more information, visit 10minutewalk.org.

8: Bicycle Facilities

Given the high cost of fuel for vehicular transportation, air quality concerns, and the need to increase the health and fitness of the population, a planned network of bike trails, bike lanes, and shared roadways should be developed to support active transportation to recreation facilities and travel within Black Mountain. Future roadway construction should include provisions to accommodate pedestrian and bicycle travel. This network should connect both existing as well as future park facilities and greenways. In addition, the Town should require bike racks (sheltered at schools and other potential high-use areas) be installed at all publicly owned facilities. The Town should work with North Carolina Department of Transportation (NCDOT) to ensure that bicycle and pedestrian facilities are provided as much as possible to promote alternative modes of transportation.

9: Programs and Classes

To expand recreation programming, the Town should continue to provide recreation classes and programs in appropriate parks and facilities. The Town should assess the need to contract future programming offerings out to concessionaires. This could extend the programs offered by nonprofits and private recreation providers into future Town-owned facilities, which may be more accessible to residents who are not currently served. It also

would strive to increase programming options by starting new contract programs and activities in the following service areas: health and fitness, swim safety classes, environmental education, nature-based outdoor recreation, non-sports interest classes, and fine / cultural arts programs.

10: Mitigation of Asset Obsolescence

All Town facilities, equipment, and items needed to provide the public with safe and adequate recreation services should be evaluated annually to ensure they meet appropriate standards of service. Assets should be replaced at the end of their useful life.

11: Greenways / Multiuse Trails

Based on state and national studies, walking and biking are highly desired activities, which are increasing by bounds. North Carolina's 2020–2025 SCORP found that 67% of survey participants reported that linear parks are the most needed facility within their park systems. The SCORP also found that 61% of respondents viewed walking for pleasure to be a common outdoor recreational activity.

Black Mountain should continue to encourage the coordination and planning for future utility easements and road rights-of-way with greenway facilities. The easements should be established to allow for the inclusion of recreation facilities, where possible. Where new development occurs, the Town should continue to work with developers to provide rights-of-way or easements for proposed and future greenway facilities.

12: Greenway / Trail / Boardwalk Funding

Black Mountain should consider including language in a development ordinance for fee in-lieu of sidewalk to fund pedestrian access land acquisition and construction where the need for pedestrian connections cannot rely on the timing of private property development.

13: Intergovernmental Cooperation

The Town of Black Mountain should seek to coordinate planning efforts with Buncombe County, the Buncombe County School System, local municipalities, the Town planning department, and state park systems to provide greenway and park facilities. Representatives of the Town and of these agencies should meet periodically to discuss development and recreation projects that are planned or are underway within the area. The purpose of these meetings is to discuss upcoming project opportunities and development trends in demographics and growth, newly identified citizen needs in recreation and open space, and Recreation Master Plan updates for local municipalities and adjacent counties. This will also ensure that redundancy in services is prevented and that all opportunities for partnerships and connectivity are being utilized.

14: Partnership Agreement

It is recommended that the Town staff meet with existing and potential partners, such as local hospitals, not for-profit organizations, local churches, and athletic associations, to determine needs and possible partnership opportunities. The Town should begin this process by developing an approach to each potential partner to establish an understanding of each entity's needs and ultimately result in a partnership agreement. The process will require

periodic progress meetings with each partner to facilitate the partnerships goals and objectives. This may entail presentations to the partner's board or committee.

15: Contiguous Property Acquisition

When property that is contiguous to existing parks becomes available, all reasonable efforts should be made to acquire the property. Large acreage parks offer recreation amenities that can only be achieved on large sites. The acquisition of contiguous property next to Town parks should be of high priority to Black Mountain. Efforts should be made immediately to seek the first option on all contiguous properties. At the time these options are sought, other possibilities should be presented to the property owner as well. Some property owners may be receptive to conservation easements while retaining the title to the property. Conservation easements will allow the Town the opportunity to use properties for recreation while providing the immediate benefits of preservation. Numerous grant sources can be used for land acquisition. Extreme care should be exercised in choosing the correct processes and timing for acquisition to meet the full potential afforded by grants.

16: Acceptance of Fee Simple Land Donation

If land is offered to Black Mountain as donation by fee simple title with no restrictions the property should be surveyed for natural heritage significance and relationship to existing plans and parks. If the land contains no environmental hazards, restrictive covenants, or restrictive easements, it can be useful and beneficial for the Town to assume ownership. Not all donated land has to be developed into a park to be useful. Any land donation serves a great public need even if it is banked for the future

because the development and public needs of the distant future (over 50 years) is unknown. If donated property is properly managed, the revenue and future significance of the property would far exceed its current contribution to the tax base. If the Town chooses not to accept land donation of a particular property, efforts should be made to assist the property owner with contacting an agency that accepts land donations or conservation easements. Land donations (which the town has no interest in owning) could be donated to the local parks' foundation.

17: Entrance and Wayfinding Signage

To provide uniformity throughout the park system, Black Mountain should consider providing signage that is uniform and consistent to promote parks and recreation facilities. Entrance signage is the face of parks and, therefore, the face of the Town's parks and recreation. To provide visitors with ease of navigation throughout the park system, wayfinding signage should also be installed to elevate the parks and provide consistency throughout the parks system.

18: Interpretive Signage

Black Mountain should consider placing signage that would identify any historic and natural landmarks along pedestrian corridors. This type of signage would not only enhance the pedestrian experience but also provide educational and cultural information to greenway users.

19: Educational and Stewardship Programming

Black Mountain should develop a consistent environmental education program and interpretative facilities at park locations and along future greenway corridors as opportunities arise for future park development. These programs should include stewardship and community volunteer programs geared to the management of natural areas and wildlife habitats.

20: Green Building

It is recommended that the Town implement green building components into the existing and future parks facilities, where cost effective and economically feasible. Green building techniques consist of building materials and construction practices which reduce environmental impacts (greenhouse gases, water pollution, and air pollution) and promote energy efficient building materials and methods. These efforts will improve environmental stewardship for park facilities and educate park users.

21: Natural and Cultural Heritage Inventory

The Town of Black Mountain should refer to the North Carolina Natural Heritage Program's Natural Heritage Program 2019 Biennial Report (North Carolina Department of Natural And Cultural Resources) for relevant information on features found in Black Mountain. The intent of this study is to identify areas deemed to be significant natural resources, which should be evaluated for consideration of preservation and future use as recreational resources.

Existing Park Facility Recommendations

Cragmont Park

Cragmont Park has a history of serving the community with both tennis and basketball courts, open space, and a walking path. Based on community input this facility is desirable but in poor condition. The park has undeveloped acreage that presents the opportunity for expansion to meet increasing demand for more recreation in Town. Support services, such as parking, restrooms, and shelter, is also limiting this park's potential to serve residents.

Overall, this facility should be evaluated for redevelopment and maintenance updates as well as expansion. A Site-Specific Park Master Plan should be performed and include additional community input. Town should Overall, this facility should be evaluated for redevelopment and maintenance updates as well as expansion. A Site-Specific Park Master Plan should be performed and include additional community input. Town should ensure future improvements are permissible by the Parks and Recreation Trust Fund (PARTF) and Land and Water Conservation Fund (LWCF) prior to implementation.

Facility Assessment

- Walking path edging is a potential tripping hazard and should be reinstalled properly or removed
- Basketball court surfacing and backboards are in poor condition
- Tennis courts need resurfacing
- Parking lot is in poor condition
- Adjacent undeveloped land is underutilized
- Port-a-johns were in need of cleaning
- Limited amenities but valuable open space with good views



Recommendations

- Implement Site-Specific Park Master Plan
- Develop adjacent property between Swannanoa Avenue and Tomahawk Branch
- Improve accessibility of paths (consider paving for mitigation of future maintenance and improved accessibility)
- Improve grading and drainage of parking area as well as pave lot
- Provide picnic stations or small picnic shelter for shade and gathering
- Resurface all existing courts
- Court fencing is in fair condition but should be assessed for replacement
- Consider including pickleball striping on tennis courts or build two additional courts for pickleball
- Consider building permanent restrooms
- Add modern, low light pollution LED security lighting
- Install entry and wayfinding signage

Lake Tomahawk Park

This much-loved facility is a flagship park for Black Mountain that invites both residents and visitors to experience scenic views and a tranquil stroll around the lake. Hosting the senior center, tennis courts, game courts (horseshoes and croquet), and picnicking amenities, the park is well attended. However, this site is in need of an overhaul to maintain its safe usability. Town should ensure future improvements are permissible by PARTF and LWCF prior to implementation.

Facility Assessment

- Parking is limited
- Restrooms dated and in need of maintenance
- Senior center building in poor condition (second floor support poles rusted through along adjacent trail)
- Walking path washed / rutted in some places
- Handrails of bridge over dam spillway loose
- Wooden lake overlooks needed maintenance
- Structure at croquet lawn dated and worn
- Lake appeared to have over accumulation of sediment from trail surface gravel fines
- Some site trees appeared to require pruning and arbor care
- Pool in good condition but storage of equipment was limited
- Playground was dated and area adjacent required drainage / grading improvement
- Small gazebo required maintenance



Recommendations

- Implement Site-Specific Park Master Plan
- Dredge the lake and address drainage / sedimentation problem
- Pave the walking path and include distance signage
- Utilize educational signage to highlight interesting town / site history and ecology of park
- Refurbish existing restrooms
- Assess senior center building for structural issues and repair or rebuild
- Upgrade playground
- Update shelter at croquet lawn
- Consider expanding storage at pool for equipment
- Expand parking area at north end of park
- Have all park trees accessed for needed pruning and care by certified arborist



Riverwalk Park

Located behind the former Bi-Lo grocery store, this site largely serves as a dog park. Walking paths currently don't connect to other nearby destinations. Community input has indicated that those that use the park appreciate the opportunity to share the space with their dogs. Overall, most input indicated concern that the isolated nature of the park is unsettling.

Facility Assessment

- Ample parking
- Difficult to find if not familiar with location
- Limited amenities in fair condition but some updates to the fencing were needed
- Shade structure was small
- Trail was in need of better signage and clearing of vegetation

Recommendations

- Consider implementation of Site-Specific Park Master Plan
- Update trail with better ADA accessibility (consider paving and adding trail signage)
- Add security lighting, emergency call box, or surveillance cameras
- Construct larger shade / picnic structure with restrooms
- Connect trail to downtown destinations (consider future trail development such as those proposed for Hemphill Road)





Town Square

This mini park serves as an aesthetic gateway feature into downtown Black Mountain. This site offers a short walking path, a public splash pad, sculpture displays, a covered shelter, seating, and open lawn space.

Facility Assessment

- Prominent location with attractive landscaping and art
- Walking path in good condition
- Splash pad in good condition

Recommendations

- Consider additional seasonal programming
- Install modern (digital) information kiosk (sharing upcoming events and highlighting area destinations)

Veterans Park

This large facility serves a number of active recreation activities. Despite needing updates, the playing fields are well used for baseball, soccer, and other sports. The walking path is a popular destination as is the disc golf course. The parking area is sufficient but needs maintenance and an accessible route to the amenities.

Proximity to the community garden, Grey Eagle Arena, and limited parking opportunities to those facilities adds pressure on the parking area.

Facility Assessment

- New restroom and sidewalk to picnic shelter and ballfields
- Parking area needs better accessible routes to park amenities
- Disc golf course is along the pedestrian path which may pose a hazard
- Drainage and grading needs at all ballfields
- Recent storm damage along walking path by Swannanoa River
- Baseball field concession building worn and in need of updates
- Playground needs better accessibility

Recommendations

- Implement Site-Specific Park Master Plan
- Repave parking area
- Pave walking path and add distance signage
- Add safety signage for pedestrians to watch out for disc golfers
- Improve grading and drainage at all ballfields
- Refurbish ballfield concession / restroom / press box building
- Assess existing playground for needed accessibility improvements
- Add security lighting, surveillance cameras, and wayfinding signage for all walking paths
- Add information kiosk to parking area with map to community garden and Grey Eagle Arena
- Consider partnership with Montreat College for connectivity to In The Oaks trails.



Grey Eagle Arena

This 9,600-square-foot indoor recreation space currently specializes in indoor soccer. The facility is currently undergoing some renovation.

Facility Assessment

- Ongoing improvements as of the writing of this plan
- Indoor air quality and interior condition was fair and in need of improvement
- Parking is limited and in need of expansion
- Connectivity to the community garden and Veterans Park was limited
- Continue to upgrade facility and address apparent mold and air quality issues
- Expand parking area (look to undeveloped areas near community garden for new shared lot)
- Study feasibility of adding programming options, such as camps and other activities
- Improve connectivity between the arena and adjacent Town-owned recreation facilities

Recommendations

- Continue to upgrade facility and address apparent mold and air quality issues
- Expand parking area (look to undeveloped areas near community garden for new shared lot)
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Dr. John Wilson Community Garden

The Merriam-Webster dictionary defines recreation as; “the refreshment of strength and spirits after work” and Black Mountain’s community garden exemplifies this definition for the patrons and volunteers that have worked to make this a successful asset to the community. With an abundance grown from the cooperative efforts of garden participants, benefits of this recreation have been shared by the community via food donations to the Bounty and Soul organization.

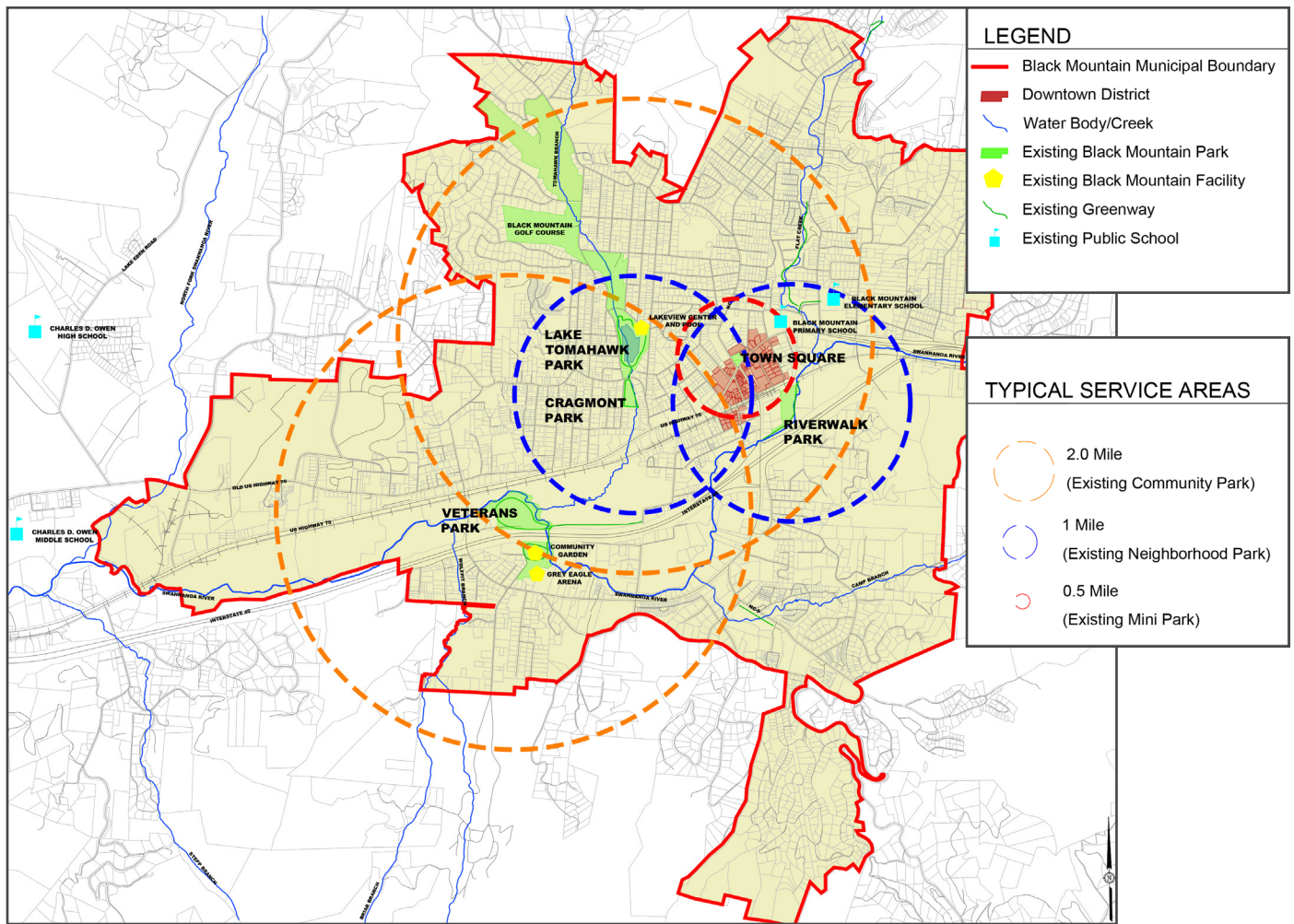
Facility Assessment

- Parking is limited
- Walking path from parking area near Grey Eagle Arena to the community garden is worn and requires accessibility improvements
- Storage is limited for required equipment and shelter space for educational programming and managerial requirements
- Classroom and office space is lacking
- No reliable water / sewer utilities serve the park
- Marketing of community garden programs is minimal and needs expansion
- Facility needs regular staffing

Recommendations

- A Site-Specific Park Master Plan should be implemented and include community input
- A full-time facility manager should be hired by the parks and recreation department
- The existing metal roof shed should be replaced with a new barn type structure and include an office and classroom
- An accessible walking path should be constructed from the parking area
- Water / sewer service should be extended to the site

A marketing web page should be developed to highlight garden programs and events and be hosted on the main parks and recreation page



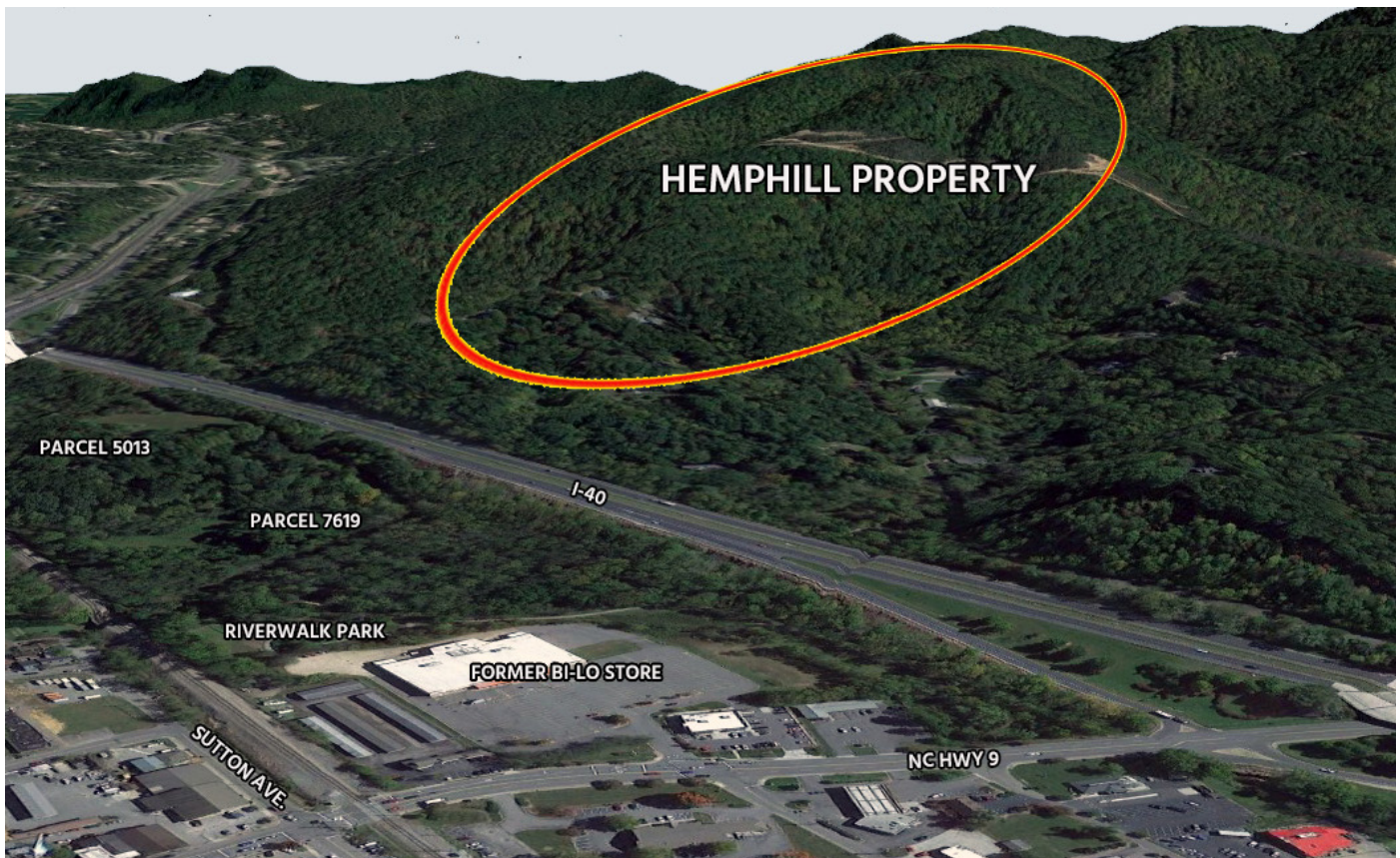
Future Facility Recommendations

As Black Mountain continues to grow and expand, developing additional parks and facilities in strategic locations that provide recreation access for residents and tourists is necessary to consider. Map 7.1 shows possible recreation improvements aimed at meeting future recreation demand. See larger map in Appendix A.

This plan proposes continued maintenance and improvements to existing Town-owned parks and careful planning and development of the future recreation facilities. The Town should seek to develop pedestrian paths / trails and bicycle lanes and accommodations, where feasible. Town culture is closely related to social events, crafts, and culture

of the western North Carolina mountains. Future projects should include increasing the number of performing arts, music, and cultural events.

Recent acquisitions of natural open space include the Hemphill property and the area between the existing Riverwalk Park and the Hemphill property. These lands should be developed as biking / walking trails and include environmental education and wayfinding signage as well as wildlife observation opportunities and have appropriate support services and accessibility for all. These new recreation facilities should serve the entire community and provide additional, needed recreation opportunities for the current and future Black Mountain population.



Hemphill property general location with proximity to Riverwalk Park, Parcel 5013 and 7619.

Hemphill Property (Future Community Park)

As of the writing of this plan, the Town of Black Mountain is securing what is known as the Hemphill property for use as a recreational facility. The property parcel number is 7728 according to the Buncombe County GIS data, and it consists of 17.54 acres of wooded land with steep terrain. Access is limited to Hemphill Road which enters the site from the north near Old US Highway 70 / E Street and moves under Interstate 40 before leaving an existing home site near the base of the mountain at the center of the parcel.

A planning effort to develop this future recreation resource should include a Site-Specific Park Master Plan using community input. New amenities should be appropriate for the site and reflect public needs and desires. Access to the site should be secured

as well as parking and utilities needed to support planned amenities.

Potential programming may include trails for hiking, walking, running, and biking. Trending amenities, such as bicycle pump tracks and mountain biking routes, should be considered for development.

Parcel 5013 and 7619 (Future expansion of Riverwalk Park)

Black Mountain owns parcel 7619 which is adjacent to Riverwalk Park. This plan proposes that the Town consider expanding trails from Riverwalk Park into this parcel. A Site-Specific Park Master Plan for the existing park could include public input on how to best to utilize the Town-owned parcel to meet resident desires.

Recent planning efforts have also identified parcel 5013 as a potential opportunity for expansion of

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Recent planning efforts have also identified parcel 5013 as a potential opportunity for expansion of the adjacent Riverwalk Park. This 16.18-acre property would allow for expansion of recreation amenities and serve as a link between Riverwalk Park and the proposed Hemphill property park development. Efforts to acquire this parcel were in discussion as of the time of writing this plan. Future development should support residents desires and needs as identified via community input. A Site-Specific Park Master Plan should be considered the next step in moving forward with any recreation development.

Proposed Trails

This plan supports the existing planning efforts of the Black Mountain Greenways Committee. Identified via community input, a trail (approximately 1 mile) along the golf course property down North Fork Road to Hiawassee Avenue and eventually to Lake Tomahawk Park should be considered for further study and possible development. Existing trails can support small amenities beneficial to the health of the community, such as fitness stations, and educational / historical signage. Future trails should include easy to read and understand wayfinding signs.

As future recreation property is developed, trails and connectivity to area destinations, such as schools, parks, healthcare facilities, and popular gathering places, should continue to be prioritized. Gaps in the bike / pedestrian network should be identified and considered important projects to prioritize. Continued study and updating of Black Mountain's trail network should occur with input from all appropriate stakeholders.

Proposed Community Center (future project beyond the 10-year scope of this project)

Community input indicated resident desire for a community center offering indoor recreation programming. Such a center may serve to offer a gymnasium, classrooms, fitness equipment, and support space. Other features could include a spa, pool, walking track, teen center, media room or kitchen and meeting rooms. Additional indoor recreation space would allow for four-season recreation and could help to expand programming and scheduling for activities, such as basketball, pickleball, volleyball, etc.

This plan recommends that such space be developed either as a new construction or redevelopment of a site such as the former Bi-Lo store near Riverwalk

Park. Considerations include land acquisition, adequate parking, and connectivity to other Town-owned facilities. Considering the accessibility updates needed at the Lakeview Center, senior programming services could also be relocated to the proposed indoor facility.

Amenity Proposals and Recommendations

Based on the information contained in Table 7.1, Black Mountain meets the standards expected for typical Town-owned recreation service standards for many amenities. As Black Mountain continues to grow, it should seek to develop additional recreational facilities to meet its population's needs as well as partner with other providers to help serve the overall community recreation needs. This study's community meeting data and data from the recreation survey should be considered as the primary guides when making improvement and / or expansion plans for Black Mountain parks and recreation program development, both now and for the next ten years.

New amenities desired by the community and recommended by this plan include additional trails for biking / walking, pickleball courts, and indoor recreation community center, etc. Other supporting features, such as restrooms, fitness stations, picnic shelters, benches / swings, and parking, should be assessed per recreation location. These recommended amenities are not an exclusive list and implementation should occur as funding is sourced. Community desires for recreation amenities should be planned, and options should be investigated prior to design and construction of any new facility and prior to major improvements of existing facilities.

Amenity	Level of Service Standards	Existing Amenity	2022 Suggested per Population	Needed for 2022	2032 Suggested per Population	Needed for 2032
Town of Black Mountain Amenities			Population: 8,452		Projected Population: 9,106	
Trails	0.25 mi./1,000	2.44 mi.	2.11 mi.	0 mi.	2.3 mi.	0 mi.
Playground	1/2,500	3	3	0	4	2
Tennis Court	1/2,500	4	3	0	4	0
Volleyball Court	1/2,500	1	3	2	4	4
Pickleball Court*	1/2,500	2	3	1	4	0
Lawn Games	1/2,500	2	3	1	4	2
Picnic Shelter	1/3,000	3	3	1	3	1
Splash Pad	1/3,500	1	2	1	3	3
Basketball Court	1/5,000	2	2	0	2	0
Multipurpose Field	1/5,000	2	2	0	2	0
Youth Baseball /Soft-ball Field	1/5,000	4	2	0	2	0
Dog Park	1/5,000	1	2	1	2	1
Picnic Station	1/7,500	6	1	0	1	0
Public Fishing	1/8,000	1	1	0	1	0
Soccer / Football	1/8,000	2	1	0	1	1
Water Access	1/10,000	1	3	2	1	0
Community and /or Senior Center	1/10,000	1	1	0	1	0
Adult Baseball / Softball	1/10,000	3	1	0	1	0
Outdoor Stage	1/10,000	0	1	1	1	1
Skate Park	1/10,000	1	1	0	1	1
Disc Golf	1/10,000	1	1	0	1	0

Table 7.1 Existing and proposed amenities per population

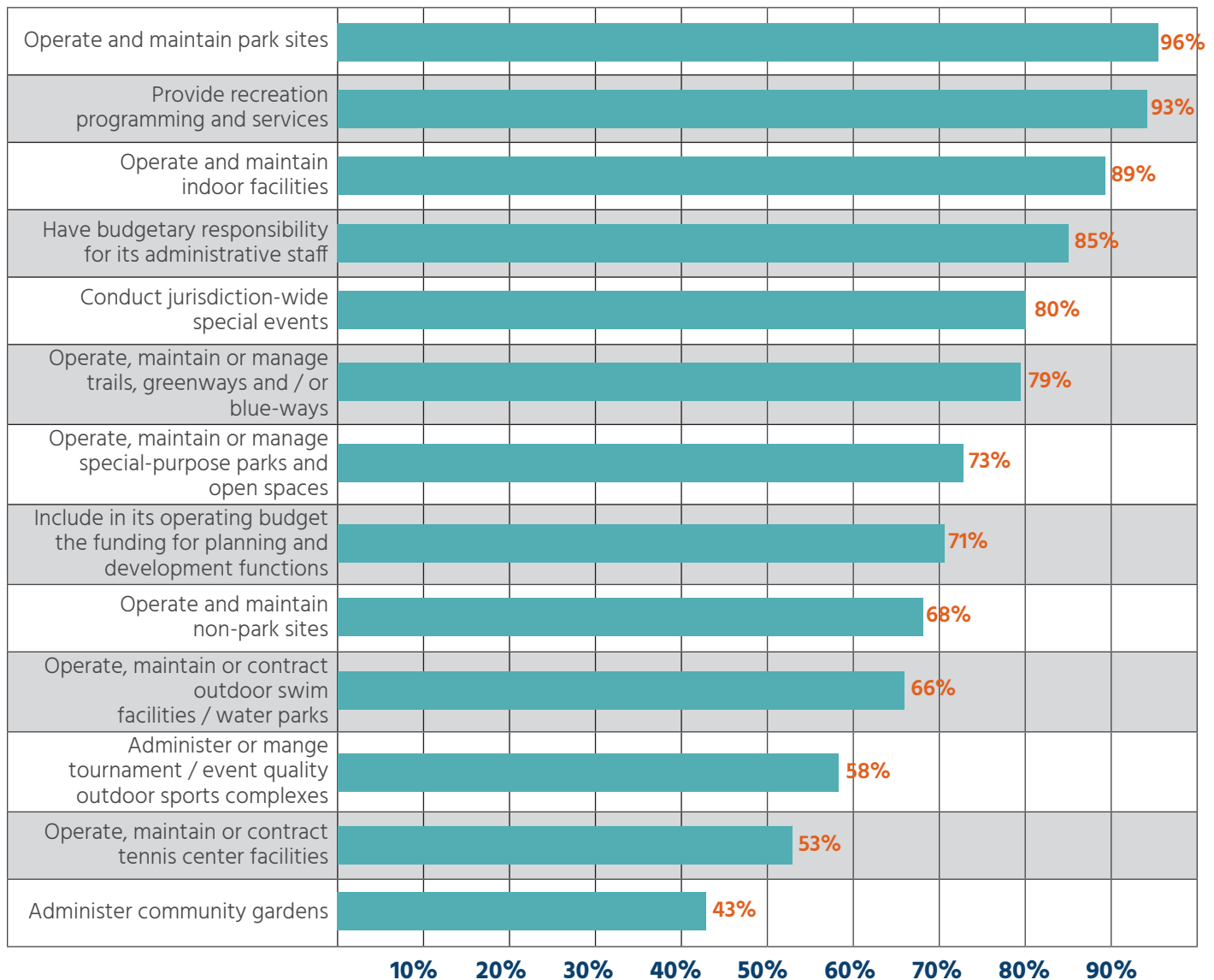
Staffing Recommendations

This plan covers a planning period of ten years. The facilities to be constructed during that time as part of the recommendations may require some additional staffing for facility operations and will definitely require additional funding for maintenance. Consideration of these budgetary impacts should be made prior to construction of any new park or facility.

Multiple factors will influence the future staffing needs of the Town of Black Mountain. Such factors

are population growth, demographics, available tax monies, and tourism growth. Staff compensation should be based on market precedents. The largest factor will be maintenance of any new parks or facilities. The current standard of maintenance should be continued, if not increased. Providing parks, facilities, and programs for the citizens impact the quality of life for both citizens, businesses, and visitor alike.

Key Responsibility of Park and Recreation Agencies (Percent of Agencies)



2021 NRPA Agency Performance Review: The key responsibilities of park and recreation agencies across the country

Current Recreation Staffing

Parks and Recreation Director

Recreation Coordinator
(athletics)

Administrative Assistant

Recreation Coordinator (outdoor
programming, facilities special
events, and marketing)

Senior Center Administrator

Nutrition Coordinator
(senior center)

Immediate Staffing Needs (2023-2027)

Full-Time

Park Maintenance Director

Park Maintenance Tech

Community Garden Manager

Future Staffing Needs (2028-2033)

Full-Time

Special Events
/ Marketing
Coordinator

Youth (non-
athletics)
Programmer

Athletic
Programmer

Park Maintenance
Tech

Senior Center
Assistant

Contractual / Part-time / Seasonal

Lifeguards
(as needed)

Program Instructors
(as needed)

Community Garden Assistant



Action Implementation Plan

An action implementation plan describes how the Town of Black Mountain can implement a safe, convenient, and usable park and recreation system through the execution of its established goals in the Master Plan. The strategy for achieving goals involves the recommended park and recreation facilities and programs. This section discusses priorities for development, recommended staffing, methods for developing the facilities, and possible routes to funding.

The results of the Black Mountain Comprehensive Parks and Recreation Master Plan are based on the following discovery methods:

1. A review of the study area that is within the Town of Black Mountain limits
2. An analysis of the level of service provided by existing parks and amenities
3. Community engagement
4. Recreation standards that provide benchmarks for the parks and recreation system

This Master Plan is designed to be action oriented and serve as a tool in the improvement and enhancement of the park system for Black Mountain.

Priorities for Development

The park system for the Town of Black Mountain should continue to grow and respond to changes in demographics. Future planned facilities should be implemented incrementally to provide for these changes. The following factors guided the prioritization of individual segments of the plan and were derived from input and desires specified by the residents of the Town:

- Needed improvements to existing Black Mountain-owned facilities
- Development of planned facilities to meet the current needs of recreation for Town residents
- Development of planned facilities to meet the future needs of recreation for Town residents

The park facility prioritization is an essential tool that provides the Black Mountain Parks and Recreation Department with a breakdown of the priority for each capital improvement. Given the magnitude of the budgets for improvements to existing parks and for new park and greenway facilities, prioritization of these needs is important.

2023–2027

- Implement recommended improvements at existing recreation facilities as funding becomes available
- Regularly inspect and perform needed ADA accessibility improvements at all Town-owned recreational facilities
- Consider adding public Wi-Fi at Town-owned recreational facilities (where feasible)
- Develop and implement consistent signage and wayfinding for Town-owned recreation facilities
- Update Town recreation web page with a map showing appropriate recreation facilities, rules, and programming information (sign-ups, calendar of events, etc.)

2028–2033

- Regularly inspect and perform needed ADA accessibility improvements at all Town-owned recreational facilities

Development of Hemphill Property

- Develop Site-Specific Master Plan study with additional community input
- Seek available funding for site development
- Secure necessary easements and access routes to property
- Implement Site-Specific Master Plan

Development of Town-owned Parcel 7619

- Finalize land acquisition and secure
- Develop Site-Specific Master Plan study with additional community input
- Seek available funding for site development
- Implement Site-Specific Master Plan
- Regularly inspect and perform needed ADA accessibility improvements at all Town-owned recreational facilities
- Implement recommended improvements at existing recreation facilities as funding becomes available

Future (beyond the 10-year scope of this plan)

Development of Parcel 5013

- Finalize land acquisition and secure
- Develop Site-Specific Master Plan study with additional community input
- Seek available funding for site development
- Implement Site-Specific Master Plan
- Regularly inspect and perform needed ADA accessibility improvements at all Town-owned recreational facilities
- Implement recommended improvements at existing recreation facilities as funding becomes available

Proposed Trails

- Work with greenways committee to acquire easements for trail along golf course or road rights-of-way from North Fork Road to Lake Tomahawk Park
- Prepare wayfinding and safety signage, rules for trail use and create maintenance schedule for new trail
- Regularly inspect and perform needed ADA accessibility improvements at all Town-owned recreational facilities

Proposed Community Center

- Acquire new property for either new construction or repurposing of existing facility
- Develop Site-Specific Master Plan study with additional community input
- Seek available funding for site development
- Implement Site-Specific Master Plan

Anticipated Recreational Project Costs

A recreation capital improvement program for the development of park facilities is designed to encompass, at a minimum, a ten-year period for the Town of Black Mountain Comprehensive Parks and Recreation Master Plan. To assist the Town in determining those needs, this study provides a list of anticipated recreation projects based on plan recommendations. The proposed recreational project list provides costs based on recent (2021–2022) material and labor costs. The provided opinion of probable costs includes assumed general expenditures, such as site preparation, building structures, access, site utilities, parking, and specific recreation improvements. The list provided also includes estimates for planning or design fees.

The proposed anticipated future recreational project list would cover a ten-year period and would serve to set recreation expenses for each fiscal year for implementation of specific projects. The opinions of cost are preliminary in nature and are for planning purposes only. As the time approaches to consider the recommended improvements, it will be necessary to receive up to date opinions of cost.

This total anticipated future recreational project cost of \$34,320,500 represents the proposed, cumulative figure to be spent for park and recreation development, improvements, and renovations by the year 2032. The total figure does not consider an inflation rate over the ten-year period. To see a breakdown of the anticipated future recreational project costs see Appendix D.

To meet the existing and future needs of the Town, the goals and objectives that are identified in the Master Plan, must be seriously considered for implementation. The Town will need to update their annual budget for the parks and recreation department based on projected capital improvement costs, staffing needs, and operations and maintenance costs.

Funding Opportunities

Implementing the recommendations of this Comprehensive Master Plan will require a combination of funding sources that include local, state, federal, and private money. Identification of sufficient funding is a crucial element that is required to implement the Master Plan. The NC SCORP is a guide by which funding sources for park and recreation facilities may be identified. Funding for future projects will be a key issue that will need to be addressed in the upcoming years if governments continue to provide basic minimum services.

This section provides a listing of the most commonly used funds for park and greenway facility projects in North Carolina. Fortunately, the benefits of protected greenways and parks are many and varied. This allows programs in Black Mountain to access money earmarked for a variety of purposes, including water quality, hazard mitigation, recreation, air quality, alternative transportation, wildlife protection, community health, and economic development. Competition is always stiff for state and federal funds. It becomes imperative that local governments work together to create multi-jurisdictional partnerships and to develop their own local sources of funding. These sources can then be used to leverage outside assistance. The long-term success of this plan will almost certainly depend on the dedication of a local revenue stream for park and greenway projects.

It is important that the Town fully evaluate its available options and develop a funding strategy that can meet community needs, maximize local resources, improve quality of life, and leverage outside funding. Financing will be needed to administer the continued planning and implementation process, acquire parcels or easements, and manage and maintain facilities. Further research into these programs is recommended to determine requirements for specific grants. McGill advises the Town of Black Mountain to pursue a variety of funding options.

Dedicated Source of Local Funding

In order to leverage and provide matching funds for many of the programs listed, Black Mountain should evaluate the existing departmental budget and funding for capital improvements.

Property / Sales Tax Revenues

General tax revenues traditionally provide sources for general operations and maintenance of park systems for local governments. Parks and recreation development is scheduled along with health, public safety, utilities, etc. in regular budgets established by the town. Assessed valuation of real and personal property tax and sales tax provides the framework for the major portion of the tax base for the town.

Traditionally ad valorem tax revenue has been the primary source of funding for the park and recreation enhancement of properties / facilities owned by local governments. Recreational opportunities are considered a public service and often are a standard line item on general fund budgets. Creative financial opportunities are possible; however, ad valorem taxes will continue to be the major revenue source to support the system. As such, communities often vote to raise their local tax rate temporarily in support of their park and recreation systems.

General Obligation Bonds

Many communities issue bonds, which are typically approved by the shareholders, to finance site development and land acquisition costs. The State of North Carolina grants local governments the authority to borrow funds for parks and recreation through the issuance of bonds. The amount is not to exceed the cost of acquisition or improvement of park and recreation facilities. Total bond capacities for local governments are limited for parks and recreation to a maximum percentage of assessed property valuation. Since the issuance of bonds relies on the support of the voting population, the implementation of awareness programs is essential prior to a referendum vote.

General obligation bonds are the preferred financing approach of the North Carolina Local Government Commission and the general securities market because these instruments are backed by the full faith and credit of the issuer. That simply means that the bonds represent an encumbrance against the property tax base of the issuing jurisdiction, and therefore, offer the best available security to the bond holder. The State of North Carolina gives the issuance of bonds not to exceed the total cost of improvements (including land acquisition). In view of the recommended capital improvements suggested in this plan, the Black Mountain may consider continuing to use general obligation bonds to develop new facilities. Total bonding capacities for local government is limited for parks and recreation to a maximum percentage of assessed property valuation. The following are key factors to consider before using this financing instrument:

- In North Carolina, the issuance of general obligation bonds requires a referendum of the voters within the issuing jurisdiction.
- The term of the debt may be extended to 20 to 30 years.
- The debt is publicly sold, so there are costs associated with the sale. These costs generally total 3% to 5% of the total bond principal. The

issuance costs offset the lower interest rate and, therefore, this instrument becomes more attractive as the size of the issuance increases and the issuance costs are spread over the larger debt. It has been found that this financing option becomes financially superior as the debt principal exceeds \$10 to \$12 million.

Generally, prepayment of the debt cannot be accomplished until reaching a call date. This usually is around 75% of debt retirement. Failure of the general obligation bond to be ratified by referendum could mean that Black Mountain could not go forward with an alternative approach to financing without substantially changing the scope of the project.

Fee in-lieu of Contributions

The Town of Black Mountain should consider providing developers with an option to pay a fee in-lieu of rather than to dedicate land for open space or recreation within conventional subdivisions. This program has proven to be successful for many local governments in providing a dedicated source of revenue earmarked for park development.

User Fees / Registration Fees

Communities throughout the nation employ a wide variety of user fees for public recreational programs and services within their recreation departments. The amount of the fee is usually determined by a portion of the recreation costs needed for improvements and operations. These user fees are typically levied for special facilities, such as water parks and golf courses; however, they can also be charged for the use of trails and ball fields. Black Mountain should continue to generate revenue by charging user fees for use of facilities, such as picnic shelters in order to cover operation and administrative costs. In addition, the Town should continue to have a separate fee rate structure for residents and non-residents. As the park system continues to develop, the Town should examine their fee structure to identify opportunities and

additional revenue. The current user fees appear to be fair and reasonable for a majority of the residents and non-residents. Elected officials should determine the fees and changes based on departmental input; the fees should not be so high that persons of modest income would ultimately be denied the use of park facilities.

Grants

State and federal agencies offer numerous grants to assist municipalities in the financing of their parks and recreation projects. This source of funding should definitely be investigated and pursued by the Town for present and future park and recreation improvements.

Parks and Recreation Trust Fund

The Parks and Recreation Trust Fund (PARTF) was established for local governments and the North Carolina Division of Parks and Recreation in 1994 as a funding source for the development or improvement of parks and recreation facilities and for the purpose of land acquisition. A state-funded program, PARTF matches monies spent by municipalities on parks and recreation, with each sharing 50% of the cost. The maximum matching fund amount provided by PARTF is \$500,000.

Recreation Trails Program

The Recreation Trails Program (RTP) is a \$1.5-million federal grant program designed to help states provide and maintain recreational trails for both motorized and non-motorized recreational trail use. The program is administered by the United States Department of Transportation's Federal Highway Administration.

RTP is a reimbursement grant program. Funds must be spent and then reimbursed upon completion of deliverables. Eligible applicants must be a state, federal, or local government agency or qualified nonprofit organization. All applications are reviewed

by the North Carolina Trails Committee and recommendations are made to the secretary of the Department of Natural and Cultural Resources. The secretary makes the final determination on grant awards.

Federal Aid Construction Funds

Federal Aid Construction Funds are included in the National Highway System (NHS), Surface Transportation Block Grant Program (STBG), and Congestion Mitigation and Air Quality (CMAQ). The funds provide for the construction of pedestrian and bicycle transportation facilities. The primary source of funding for bicycle and pedestrian projects is STBG Enhancement Funding

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) is a federally funded program that was established for local and state governments in 1965 as a funding source for outdoor recreational development and land acquisition. LWCF monies are derived from the sale or lease of nonrenewable resources, primarily offshore oil and gas leases, and surplus federal land sales. Acquisition and development grants may be used for a wide variety of outdoor projects, such as town parks, tennis courts, bike trails, outdoor swimming pools, and support facilities (roads, water supply, et cetera.) Facility design must be rather basic rather than elaborate and must remain accessible to the general public. No more than 50% of the project cost may be federally funded by LWCF, although all or part of the project sponsor's matching share may be obtained from certain other federal assistance programs.

Environmental Enhancement Grant Program

The Environmental Enhancement Grant Program (EEG) is used to fund projects that address environmental needs of North Carolina, specifically to protect water quality as well as conserve natural areas. To be eligible applicants must be nonprofit

organizations or government entities for projects in North Carolina, with preference for programs focused on the eastern part of the state. The types of grants included are land acquisitions and easements, construction, remediation, restoration, and research, planning, education. The maximum award available is \$500,000 to be completed in 3 years from date of fully executed memorandum of understanding.

The United States Department of Agriculture

The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) assists state and local governments in their operation and maintenance of watersheds whose areas are less than 250,000-square acres. The NRCS provides both financial and technical assistance to eligible projects for the improvement of watershed protection, flood prevention, sedimentation control, public water-based fish and wildlife enhancements, and recreation planning. The NRCS requires a 50% local match for public recreation and fish / wildlife projects.

State Construction Funds

State construction funds (not including the Highway Trust Fund for Urban Loops and Interchanges) may be used for the construction of sidewalks and bicycle accommodations that are part of roadway improvement projects.

Coastal Management Beach and Waterfront Access Program

Coastal Management Beach and Waterfront Access Program (CAMA) provides grant funding to local governments in the 20-county coastal area that grant funding. This funding source is made available for public beach and waterfront access projects through the Division of Coastal Management (DCM). The DCM awards about \$1 million a year in matching grants to local governments for projects to improve pedestrian access to the state's beaches

and waterways. Local governments may use access grants to construct low-cost public access facilities, including parking areas, restrooms, dune crossovers, and piers. Projects range in size from small, local access areas to regional access sites with amenities, such as large parking lots, bathrooms, and picnic shelters.

Cities and counties may also use the grants to replace aging access facilities, help acquire land for access sites, or to revitalize urban waterfronts. Funding for the Public Beach and Coastal Waterfront Access Program comes from the North Carolina PARTF.

Contributions

The solicitation of contributions is an acceptable method of fundraising for recreation departments. These donations, typically in the form of land, cash, labor, and materials, could be solicited to assist the Town of Black Mountain with its enhancement program. Corporations, civic organizations, individuals, and other groups generally donate to a specific park project; however, donations may also be solicited for multiple project improvements or additions. NRPA recommends the use of private, not-for-profit, tax-exempt foundations as a means of accepting and administering private gifts to a public park system.

Park Foundations

Foundations are another source of financing by making direct contributions within communities, states, or the nation. These types of funds are usually described as special program foundations, general purpose foundations, or corporate foundations. Foundations can provide the needed resources to support park projects. Foundations generally have very few restrictions and/or limitations and are typically received from local entities. A list of appropriate foundations can be found at: <http://foundationcenter.org>.

Partnerships

To implement the recommendations contained in the Comprehensive Master Plan, Black Mountain should expand their partnership agreements with other public agencies and private sector organizations. There are many different types of partnerships that can be formed to achieve the goals established. Many local governments throughout the nation are utilizing partnerships with public and private sector interests to accomplish community goals.

Listed below are the various types of partnerships that the Town should consider in its efforts for the improvement and addition of parks and recreational facilities:

- Programming partnerships to co-sponsor events and facilities or to allow qualified outside agencies to conduct activities on properties which are Town-owned
- Create a plan to solicit local businesses for sponsorship opportunities related to specific facilities, amenities, programs, and special events
- Operational partnerships to share the responsibility for providing public access and use of facilities
- Development partnerships to purchase land and / or build facilities
- Management partnerships to maintain properties and / or facilities

Black Mountain should evaluate and update their current recreation partnerships to ensure they are providing the best opportunities for the community. The Town should also evaluate forming additional partnerships which address the needs of a comprehensive park system. Direct requests should be made to meet potential partners, inviting them to evaluate the possible benefits of partnering. This step should be made to generate interest and agreement prior to solidifying any responsibilities for each participating party.

Private sector partnerships can be beneficial. Developers can use private funds to develop facilities on municipal property and lease it to the Town long term. Over a period of time, the developer returns a portion of the revenue to the Town and at the end of the lease the facility is turned over to public ownership. This type of arrangement would typically be a large capital investment for a special-use facility.

Land Acquisition and Development

The solicitation of contributions is an acceptable method of fundraising for recreation departments. These donations, typically in the form of land, cash, labor, and materials, could be solicited to assist Black Mountain with its enhancement program. Corporations, civic organizations, individuals, and other groups generally donate to a specific park project; however, donations may also be solicited for multiple project improvements or additions. The NRPA recommends the use of private, not-for-profit, tax-exempt foundations as a means of accepting and administering private gifts to a public park system.

Life Estates

A life estate is a gift whereby a donor retains the land during his / her lifetime and relinquishes title of the property after his / her death. In return, the owner (or family) is relieved of property tax for the given land.

Local Gifts

Donations of land, money, labor, and construction can have significant impact on the acquisition and development of park property. The solicitation of local gifts is highly recommended and should be organized thoroughly, with the utilization of very specific strategic methods. This often-untapped source of obtaining funds requires the contacting of potential donors, such as individuals, institutions, foundations, and service clubs.

Long-Term Options

Long-term options allow municipalities to purchase property over a long period of time. This method is particularly useful because it enables the Town to consider a particular piece of land that may have future value though it is not currently desired or affordable. Advantages to this method of property acquisition are that the Town can protect the future of the land without purchasing it upfront, the purchase price of the land will not increase, and the Town will have the right to exercise its option. The disadvantage to the Town is that all privileges relinquished by the landowner require compensation in the form of securing the option.

Easement

An easement is the most common type of less-than-fee interest in land. An easement seeks to compensate the property owner for the right to use his/her land in some way or to compensate for the loss of his / her privileges to use the land. Generally, the landowner may still use the land, and therefore, continues to generate property tax revenue for the Town.

Fee Simple Purchase

Fee simple purchase is the most common method used to acquire municipal property for park facilities. Although it has the advantage of simplifying justification to the general public, fee simple purchase is the most difficult method to pursue due to limited monetary resources.

Fee Simple with Lease-Back or Resale

This method allows local governments to acquire land by fee simple purchase, yet allows them to either sell or lease the property to prospective users with restrictions that will preserve the land from future development. The fee simple with lease-back or resale method of development commonly results from situations in which landowners, who have lost considerable monetary amounts in property value, determine that it is more economical to sell the land to the Town (with a lease-back option) than to keep it.



Plan Adoption

The first step in the implementation of the Town of Black Mountain Comprehensive Parks and Recreation Master Plan is adoption of the plan by the Town. By adopting the Master Plan, the community is able to help shape larger regional decisions so that they fit within the goals of the plan. The Town also gives itself greater authority in shaping local land use decisions so that they achieve the goals and vision of this plan. In addition, the adoption of this Master Plan is essential in order to maximize available grant opportunities.

Among the opportunities available to promote the recommendations contained in the plan is the ability to build upon an already committed and active base of residents, visitors, and enthusiasts in the area. Through their organizations, institutions, publications, and networks, Black Mountain can promote both the improved and new parks and greenway facilities and programs.



Second among the opportunities is the availability of the existing park facilities, such as amenities, programs, and existing trails. Though some changes are being suggested in the short-term and an expanded network is suggested for the long-term, the presence of an existing network provides a strong foundation from which to build. Many residents are already accustomed to using the existing park facilities and should become used to seeing new park amenities, programs, signage, and other improvements. Building on their existing awareness of what is available is much easier than building on no awareness.

Action Steps

Upon adoption of this plan, implementation of Upon adoption of this plan, implementation of specific recommendations can begin. Many of these will occur simultaneously and include policy and facility improvement changes. The key steps are:

1. Secure a dedicated source of revenue to address the ten-year and beyond anticipated future recreational project list and address the goals of the Master Plan
2. Provide staffing necessary to support and oversee the implementation of this plan and the proper maintenance and operation of the facilities that are proposed
3. Develop and implement educational and awareness programs, such as public events and promotion of parks awareness by civic and environmental advocacy groups; these programs can be used to announce new park facilities and upcoming projects
4. Begin working on the recommendations that are listed in the ten-year and beyond anticipated future recreational project list; from these opportunities come the framework for an initial implementation strategy

These recommendations include:

- Aggressively begin to establish potential funding mechanisms for future park expansions; this high priority goal is essential for realizing the proposed

recommendations for the future growth and development of Black Mountain's parks and recreation facilities

- Use the nucleus of park patrons to expand the awareness of the amenities and programming of the Black Mountain parks and recreation system
- Expand and modify the existing park system into a comprehensive, multiuse system, distributed so that it better meets the needs of the community, provides opportunities to all, and enhances the current park system
- Continue making the critical pedestrian and bicycle connections between destination points that will allow for preservation of open space and offer an alternative mode of transportation

These steps represent the core of the implementation strategy. As the individual policy recommendations and physical recommendations are addressed, they should each fit within one of these four primary strategies.

The Town needs to ensure that facility planning is integrated with other regional planning efforts at the state and local levels and with long-range and current land use, economic development, parks, environmental, and community planning. The following are mechanisms to achieve this action step:

1. Expand local capital improvements program for yearly appropriation for greenway and park development
2. Set aside money for future land acquisition, construction, and maintenance of parks and recreation facilities
3. Pursue and request pedestrian / bicycle projects to be added to NCDOT TIP
4. Pursue developing and expanding existing and new partnerships
5. Apply for PARTF grants and other related recreation grants for future parks and recreation projects

6. Seek other sources of revenue funding for parks and greenway improvements, such as including local assessment districts and developer exactions

7. Pursue funding from other sources listed in this section

In order to continue to fulfill this mission, Black Mountain has pursued planning as a way to improve the parks and recreation system throughout the community. This Comprehensive Parks and Recreation Master Plan has laid out a set of strategies for expanding and developing a safe, convenient, and usable park system. The plan has assessed the study area, analyzed the existing facilities, received and analyzed community input, reviewed recreation standards, developed recommendations, and provided strategies for implementing the plan. The Town of Black Mountain Comprehensive Parks and Recreation Master Plan is a comprehensive guide to be used in the improvement and enhancement of the park system into the future.





TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Wesley Barker, *Town Clerk* **MEETING DATE:** December 11, 2023
AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration
TITLE OF ITEM: Appointment of Alternate Representative for the Black Mountain Center for the Arts

SUGGESTED MOTION(S):

I move that we appoint _____ to serve as **alternate member** of the Black Mountain Center for the Arts.

SUMMARY:

At the December 12, 2022 Town Council meeting, former Town Council Member Bill Christy was appointed to serve as the alternate member of the Black Mountain Center for the Arts. (Vice Mayor Archie Pertiller is the current appointed member to the Center for the Arts.) Because Council Member Christy recently resigned from the Town Council, there is now a vacancy for this alternate member.

Council will need to formally appoint another member to serve as the **alternate member** to the Center for the Arts.

BUDGET IMPACT:

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

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

ATTACHMENTS: N/A



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Wesley Barker, Town Clerk **MEETING DATE:** December 11, 2023

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: Appointment to Asheville-Buncombe Riverfront Commission

SUGGESTED MOTION(S):

I move that we appoint _____ to serve as **member** of the Asheville-Buncombe Riverfront Commission.

SUMMARY:

On October 10, 2023, Asheville City Council revised the Asheville Area Riverfront Redevelopment Commission ordinance to update the purpose of the Commission to have more emphasis on sustainability of the riverfront area, including a regional look at improving water quality, and less focus on redevelopment/revitalization policies. The name and membership categories were revised:

- The new name of the commission is the Asheville-Buncombe Riverfront Commission.
- New membership includes one seat to be appointed by the Black Mountain Town Council.
- This appointee must be an elected official or staff, or a resident, business owner/manager or property owner/manager in the Regional Riverfront.
- Terms on this commission are for three (3) years, expiring on December 31 of the appropriate year. Members may serve up to two (2) full consecutive terms.

The Council will need to appoint a member to the Asheville-Buncombe Riverfront Commission as described above.

BUDGET IMPACT: N/A

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

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

ATTACHMENTS: Email from Asheville City Clerk's Office regarding this Commission.

Asheville-Buncombe Riverfront Commission

Jerri Goldberg <jgoldberg@ashevillenc.gov>

Fri 12/1/2023 1:45 PM

To: Josh Harrold <josh.harrold@tobm.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Harrold,

On October 10, 2023, Asheville City Council revised the Asheville Area Riverfront Redevelopment Commission ordinance (Ordinance No. 5040) to update the purpose of the Commission to have more emphasis on sustainability of the riverfront area, including a regional look at improving water quality, and less focus on redevelopment/revitalization policies. I believe the Commission chair, Anne Keller, has previously discussed this with you. As such, the name and membership categories were revised.

- The new name of the commission is the Asheville-Buncombe Riverfront Commission.
- New membership includes one seat to be appointed by the Black Mountain Town Council. This appointee must be an elected official or staff, or a resident, business owner/manager or property owner/manager in the Regional Riverfront.

Terms on this commission are for three years, expiring on December 31 of the appropriate year.

Members may serve up to two full consecutive terms.

Please advise once you have made your appointment and share the member's application (if applicable), email, date of appointment and date of term expiration.

If you have any questions or need any additional information, please let me know.

Thank you,
Jerri

Jerri Goldberg

She/Her/Hers ([Why this is important](#))

Assistant City Clerk

City of Asheville - City Clerk's Office

Email: jgoldberg@ashevillenc.gov

Phone: 828-713-1934



COA signature logo 125x31



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Wesley Barker, *Town Clerk* **MEETING DATE:** December 11, 2023

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: Board Appointments; MSD Board & ZBA

SUGGESTED MOTION(S):

I move that we re-appoint Robert Watts to serve on the Metropolitan Sewerage District (MSD) Board for a three-year term; and that we appoint Linda Brinson as an alternate member to the Zoning Board of Adjustment (ZBA).

SUMMARY:

Metropolitan Sewerage District (MSD) Board- Robert Watts currently serves as the Town of Black Mountain's appointee on the MSD Board. Mr. Watts' current term expires January 1, 2024, is eligible for re-appointment, and is interested in serving another three-year term.

Zoning Board of Adjustment (ZBA)- An application was received by Linda Brinson for the ZBA. Currently, there is a current vacancy with one of the alternate seats on the ZBA.

BUDGET IMPACT:

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

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

ATTACHMENTS:

- 1) Robert Watts- MSD Board application for re-appointment, letter from MSD Board on this appointment
- 2) Linda Brinson- ZBA application

Entry #: 9 - Robert Watts **Status:** Submitted **Submitted:** 11/19/2023 10:50 AM

Name

Robert Watts

Address

130 CHURCH ST, BLACK MOUNTAIN, North Carolina 28711

Do you live inside the town limits of Black Mountain?

Yes

Phone

(828) 779-5198

Email

cawkie@att.net

ADVISORY BOARD/COMMISSION PREFERENCE

MSD Board

Are you seeking reappointment?

Yes

Why do you wish to serve the Town (or continue serving) in this capacity?

Background in water and sewer, 12 years on MSD Board. Chairman of Capital Improvements

Experience & Civic Involvement

Retired Public Works Director, 35 years as fire department volunteer

Education & Certifications

B.S. and M.A. Professional Land Surveyor

Other Helpful Information (not required)

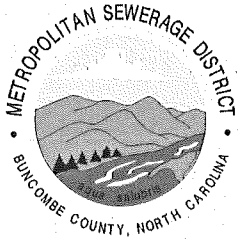
Signature

Date



I understand that this application is a public record

Yes



Metropolitan Sewerage District

OF BUNCOMBE COUNTY, NORTH CAROLINA

October 20, 2023

Mr. Josh Harrold, Town Manager
Town of Black Mountain
160 Midland Avenue
Black Mountain, NC 28711

Dear Mr. Harrold:

This is to remind you that the term of Robert Watts, a Town of Black Mountain appointee to the Metropolitan Sewerage District Board, expires January 1, 2024.

Mr. Watts is Chairman of the CIP Committee and a member of the Planning Committee. From January, 2023 to date, Mr. Watts has attended 8 of 9 regular Board Meetings and 4 Committee Meetings.

Accordingly, on behalf of the District Board, I am respectfully requesting that the Town of Black Mountain take action as may be appropriate.

Thank you for the valuable service Mr. Watts provides to the District and its ratepayers. If I can be of assistance, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Jerry VeHaun".

M. Jerry VeHaun, Chairman
MSD Board of Directors

MJV:pn

Cc: Robert Watts

~Protecting Our Natural Resources~

Re: MSD

Robert Watts <cawkie@att.net>

Mon 11/20/2023 2:53 PM

To: Josh Harrold <josh.harrold@tobm.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Josh,

Thank You, I would be very happy to serve an additional term on the MSD Board. I have submitted an application form on line.

Thank You,

Bob Watts

On Monday, November 20, 2023 at 09:23:58 AM EST, Josh Harrold <josh.harrold@tobm.org> wrote:

Hey Bob,

I wanted to reach out concerning the MSD board. Your term is up. Would you like to continue to serve?

Thanks,

Josh M. Harrold, ICMA-CM, AICP, CZO
Town Manager
160 Midland Avenue
Black Mountain, NC 28711
(828) 419-9300 - Office
(828) 669-4204 - Fax

Entry #: 8 - Linda Brinson **Status:** Submitted **Submitted:** 8/21/2023 6:04 PM

Name

Linda Brinson

Address

251 Avena Rd Apt 9, Blk Mtn, North Carolina 28711

Do you live inside the town limits of Black Mountain?

Yes

Phone

(828) 458-2934

Email

Lindabrinson@yahoo.com

ADVISORY BOARD/COMMISSION PREFERENCE

Zoning

Are you seeking reappointment?

No

Why do you wish to serve the Town (or continue serving) in this capacity?

I want to get more involved in the community, To help people, I would be a great member to the board bringing in fresh ideals.

Experience & Civic Involvement

Board Member Of The Friends Of The Library,
Big Friends Organizing Committee

Education & Certifications

Activity Director Certification Certified Dementia Practitioner
Certifications

Other Helpful Information (not required)

Signature

A handwritten signature in black ink on a white background. The signature is written in a stylized, cursive-like font. The first line appears to read "LINDA" and the second line appears to read "BRINSON". The letters are somewhat irregular and connected, typical of a quick handwritten signature.

Date

8/21/2023

I understand that this application is a public record

Yes



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Josh Henderson, *Recreation & Parks Director*

MEETING DATE: December 11, 2023

AGENDA SECTION: NEW BUSINESS

DEPARTMENT: Recreation & Parks

TITLE OF ITEM: Lake Tomahawk Playground Upgrades

SUGGESTED MOTION(S):

To provide guidance as to which design is preferred.

SUMMARY:

In FY 23-24 \$100,000 was budgeted to fund upgrades to the current playground at Lake Tomahawk. In the attached documents there are (4) quotes for (2) different designs. The attached designs were drafted from feedback from staff and stakeholders and do not include modifications to the current playground footprint or surfacing. The current footprint and surfacing was upgraded from mulch to pour-in-place (PIP) in 2020 as a result of an Eagle Scout project which we chose not to amend when seeking upgrades. The first of the two designs include varying new play elements which are set to be placed in the vacant area between the current playground and the area which currently houses the swings. The second includes upgrades of the current play structure, keeping the footprint the same, as well as additional play elements. The major difference in pricing of the designs is the surfacing. Each design has an option for PIP surfacing and traditional mulch surfacing.

BUDGET IMPACT: \$75,808.32 - \$128,207.94

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

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

ATTACHMENTS:

- Quotes for upgrades

COLOR KEY

- OLIVE
- REDWOOD
- TAN
- B OLIVE/BLACK







Barrs Recreation, LLC

36 Diane Street | Pittsboro, NC 27312 | 919-781-4870

Proposal 405-175911-2 | 10/26/2023

OUR MISSION IS TO BRING
PLAY THAT MOVES YOU®
TO COMMUNITIES AROUND
THE WORLD

October 26, 2023

Josh Henderson
Town of Black Mountain
401 Laurel Cir Dr #3061
Black Mountain, NC 28711
Phone: 704-616-7017

Dear Josh Henderson:

Barrs Recreation, LLC is delighted to provide Town of Black Mountain with this playground equipment proposal.

This design was developed with your specific needs in mind, and we look forward to discussing this project further with you to ensure your complete satisfaction. Barrs Recreation, LLC is confident that this proposal will satisfy Town of Black Mountain's functional, environmental, and safety requirements -- and most importantly -- bring joy and excitement to the children and families directly benefiting from your new playground.

You have our personal commitment to support this project and your organization in every manner possible, and we look forward to developing a long-standing relationship with Town of Black Mountain. We appreciate your consideration and value this opportunity to earn your business.

Sincerely,

Ashley Barrs
Sales Representative

Barrs Recreation, LLC
36 Diane Street
Pittsboro, NC 27312
www.barrsrec.com
www.bciburke.com

Phone: 919-781-4870
Fax: 919-781-5779
ashley@barrsrec.com

OUR MISSION IS TO BRING
PLAY THAT MOVES YOU®
TO COMMUNITIES AROUND
THE WORLD

COOPERATIVE PURCHASING OPTIONS

PLAYGROUNDS WITHOUT ALL THE PAPERWORK

Purchasing with contracts may sound intimidating, but getting your community playspace doesn't need to be a painful process of writing specifications, issuing RFP's and jumping through hoops – it can be simplified – we promise! As you continue planning for your new commercial playground, review the Purchasing Contracts offered through our partners. Purchasing with one of these contracts simplifies the process and ensures the design and intent remain the same – serving as a place for your community to gather, grow and thrive.

EQUALIS GROUP

Equalis is an innovative cooperative purchasing organization that believes in the power of partnership and that when you work together you achieve more. The basic premise of the Equalis cooperative purchasing organization is to leverage the combined buying power of all members for better pricing and favorable contract terms. Equalis Group uses the lead agency model for competitively bid contracts, provides our participants the savings they expect and offers efficiencies and peace of mind within the procurement process. It is our mission to continuously improve the measurable and meaningful impact of cooperative services for everyone throughout the supply chain.

OMNIA PARTNERS

OMNIA Partners, Public Sector (Subsidiary National IPA) is the largest and most experienced organization in purchasing and supply chain management. Comprised of participants and suppliers in the public sector, we bring together industry-leading buying power and world-class suppliers to offer an extensive portfolio of competitively solicited and publicly awarded contracts and partnerships. OMNIA Partners is proud to offer more value and resources to state and local government, higher education, K-12 education and non-profits.

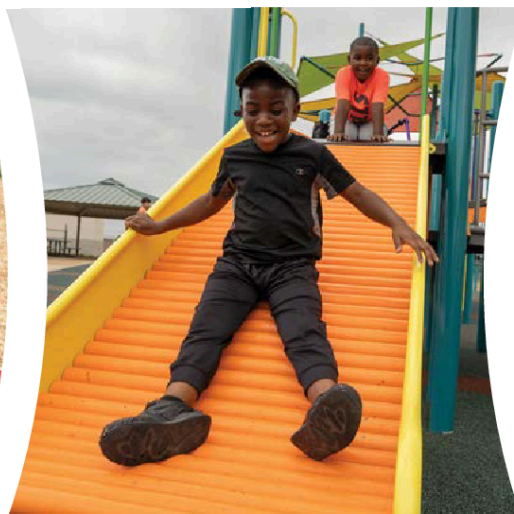
HGACBUY

Purchasing Burke playground equipment through HGACBuy gives your agency access to volume purchasing agreements and discounts, and there's no need to incur the time and expense of writing specs, issuing RFPs, advertising and evaluating bids. This can shorten your procurement cycle by months, while ensuring compliance with competitive bidding requirements.

SOURCEWELL

As a leader in cooperative purchasing, Sourcewell is passionate about helping members fulfill their public service missions. Sourcewell builds strong relationships with members and vendors to develop practical solutions together.

The easiest way to Join Our Movement is to call your local Representative at 800.266.1250 or visit bciburke.com/rep. Our passion is bringing play to communities like yours and we can't wait to help you get started!



DESIGN SUMMARY

Barrs Recreation, LLC is very pleased to present this Proposal for consideration for the Lake Tomahawk Park located in Black Mountain. BCI Burke Company, LLC has been providing recreational playground equipment for over 100 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of Town of Black Mountain. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

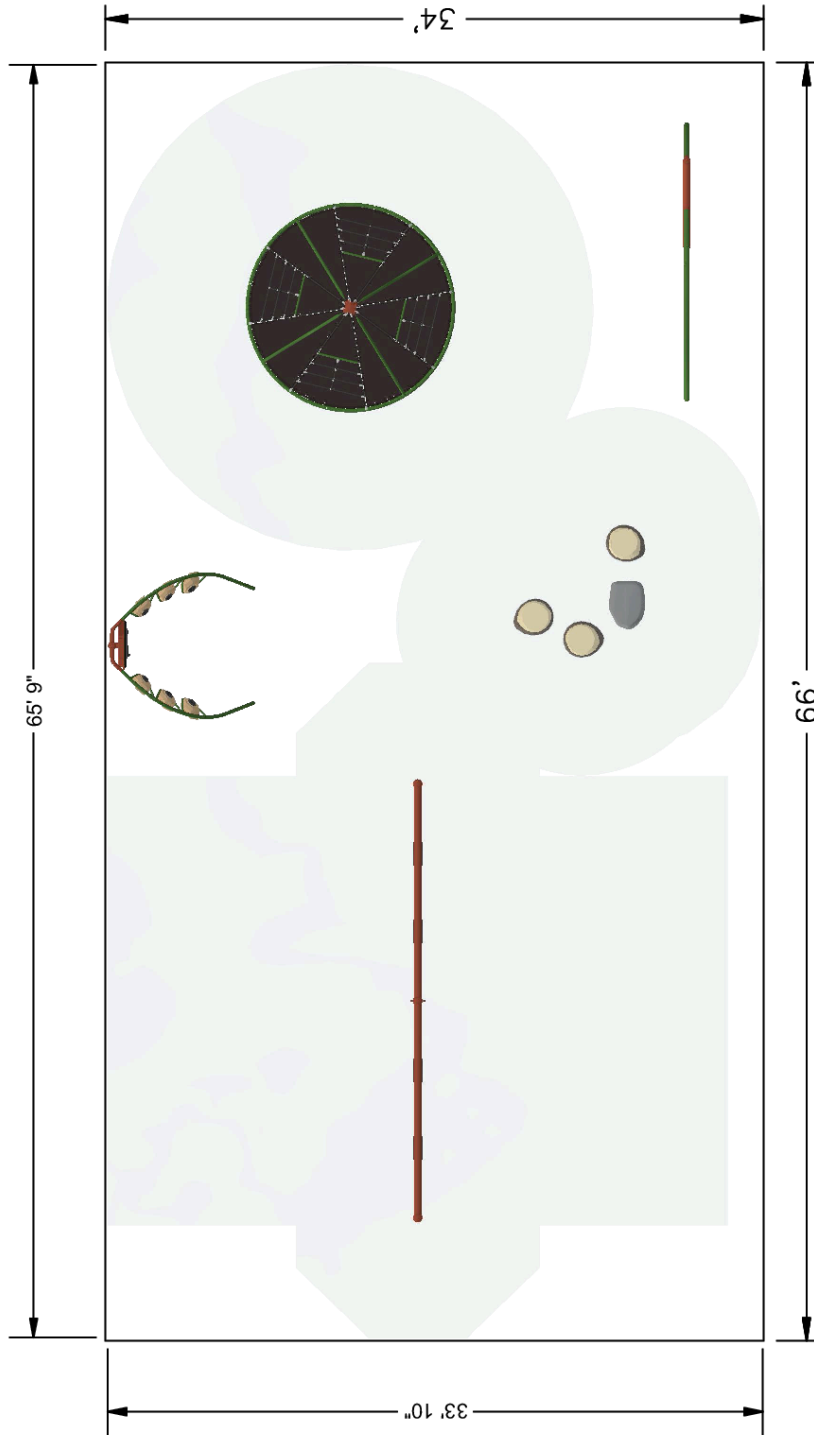
The following is a summary of some of the key elements of our Proposal:

- Project Name: Lake Tomahawk Park
- Project Number: 405-175911-2
- User Capacity: 39
- Age Groups: 5 to 12
- Dimensions: 65' 8"x33' 10"
- Designer Name: Parker Schmitz

Barrs Recreation, LLC has developed a custom playground configuration based on the requirements as they have been presented for the Lake Tomahawk Park playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 405-175911-2 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the Lake Tomahawk Park playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.



NOTE: ALTHOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE SITE IT MAY NOT TRULY REPRESENT THE AREA WHERE THIS STRUCTURE IS TO BE PLACED.

OVERALL BOUNDING OF USE ZONES ***The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 2222.5 sq.ft.
Perimeter: 199.1 ft.
STRUCTURE SIZE: 10"x65' 9"
POST SIZE(S):

PLAYGROUND ACCESSIBILITY (Provided/Required)				
TOTAL ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
11	0 / 0	0 / 0	13 / 0	6 / 0

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

SERIES Burke Basics

GROUP:
STEM Play|Freestanding

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

Burke
PLAY THAT MOVES YOU.

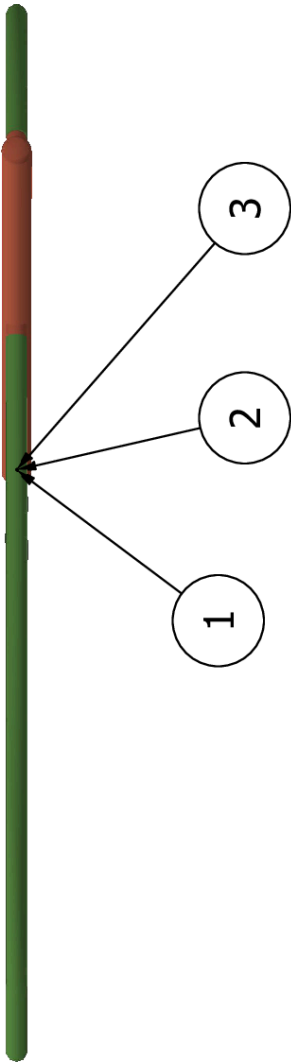
SITE PLAN VIEW

10/26/2023

Barrs Recreation, LLC
405-175911-2

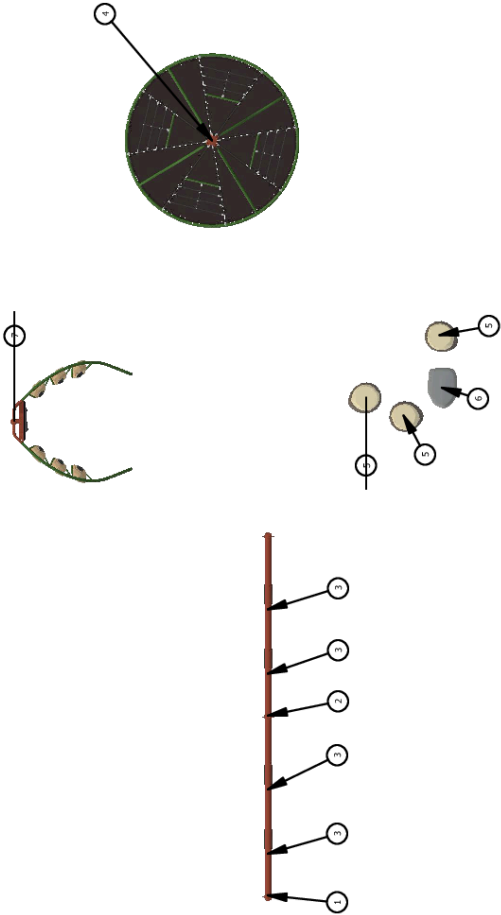
Designer: Parker Schmitz

ITEM	COMP.	DESCRIPTION
1	560-1701	STEMPLAY TALL ACTIVITY FRAME
2	560-2688	STEMPLAY CLASSIC GAMES
3	560-2692	STEMPLAY GEARS

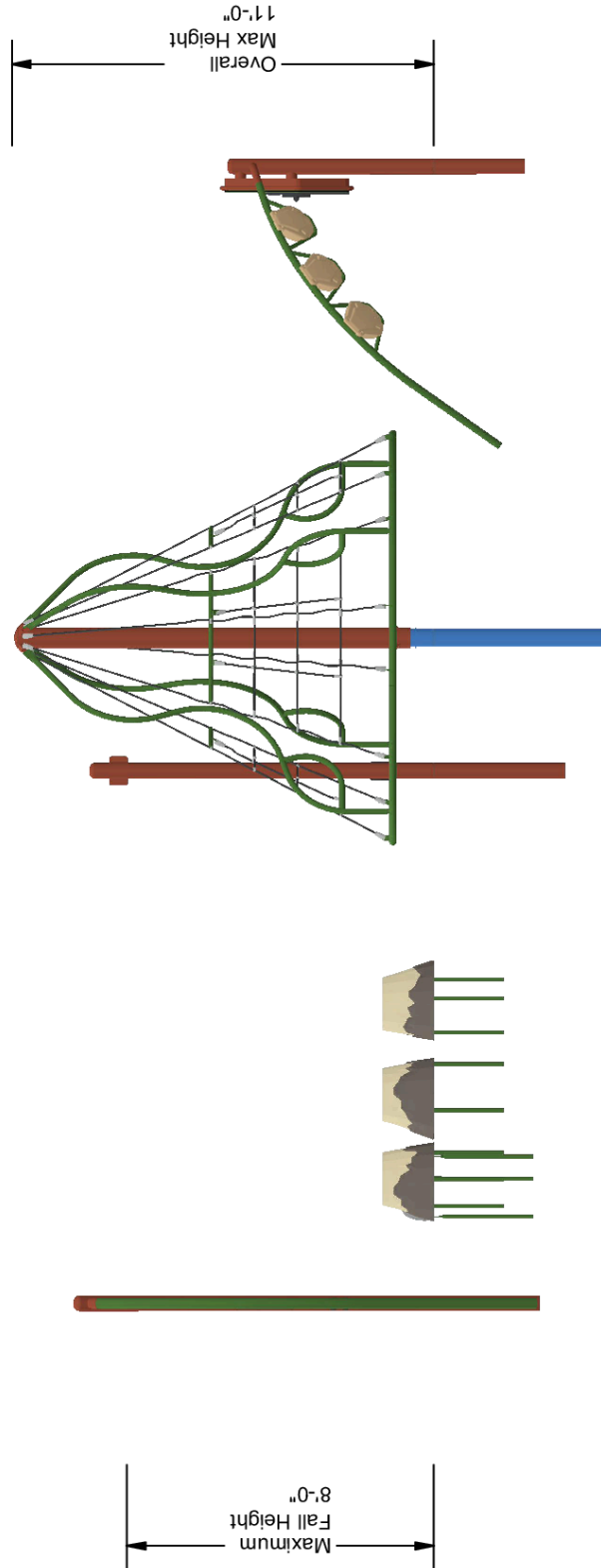


SERIES Burke Basics		COMPONENT VIEW
GROUP: STEM Play	Lake Tomahawk Park Black Mountain, NC 28711	10/26/2023 Barrs Recreation, LLC 405-175911-2 Designer: Parker Schmitz
DESIGNED FOR AGES: 5 to 12		
BCI BURKE COMPANY, LLC PO BOX 549 FOND DU LAC, WI 54936-0549 920.921.9220 BCIBURKE.COM		

ITEM	COMP.	DESCRIPTION
1	550-0201	SINGLE POST SWING ASSEMBLY 5" OD
2	550-0202	SINGLE POST SWING ADD-ON 5" OD
3	550-0111	BELT SEAT, 8' SINGLE, STD CHAIN
4	560-0576	REV8
5	560-0553	NATURE PLAY STUMP - SMALL
6	560-2614	NATURE PLAY ROCK, SMALL
7	560-2625	MOVMT INCLUSIVE, FREESTANDING



SERIES	Burke Basics	COMPONENT VIEW
GROUP:	Lake Tomahawk Park	10/26/2023
Freestanding	Black Mountain, NC 28711	Barrs Recreation, LLC
DESIGNED FOR AGES:	Burke PLAY THAT MOVES YOU	405-175911-2
5 to 12		Designer: Parker Schmitz
BCI BURKE COMPANY, LLC PO BOX 549 FOND DU LAC, WI 54936-0549 920.921.9220 BCIBURKE.COM		



SERIES Burke Basics

GROUP:
STEM Play|Freestanding

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

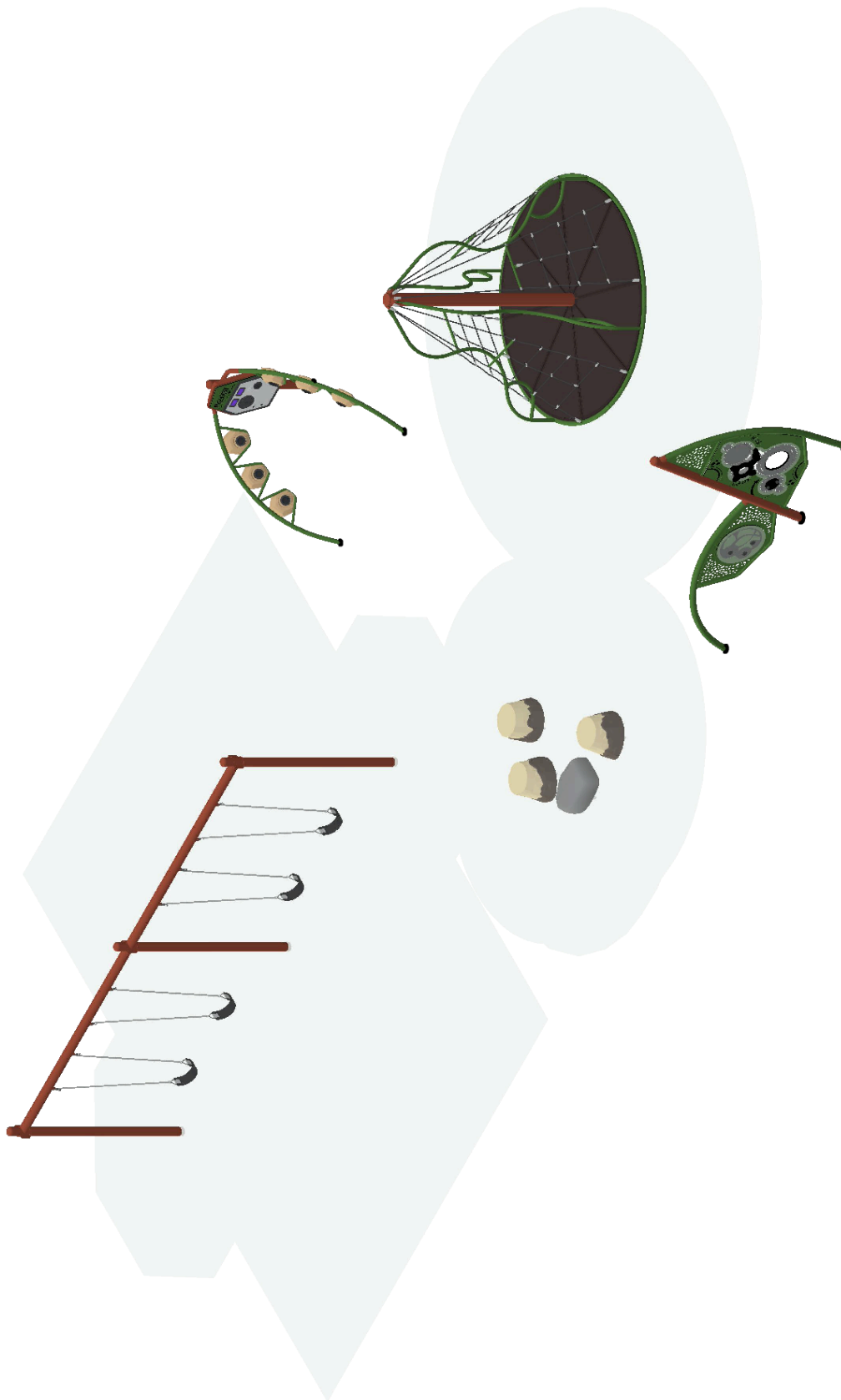
Burke
PLAY THAT MOVES YOU

ELEVATION VIEW

10/26/2023

Barrs Recreation, LLC
405-175911-2

Designer: Parker Schmitz



SERIES Burke Basics

GROUP:
STEM Play|Freestanding

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

Burke
PLAY THAT MOVES YOU

ISOMETRIC VIEW

10/26/2023

Barrs Recreation, LLC
405-175911-2

Designer: Parker Schmitz

The play components identified in this proposal are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org.



The space requirements shown in this proposal are to ASTM standards. Requirements for other standards may be different.

Component No.	Description	Qty	User Cap	Ext. User Cap	Weight	Ext. Weight
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STEM Play

Burke Basics

560-1701	STEMPLAY TALL ACTIVITY FRAME	1	0	0	235	235
560-2688	STEMPLAY CLASSIC GAMES	1	2	2	70	70
560-2692	STEMPLAY GEARS	1	2	2	74	74
660-0101	INSTALL KIT, BURKE BASICS - P...	1	0	0	2	2

Total User Capacity: 4
Total Weight: 381 lbs.
Total Price: \$7,653

Freestanding

Burke Basics

550-0111	BELT SEAT, 8' SINGLE, STD CHAIN	4	1	4	10	40
550-0201	SINGLE POST SWING ASSEMBLY 5" OD	1	0	0	220	220
550-0202	SINGLE POST SWING ADD-ON 5" OD	1	0	0	145	145
560-0553	NATURE PLAY STUMP - SMALL	3	1	3	66	198
560-0576	REV8	1	25	25	1343	1343
560-2614	NATURE PLAY ROCK, SMALL	1	1	1	95	95
560-2625	MOVMT INCLUSIVE, FREESTANDING	1	2	2	328	328
660-0100	INSTALL KIT, BURKE BASICS - P...	1	0	0	2	2

Total User Capacity: 35
Total Weight: 2371 lbs.
Total Price: \$45,918

Special Notes:

Prices do not include freight, unloading, material storage, site excavation/preparation, removal of existing equipment, removal of excess soil from footing holes, site security, safety surfacing, installation, or sales tax (if applicable). Prices are based on standard colors per CURRENT YEAR BCI Burke Catalog. Custom colors, where available, would be an extra charge. **Pricing is valid for 30 days from the date of this proposal.**

COLOR SELECTION LIST | Default Color Option

GROUP 1 (Freestanding)

Post: Redwood
Acc: Olive
Deck: Brown
Panel: Olive-Black-Olive
Plastic: Tan

GROUP 2 (STEM Play)

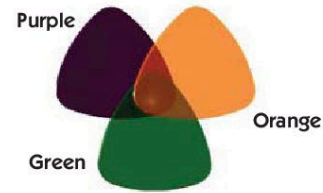
Post: Redwood
Acc: Olive
Flat: Black
Panel: Olive-Black-Olive

COLORS THAT MOVE YOU

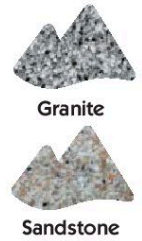
POWDER COAT PAINT



SOLIS HUE TOPPERS



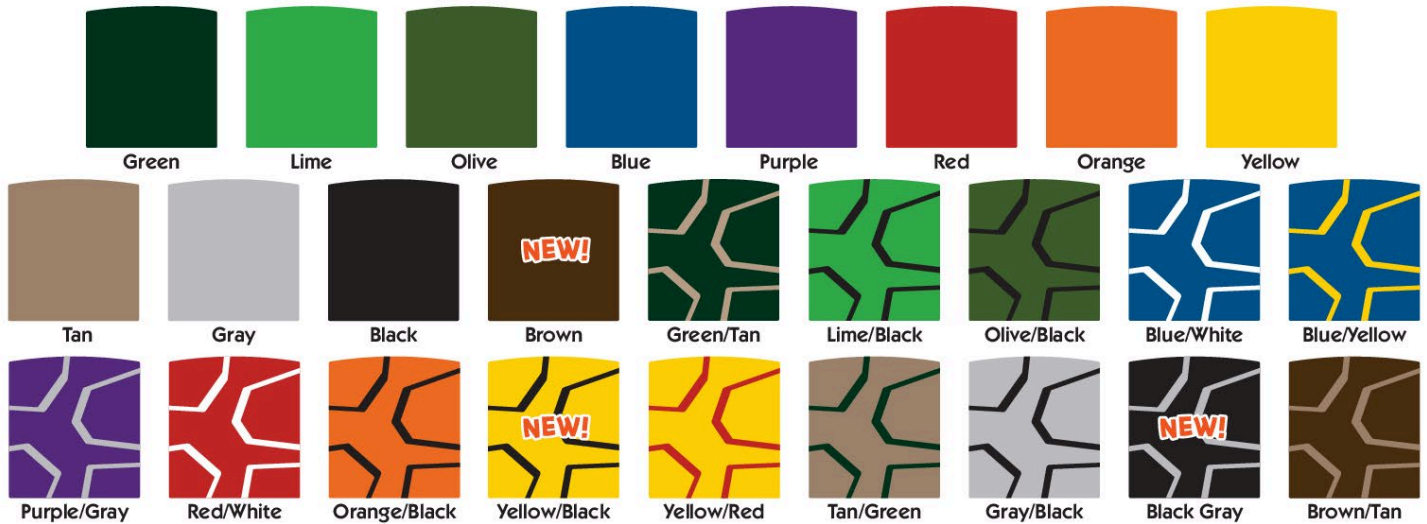
ROCKIT CLIMBERS



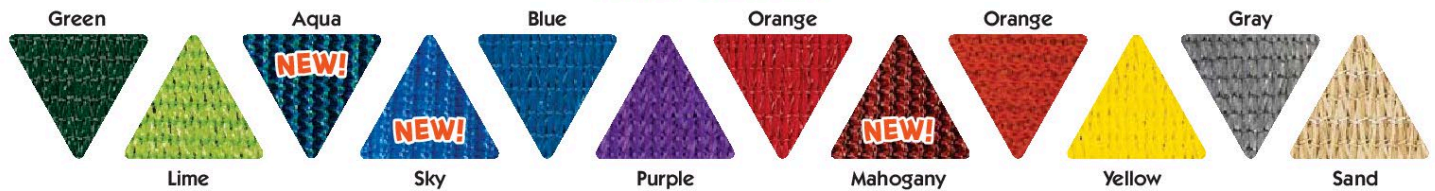
PLATFORMS



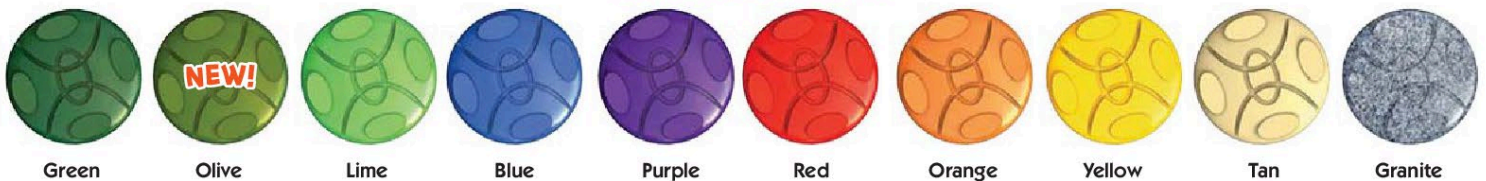
HDPE PLASTIC PANELS



SHADE CANOPIES



ROTOMOLD PLASTIC



VISIT BCIBURKE.COM/COLOR TO CUSTOMIZE YOUR PLAYGROUND COLORS!

BURKE GENERATIONS WARRANTY®

The Longest and Strongest warranty in the industry

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of shipment.

We stand behind our products. In addition, the following products are warranted, under normal use and service from the date of shipment as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Intensity®, Synergy™, Nucleus®, Voltage®, Little Buddies®, ELEVATE®, ACTIVATE®, INVIGORATE™) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreKonnecT® clamps against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers)
- One Hundred (100) Year Limited Warranty on bolt-through fastening and clamp systems (Synergy™, Intensity®, Nucleus®, Voltage®, Little Buddies®, ELEVATE®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on structure platforms and decks, metal roofs, table tops, bench tops, railings and barriers against structural failure due to materials or workmanship.
- Fifteen (15) Year Limited Warranty on all plastic components including StoneBorders against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GFRC products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty.
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Intensity® and RopeVenture® cables and LEVEL X® flex bridge against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on moving parts, including swing components, against structural failure due to materials or workmanship.
- Five (5) Year Limited Warranty on PlayEnsemble® cables and mallets against defects in materials and workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather; immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

Contact your local Burke Representative for warranty information regarding Burke Turf® and Burke Tile products.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.

Weights: Weights are approximate and may vary with actual orders.

Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.

Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.

Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 1-800-356-2070.

01/2021



36 Diane Street
Pittsboro, NC 27312

Quotation

Date	Estimate #
10/31/2023	17167

Name / Address
Black Mountain Parks and Recreation 101 Carver Ave Black Mountain, NC 28711

Terms	Rep	Project
Net 30	AKB	Lake Tomahawk Park

Item	Description	Qty	U/M	Rate	Total
BCI Burke	BCI Burke custom drawing #405-175911-2 User Capacity:39 Age Groups:5 to 12 Dimensions:65' 8"x33' 10"	1	ea	53,571.00	53,571.00T
Discount	Barrs Recreation Courtesy Savings Amount			-5,357.10	-5,357.10
Freight	Freight - This price is good for 30 days from the date of this estimate, and must be re-calculated if your order is placed after that time frame.			2,850.00	2,850.00T
Installation	Installation of your commercial equipment completed in a prepared site that is level within 2% grade and has a surface of compacted soil only. An owner representative must be on site when the install crew arrives to confirm layout of the equipment. In atypical soil situations where rock/concrete are encountered such that a rock hammer or other heavy equipment is needed to complete the job, additional fees will be discussed. **Unless otherwise indicated, this does not include Permit Fees			15,000.00	15,000.00T
Surfacing	PIP surfacing covering 66' x 34' with an 8' critical fall height. Includes stone sub base, installation and freight.	2,244	Sq...	23.00	51,612.00T
811	1)811 Locate is ordered by Barrs Recreation prior to each job that requires digging. 811 can only mark public utility lines. It is the responsibility of the Purchaser to clearly mark all private lines before we arrive to the site. Barrs Recreation is not responsible for damage to unmarked private lines. Unmarked private lines could result in additional installation fees.	1	ea	0.00	0.00

All purchases subject to a 15 - 17 week delivery schedule (dependant on manufacturer), unless otherwise noted. This quote is valid for 30 days. Payment terms are issuance of a PO, or 50% deposit with order, balance due upon delivery (or completion of installation if we are providing that service).To accept this quotation, please sign and date on line below, and fax to (919) 781-5779 Thank you for your consideration.
If an order is cancelled after production begins, there will be a 35% re-stocking fee

Subtotal

Sales Tax (7.0%)

Total

Phone #	Toll Free Phone	E-mail	Web Site
919-781-4870	800-909-PLAY	info@barrsrec.com	www.barrsrec.com

Quotation

Date	Estimate #
10/31/2023	17167

Name / Address

Black Mountain Parks and Recreation
101 Carver Ave
Black Mountain, NC 28711

Terms	Rep	Project
Net 30	AKB	Lake Tomahawk Park

Item	Description	Qty	U/M	Rate	Total
Supplemental ...	In addition to BCI Burkes 100% Non-prorated warranty, Barrs Recreation offers Value Added Service of 100% FREE replacement costs on all warranted BCI Burke products if installed by Barrs Recreation throughout the duration of the warranty period. The warranted items are shipped directly to Barrs Rec and are installed FREE OF CHARGE by our qualified installer(s). This results in Zero out-of-pocket costs to our customers on all warranted Burke Products. Our commitment to higher quality products and service makes this possible.			0.00	0.00T
Security	Barrs Recreation does not take responsibility for, nor provide overnight security on your job site. Caution tape or Orange mesh safety fence surrounding the area will be provided. If you have needs beyond this measure a quote can be provided to you. Barrs Recreation will not be responsible for theft or damage that may happen on the site while our crew is not present.			0.00	0.00T
Hub 1	Barrs Recreation – certified with the North Carolina Department of Administration as a Minority and Women Business Enterprises (MWBE) Historically Underutilized Business (HUB) and listed in the Statewide Uniform Certification (SWUC) Program database.			0.00	0.00
Delay of Instal...	Barrs Recreation will work with the customer to establish an installation schedule. If the site is not ready at the agreed upon date, the customer is required to pay for the equipment and freight within 10 working days. Additional customer fees will be generated if our crew off-loads the equipment and/or if the equipment cannot be safely stored at your facility.	1	ea	0.00	0.00T

All purchases subject to a 15 - 17 week delivery schedule (dependant on manufacturer), unless otherwise noted. This quote is valid for 30 days. Payment terms are issuance of a PO, or 50% deposit with order, balance due upon delivery (or completion of installation if we are providing that service). To accept this quotation, please sign and date on line below, and fax to (919) 781-5779 Thank you for your consideration.
If an order is cancelled after production begins, there will be a 35% re-stocking fee

Subtotal \$117,675.90

Sales Tax (7.0%) \$8,237.31

Total \$125,913.21

Phone #	Toll Free Phone	E-mail	Web Site
919-781-4870	800-909-PLAY	info@barrsrec.com	www.barrsrec.com



36 Diane Street
Pittsboro, NC 27312

Quotation

Date	Estimate #
10/31/2023	17168

Name / Address
Black Mountain Parks and Recreation 101 Carver Ave Black Mountain, NC 28711

Terms	Rep	Project
Net 30	AKB	Lake Tomahawk Park

Item	Description	Qty	U/M	Rate	Total
BCI Burke	BCI Burke custom drawing #405-175911-2 User Capacity:39 Age Groups:5 to 12 Dimensions:65' 8"x33' 10"	1	ea	53,571.00	53,571.00T
Discount	Barrs Recreation Courtesy Savings Amount			-5,357.10	-5,357.10
Freight	Freight - This price is good for 30 days from the date of this estimate, and must be re-calculated if your order is placed after that time frame.			2,850.00	2,850.00T
Installation	Installation of your commercial equipment completed in a prepared site that is level within 2% grade and has a surface of compacted soil only. An owner representative must be on site when the install crew arrives to confirm layout of the equipment. In atypical soil situations where rock/concrete are encountered such that a rock hammer or other heavy equipment is needed to complete the job, additional fees will be discussed. **Unless otherwise indicated, this does not include Permit Fees			15,000.00	15,000.00T
EWf	Certified Engineered Wood Fiber covering 66' x 34' - supply and install	87	C...	55.00	4,785.00T
811	1)811 Locate is ordered by Barrs Recreation prior to each job that requires digging. 811 can only mark public utility lines. It is the responsibility of the Purchaser to clearly mark all private lines before we arrive to the site. Barrs Recreation is not responsible for damage to unmarked private lines. Unmarked private lines could result in additional installation fees.	1	ea	0.00	0.00

All purchases subject to a 15 - 17 week delivery schedule (dependant on manufacturer), unless otherwise noted. This quote is valid for 30 days. Payment terms are issuance of a PO, or 50% deposit with order, balance due upon delivery (or completion of installation if we are providing that service).To accept this quotation, please sign and date on line below, and fax to (919) 781-5779 Thank you for your consideration.
If an order is cancelled after production begins, there will be a 35% re-stocking fee

Subtotal

Sales Tax (7.0%)

Total

Phone #	Toll Free Phone	E-mail	Web Site
919-781-4870	800-909-PLAY	info@barrsrec.com	www.barrsrec.com

Quotation

Date	Estimate #
10/31/2023	17168

Name / Address

Black Mountain Parks and Recreation
101 Carver Ave
Black Mountain, NC 28711

Terms	Rep	Project
Net 30	AKB	Lake Tomahawk Park

Item	Description	Qty	U/M	Rate	Total
Supplemental ...	In addition to BCI Burkes 100% Non-prorated warranty, Barrs Recreation offers Value Added Service of 100% FREE replacement costs on all warranted BCI Burke products if installed by Barrs Recreation throughout the duration of the warranty period. The warranted items are shipped directly to Barrs Rec and are installed FREE OF CHARGE by our qualified installer(s). This results in Zero out-of-pocket costs to our customers on all warranted Burke Products. Our commitment to higher quality products and service makes this possible.			0.00	0.00T
Security	Barrs Recreation does not take responsibility for, nor provide overnight security on your job site. Caution tape or Orange mesh safety fence surrounding the area will be provided. If you have needs beyond this measure a quote can be provided to you. Barrs Recreation will not be responsible for theft or damage that may happen on the site while our crew is not present.			0.00	0.00T
Hub 1	Barrs Recreation – certified with the North Carolina Department of Administration as a Minority and Women Business Enterprises (MWBE) Historically Underutilized Business (HUB) and listed in the Statewide Uniform Certification (SWUC) Program database.			0.00	0.00
Delay of Instal...	Barrs Recreation will work with the customer to establish an installation schedule. If the site is not ready at the agreed upon date, the customer is required to pay for the equipment and freight within 10 working days. Additional customer fees will be generated if our crew off-loads the equipment and/or if the equipment cannot be safely stored at your facility.	1	ea	0.00	0.00T

All purchases subject to a 15 - 17 week delivery schedule (dependant on manufacturer), unless otherwise noted. This quote is valid for 30 days. Payment terms are issuance of a PO, or 50% deposit with order, balance due upon delivery (or completion of installation if we are providing that service). To accept this quotation, please sign and date on line below, and fax to (919) 781-5779 Thank you for your consideration.
If an order is cancelled after production begins, there will be a 35% re-stocking fee

Subtotal \$70,848.90

Sales Tax (7.0%) \$4,959.42

Total \$75,808.32

Phone #	Toll Free Phone	E-mail	Web Site
919-781-4870	800-909-PLAY	info@barrsrec.com	www.barrsrec.com







Barrs Recreation, LLC

36 Diane Street | Pittsboro, NC 27312 | 919-781-4870

Proposal 405-175913-1 | 10/23/2023

OUR MISSION IS TO BRING
PLAY THAT MOVES YOU®
TO COMMUNITIES AROUND
THE WORLD

October 23, 2023

Josh Henderson
Town of Black Mountain
401 Laurel Cir Dr #3061
Black Mountain, NC 28711
Phone: 704-616-7017

Dear Josh Henderson:

Barrs Recreation, LLC is delighted to provide Town of Black Mountain with this playground equipment proposal.

This design was developed with your specific needs in mind, and we look forward to discussing this project further with you to ensure your complete satisfaction. Barrs Recreation, LLC is confident that this proposal will satisfy Town of Black Mountain's functional, environmental, and safety requirements -- and most importantly -- bring joy and excitement to the children and families directly benefiting from your new playground.

You have our personal commitment to support this project and your organization in every manner possible, and we look forward to developing a long-standing relationship with Town of Black Mountain. We appreciate your consideration and value this opportunity to earn your business.

Sincerely,

Ashley Barrs
Sales Representative

Barrs Recreation, LLC
36 Diane Street
Pittsboro, NC 27312
www.barrsrec.com
www.bciburke.com

Phone: 919-781-4870
Fax: 919-781-5779
ashley@barrsrec.com

OUR MISSION IS TO BRING
PLAY THAT MOVES YOU®
TO COMMUNITIES AROUND
THE WORLD

COOPERATIVE PURCHASING OPTIONS

PLAYGROUNDS WITHOUT ALL THE PAPERWORK

Purchasing with contracts may sound intimidating, but getting your community playspace doesn't need to be a painful process of writing specifications, issuing RFP's and jumping through hoops – it can be simplified – we promise! As you continue planning for your new commercial playground, review the Purchasing Contracts offered through our partners. Purchasing with one of these contracts simplifies the process and ensures the design and intent remain the same – serving as a place for your community to gather, grow and thrive.

EQUALIS GROUP

Equalis is an innovative cooperative purchasing organization that believes in the power of partnership and that when you work together you achieve more. The basic premise of the Equalis cooperative purchasing organization is to leverage the combined buying power of all members for better pricing and favorable contract terms. Equalis Group uses the lead agency model for competitively bid contracts, provides our participants the savings they expect and offers efficiencies and peace of mind within the procurement process. It is our mission to continuously improve the measurable and meaningful impact of cooperative services for everyone throughout the supply chain.

OMNIA PARTNERS

OMNIA Partners, Public Sector (Subsidiary National IPA) is the largest and most experienced organization in purchasing and supply chain management. Comprised of participants and suppliers in the public sector, we bring together industry-leading buying power and world-class suppliers to offer an extensive portfolio of competitively solicited and publicly awarded contracts and partnerships. OMNIA Partners is proud to offer more value and resources to state and local government, higher education, K-12 education and non-profits.

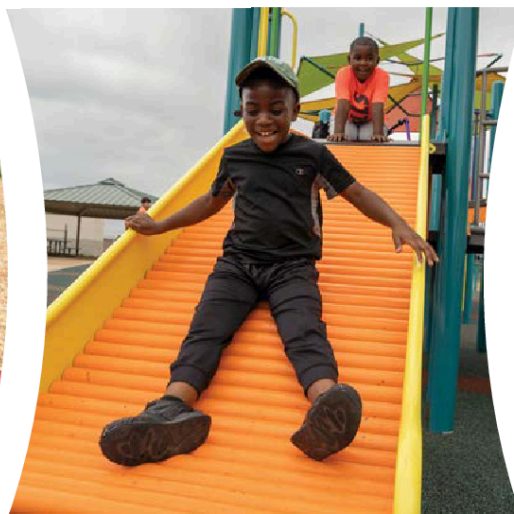
HGACBUY

Purchasing Burke playground equipment through HGACBuy gives your agency access to volume purchasing agreements and discounts, and there's no need to incur the time and expense of writing specs, issuing RFPs, advertising and evaluating bids. This can shorten your procurement cycle by months, while ensuring compliance with competitive bidding requirements.

SOURCEWELL

As a leader in cooperative purchasing, Sourcwell is passionate about helping members fulfill their public service missions. Sourcwell builds strong relationships with members and vendors to develop practical solutions together.

The easiest way to Join Our Movement is to call your local Representative at 800.266.1250 or visit bciburke.com/rep. Our passion is bringing play to communities like yours and we can't wait to help you get started!



DESIGN SUMMARY

Barrs Recreation, LLC is very pleased to present this Proposal for consideration for the Lake Tomahawk Park located in Black Mountain. BCI Burke Company, LLC has been providing recreational playground equipment for over 100 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of Town of Black Mountain. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

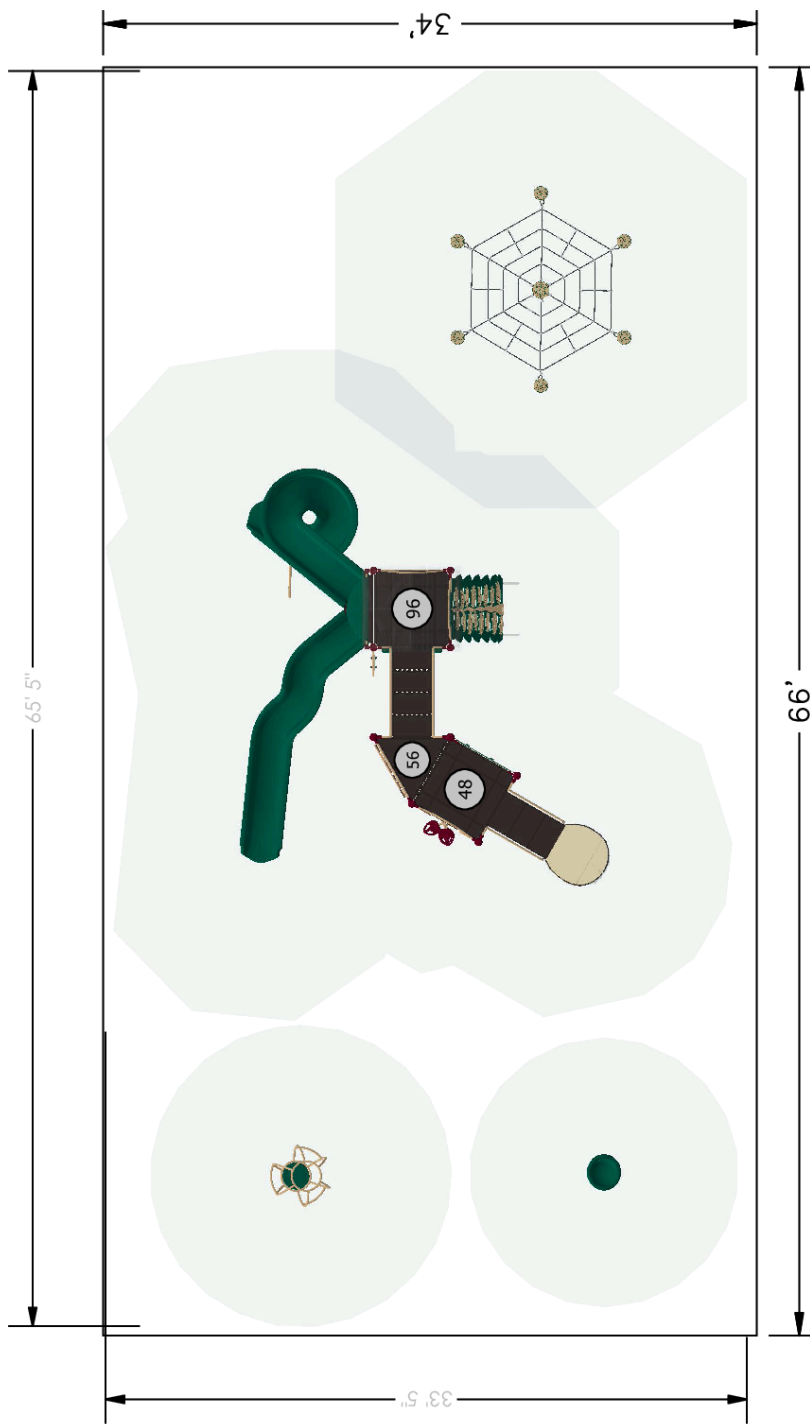
The following is a summary of some of the key elements of our Proposal:

- Project Name: Lake Tomahawk Park
- Project Number: 405-175913-1
- User Capacity: 71
- Age Groups: 5 to 12
- Dimensions: 65' 4"x33' 4"
- Designer Name: Parker Schmitz

Barrs Recreation, LLC has developed a custom playground configuration based on the requirements as they have been presented for the Lake Tomahawk Park playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 405-175913-1 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the Lake Tomahawk Park playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.



NOTE: ALTHOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE SITE IT MAY NOT TRULY REPRESENT THE AREA WHERE THIS STRUCTURE IS TO BE PLACED.

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)					TYPES OF GROUND EVENTS
TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	
11	5 / 3	5 / 0	0 / 0	6 / 2	4 / 2

OVERALL BOUNDING OF USE ZONES
 Area: 2179.1 sq.ft.
 Perimeter: 197.4 ft.
STRUCTURE SIZE: 33' 5"x65' 5"
POST SIZE(S): 5"

****The space requirements shown here are to ASTM standards. Requirements for other standards may be different.**

SERIES LINE: Burke Basics | Nucleus

GROUP:
Structure | Freestanding

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

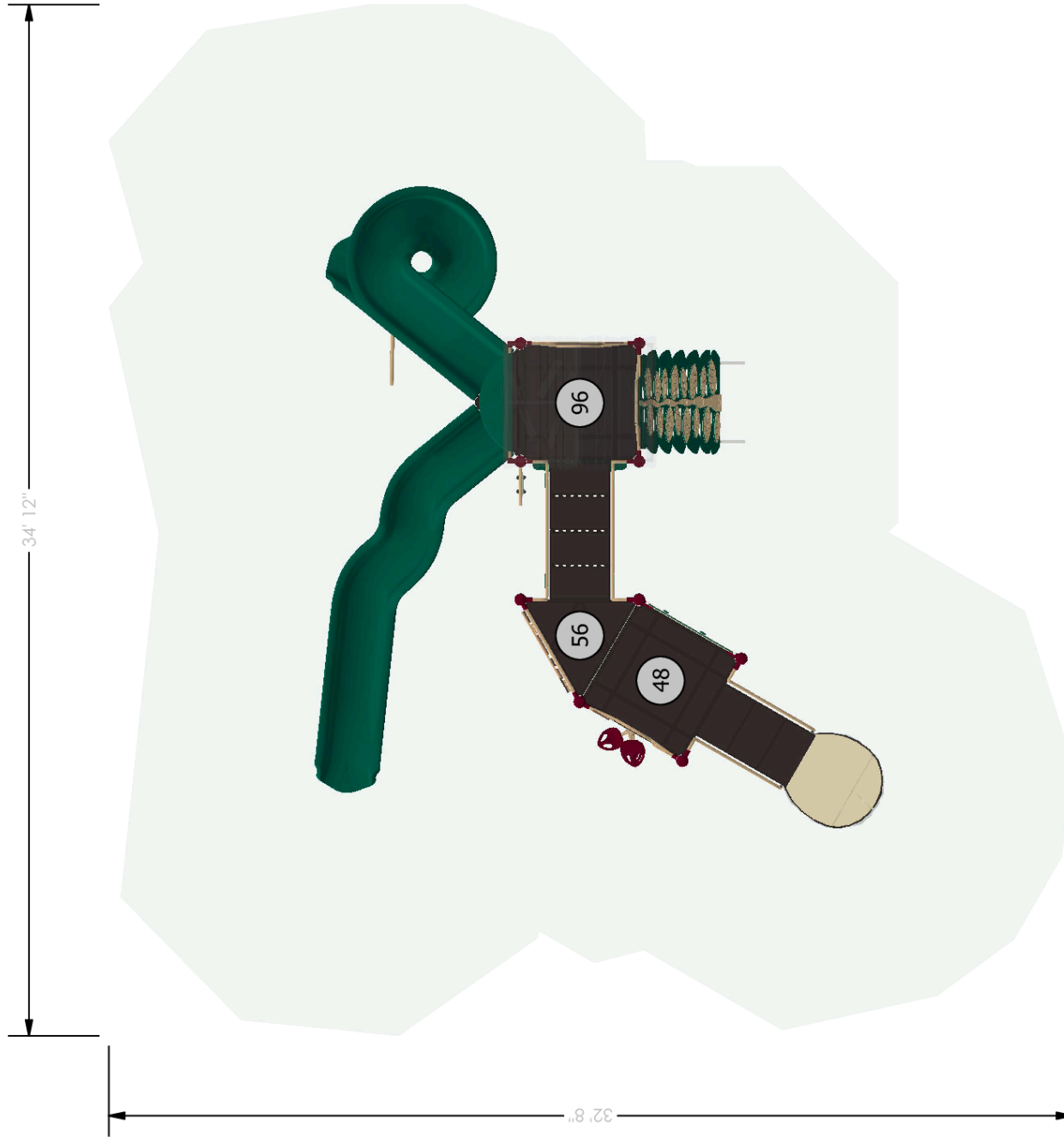
Burke
PLAY THAT MOVES YOU.

SITE PLAN VIEW

10/23/2023

Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)				
TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	TYPES OF GROUND EVENTS
11	5 / 3	5 / 0	0 / 0	6 / 2 4 / 2

OVERALL BOUNDING OF USE ZONES
 Area: 1139.3 sq.ft.
 Perimeter: 135.1 ft.
STRUCTURE SIZE: 32' 8" x 34' 12"
POST SIZE(S): 5"

****The space requirements shown here are to ASTM standards. Requirements for other standards may be different.**

SERIES LINE: Nucleus

GROUP:
Structure

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

Burke
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SITE PLAN VIEW

10/23/2023

Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)					TYPES OF GROUND EVENTS
TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	
11	5 / 3	5 / 0	0 / 0	6 / 2	4 / 2

OVERALL BOUNDING OF USE ZONES
 Area: 2025.6 sq.ft.
 Perimeter: 192.7 ft.
STRUCTURE SIZE: 31' 1" x 65' 5"
POST SIZE(S): 5"

****The space requirements shown here are to ASTM standards. Requirements for other standards may be different.**

SERIES LINE: Burke Basics

GROUP:
Freestanding

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

Burke
PLAY THAT MOVES YOU.

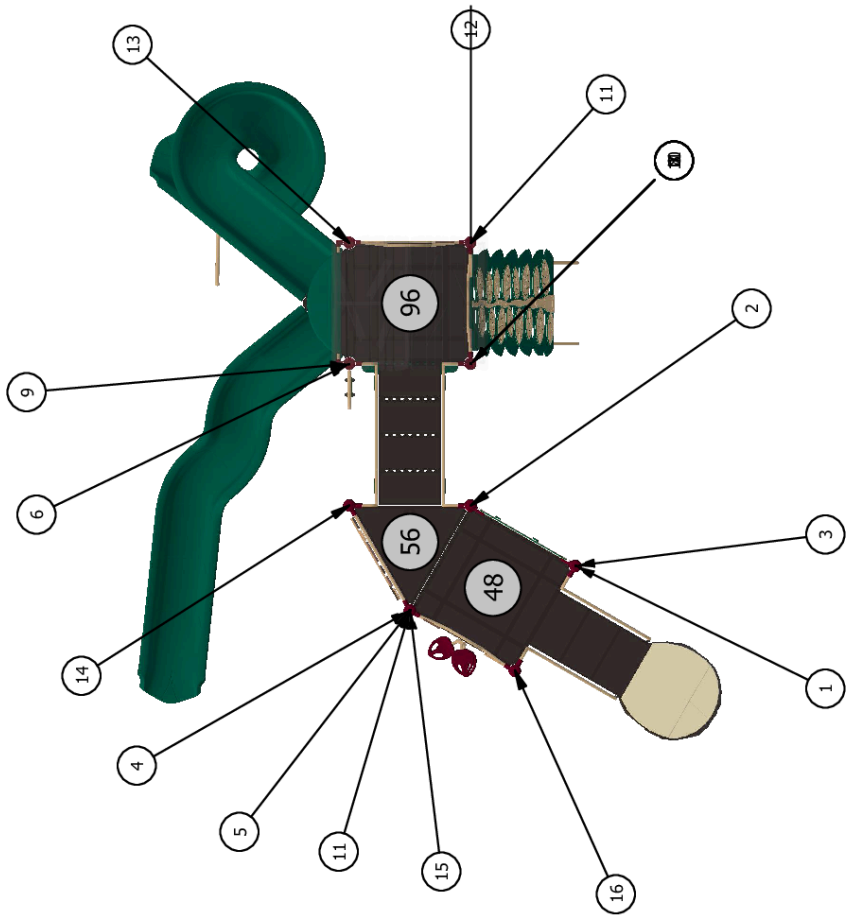
SITE PLAN VIEW

10/23/2023

Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz

ITEM	COMP.	DESCRIPTION
1	270-0130	SQUARE PLATFORM
2	570-2667	BEE ACCESSIBLE REACH PANEL
3	570-2662	CRAZY MAZE 2-SIDED PLAY PANEL
4	270-0129	TRIANGLE PLATFORM
5	270-0009	8" CLOSURE PLATE, ELLIPSE
6	370-0041	EVOLUTION 40" TRANSITION STAIR W/ BARRIERS
7	470-0482	48" BENCH
8	470-0625	CLUBHOUSE RETREAT ROOF
9	570-2707	RAIN CRESCENT PANEL
10	370-0799	JUNGLE VINE CLIMBER 96"
11	270-0192	CLUBHOUSE UNITARY ENCLOSURE
12	370-0870	TREE BRANCH CLIMBER 96"
13	470-0577	VIPER II L-SPIRAL 96
14	570-0782	CLUBHOUSE FULL BOARD PANEL
15	370-0089	LEAF CLIMBER 40" - 48"
16	370-1580	NATURE PLAY TRANSFER STUMP 48"



SERIES LINE: Nucleus

COMPONENT VIEW

GROUP:
Structure

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

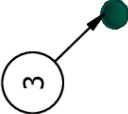
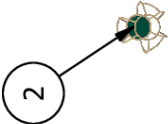
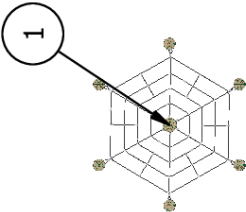


10/23/2023

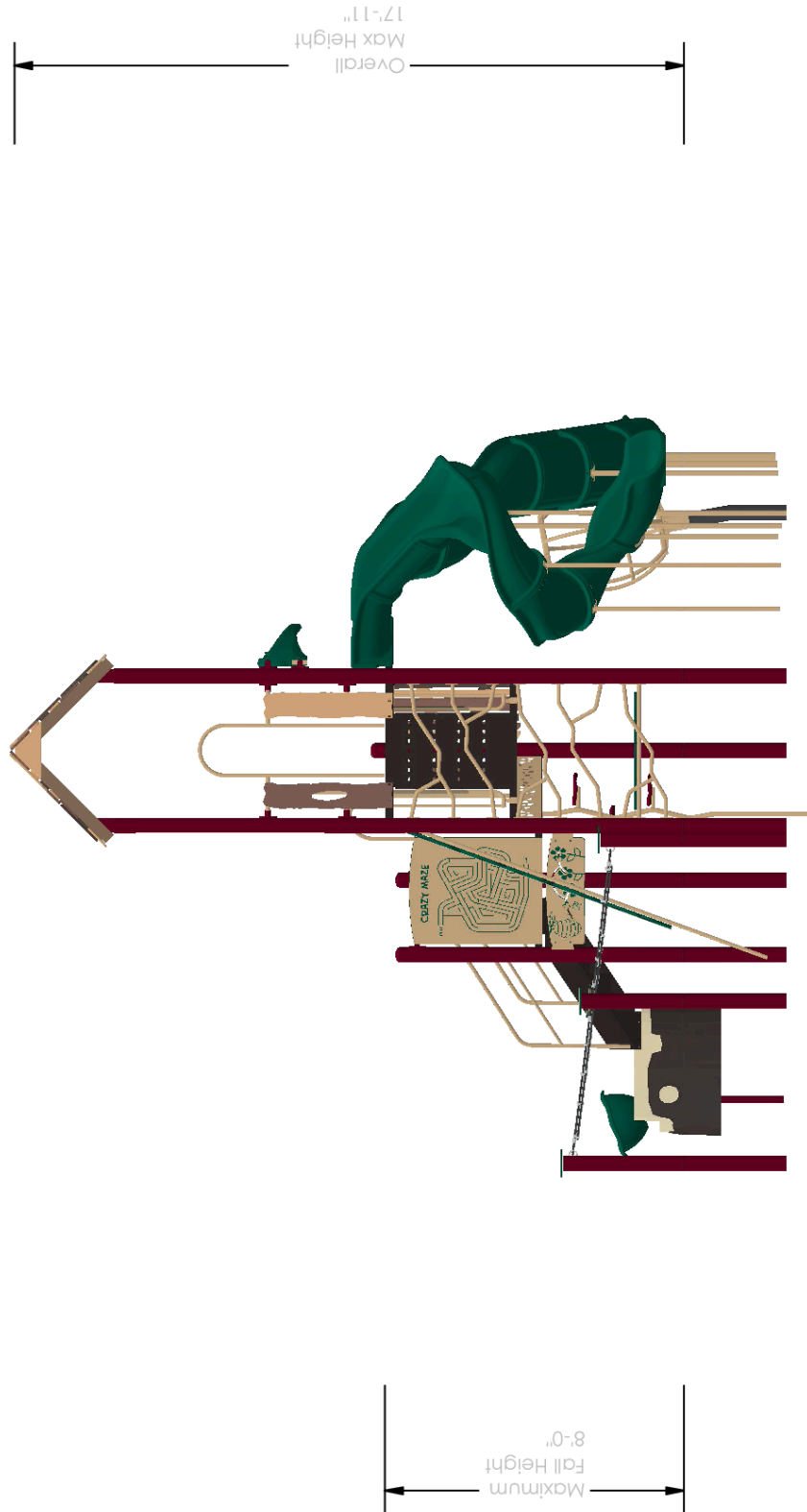
Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz

ITEM	COMP.	DESCRIPTION
1	560-0573	WOBBLY WEB, FREESTANDING
2	560-2589	COMET II
3	560-2573	KIDFORCE SPINNER



SERIES LINE: Burke Basics		COMPONENT VIEW	
GROUP: Freestanding		10/23/2023	
DESIGNED FOR AGES: 5 to 12		Barrs Recreation, LLC 405-175913-1 Designer: Parker Schmitz	
Lake Tomahawk Park Black Mountain, NC 28711			
BCI BURKE COMPANY, LLC PO BOX 549 FOND DU LAC, WI 54936-0549 920.921.9220 BCIBURKE.COM			



SERIES LINE: Burke Basics | Nucleus

GROUP:
Structure | Freestanding

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

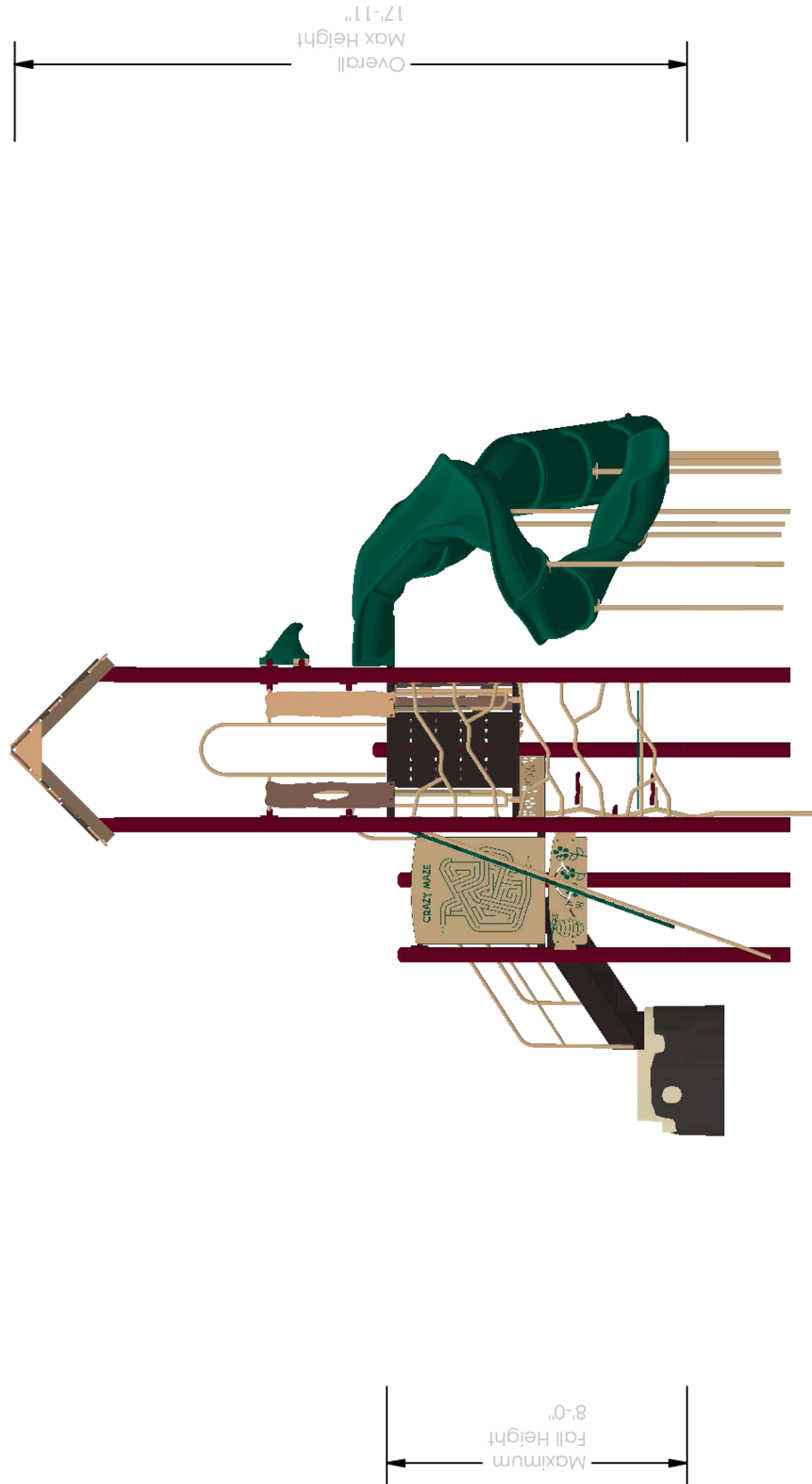
Burke
PLAY THAT MOVES YOU

ELEVATION VIEW

10/23/2023

Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz



SERIES LINE: Nucleus

GROUP:
Structure

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

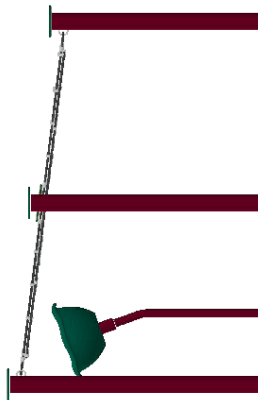
Burke
PLAY THAT MOVES YOU

ELEVATION VIEW

10/23/2023

Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz



SERIES LINE: Burke Basics

ELEVATION VIEW

GROUP:
Freestanding

DESIGNED FOR AGES:
5 to 12

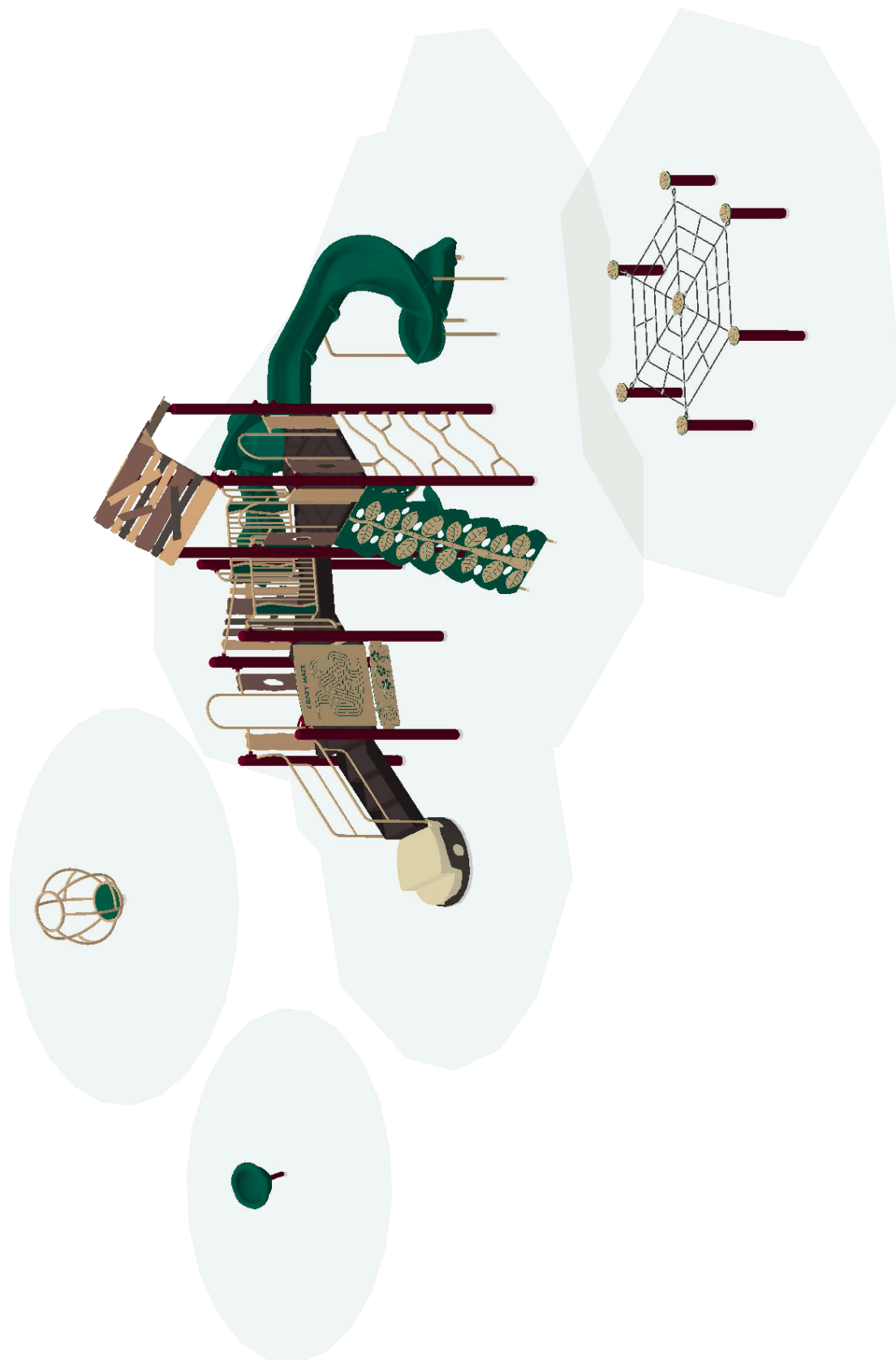
Lake Tomahawk Park
Black Mountain, NC 28711

Burke
PLAY THAT MOVES YOU

10/23/2023

Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz



SERIES LINE: Burke Basics | Nucleus

GROUP:
Structure | Freestanding

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

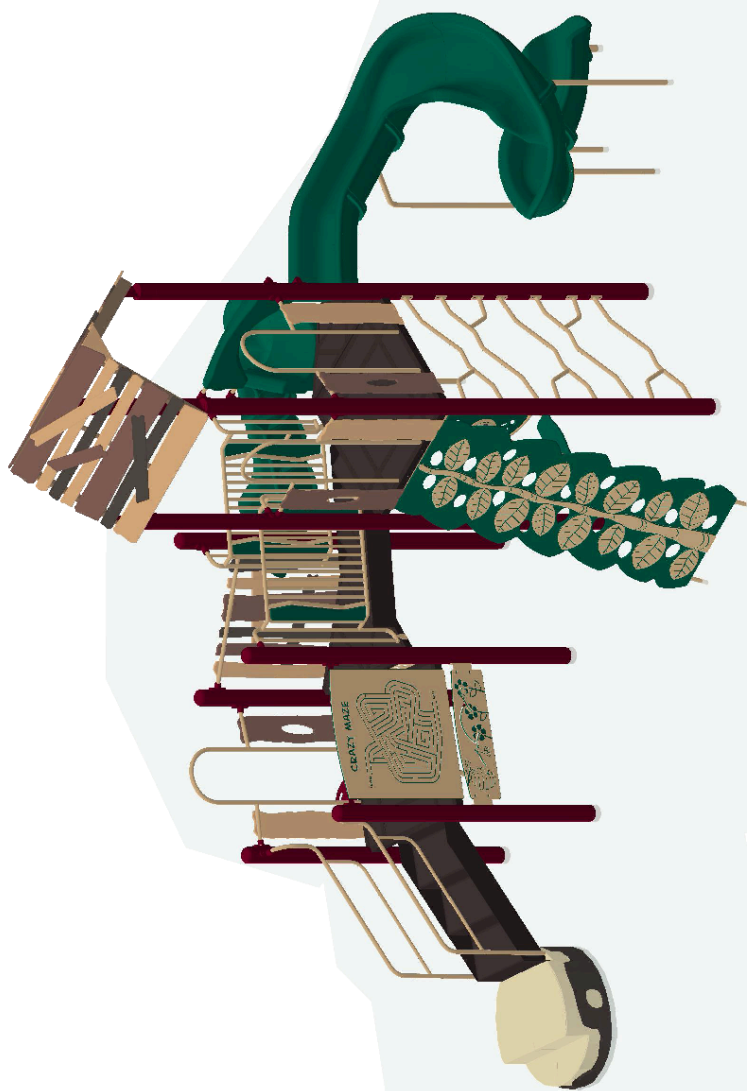
Burke
PLAY THAT MOVES YOU

ISOMETRIC VIEW

10/23/2023

Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz



SERIES LINE: Nucleus

GROUP:
Structure

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

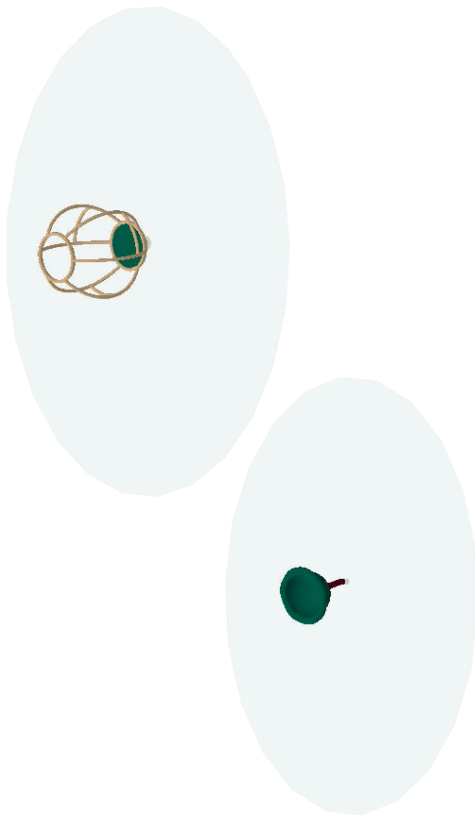
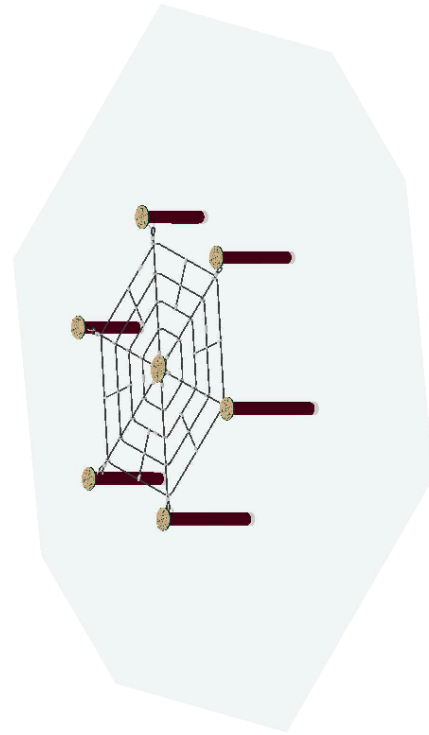
Burke
PLAY THAT MOVES YOU

ISOMETRIC VIEW

10/23/2023

Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz



SERIES LINE: Burke Basics

GROUP:
Freestanding

DESIGNED FOR AGES:
5 to 12

Lake Tomahawk Park
Black Mountain, NC 28711

Burke
PLAY THAT MOVES YOU

ISOMETRIC VIEW

10/23/2023

Barrs Recreation, LLC
405-175913-1

Designer: Parker Schmitz

The play components identified in this proposal are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org.



The space requirements shown in this proposal are to ASTM standards. Requirements for other standards may be different.

Component No.	Description	Qty	User Cap	Ext. User Cap	Weight	Ext. Weight
Structure						
Nucleus						
072-0500-124C	5" OD X 124" CAPPED POST	2	0	0	65	130
072-0500-132C	5" OD X 132" CAPPED POST	1	0	0	69	69
072-0500-148C	5" OD X 148" CAPPED POST	2	0	0	78	156
072-0502-216S	5" OD X 216" SWAGED POST	4	0	0	113	452
270-0009	8" CLOSURE PLATE, ELLIPSE	1	0	0	8	8
270-0129	TRIANGLE PLATFORM	1	2	2	48	48
270-0130	SQUARE PLATFORM	2	6	12	106	212
270-0192	CLUBHOUSE UNITARY ENCLOSURE	3	0	0	34	102
370-0041	EVOLUTION 40" TRANSITION STAI...	1	8	8	301	301
370-0089	LEAF CLIMBER 40" - 48"	1	4	4	41	41
370-0799	JUNGLE VINE CLIMBER 96"	1	2	2	161	161
370-0870	TREE BRANCH CLIMBER 96"	1	4	4	41	41
370-1580	NATURE PLAY TRANSFER STUMP 48"	1	6	6	591	591
470-0482	48" BENCH	1	3	3	18	18
470-0577	VIPER II L-SPIRAL 96	1	8	8	541	541
470-0625	CLUBHOUSE RETREAT ROOF	1	0	0	182	182
570-0782	CLUBHOUSE FULL BOARD PANEL	1	0	0	35	35
570-2662	CRAZY MAZE 2-SIDED PLAY PANEL	1	2	2	44	44
570-2667	BEE ACCESSIBLE REACH PANEL	1	2	2	16	16
570-2707	RAIN CRESCENT PANEL	1	1	1	16	16
600-0104	NPPS SUPERVISION SAFETY KIT	1	0	0	3	3
660-0103	MAINTENANCE KIT, STRUCTURE	1	0	0	7	7
660-0104	INSTALLATION KIT, STRUCTURE	1	0	0	5	5

Total User Capacity: 54
Total Weight: 3179 lbs.
Total Price: \$43,866

Freestanding

Burke Basics

560-0573	WOBBLY WEB, FREESTANDING	1	10	10	361	361
560-2573	KIDFORCE SPINNER	1	1	1	43	43
560-2589	COMET II	1	6	6	147	147
660-0101	INSTALL KIT, BURKE BASICS - P...	1	0	0	2	2

Total User Capacity: 17

Total Weight:	553 lbs.
Total Price:	\$11,699

Special Notes:

Prices do not include freight, unloading, material storage, site excavation/preparation, removal of existing equipment, removal of excess soil from footing holes, site security, safety surfacing, installation, or sales tax (if applicable). Prices are based on standard colors per CURRENT YEAR BCI Burke Catalog. Custom colors, where available, would be an extra charge. **Pricing is valid for 30 days from the date of this proposal.**

COLOR SELECTION LIST | Default Color Option

GROUP 1 (Freestanding)

Acc: Tan
Panel: Tan-Green-Tan
Post: Burgundy
Flat: Green
Plastic: Green

GROUP 2 (Structure)

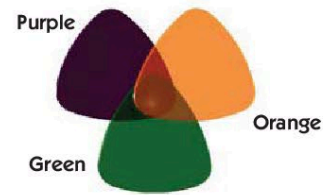
Deck: Brown
Post: Burgundy
Panel: Tan-Green-Tan
Acc: Tan
Flat: Green
Plastic: Green

COLORS THAT MOVE YOU

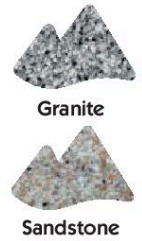
POWDER COAT PAINT



SOLIS HUE TOPPERS



ROCKIT CLIMBERS



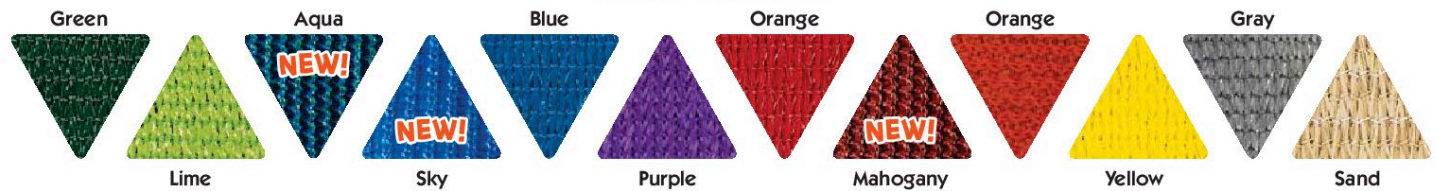
PLATFORMS



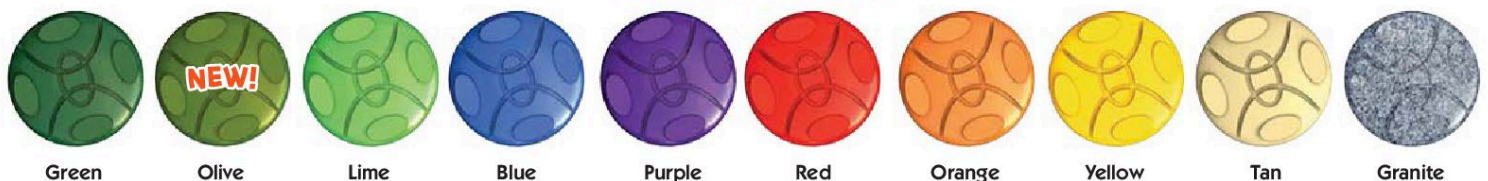
HDPE PLASTIC PANELS



SHADE CANOPIES



ROTOMOLD PLASTIC



VISIT BCIBURKE.COM/COLOR TO CUSTOMIZE YOUR PLAYGROUND COLORS!

BCIBURKE.COM

Burke

800.266.1250

BURKE GENERATIONS WARRANTY®

The Longest and Strongest warranty in the industry

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of shipment.

We stand behind our products. In addition, the following products are warranted, under normal use and service from the date of shipment as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Intensity®, Synergy™, Nucleus®, Voltage®, Little Buddies®, ELEVATE®, ACTIVATE®, INVIGORATE™) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreKonnecT® clamps against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers)
- One Hundred (100) Year Limited Warranty on bolt-through fastening and clamp systems (Synergy™, Intensity®, Nucleus®, Voltage®, Little Buddies®, ELEVATE®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on structure platforms and decks, metal roofs, table tops, bench tops, railings and barriers against structural failure due to materials or workmanship.
- Fifteen (15) Year Limited Warranty on all plastic components including StoneBorders against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GFRC products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty.
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Intensity® and RopeVenture® cables and LEVEL X® flex bridge against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on moving parts, including swing components, against structural failure due to materials or workmanship.
- Five (5) Year Limited Warranty on PlayEnsemble® cables and mallets against defects in materials and workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather; immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

Contact your local Burke Representative for warranty information regarding Burke Turf® and Burke Tile products.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.

Weights: Weights are approximate and may vary with actual orders.

Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.

Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.

Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 1-800-356-2070.

01/2021



36 Diane Street
Pittsboro, NC 27312

Quotation

Date	Estimate #
10/23/2023	17135

Name / Address
Black Mountain Parks and Recreation 101 Carver Ave Black Mountain, NC 28711

Terms	Rep	Project
Net 30	AKB	Lake Tomahawk Park

Item	Description	Qty	U/M	Rate	Total
BCI Burke	BCI Burke custom drawing #405-175913-1 User Capacity:71 Age Groups:5 to 12 Dimensions:65' 4"x33' 4"	1	ea	55,565.00	55,565.00T
Discount	Barrs Recreation Courtesy Savings Amount			-5,556.50	-5,556.50
Freight	Freight - This price is good for 30 days from the date of this estimate, and must be re-calculated if your order is placed after that time frame.			3,200.00	3,200.00T
Installation	Installation of your commercial equipment completed in a prepared site that is level within 2% grade and has a surface of compacted soil only. An owner representative must be on site when the install crew arrives to confirm layout of the equipment. In atypical soil situations where rock/concrete are encountered such that a rock hammer or other heavy equipment is needed to complete the job, additional fees will be discussed. **Unless otherwise indicated, this does not include Permit Fees			15,000.00	15,000.00T
Surfacing	PIP surfacing covering 66' x 34' with an 8' critical fall height. Includes stone sub base, installation and freight.	2,244	Sq...	23.00	51,612.00T
811	1)811 Locate is ordered by Barrs Recreation prior to each job that requires digging. 811 can only mark public utility lines. It is the responsibility of the Purchaser to clearly mark all private lines before we arrive to the site. Barrs Recreation is not responsible for damage to unmarked private lines. Unmarked private lines could result in additional installation fees.	1	ea	0.00	0.00

All purchases subject to a 15 - 17 week delivery schedule (dependant on manufacturer), unless otherwise noted. This quote is valid for 30 days. Payment terms are issuance of a PO, or 50% deposit with order, balance due upon delivery (or completion of installation if we are providing that service).To accept this quotation, please sign and date on line below, and fax to (919) 781-5779 Thank you for your consideration.
If an order is cancelled after production begins, there will be a 35% re-stocking fee

Subtotal

Sales Tax (7.0%)

Total

Phone #	Toll Free Phone	E-mail	Web Site
919-781-4870	800-909-PLAY	info@barrsrec.com	www.barrsrec.com



36 Diane Street
Pittsboro, NC 27312

Quotation

Date	Estimate #
10/23/2023	17135

Name / Address

Black Mountain Parks and Recreation
101 Carver Ave
Black Mountain, NC 28711

Terms	Rep	Project
Net 30	AKB	Lake Tomahawk Park

Item	Description	Qty	U/M	Rate	Total
Supplemental ...	In addition to BCI Burkes 100% Non-prorated warranty, Barrs Recreation offers Value Added Service of 100% FREE replacement costs on all warranted BCI Burke products if installed by Barrs Recreation throughout the duration of the warranty period. The warranted items are shipped directly to Barrs Rec and are installed FREE OF CHARGE by our qualified installer(s). This results in Zero out-of-pocket costs to our customers on all warranted Burke Products. Our commitment to higher quality products and service makes this possible.			0.00	0.00T
Security	Barrs Recreation does not take responsibility for, nor provide overnight security on your job site. Caution tape or Orange mesh safety fence surrounding the area will be provided. If you have needs beyond this measure a quote can be provided to you. Barrs Recreation will not be responsible for theft or damage that may happen on the site while our crew is not present.			0.00	0.00T
Hub 1	Barrs Recreation – certified with the North Carolina Department of Administration as a Minority and Women Business Enterprises (MWBE) Historically Underutilized Business (HUB) and listed in the Statewide Uniform Certification (SWUC) Program database.			0.00	0.00
Delay of Instal...	Barrs Recreation will work with the customer to establish an installation schedule. If the site is not ready at the agreed upon date, the customer is required to pay for the equipment and freight within 10 working days. Additional customer fees will be generated if our crew off-loads the equipment and/or if the equipment cannot be safely stored at your facility.	1	ea	0.00	0.00T

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Subtotal \$119,820.50

Sales Tax (7.0%) \$8,387.44

Total \$128,207.94

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36 Diane Street
Pittsboro, NC 27312

Quotation

Date	Estimate #
10/23/2023	17136

Name / Address
Black Mountain Parks and Recreation 101 Carver Ave Black Mountain, NC 28711

Terms	Rep	Project
Net 30	AKB	Lake Tomahawk Park

Item	Description	Qty	U/M	Rate	Total
BCI Burke	BCI Burke custom drawing #405-175913-1 User Capacity:71 Age Groups:5 to 12 Dimensions:65' 4"x33' 4"	1	ea	55,565.00	55,565.00T
Discount	Barrs Recreation Courtesy Savings Amount			-5,556.50	-5,556.50
Freight	Freight - This price is good for 30 days from the date of this estimate, and must be re-calculated if your order is placed after that time frame.			3,200.00	3,200.00T
Installation	Installation of your commercial equipment completed in a prepared site that is level within 2% grade and has a surface of compacted soil only. An owner representative must be on site when the install crew arrives to confirm layout of the equipment. In atypical soil situations where rock/concrete are encountered such that a rock hammer or other heavy equipment is needed to complete the job, additional fees will be discussed. **Unless otherwise indicated, this does not include Permit Fees			15,000.00	15,000.00T
EWF	Certified Engineered Wood Fiber covering 66' x 34' - supply and install	87	C...	55.00	4,785.00T
811	1)811 Locate is ordered by Barrs Recreation prior to each job that requires digging. 811 can only mark public utility lines. It is the responsibility of the Purchaser to clearly mark all private lines before we arrive to the site. Barrs Recreation is not responsible for damage to unmarked private lines. Unmarked private lines could result in additional installation fees.	1	ea	0.00	0.00

All purchases subject to a 15 - 17 week delivery schedule (dependant on manufacturer), unless otherwise noted. This quote is valid for 30 days. Payment terms are issuance of a PO, or 50% deposit with order, balance due upon delivery (or completion of installation if we are providing that service).To accept this quotation, please sign and date on line below, and fax to (919) 781-5779 Thank you for your consideration.
If an order is cancelled after production begins, there will be a 35% re-stocking fee

Subtotal

Sales Tax (7.0%)

Total

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Terms	Rep	Project
Net 30	AKB	Lake Tomahawk Park

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Security	Barrs Recreation does not take responsibility for, nor provide overnight security on your job site. Caution tape or Orange mesh safety fence surrounding the area will be provided. If you have needs beyond this measure a quote can be provided to you. Barrs Recreation will not be responsible for theft or damage that may happen on the site while our crew is not present.			0.00	0.00T
Hub 1	Barrs Recreation – certified with the North Carolina Department of Administration as a Minority and Women Business Enterprises (MWBE) Historically Underutilized Business (HUB) and listed in the Statewide Uniform Certification (SWUC) Program database.			0.00	0.00
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If an order is cancelled after production begins, there will be a 35% re-stocking fee

Subtotal \$72,993.50

Sales Tax (7.0%) \$5,109.55

Total \$78,103.05

Phone #	Toll Free Phone	E-mail	Web Site
919-781-4870	800-909-PLAY	info@barrsrec.com	www.barrsrec.com



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Jessica Trotman, Planning Director **MEETING DATE:** December 11, 2023

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: Traffic Calming Policy

SUGGESTED MOTION(S):

Consensus to move forward with creation of a traffic calming policy.

SUMMARY:

The purpose of this agenda item is for the Council to discuss the possibility of creating a traffic calming policy.

BUDGET IMPACT: N/A

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

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

ATTACHMENTS: N/A