

AGENDA

Special Call Meeting of the Town of Biltmore Forest Board of Commissioners

To be held Tuesday, June 30, 2026 at 4:00 p.m.

****THIS MEETING IS BEING HELD IN ACCORDANCE WITH NCGS 160A-71 (B) (1)****

Notice is hereby provided that the purpose of this special call meeting is to consider year-end budget amendments for fiscal year 2025-2026 and to consider adoption of the Buncombe/Madison Regional Hazard Mitigation Plan.

A. Roll Call

Mayor George F. Goosmann, III
Commissioner Doris P. Loomis
Commissioner Drew Stephens
Commissioner Allan Tarleton

B. Business Matters

1. Consideration of FY2025-2026 Budget Amendments
2. Consideration of Resolution 2026-05 – Adoption of the Buncombe/Madison Regional Hazard Mitigation Plan

C. Announcements – July 14, 2026 Meeting Cancelled

D. Adjourn

BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
JUNE 30, 2026



Agenda Item B-1

Consideration of Fiscal Year 2025-2026
Budget Amendments

BACKGROUND

The Town has worked this year to transition to a new financial software. As part of this transition, regular budget amendments that would typically be made throughout the year are being presented at this meeting in one amendment to allow for the full reconciliation between accounts that need to be amended and the software system. As a means to ensure that the most accurate amendments are provided to the Board, a copy of the budget amendments will be distributed by 5:00 p.m. on Monday, June 29. If there are any additions or changes between that time and the meeting at 4:00 p.m. on Tuesday, June 30, those changes will be provided at the meeting.

BUDGET AMENDMENTS

The attached amendments largely represent Town investment in capital equipment purchases throughout the year, specifically, a new brush truck, new solid waste vehicle, and continued recovery from Hurricane Helene, including guardrail replacements in multiple parts of the Town and substantial investment in the electrical work and infrastructure work required to begin continue street light replacement. There were reductions in anticipated revenues, notably in sales tax receipts and investment earnings, that also impacted the amendments. These budget amendments represent estimates that should carry us well into the audit process. It is difficult, at best, to migrate from one financial software to another in mid-year and it is likely that some of the variances in these amendments are due to working within one system for nine months and another system for the remaining three months. It is my hope that our full integration into Black Mountain Software in the coming year will allow us to more efficiently create and present budget amendments to the Board.

RECOMMENDATION

Staff recommends approval of the attached budget amendment ordinance.

BUDGET ORDINANCE AMENDMENT NUMBER 1

BUDGET ORDINANCE AMENDMENT FOR THE TOWN OF BILTMORE FOREST NORTH CAROLINA FOR THE FISCAL YEAR 2025-2026

BE IT ORDAINED by the Board of Commissioners of the Town of Biltmore Forest, North Carolina, that in accordance with NCGS 159-13(b)(16) the 2025-2026 Budget be amended as follows:

SECTION 1. GENERAL FUND REVENUES

The following revenues are amended as shown in the General Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

General Fund Revenue	2025-2026 Original	2025-2026 Amended	2025-2026 Difference
Ad Valorem	3,187,584.00	3,209,084.00	21,500.00
Unrestricted Intergovernmental	1,922,104.00	1,711,485.00	(210,619.00)
Restricted Intergovernmental	82,000.00	79,700.00	(2,300.00)
Permits & Fees	43,500.00	97,230.00	53,730.00
Investment Earnings	175,000.00	75,000.00	(100,000.00)
Miscellaneous	63,000.00	155,372.00	92,372.00
Other Financing Sources	545,000.00	1,788,034.00	1,243,034.00
	6,018,188.00	7,115,905.00	1,097,717.00

SECTION 2. GENERAL FUND APPROPRIATIONS

The following amounts are amended as shown and appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026 in accordance with the chart of accounts heretofore established for this Town on June 10, 2025:

General Fund Expenditures	2025-2026 Original	2025-2026 Amended	2025-2026 Difference
Administration	770,526.00	924,526.00	154,000.00
Police Department	2,317,468.00	2,792,867.00	475,399.00
Fire Contract	425,000.00	425,000.00	-
Public Works	686,652.00	737,602.00	50,950.00
Streets & Transportation	492,100.00	686,900.00	194,800.00
Sanitation & Recycling	633,649.00	449,749.00	(183,900.00)
General Government	581,957.00	988,425.00	406,468.00
Debt Service	110,836.00	110,836.00	-
Total General Fund Exp.	6,018,188.00	7,115,905.00	1,097,717.00

SECTION 3.WATER FUND REVENUES

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

Water Fund	2025-2026	2025-2026
	Original	Amended
Operating Revenues	1,113,130.00	1,053,831.00
Other Financing Sources	-	88,918.00
	1,113,130.00	1,142,749.00

SECTION 4.WATER FUND APPROPRIATIONS

The following amounts are appropriated in the Water Fund for the operation of the enterprise fund and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Operating Expenditures	2025-2026	2025-2026
	Original	Amended
	1,113,130.00	1,142,749.00

Adopted this 30th day of June, 2026.

George F. Goosmann, III
Mayor

ATTEST:

Laura Jacobs
Town Clerk

BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
JUNE 30, 2026



Agenda Item B-2

Consideration of Resolution 2026-05
Resolution Approving the Buncombe/Madison Regional
Hazard Mitigation Plan

BACKGROUND

The Town of Biltmore Forest is required by state law to adopt a Hazard Mitigation plan every six years. The Hazard Mitigation plan may be developed in conjunction with the County Emergency Management department, and in some cases, more than one county is able to work collaboratively on a plan. In this case, Buncombe County and Madison County work together to develop and adopt a Hazard Mitigation Plan.

CHANGES WITHIN THIS UPDATED PLAN

The Hazard Mitigation planning process began in 2025, several months after Hurricane Helene dramatically impacted the region. Many of the changes in this Plan reflect lessons learned from Helene, including the following (provided by the Plan consultant):

1. **Comprehensive Hurricane Helene integration throughout the plan** – Recovery impacts, lessons learned, and observed damages were incorporated into the planning process, risk assessment, capability assessment, and mitigation strategy.
2. **Integration of recovery data, planning and resilience initiatives** – Mitigation actions were cross-referenced with local recovery efforts, including Envision Buncombe, the Helene Recovery Plan, MARC, ReBuild Hot Springs, Marshall Relief Alliance, and other regional recovery initiatives. Added an Appendix that documents some of the post-Helene assessments and recovery efforts that are used in (or used to inform) the plan update.
3. **New linkage between mitigation actions and recovery priorities** – Each mitigation action was reviewed for alignment with recovery goals, resilience objectives, and ongoing implementation efforts.
4. **Updated community engagement approach** – Public and stakeholder outreach methods were adapted to account for ongoing Helene recovery, emphasizing flexible and accessible participation opportunities coordinated closely with ongoing local outreach efforts.

5. **Addition of Substantial Damage Estimates (SDE) procedures** – New FEMA requirements / guidance were implemented, including substantial damage determination processes and post-disaster floodplain management capabilities.
6. **Changes to summary conclusions on hazard risk** – hurricanes/coastal hazards, wildfires and excessive heat increased from moderate risk to high risk hazards based on findings from hazard profiles and input received from the hazard mitigation planning committee. Radiological emergencies and terrorism hazards increased to moderate risk from previous low risk designation. Added two new hazards: food emergencies (moderate risk) and civil disturbance (low risk).
7. **Expanded flood and landslide discussions** – Recognition that Helene produced impacts well beyond mapped flood hazard areas, highlighting residual flood risk, slope instability, and cascading hazards.
8. **Community profile expanded to reflect local conditions** – The community profile was expanded to provide a more comprehensive understanding of the region’s people, environment, and infrastructure.

A copy of the plan itself may be found by following [this link](#). The document itself is exceptionally long but the PDF linked above includes specific bookmarks and information to help guide your review.

RECOMMENDATION

Staff recommends approval of the attached resolution.

STATE OF NORTH CAROLINA)
)
COUNTY OF BUNCOMBE)

TOWN OF BILTMORE FOREST
BOARD OF COMMISSIONERS

RESOLUTION 2026-05

RESOLUTION
ADOPTING THE BUNCOMBE MADISON REGIONAL
HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within the Town of Biltmore Forest are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the Town of Biltmore Forest desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000, as amended, states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS the Town of Biltmore Forest has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations and at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management

Agency and the North Carolina Division of Emergency Management, and that the plans have been updated in accordance with federal laws including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; the National Dam Safety Program Act, as amended; as required under regulations at 44 CFR Part 201, and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management; and

WHEREAS, it is the intent of the Board of Commissioners of the Town of Biltmore Forest to fulfill this obligation in order that the Town of Biltmore Forest will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the Town of Biltmore Forest;

NOW, THEREFORE, be it resolved that the Board of Commissioners of the Town of Biltmore Forest hereby:

1. Adopts the Buncombe Madison Regional Hazard Mitigation Plan.
2. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the 30th day of June, 2026.

George F. Goosmann, III, Mayor
Town of Biltmore Forest

Attest:

Laura Jacobs, Town Clerk

Certified by: _____ (SEAL)

Date: _____