Town Council

DECEMBER 16, 2025

Organizational Discussion

Organizational Discussion

1. Selection of Vice-Mayor

2. Board and Committee Appointments:
   - Communications – Kahn, Young, Ervin, ~~Thornton~~
   - Water Infrastructure – Cohen, Parton, Young, ~~Ervin~~
   - Comm. Partnership – McAllister, Cohen
   - Performance Evaluation – Ervin, Cohen, Kahn
   - LOSRC – Ervin w/ ~~Tuch~~ Young as alternate
   - AARRC, *ad hoc* – Young (no change)
   - MSD – Vehaun (no change)
   - MPO – McAllister (no change)

Consent Agenda

Public Comment

Presentations & Reports

2026 Buncombe County Reappraisal Process

ERIC CREGGER, BUNCOMBE COUNTY TAX ASSESSOR

Reappraisal 2026 - Town of Woodfin

Presented by

Eric Cregger

Assessor

Assessment Basics

All taxable personal property and real estate must be listed (reported to Assessment) by the property owner. Assessing offices are responsible for the listing and assessment of all real and personal property and implementing tax relief and Present-Use Value programs on behalf of the State of North Carolina.

Personal property is valued as of January 1st of **each** year and real estate is valued as of January 1st of the **reappraisal** year.

- nearly 135,000 parcels
- 7,000 exemption or tax relief accounts
- 9,000 business accounts (machinery, equipment, furniture)
- 9,000 individual accounts (mobile homes, trailers, airplanes, boats)
- 250,000 registered motor vehicles
- Over 9,000 rental accounts

What is Reappraisal?

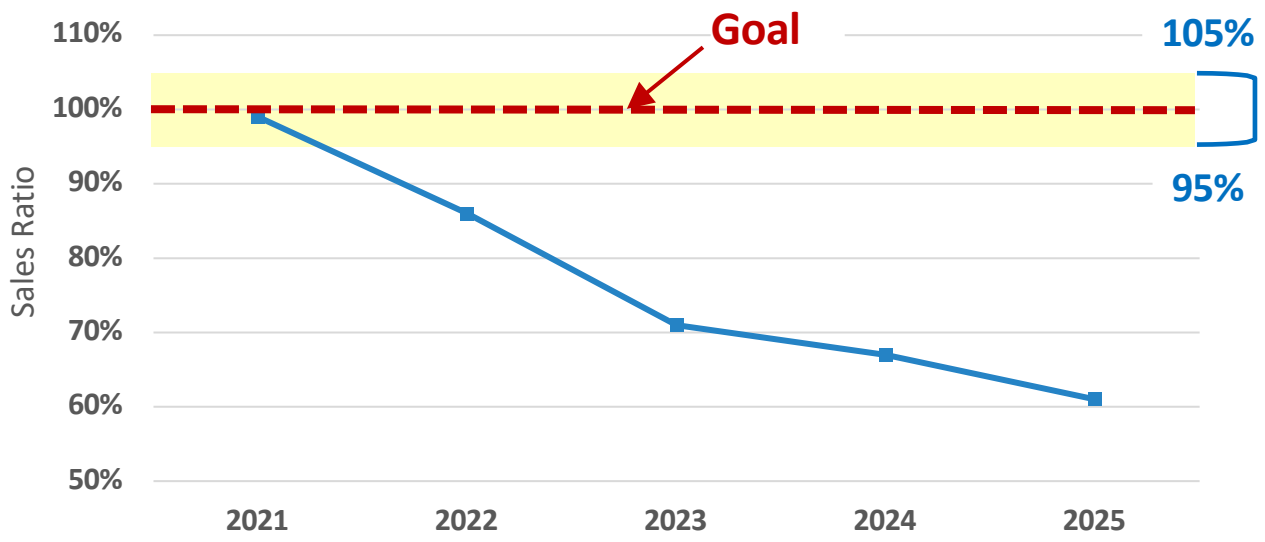
- Process where all property (land and buildings) in the County is revalued to its current market value as of Jan. 1. NC General Statute **§105-286 requires counties to reappraise all real property at least once every eight years**. This statute also authorizes counties to reappraise more frequently than every eight years.

- Buncombe County attempts to reappraise all real property on a **four-year schedule**. The 2025 reappraisal was delayed due to Helene. The next reappraisal is effective **Jan. 1, 2026**. Current values are still **2021** values.

- North Carolina law, NCGS §105-283, requires that real property be valued at its true value in money, meaning market value. **Properties are appraised at 100% of market value based on the most recent qualified sales that occurred leading up to the reappraisal date.**

Why Do Reappraisal?

$$\frac{\text{Assessed Value}}{\text{Sale Price}} = \text{Sales Ratio}$$



NCDOR requires us to do so
Notice received to perform reappraisal in 3 years on 01/01/2023.

Equalization and fairness
Market value does not change at the same rate for all properties in all market areas within the County.

Assessment level will vary depending on the type of property and its location.

Mass Appraisal

Reappraisal is completed using **mass appraisal methodology.** *The grouping of geographically and characteristically similar properties together and applying the most relevant approach to value.*

Three Approaches to Value



Cost Approach

Most useful valuation tool for unique properties that rarely sale.

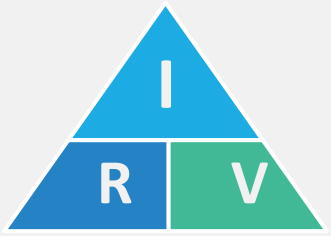
- *Churches, Specialized Industrial, Government*



Sales Comparison

Most useful for types of properties with significant market activity.

- *Single-family homes, condominiums, townhomes*



Income Approach

Standard valuation method for commercially leased and income-producing properties.

- *Apartments, Hotels, Offices, Warehouses, Stores*

Reappraisal Goals

Goals are based on recommendations from the ADHOC Reappraisal Committee, Keene Study, and our appraisal team.

- Outreach and education
- Improvements in data quality
- Dedicated focus on luxury and modest properties
- Site visit all parcels specified in study with potential data quality issues.
- Data modeling for more accurate valuations
- Modernize workflow and address staffing concerns
- Refine land and building valuation processes
- Depreciation audits and upgrades
- Market area re-delineation
- Transparency audits and measures

"Pretty good" data results in a "Pretty good" reappraisal.

CEAA

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

What You Need To Know



Woodfin Taxable Real Estate Value

Property values will change

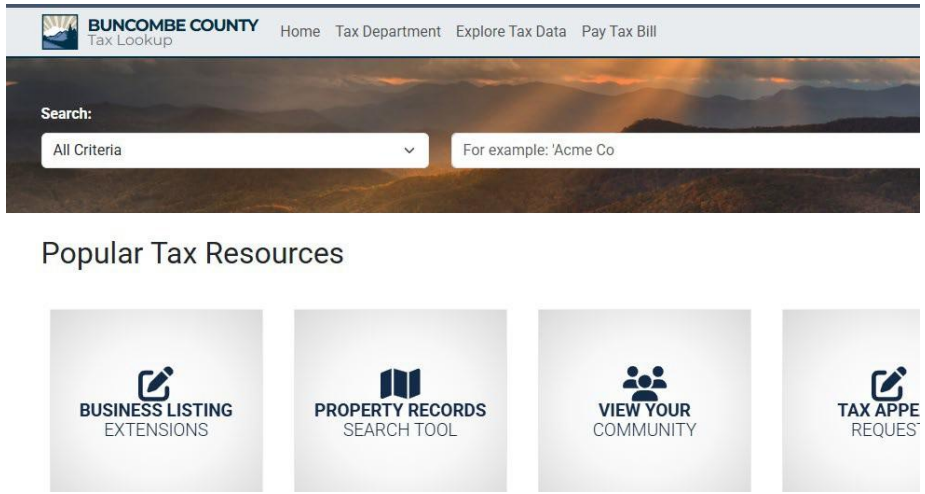
- Values can change every year on properties with improvements and new construction but are **not** set to **current** market.
- Value change is more drastic during reappraisal year due to the adjustment to current market value.

Reappraisal is not a method to increase revenues

- Assessors set market value as required by statute.
- Rates are set by local boards and budget offices.

When percentages of change for areas in the County are reported by the Assessor, that does not mean all owners in the area will see that increase.

What You Need To Know



Make sure your property record is up to date: tax.buncombenc.gov.

Learn more about reappraisal: www.buncombenc.gov/myvaluebc

Notices will be mailed to all real estate property owners

- Reappraisal will be in its final stages in January.
- Expect the notices in your mailbox mid to late February.
- Values will be visible online at the same time.
- The notices will have information about your property along with instructions on how to appeal your property.

Property owners can appeal

- If you disagree with your value, appeal and/or contact our office.
- There are multiple ways to appeal your value:
  - **Online:** tax.buncombenc.gov
  - **Mail:** 182 College St. Asheville, NC 28801
  - **Drop-off** in person or at our drop-box

What's Next?

- Schedule of Values informal presentation to BOCC
- Schedule of Values formal presentation to BOCC
- BOCC resolution to adopt the Schedule of Values
- Appeal period for the Schedule of Values
- Final value audits and market adjustments
- Year-end review with Reappraisal Consultant

Heavy Community engagement & media campaign | Site visits | Data audits and statistical testing

July August September October November December

- Final value review
  Informal appeal period opens
- Value notices mailed to all real property owners
- Informal appeal period closes
- BOER adjourns
  Formal appeal period closes
- BOER appeal hearings begin

Community engagement surround appeals | Hearing appeals | Taxable value projections

January February March April May June

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Tropical Storm Helene - Recovery

FEMA Public Assistance

- Follow-up meeting w/ FEMA + Engineers re: stormwater & roads
- Silver-Line Park invitation for bids (IFB) is posted – deadline is Dec. 22
- Riverside Park FEMA funding is obligated – change order in January
- All debris invoices have been submitted and are awaiting obligation

Long-Term Recovery Planning

- Buncombe County Helene Recovery Plan
- Multiple recovery grants
- Revised HMGP grant to address flash-flooding on WVL Rd.
- Awarded OSBM grant for **$202,586** for damage to Riverside Park

Administration

- Contracts: November - December

Morton Salt	Anchor QEA
$3182	**$47,500**
Road Salt	**SW Inf. Mapping**

- Retreat planning – Jan. 29, 2026
- Subcommittee support
- Cyber Security
- Grant writing

Administration

- Grant Applications

Grant Source	Project Description	Grant Value	Status
BC Passive Recreation	Riverside Park – Improvement (Phase 2)	$2,134,804	Approved
Project Blueprint	Riverside Park – Flood & Stormwater	$ 284,000	Pending
Hazard Mitigation Grant Program	Engineering to address flash-flooding on Wyl. Rd.	$10,454,850	LOI accepted, Revised app.
Disaster Relief Mitigation Fund	Engineering to address flash-flooding on Wyl. Rd.	$ 710,000	Pending
Office of State Budget & Mngt.	Coffer Dam	$ 202,586	Approved
~~Office of State Budget & Mngt.~~	~~Landslides~~	~~$2,487,500~~	~~Denied~~
Footprint Project	Micro-grid for Town Hall	$ 76,000	Pending
		$13,152,240	

Planning & Stormwater

- Code Update – Completed second site visit & steering comm. mtng.
  Code diagnosis expected in January
  Website now active: blueprintwoodfin.com
- Flood & Stormwater - Focus on permit review and tracking, including closing out existing permits & initiating annual inspections for SW
- Business survey support for HMGP grant

Public Works & Facilities

- Preparing for winter weather
- Distributing information re: holiday collection schedule
- Building renovation – permits applied for, work expected to begin in 2026



Police

- Shop with a Cop - $2900 raised to support 4 families
- Temporary P/T accreditation manager hired
- Conditional offer issued for last patrol position
- Preliminary expansion budget discussion focused on:
  - Equipment upgrades
  - Expanding drug enforcement
  - Training
  - Wellness

Police

- Grant work

Grant Source	Project Description	Grant Value	Status
NCLM Safety Grant	Police equipment and Personnel Policy update	$ 15,500	Approved
Dept. of Justice	Community-oriented policing (accreditation staff & resources)	$ 183,000	Approved
Governor's Crime Commission	Police equipment	$ 30,000	Pending
		$ 228,500	

New Business

Buncombe County Helene Recovery Plan

SHANNON TUCH, TOWN MANAGER

Summary of Request:

The recently adopted recovery plan, **Buncombe County Helene Recovery Plan**, is presented for adoption in accordance with North Carolina General Statute 160D-501 Plans.

Helene Recovery Plan

Purpose of a (long-range) Recovery Plan …

To go beyond an immediate response to restore communities by rebuilding infrastructure, reviving the economy, and revitalizing social systems in a way that also enhances resilience to future events.

By focusing on not just returning to a pre-disaster state but improving upon it, the plan aims to create safer, smarter, and more sustainable communities for the long-term.

Helene Recovery Plan

- Initiated by municipal and county leaders in response to Hurricane Helene
- FEMA funded
- County-wide plan w/ individual project pages for each municipality
- Two separate public input opportunities
- Woodfin identified 17 different recovery projects
- Buncombe County adopted the plan on November 18, 2025

Helene Recovery Plan – Woodfin Projects

1. Emergency Communications
2. Resilience Hubs
3. Disaster Partnership Planning
4. Affordable Housing
5. Vulnerability Data/GIS
6. Multi-modal Connectivity
7. Wildfire/Flash Flooding Risk Awareness
8. Stream/Riverbank Restoration
9. Riverfront Park Restoration
10. Green Infrastructure
11. Green Space Development
12. Tree Canopy Enhancement
13. Economic Infrastructure Support
14. Public-Private Partnerships
15. Riverfront Resilience
16. Weaverville Rd. Flood Mitigation
17. Unified Development Code Update

TOWN OF WOODFIN

VISION

Woodfin Together Community Vision is to have a great government, a livable and sustainable town that offers transportation options and opportunities to thrive



9.2
SQ MILES

7,936
POPULATION

43.9
MEDIAN AGE

$62,759
MEDIAN HOUSEHOLD INCOME

$326,600
MEDIAN HOME PRICE

$1,408
MEDIAN RENT

GOVERNMENT PROFILE

GOVERNMENT	ANNUAL BUDGET	EMPLOYEES
Town Council	$8,214,932	39

KEY SERVICES

Police
Parks & Recreation
Planning & Zoning

Streets
Solid Waste
Environmental Services

STRATEGIC PRIORITIES

Provide excellent town services · Promote affordable living, equity & inclusion · Invest in transportation and infrastructure · Build community through excellent police department services · Foster Woodfin's sense of place through quality government facilities · Build community connections

Stream & Riverbank Restoration

Restore stream and riverbanks throughout the community while promoting public awareness of biodiversity and recreational opportunities for the town.

Complexity	Cost	Timing
Medium	$$$ Medium	Medium

Alignment with Woodfin Comprehensive Plan:

- **Goal 4.1:** Woodfin residents receive high quality public services and facilities that promote the health, safety, and well-being of all community members.
- **Goal 4.2:** Woodfin residents have access to excellent parks, recreation, and community facilities.
- **Goal 5.2:** A clean watershed that enhances sustainability and resiliency.

Purpose

The Town of Woodfin is pursuing the Stream and Riverbank Restoration Initiative to enhance environmental resilience and mitigate the risks associated with flooding, erosion, and habitat loss. Restoring streams and riverbanks is essential for improving water quality, preserving local ecosystems, and protecting surrounding communities from the adverse effects of natural disasters. This project will ensure that waterways are resilient to climate change impacts, contributing to the overall health and sustainability of the town's natural resources.



Residents of Woodfin can attend workshops offered by RiverLink and NC State Cooperative Extension-Buncombe County to learn about streambank repair methods and landowners with eroded streambanks can inquire about RiverLink's Adopt-A-Stream Program.

Benefits & Intended Outcomes

- Water quality improved through the stabilization of stream and riverbanks, reducing sedimentation, and pollution runoff.
- Enhanced habitats for local wildlife and aquatic species, promoting biodiversity in the region.
- Reduced flooding risks by restoring natural water flow and absorption patterns in riparian areas.
- Increased community access to natural areas for recreation and education, fostering a connection to the environment.
- Strengthened community resilience against climate-related impacts and natural disasters.

Activities & Deliverables

- Conduct a comprehensive assessment of existing stream and riverbank conditions to identify areas in need of restoration.
- Develop a restoration plan including methods for bank stabilization, replanting native vegetation, and enhanced habitat features.
- Organize community events to engage residents in the restoring and promoting stewardship of local waterways.
- Execute restoration activities, including the installation of bioengineering techniques, planting native species, and implementing erosion control measures.
- Establish a monitoring program to assess the effectiveness of restoration efforts and maintenance as needed.

Implementation Considerations

- Securing necessary permits and approvals for restoration activities may present challenges.
- Engaging the community and addressing any concerns regarding the project will be crucial for its success.
- Identifying and securing funding sources for project implementation may require significant effort.
- Establishing a sustainable monitoring and maintenance plan to ensure the success of restoration efforts.

Project Sponsor:
Town of Woodfin

Project Lead:
Town of Woodfin Administrative Staff/Public Works

Partners:

- Local Environmental Agencies (e.g., state or federal conservation organizations)
- Watershed Associations
- Community Non-Profits focused on Conservation
- Local Universities or Research Institutions for Technical Support

Helene Recovery Plan - Woodfin

Each Project Page Includes:

- Purpose (Description)
- Benefits & Intended Outcomes
- Activities & Deliverables
- Implementation Considerations
- Complexity, Cost, Timing
- Project Sponsor, Project Lead, Partners

Staff Recommendation:

Staff recommends approval of the Buncombe County Helene Recovery Plan.

-Public Hearing-

Suggested Motion:

I move to approve the proposed plan, known as the Helene Recovery Plan and find that the request is reasonable, is in the public interest, is consistent with the *Woodfin Together* Comprehensive Plan and other town adopted goals, and meets the development and other needs of the community in that the request:

1. Uses the Future Land Use Map to guide development decisions and protect existing affordable housing through regulatory or other tools (1.1.1, 1.2.2).
2. Encourages green and healthy working spaces that use renewable energy, walkable design, and green infrastructure (3.3.2).
3. Incorporates climate resilience and green building practices into town facilities and operations and coordinate with neighboring jurisdictions on decisions of local significance for more effective and efficient services (4.1.4, 4.3.1).

Suggested Motion (cont):

4. Makes government decision-making accessible and transparent to all residents while updating development standards to minimize risk from new development (4.4.3, 5.4.2).
5. Support collaboration with Asheville and Buncombe County on climate action and resiliency planning (5.3.4).
6. Protect floodplains, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas by updating development standards to minimize the risk from new development and educating the public on risks and actions needed to protect themselves (5.1.1, 5.4.1, 5.4.2).



UNIVERSITY of NORTH CAROLINA
ASHEVILLE

TASK FORCE WITH TOWN OF WOODFIN



University of North Carolina Asheville

1414 Riverside Drive – Millennial Property

Uncover your passion. Uncover your passion. ESTD 1927

TASK FORCE MEMBERS

- Kimberly van Noort – Chancellor, UNCA
- Joshua Lassiter – Interim CFO, UNCA
- Jim McAllister – Mayor, Town of Woodfin
- Phil Cohen – Council Member, Town of Woodfin
- Sheri Powers – CFO, Town of Woodfin
- Vic Isley – President & CEO, EXPLORE ASHEVILLE
- Tiffany Thacker – Vice President, EXPLORE ASHEVILLE
- Chris Cavanaugh – President, Magellan Strategies

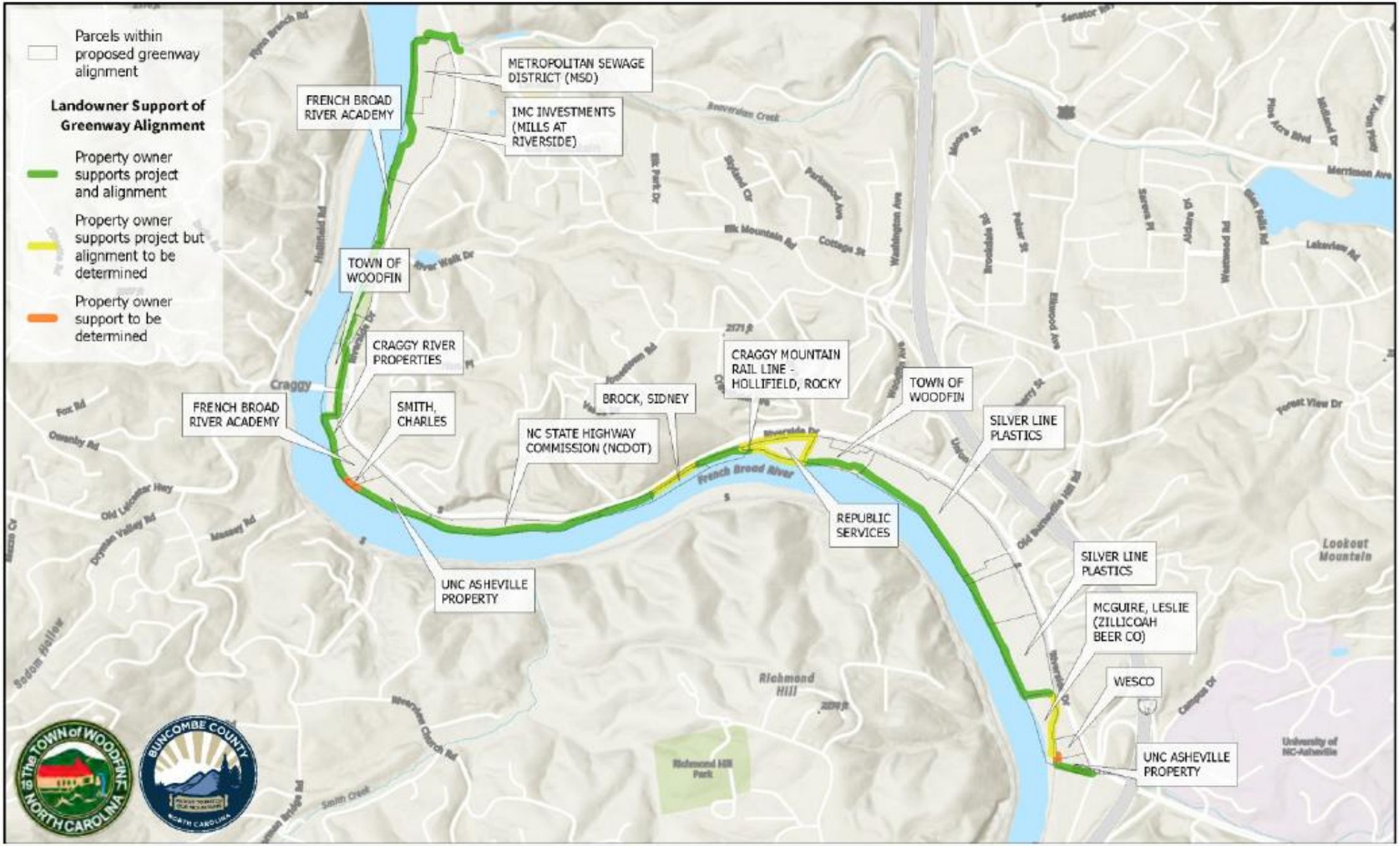
PROPOSED TASK FORCE OBJECTIVES

For UNCA

- Maximize utilization of the property
- Increase positive public relations for the University
- Monetize the asset
- Solicit community input in a structured manner
- Retain warehouse space with 18 wheel loading docks

For Woodfin

- Potential property tax revenue on improvements
- Establish multi-purpose facility to serve various constituencies of the Town (and University)
- Add to Riverside Drive business mix


Parcels within proposed greenway alignment
Landowner Support of Greenway Alignment
Property owner supports project and alignment
Property owner supports project but alignment to be determined
Property owner support to be determined
METROPOLITAN SEWAGE DISTRICT (MSD)
FRENCH BROAD RIVER ACADEMY
IMC INVESTMENTS (MILLS AT RIVERSIDE)
TOWN OF WOODFIN
CRAGGY RIVER PROPERTIES
FRENCH BROAD RIVER ACADEMY
SMITH, CHARLES
BROCK, SIDNEY
CRAGGY MOUNTAIN RAIL LINE - HOLLIFIELD, ROCKY
NC STATE HIGHWAY COMMISSION (NCDOT)
TOWN OF WOODFIN
SILVER LINE PLASTICS
REPUBLIC SERVICES
UNC ASHEVILLE PROPERTY
SILVER LINE PLASTICS
MCGUIRE, LESLIE (ZILLICOAH BEER CO)
WESCO
UNC ASHEVILLE PROPERTY
French Broad River
Craggy
Richmond Hill
Richmond Hill Park
Lookout Mountain
Sodom Hollow
Smith Creek
Beaverdam Creek
Elk Park Dr
Elk Mountain Rd
Cottage St
Washington Ave
Riverside Dr
Merrimon Ave
Lakeview Rd
Forest View Dr
Old Burnsville Hill Rd
Campus Dr
University of NC-Asheville
Riverview Church Rd
Jonestown Rd
Old Leicester Hwy
Doyster Valley Rd
Massey Rd
Fox Rd
Owenby Rd
Hollifield Rd
River Walk Dr
Riverside Dr
The TOWN of WOODFIN NORTH CAROLINA
BUNCOMBE COUNTY NORTH CAROLINA
WOODFIN GREENWAY LANDOWNER SUPPORT
0
0.13
0.25
0.5
Mile
HNTB
EQUINOX

RIVERSIDE DRIVE

- Greenway will come along the river from Broadway up to Elk Mountain Road
- Coming south from Elk Mountain you first encounter the Mills at Riverside
- Next is French Broad River Academy for Boys
- Woodfin's Riverside Park is next, with Taylor's Wave water feature
- The Craggy Bridge crosses the River – when replaced, it will have a 12 foot viewing ledge to watch Wave
- French Broad River Academy for Girls
- 1414 Riverside is next
- Woodfin's Silver Line Park south of old NCDOT facilities

Our opportunity here is to develop a process for determining a great use for the property that meets both UNCA and Woodfin objectives.

Where should we begin?

Discussion regarding extending current lease for 23 Community Road

SHANNON TUCH, TOWN MANAGER

Friends Montessori School: Lease Revision



Friends Montessori School Lease Background

- Leasing the Town of Woodfin Community Center through June 30, 2027
- Seeking to develop more permanent space and are seeking one final year of leasing the center, through June 30, 2028
- Adding one year will provide time to:
  - Develop a permanent school site
  - Amortize (and recover from) the financial investment made in improvements to the Community Center

Financial and Operational Benefits to Town



- Predictable income to the Town, while maintaining and creating beauty in the space they have been given
- Uncertain economic environment makes this predictable source of revenue attractive
- Good stewardship of the building and the land and continually seek to leave it better than they found it
- Hard to imagine a better tenant – no drain on staff resources
- One additional year of good maintenance and upkeep

Community and Business Benefits

- Families that choose FMS also choose Woodfin:
  - Choosing Town dentists and orthodontists over others because of proximity to the school
  - Choose local cafes and coffee shops, like High Five, Salt Face Mule & Hilltop Ice Cream as their go-to for coffee, food and treats all day long
  - Parents are filling up their gas tanks in Woodfin
  - Home purchase in Woodfin to be closer to the school
- Continued presence of the school creates a stabilizing effect on the area/property values
- Not in competition with Woodfin schools
- By extending the lease, FMS and their families can offer their continued goodwill and contributions to Town life

Good Citizens: FMS Families

- Families came to help clean up days after Helene.
- School families joined efforts led by volunteers at the Woodfin Town Hall for AmeriCorps for feeding families in need after Helene
- They hold beautification days for the property each year
- Environmentally conscious (food waste, electricity use)



Values

- Economic equity:
  - Lowest-cost non-profit private school in the area
  - Voluntary equitable tuition (VET) model
- Some Woodfin families switched from other schools to FMS:
  - Locality
  - Values that FMS brings to their work
- They hosted an LGBTQ+ 24 hr. read-a-thon with the purpose of supporting all the children who feel isolated or ostracized for their differences
- Because of their values around social justice and equity, they:
  - Are raising future leaders that will likely work and have a large impact on the Woodfin area, where they are growing up
  - They provide a model to Town citizens and reinforce the Town's brand as a place where social justice and equity are valued

Suggested Motion

I move to direct the town manager and town attorney to execute a revision to the lease for the property located at 23 Community Rd. with the Friends Montessori School that:

1) Extends the lease for one additional year, expiring June 30, 2028, and
2) Changes the rent from $1,800 per month to $1,900 per month, beginning July 1, 2027.

Closed Session

Adjournment