FY2027 Budget

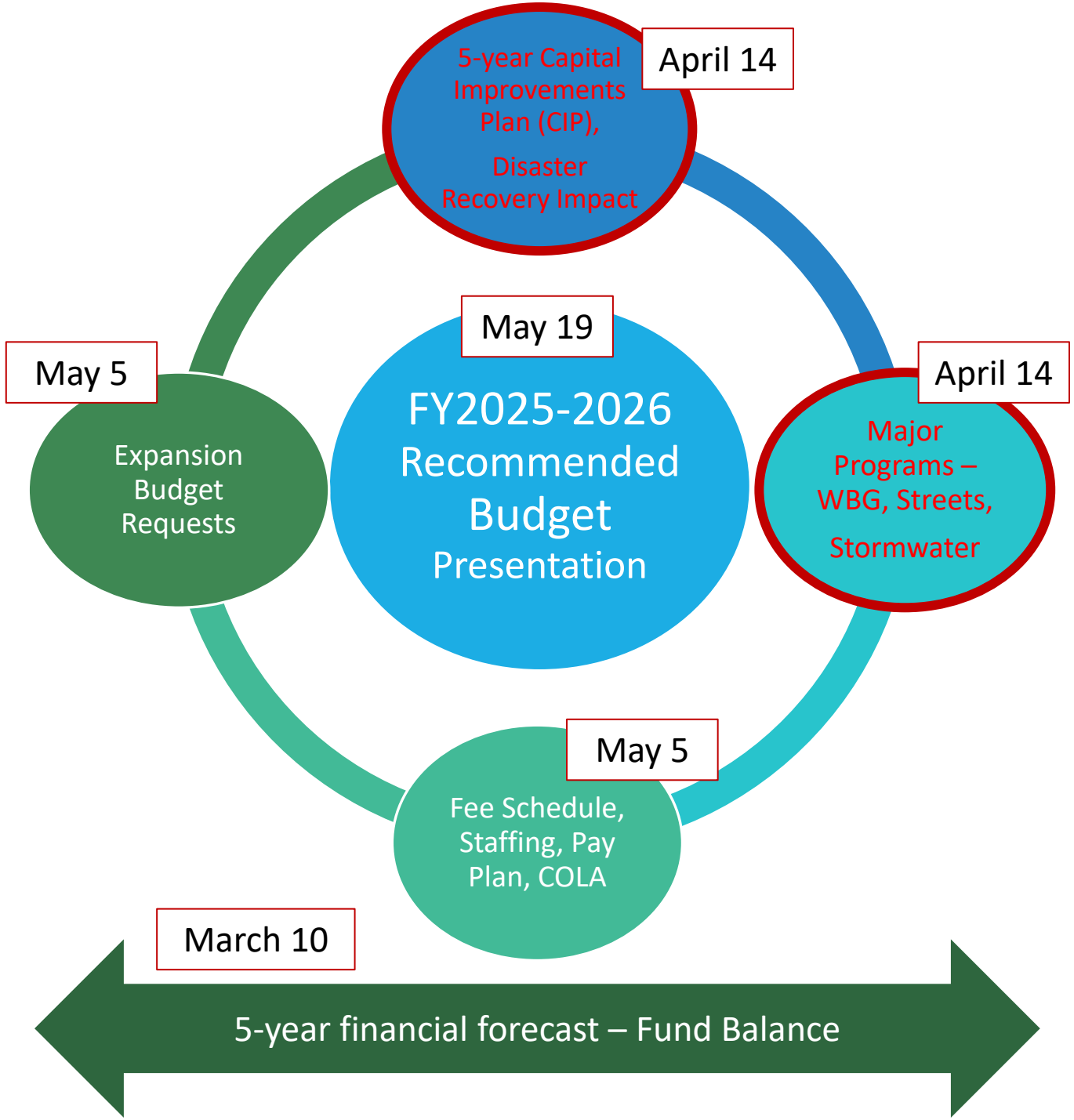
TOWN COUNCIL BUDGET WORK SESSION

APRIL 14TH, 2026

Agenda Approval

New Business FY 2027 Budget

Budget Preparation



Parks Capital Project Update

Silver-Line Park

Silver-Line Park

BH Graning Landscaping selected as contractor for construction

Project divided into two sections for scheduling and funding purposes

1. Tropical Storm Helene Recovery (FEMA funds)
2. New restroom construction (General fund)

Costs for restrooms over available budget

Staff and design team negotiated with contractor to value engineer and lower costs

Updated Total Cost

Original bid total cost = $1,544,967.25	
Helene recovery and mitigation costs	$798,716
Restroom construction costs	$746,251

Amended bid total cost = $1,359,312.65	
Helene recovery and mitigation costs	$797,278
Restroom construction costs	$418,030
Restroom building costs	$144,004

Cost Estimates

Costs savings identified total $278,717

- Decreased mobilization costs
- Reduced extents of grading to reduce fill
- Reduced extents of concrete paving and thickness
- Changed concrete headwall to boulder wall
- Purchase restroom facility from Sourcewell contract

Restroom Facility



Base price -	$69,003
Options -	$34,106
Hand dryers	
Lavatory	
Water fountain	
Anti-graffiti coating	
Installation w/ crane -	$21,600
Transportation costs -	$11,800
Taxes/fees -	$7,500
Total Cost =	**$144,003.9**

Silver-Line Park Budget

SILVER-LINE PARK		
Left to spend		
Consulting Services	$	13,573
FEMA Recovery and Restroom Construction	$	1,382,278
Left to spend	**$**	**1,395,851**
Revenue		
Previously approved general fund revenue	$	566,847
FEMA reimbursement	$	829,004
	$	**1,395,851**

- Funding for restroom construction previously approved and allocated
- Helene recovery work to be reimbursed by FEMA for total of $829,004
- Recommendation to budget anticipated FEMA revenue to pre-audit BH Graning and Sourcewell contracts

Tentative Schedule

April

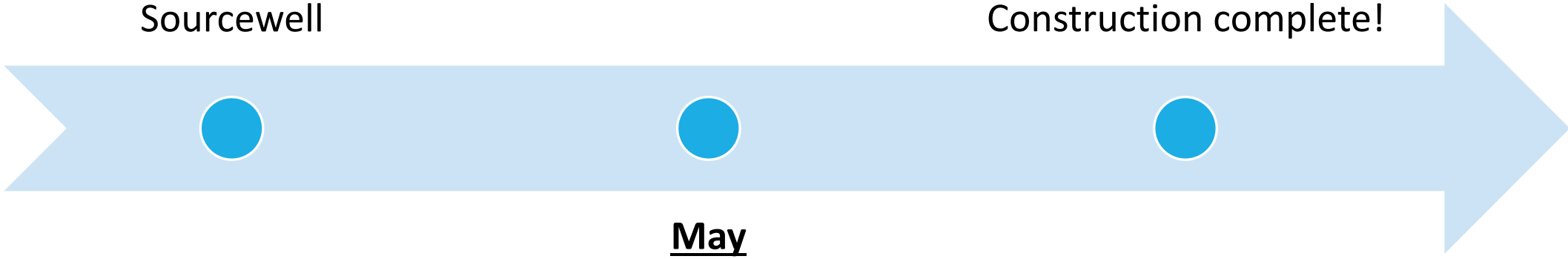
Approve contracts for BH Graning and Sourcewell

May

Construction begins!

September

Construction complete!



Taylor’s Wave

Taylor’s Wave Expenditures to Date

Taylor's Wave			
	Spent to Date	Left to Spend	Total
305 Professional Services	$ 139,184.05	$ 138,851.95	$ 278,036.00
501 Design	$ 367,459.31	$ -	$ 367,459.31
503 Construction	$ 1,996,260.54	$ 1,950,325.46	$ 3,946,586.00
520 Contingency	$ 202,586.72	$ 386,707.86	$ 589,294.58
TOTAL	**$ 2,705,491**	**$ 2,475,885**	**$ 5,181,376**

- Costs left to spend include engineering services and construction costs
- Contingency total includes NC OSBM grant for coffer dam repair
- If contingency left unused, will be transferred back to fund balance

Taylor's Wave Revenues

TAYLOR'S WAVE		
GO Bonds	$	1,098,596.00
TDA TPDF	$	2,565,497.00
Community Contributions	$	617,205.33
General Fund Allocation	$	900,078.00
TOTAL	**$**	**5,181,376**

- Community contributions line item includes Riverlink donations, NC OSBM grant for coffer dam repair, and individual donations

- Total revenues equal total expenditures

Riverside Park

Riverside Park Change Order

RIVERSIDE PARK OPTIONS					
		2024		2026	2026 w/out add alts
Option 1 - Parking and finishing structures on new park	$	893,094.95	$	1,085,780.30	$ 1,085,780.30
Option 2a - Creek crossing	$	95,000.00	$	130,000.00	$ 95,000.00
Option 2b - Existing park improvements	$	1,415,154.29	$	1,691,961.70	$ 1,518,632.50
Option 3 - Site amenities, signage and planting	$	485,764.95	$	597,574.78	$ 462,494.78
TOTAL	**$**	**2,889,014.19**	**$**	**3,507,342.78**	**$ 3,161,907.58**

21% increase

10% increase

Add Alternates and Other Cost Savings

Add Alternates – **Total Cost = $177,800**

Cladding and Roof Rebuild of Existing Restroom

Bistro Tables

Fish sculpture

Items Removed – **Total Cost = $169,250**

Riverbank Boulder Toe

Genest Precast Boat Ramp (duplicate)

Decreased greenway path from 12’ to 10’ in one section

Decreased cost for pedestrian bridge back to original

Total savings = $347,050

Riverside Park Expenditures to Date

RIVERSIDE PARK			
	Spent to Date	Left to Spend	Total
305 Professional Services	$ 268,384.59	$ 135,876.36	$ 404,260.95
501 Design	$ 657,703.10	$ -	$ 657,703.10
416 Lease Payments	$ 96,000.00	$ -	$ 96,000.00
502 Acquisition	$ 607,693.74	$ -	$ 607,693.74
503 Construction	$ 1,236,441.74	$ 6,698,021.28	$ 7,934,463.02
520 Contingency	$ 40,390.00	$ 691,243.78	$ 731,633.78
	$ 2,906,613.17	**$ 7,525,141.42**	**$ 10,431,754.59**

Riverside Park Revenues

Revenue	
GO Bonds	$ 1,024,914.00
FEMA Grant	$ 675,847.08
TDA TPDF	$ 4,064,503.00
PARTF	$ 400,000.00
LWCF	$ 500,000.00
Great Trails	$ 500,000.00
DEQ Water Resources	$ 200,000.00
Pigeon River (CFWNC)	$ 35,000.00
Buncombe County Passive Rec	$ 2,134,804.00
NCDEQ Blue Print Grant	$ 284,000.00
General Fund Allocation	$ 329,361.12
Donations	$ 30,800.00
FEMA PA Grant	$ 81,710.69
TOTAL	**$ 10,260,939.89**

- Total deficit with change order for Riverside Park – Phase II totals $170,814.70
- To meet pre-audit requirements for change order staff request fund balance allocation for total deficit amount
- Plan to restore fund balance through private donations and/or leftover contingency at end of project

Tentative Schedule

April 2026

Construction for Taylor's Wave Phase II and Riverside Park Phase II begins

September 2026

Construction of Taylor's Wave completed!

July 2027

Riverside Park construction completed!

Streets and Stormwater

Streets

Helene recovery efforts will be focus of FY 26/27

Plan to roll excess funding to FY 27/28 for paving or repair of previously identified priority streets

Helene Damages

- Damages to roads and culverts identified and submitted to FEMA
- RFQ for engineering services issued and Withers Ravenel selected
- Total cost of contract:

Stormwater	**$ 571,500**
Roads	**$ <u>108,000</u>**
	$ 751,500

- Staff recommendation to budget existing stormwater and Powell Bill funds to pre-audit contract and move forward with recovery efforts
- FEMA funds not yet obligated but are expected

Stormwater Utility

Fee Structure Recommendation FY 26/27

- Next aerial photography collection scheduled for 2027
  - Staff plan to conduct a new impervious surface analysis when new data is available
- Existing dataset continuously updated with new construction permit data collected from Buncombe County
- Recommendation to use same fee structure as FY25/26
  - Total revenue projection is $408,947.37
  - Based on 95% collection rate

Impervious Surface Data for Woodfin

Total impervious surface coverage: 23.7 million square feet

3,164 individual parcels

- 2,853 residential
- 311 commercial

Total parcel coverage

- 42.5% residential
- 57.5% commercial

Residential Rate Structure

- Tiered-flat fee
- Per ERU above 21,000 square feet
- Total revenue projection = $173,802.63

Tiers	# of Parcels	Monthly Fee	Annual Fee	Total Revenue
0-3350	1751	$ 2.93	$ 35.11	$ 61,477.85
3351-6000	755	$ 6.25	$ 75.02	$ 56,639.53
6001-21000	333	$ 12.21	$ 146.55	$ 48,801.52
Above 21000	14	varies		$ 6,965.51

Commercial Rate Structure

Per ERU (equivalent residential unit) fee

Equivalent residential unit = 3,685 square feet

- residential impervious surface ÷ total residential parcels

ERU rate: $5.44

- revenue projection = $235,144.74

Stormwater Management Budget

	Program administration and Six Control Measures	Items	FY2026 budget impact
1.	Stormwater Program Costs	<u>Stormwater Plan Minimum Measures</u> • Public Education and Involvement • Public Involvement and Participation • Illicit Discharge Detection & Elimination (IDDE) • Post Construction Site Runoff Controls • Pollution Prevention and Good Housekeeping	$20,500
2.	Administrative	• Stormwater Administrator salary • P/T Administrative Clerk salary • Tax collection fees	$133,625
3.	Capital Improvement Costs	Infrastructure repair/replacement, FEMA engineering costs	$230,500
			$ 384,375

Stormwater Program Updates

- Stormwater plan officially approved by NCDEQ in November
  - Staff working on implementation of plan for compliance with MS4 permit
- Completed town-wide catch basin vacuuming project
  - Plan to maintain cleanouts on annual basis
- Outfall mapping is underway as required by MS4 permit
- Partnering with Asheville Greenworks to place Trash Trout in Beaverdam Creek
- Continued coordination with FEMA for Helene damaged infrastructure



Approval of Contracts and Budget Amendment

Suggested Motion

I move to approve Budget Amendment Ordinance No. 2026-03 and authorize the Town Manager to enter into the following contracts and contract change order:

1) A construction contract with B.H. Graning in the amount of $1,215,309 for the restoration and repair of Silver-Line Park;
2) A contract with CXT via Sourcewell to in the amount of $144,004 for purchase of a pre-fabricated restroom facility;
3) A construction contract change order with Baker Grading & Landscaping in the amount of $3,161,908 for Riverside Park – Phase II;
4) An engineering services contract with Withers Ravenel in the amount of $571,500 for stormwater infrastructure repairs; and
5) An engineering services contract with Withers Ravenel in the amount of $108,000 for road infrastructure repairs.

Other Capital Needs

SHERI POWERS, FINANCE AND BUDGET DIRECTOR

5 Year Capital Improvement Plan Summary

CIP By Type

Type	Project to date	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Totals
Parks & Greenways	7,892,586	2,790,049	9,440,728	-	-	-	-	20,123,363
Facilities & Grounds	154,017	183,956	31,500	-	900,000	4,121,875	4,779,284	10,170,632
Vehicles	159,929	236,467	277,567	290,955	316,357	272,729	280,130	1,834,134
Equipment	388,515	-	40,000	20,000	82,000	40,293	26,620	597,428
Infrastructure	3,241,546	84,739	1,765,689	1,539,508	200,000	1,264,320	100,000	8,195,802
Totals	11,836,594	3,295,211	11,555,484	1,850,463	1,498,357	5,699,217	5,186,034	**40,921,360**

CIP By Source of Funds

Source	Project to date	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Totals
Pay-go from GF revenues	(3,335,689)	(536,457)	67,025	(120,000)	(947,000)	(924,200)	(501,620)	(6,297,941)
Pay-go from sale of assets		(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(120,000)
Pay-go from Powell Bill revenue	(823,416)	(600,584)	(273,663)	(273,663)	(273,663)	(273,663)	(273,663)	(2,792,315)
Pay-go from Stormwater Fund revenues	(37,026)	(50,000)	-	(700,000)	(200,000)	(516,994)	647,326	(856,694)
Contributions to be secured		-	-	-	-			-
Grants secured	(1,119,732)	(6,167,484)	(7,947,697)	-	-	-	-	(15,234,913)
Operating lease	-	(216,467)	(257,567)	(270,955)	(271,357)	(252,729)	(260,130)	(1,529,205)
Installment financing	(2,354,053)	-	-	-	(60,000)	(2,537,968)	(4,404,284)	(9,356,305)
Series 2020 GO bonds	(3,000,000)	-	-	-	-	-	-	(3,000,000)
Series 2022 GO bonds	(1,290,056)	(209,944)	-	-	-	-	-	(1,500,000)
Unfunded	-	-	(233,986)	-	-	-	-	(233,986)
Total								**(40,921,360)**

CIP

Capital Improvement Plan Summary

Parks and Greenways – (discussed previously)

- Storm delay and related funding gap Riverside Park Exp Phase II ($233,986)
- Silver-Line Park Restrooms - $192,572 planned FY 2026
- Silver-Line Park Hurricane Repairs - $757,558 – Anticipate FEMA funding

Facilities and Grounds

- Town Hall renovation/replacement – Reserve established, $300,000 FY 2024
  Plus $600,000 in FY 2025; possible to consider restarting project in FY2028
- Taylor Street culvert replacement/removal – On hold
  Paved the drive and salt shed area - $169,310 FY 2026
  FY 2027 Electronic Gate -$16,500
- Community Garden Improvements - $10,864 FY 2025
- Roy Pope Park - $14,646 FY 2026
- Woodfin Community Signage - $15,000

Vehicles & Equipment

- 3 new patrol vehicles – Installment financing (leases) Lease cost estimated @ $277,567 for FY 2027 includes 3 new leased vehicles. (20 leased vehicles)
- 2005 F350 flatbed truck – replaced with small trash truck $159,929 FY2025
- Trash and Recycling Carts – adequate inventory for another year
- Police Weapons Red Dot Program - $15,000
- Public Works Plow Sander - $25,000

Infrastructure – (discussed previously)

- Street Improvements - $3.2m project Complete, ongoing costs limited to Powell Bill Revenue plus $100,000 GF contribution beginning FY28. Hurricane repairs estimated $322,567
- Stormwater –Utility established; collections met budget projection, self supporting utility fund. Estimated Hurricane repairs to begin in FY2027 - $1,428,122

Proposed New CIP Costs for FY2027

Parks and Greenways

- Silver-Line Park Hurricane Repairs - Anticipate FEMA funding - $757,558

Facilities and Grounds

- FY 2027 Electronic Gate - $16,500
- Woodfin Community Signage - $15,000

Vehicles & Equipment

- PD patrol vehicles lease - $277,567
- Police Weapons Red Dot Program - $15,000
- Public Works Plow / Sander - $25,000

Infrastructure

- Streets Hurricane repairs estimated FY2027 - $337,567 (15,000 General Fund)
- Estimated Hurricane repairs to begin in FY2027 - $1,428,122

Total $2,857,314

$2,508,247 expected FEMA reimbursement

Facilities and Grounds

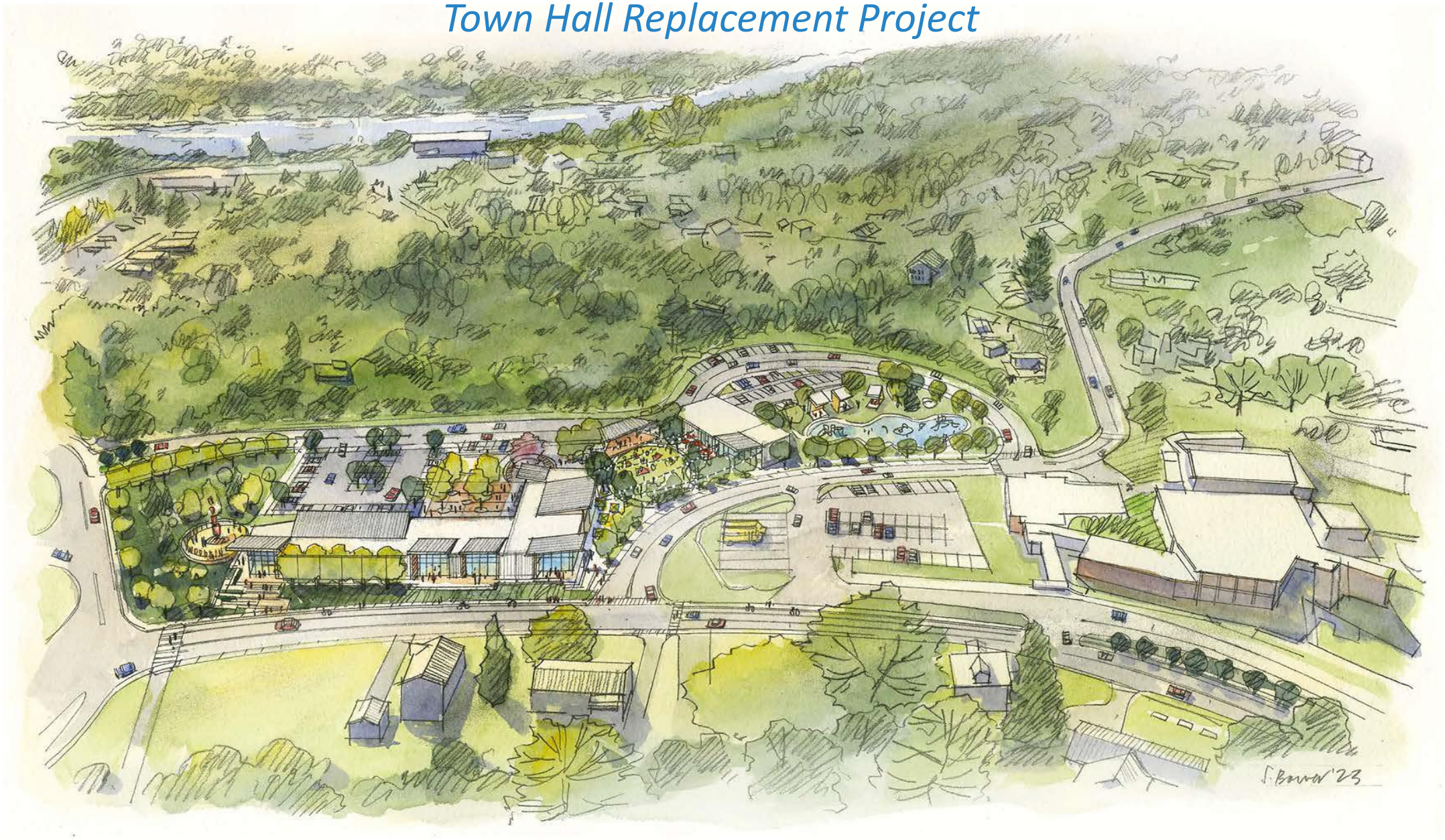






					FY2025	FY2026	FY2027
Community Garden					***10,864***		
	E	*Pay-go*	*Source*	*General fund contribution*	***(10,864)***		
					-		
Roy Pope Park						***14,646***	
	R	*Pay-go*	*Source*	*General fund contribution*		***(14,646)***	
						-	
5 Taylor Street Paving						***169,310***	
Public Works Facility	*E*	*Pay-go*	*Source*	*General fund contribution*		*(169,310)*	
						-	
Public Works							***16,500***
Automatic Gate	***E***	*Pay-go*	*Source*	*General fund operating revenue*			*(16,500)*
							-
Woodfin Community Signage							***15000***
	E	*Pay-go*	*Source*	*General fund contribution*			*$ (15,000)*
							-

Town Hall Replacement Project



Estimated Town Hall Project Timeline

FY2028

- Begin work on design RFQ
- Issue RFQ in FY 2027

Budget Impact $0

FY2029

- Selected firm completes project design process
- RFP to select Construction Contractor

Estimated GF Budget Impact

$800,000

FY2030

- Construction Begins
  $800,000

Estimated GF Budget Impact

- Installment financing
  $121,875

Estimated GF Budget Impact

Town Hall Project Estimate originally $8.1 million ($500/sf for a 16K sf building) with $ 1.6m General Fund and Issuing Debt for $ 6.5m

Town Hall – Estimated Cost

Project Costs (Uses)		**Estimates**
	Feasibility Study	143,153
	Site Work/ Demolition	200,000
	Design Costs @ 10% of construction	800,000
	Construction costs @ $500/sq ft	8,000,000
	Total Project Costs	**$ 9,143,153**
Project Funding (Sources)		
	General Fund Revenues	2,643,153
	Debt financing	6,500,000
	Total Project Sources	**$ 9,143,153**

General Fund Contributions

FY2024	$300,000
FY2025	$600,000
FY2029	$800,000
FY2030	$800,000

Vehicles and Equipment





New Small Sanitation trucks replaced 2005 truck last year



Three new Police vehicles arrived in FY2026 for a total of 17 leased vehicles, plus 3 in service that recently rolled off the lease program. Three additional vehicles are currently included in the draft FY2027 budget with additional expansion of the fleet planned for discussion in May.

Equipment

- Police Weapons Red Dot Program - $15,000
- Public Works Plow/Sander - $25,000





Infrastructure

Description	Replace (R) or Expansion (E)	Funding Type		Source	Project to date - Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Totals
Street Improvements	**R**				**3,204,520**	**34,739**	**337,567**	**839,508**	**-**	**747,326**		**5,163,660**
		Grant	*Source*	*Powell Bill revenue*	-	(273,663)	(273,663)	(273,663)	(273,663)	(273,663)	(273,663)	
		Grant	*Source*	*General Fund - Prior year's Powell Bill/proje*	(823,416)	*(326,921)*	*(565,845)*	*(839,508)*	*(373,663)*	*(747,326)*	*(373,663)*	
		Pay-go	*Source*	*General Fund Operating Revenue*	(27,051)		(15,000)	*(100,000)*	*(100,000)*	*(100,000)*	*(100,000)*	
		Grant	*Source*	*FEMA Hurricane Helene*			(322,567)					
		Debt	*source*	*Installment Financing*	*(2,354,053)*							
					-	**(565,845)**	**(839,508)**	**(373,663)**	**(747,326)**	**(373,663)**	**(747,326)**	**(747,326)**
Stormwater Improvements	**R**			Estimated Stormwater Capital Exp.	**37,026**	**50,000**	**1,428,122**	**700,000**	**200,000**	**516,994**	**100,000**	**3,032,142**
		Fee	*Source*	*Stormwater program rev*	*(37,026)*	*(50,000)*	-	*(700,000)*	*(200,000)*	*(516,994)*	*(100,000)*	
		Grant	*Source*	*FEMA Hurricane Helene*			*(1,428,122)*					
							-	-				

5 Year Capital Improvement Plan Summary

CIP By Type

Type	Project to date	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Totals
Parks & Greenways	7,892,586	2,790,049	9,440,728	-	-	-	-	20,123,363
Facilities & Grounds	154,017	183,956	31,500	-	900,000	4,121,875	4,779,284	10,170,632
Vehicles	159,929	236,467	277,567	290,955	316,357	272,729	280,130	1,834,134
Equipment	388,515	-	40,000	20,000	82,000	40,293	26,620	597,428
Infrastructure	3,241,546	84,739	1,765,689	1,539,508	200,000	1,264,320	100,000	8,195,802
Totals	11,836,594	3,295,211	11,555,484	1,850,463	1,498,357	5,699,217	5,186,034	**40,921,360**

CIP By Source of Funds

Source	Project to date	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Totals
Pay-go from GF revenues	(3,335,689)	(536,457)	67,025	(120,000)	(947,000)	(924,200)	(501,620)	(6,297,941)
Pay-go from sale of assets		(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(120,000)
Pay-go from Powell Bill revenue	(823,416)	(600,584)	(273,663)	(273,663)	(273,663)	(273,663)	(273,663)	(2,792,315)
Pay-go from Stormwater Fund revenues	(37,026)	(50,000)	-	(700,000)	(200,000)	(516,994)	647,326	(856,694)
Contributions to be secured		-	-	-	-			-
Grants secured	(1,119,732)	(6,167,484)	(7,947,697)	-	-	-	-	(15,234,913)
Operating lease	-	(216,467)	(257,567)	(270,955)	(271,357)	(252,729)	(260,130)	(1,529,205)
Installment financing	(2,354,053)	-	-	-	(60,000)	(2,537,968)	(4,404,284)	(9,356,305)
Series 2020 GO bonds	(3,000,000)	-	-	-	-	-	-	(3,000,000)
Series 2022 GO bonds	(1,290,056)	(209,944)	-	-	-	-	-	(1,500,000)
Unfunded	-	-	(233,986)	-	-	-	-	(233,986)
Total								**(40,921,360)**

Disaster Recovery Impact/FEMA funding

SHERI POWERS, FINANCE DIRECTOR

SHANNON TUCH, TOWN MANAGER

Summary of TS Helene Completed Projects and FEMA Reimbursements

Project #	Category	Process St	Best Available	Best Available	Status NCEM	Amount Pd	Balance Estim	Fund	
967772	A - Debris I	Obligated	227,192.90	227,192.90	Paid	227,192.90	-	10	Waterway Debris Removal 100%
1063866	A - Debris I	Obligated	550,881.01	495,792.91	Paid	550,881.01	-	10	Right of Way Debris Removal 90%
817869	A - Debris I	Obligated	202,644.43	182,379.99	Paid	202,644.43	-	10	PPDR Debris Removal 90%
812644	A - Debris I	Obligated	111,594.84	111,594.84	Paid	111,594.84	-	10	PPDR Debris Removal 100%
812654	A - Debris I	Obligated	82,692.80	82,692.80	Paid	82,692.80	-	10	Waterway Debris
826174	G - Parks, I	Obligated	29,944.88	26,950.40	Paid	29,944.88	-	41	Riverside Park Gazebo
766390	G - Parks, I	Obligated	51,765.81	46,589.23	Paid	51,765.81	-	41	Riverside Park
759126	A - Debris I	Pending EH	895,856.53	895,856.53	Paid	895,856.53	-	10	Expedited Debris
790782	B - Emerge	Obligated	133,917.91	133,917.91	Paid	133,917.91	-	10	Emergency Response
817870	A - Debris I	Pending La	1,124,024.50	1,011,622.05	Obligated		1,124,024.50	10	Waterway Debris Removal 90%
814424	G - Parks, I	Pending EH	675,847.08	608,262.38	Pending		675,847.08	41	French Broad Stabolization
						Total	$4,086,363		$2,286,491 received to date

Summary of Projects Pending Completion

Project #	Category	Process Step	Best Available Cost	Best Available Federal Share Cost	Fund		
765832	C - Roads and Bridges	Pending FEMA 406 HMP Completion	322,567.46	290,310.72	10	Road Repairs	
765831	C - Roads and Bridges	Pending FEMA 406 HMP Completion	1,418,236.80	1,276,413.12	10	Culvert Repairs	
766389	G - Parks, Recreational Facilities, and Other Items	Pending FEMA 406 HMP Completion	749,241.75	674,317.58	41	Silverline Park	
962511	G - Parks, Recreational Facilities, and Other Items	Pending Initial Project Development	52,478.00	47,230.20	41	Silverline Park A&E	

Questions?

Flat Fire District Tax

MAYOR MCALLISTER & COUNCIL

Cyber Security

SHANNON TUCH, TOWN MANAGER

FY2027 budget calendar

Town of Woodfin Fiscal Year 2026-2027 Budget Calendar

March '26

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April '26

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May '26

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

June '26

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Date	Time	Topic
March 2	5:00 PM	Dept budget requests due
March 10	3:00 PM	TC work session:
		5-year Financial Forecast
		Fund Balance & Debt
		Community Grant Program
March 17	5:00 PM	TC regular meeting
April 14	11:30 AM	TC work session:
		Capital improvements
		Woodfin Blueway/Greenway
		Town Hall Project
April 21	5:00 PM	TC regular meeting
May 5	11:30 AM	TC work session:
		Expansion budget
		Fee schedule/ Tax Rate
		Staffing/Pay Plan/COLA
May 19	5:00 PM	TC regular meeting:
		Recommended budget
		Schedule public hearing
June 2	3:00 PM	TC work session: (Tentative)
		Open discussion, as needed
June 16	5:00 PM	TC regular meeting:
		Public hearing
NLT June 30		TC adopts FY2027 budget