Town Council

JANUARY 20, 2026

Consent Agenda

Public Comment

Presentations & Reports

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Tropical Storm Helene - Recovery

FEMA Public Assistance

- Participated in a meeting with higher level FEMA & NCEM staff
  ⇨ One-on-one meeting with FEMA Regional Manager.

- **SLP** - FEMA accepted the bid + overruled earlier decision that A&E was ineligible and has added engineering back into the contract; SLP re-categorized as a “large” project.
- **Roads & Stormwater** - FEMA accepted the revised damage inventory and overturned earlier decision re: culvert eligibility; clarified costs around H&H studies.
- **Debris** – all documentation submitted and moving – should soon be obligated.
- **RSP/Streambank Stabilization** – progressing, in FEMA EHP review
- **PPDR** is working on the final property – to wrap up in 1-2 weeks.

Tropical Storm Helene - Recovery

Long-Term Recovery Planning

- CSCI grant is progressing – planning stakeholder meeting & public input this winter-spring.
- Over **$11M** in recovery grants applied for.
- Awarded NC DEQ Blueprint grant for **$284K** for flood resilience in Riverside Park.
- DPS DRMF grant for over **$700K** is expected this month.
- HMGP Phased Infrastructure grant for over **$10M** decision expected later.

Administration

- Contracts: November - December

Asheville Greenworks
$12,500
Community Cleanups

NCLM/MAPS Group
$5,000
Personnel Policy Update

- Retreat planning – Jan. 29, 2026 – Homework is coming!
- Early budget preparation
- Subcommittee support

Planning & Stormwater

- Code Update – Forecasting next site visit & steering comm. mtg. for March. Code diagnosis expected later this month.
- Working with AGW on exploring the addition of a “Trash Trout”.





Public Works & Facilities

- On-going problems with HVAC systems.
- Taylor St. building renovation – permit received yesterday, work to begin soon.

Police

- WOPD is fully staffed!
  Master Patrol Officer Riley Goheen began work today.

- Chief Boykin working on Governor's Highway Safety Program (GHSP) grant.
  - Focused on traffic safety but allows for other related work.
  - 4-year grant w/ shared costs
  - Approximate 4-year value is **$250K**, covering approx. 50% of the costs. Will have to be reviewed as part of FY2027 budget.

New Business

Discussion regarding plastic pollution in the French Broad River

COUNCIL MEMBERS COHEN & KAHN

Riverside Resilience Corridor: Public-Private Concept
Pilot Project Discussion

COUNCIL MEMBERS COHEN & KAHN

2025 Retreat Topic: Woodfin as ”Pilot Project” Central

Attributes that make Woodfin ideal for learning how to live with a river in an increasingly volatile climate

- River
- Competence
- Track record
- Need

A constant priority for Woodfin:

- Health and safety of residents
- Protecting our environment

Riverside Drive Resilience Corridor

Town goal of protecting French Broad River from a repeat of Helene's impact on outside inventory

Primary opportunities:

- Upgrade Ipex outside inventory management systems
- Create a floodpark in low-lying areas of Ipex location
- Extend this to any willing Riverside businesses

Primary Woodfin tools and incentives

- "Sovereign Status" as financial engine
- Protections against risk

Aliaxis (IPEX's parent company) Goals: "Growth with Purpose"

$4B Multinational in 40 countries

Moving from Silver to EcoVadis Gold (Top 5% of Global Firms)

- Tier 1 Supply Chain Contracts (Gold requires external leadership, such as one in Woodfin)
- Cost of capital: access to Sustainability-Linked Loans (lower borrowing costs)
- Lower insurance premiums
- Recruitment & retention

Opti technology opportunity

IPEX (local) Challenges

Inventory vulnerability vs. access for rapid turnover

Loss of assets

Higher insurance premiums

Available capital after recovery

The Vision: “Zero-Loss” Facility at IPEX

Asset protection and higher EBITDA through risk mitigation

- Inventory Shielding
- “Smart perimeter” (using Opti sensors)
  - To automatically secure inventory
- Floodpark conversion (flood mitigation, removing debris corridor)
  - To manage a flood park buffer
    - Converts low-lying area to R&D opportunity
    - Lowers stormwater fees

Woodfin Role

Help IPEX/Aliaxis make Woodfin a Global Pilot Site for their own ”Smart Water” technologies with a public-private partnership

- **“Sovereign Shield” Concept**
  - Woodfin can serve as lead applicant for NC DEQ SRF Supplemental Fund and Flood Blueprint, accessing funds as a municipality that are not available to private firms
    - State $$ for yard retrofits and floodpark conversions (and not just for Ipex) flow through Woodfin
  - “Concierge” permitting: 24-hour turnaround for qualified resilience-related upgrades to outside inventory management
  - 5-year MOU holding off on new zoning mandates if Ipex participates in/leads our “Resilience Corridor”
- The Catch: Need to secure a letter of intent to apply for State Resilience Grants before the March 2, 2026, deadline

The Wins

IPEX (local):

- Zero-capital site upgrades
- Fast-track permitting
- Lowered risk of zoning mandates

ALIAXIS:

- Case study to secure higher EcoVadis status

Woodfin:

- FBR Protection
- Liability reduction
- Zero-cost to local taxpayers
- Chance to extend to other Riverside businesses (funding and networked Opti implementation)

Key Takeaway

EcoVadis Gold status isn't about a trophy; it's about **lowering the cost of debt** and **winning bigger contracts.** If we help IPEX get that Gold medal through this grant partnership, we aren't just protecting the river—we are making this specific plant the most profitable and financially secure facility in Aliaxis' global portfolio.

Discussion points for IPEX

We are not regulating IPEX; we are leveraging our municipal authority to fund their site improvements

This project protects the French Broad River from industrial pollution at zero cost to Woodfin taxpayers

By helping IPEX reach 'EcoVadis Gold,' we are ensuring this facility remains the most financially competitive plant in Aliaxis’ global network

Timeline

Feb. 1:Signed letter of intent

Feb. 15: Town-Funded Hydrology & Engineering Study

Mar. 2: NC DEQ SRF Grant application deadline

Apr. 15: Funding Award & Resilience Zone Activation

Adjournment