Town of Woodfin
Town Council Meeting

Tuesday, June 16, 2026
5:00 pm

ACTION MEETING MINUTES

Council Members Present
Mayor Jim McAllister
Council Member Dan Bowers
Council Member Ken Kahn
Council Member Johanna Young
Vice Mayor Elisabeth Ervin
Council Member Philip Cohen
Council Member Max "Chip" Parton

Council Members Absent

Town Staff Present
Shannon Tuch, Town Manager
Michael Frue, Town Attorney
Ricky Hurley, Planning Director
Adrienne Isenhower, Projects & Facilities Director
Sheri Powers, Finance & Budget Director
Jacqui Boykin, Police Chief
Gena Powers, Town Clerk / PIO

The meeting video can be seen in its entirety at:
https://www.youtube.com/live/VwakZwvz10Q?si=j79yci9PhH1UBKp6

Mayor McAllister called the meeting to order at 5:00 pm.

A. Approval of the Agenda
Vice Mayor Ervin made a motion to approve the agenda. Council Member Parton seconded the motion which passed unanimously, 6-0.

B. Consent Agenda (0:34)
1. Approval of the May 19, 2026, regular meeting minutes.
2. Approval of April 21, 2026, closed session minutes.
3. Approval of the tax collection report for the period ending April 2026.
4. Approval of Ordinance 2026-06 amending the general fund budgets for FY 2026-2027.
5. Approval of reappointment of David Clarke, Katie Cox, Melissa Dreannan, and Adam Smith to the Parks & Community Enrichment Committee.
6. Approval of reappointment of Chris DeRonne, Michael Hayes, and Jerry VeHaun to the Planning Board of Adjustment.
7. Approval of reappointment of Bob Sterr to the ABC Board and reappointment as Board Chair.
8. Approval of the fiscal year 2025-2026 annual audit contract with Ray, Bumgarner, Kingshill & Assoc., PA.
9. Approval of Resolution No. 2026-04 including the Town of Woodfin in the Buncombe County Unified Fire District.
10. Approval of Resolution No. 2026-05 designating an Agent for the Town of Woodfin when applying for Federal and State grants.

Vice Mayor Ervin made a motion to approve the Consent Agenda. Council Member Kahn seconded the motion, which passed unanimously, 6-0.

C. Public Comment (0:54)– The public is invited to attend this meeting in person or view this meeting on YouTube Live: https://www.youtube.com/live/mW1GYyGFBFc?si=CSgchOZx28g4XwQW . All documents related to agenda items not published on the website may be viewed in advance of the meetings in person at Town Hall, 90 Elk Mountain Rd, Woodfin.

Joyce Roberts of Elkwood Ave. spoke to council regarding excessive commercial traffic on her road. She witnessed an EMT being blocked by a large truck and is concerned about the commercial trucks using her street. She stated the road is a state maintained road but asked the council for help in limiting the commercial use of this mostly residential road.

Citizens may address the Board concerning various topics after being recognized by the mayor and are limited to 3 (three) minutes speaking time.

D. Presentations & Reports (05:15)

1. Town Manager Report – Shannon Tuch, Town Manager

Walt Brewer asked to address the council. He stated that CERT (Community Emergency Response Team) training may be helpful in property cleanup efforts Manager Tuch spoke about in her presentation.

2. ABC Board Annual Financial Review, Bob Sterr, ABC Board Chairperson

E. New Business (46:20)

1. Public Hearing-Consideration of Ordinance 2026-07 requesting approval of proposed fiscal year 2026-27 budget. -Sheri Powers, Finance Director

Mayor McAllister opened the public hearing at 6:00 pm.

There was no public comment.

Mayor McAllister closed the public hearing at 6:01 pm.

Director Powers asked council to postpone a vote on the Budget Ordinance due to pending state legislation that would affect the tax rate. Council agreed to delay the vote.

Vice Mayor Ervin made a motion to postpone the vote on the budget due to pending legislation, until Tuesday, June 30th at 5:00 pm at Town Hall. Council Member Kahn seconded the motion, which passed unanimously, 6-0.

2. Review and approval of a policy regarding special events on public property. -Adrienne Isenhower, Projects & Facilities Director

Council Member Kahn made a motion to approve the Special Events Policy as presented and authorize staff to implement the policies and associated administrative procedures. Council Member Cohen seconded the motion, which passed unanimously, 6-0.

3. Review and approval of a policy regarding traffic control. -Adrienne Isenhower, Projects & Facilities Director

Council Member Parton made a motion to postpone the vote on the Traffic Calming Policy. Council Member Bowers seconded the motion, which passed unanimously, 6-0.

4. Public Hearing-Consideration of Ordinance 2026-08 a request to rezone 1.68 acres from R-10 Residential (R-10) to Manufactured Home Community (MHC) for properties located at 7 & 23 Second Street and identified in the Buncombe County tax record as PINs 9730-26-9183 & 9730-360-0410. The applicants/property owners are Cassandra (Sandi) & Matthew Childs. -Ricky Hurley, Planning Director

Mayor McAllister opened the public hearing at 6:45 pm.

There was no public comment.

Mayor McAllister closed the public hearing at 6:46 pm.

Council Member Parton made a motion to approve Ordinance 2026-08 the rezoning of 1.68 acres from R-10 Residential District to Manufactured Home Community District (MHC) as shown on Exhibit A; and Amend the Woodfin Together Future Land Use Map for areas identified on Exhibit B from Residential 1 to Mobile Home Community and find that the request is reasonable, is in the public interest, is consistent with the Woodfin Together Comprehensive Plan, and meets the development needs of the community in that the request: 1. Uses the Future Land Use Map to guide development decisions (1.1.1). 2. Promotes an integrated mix of housing types and affordability options while discouraging gentrification and displacement of existing residents (1.1.2 & 1.2.1). 3. Protects existing affordable housing (1.2.2). Vice Mayor Ervin seconded the motion, which passed unanimously, 6-0.

5. Public Hearing – Consideration of Ordinance No. 2026-09 a request by the Town of Woodfin to amend the **Woodfin Together Comprehensive Plan** Future Land Use Map (FLUM) designation for properties located at 2988, 2990, and 2992 Riverside Drive, further identified in the Buncombe County tax record as PINs 9721676131, 9721741929, & 9721561358 from Institutional to Cluster Residential. Property owner is the State of North Carolina. – Ricky Hurley, Planning Director.

Vice Mayor Ervin made a motion to postpone the public hearing and a vote on approval of Ordinance No. 2026-09 to July 21, 2026, the next regular Town Council Meeting. Council Member Parton seconded the motion, which passed unanimously, 6-0.

Vice Mayor Ervin made a motion to adjourn into closed session consistent with North Carolina General Statute. Council Member Kahn seconded the motion, which passed unanimously, 6-0.

F. <u>Executive Session –</u> The Town Council may adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS §143-318.11(a) including subsections:
(1) to prevent the disclosure of information that is privileged or confidential, pursuant to NCGS 160A-168, and
(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.

G. <u>Adjournment-</u>

Council Member Bowers made a motion to adjourn the meeting. Council Member Kahn seconded the motion, which passed unanimously, 6-0.

Mayor McAllister adjourned the meeting at 7:48 pm.

TOWN OF WOODFIN
INCORPORATED
JUNE 1971
NORTH CAROLINA

James C. McAllister/Mayor

Attest: Gena Powers
Gena Powers/Town Clerk