FY2027 Budget

TOWN COUNCIL BUDGET WORK SESSION

MAY 5TH, 2026

Agenda – New Business

A. <u>New Business</u>

1. Presentation and discussion regarding FY2027 budget matters.
    a. Discussion Overview - Sheri Powers
    b. Expansion Budget - Jacqui Boykin, Sheri Powers, and Shannon Tuch
        1. Police Department Requests – Jacqui Boykin, Police Chief
        2. Employee Costs and COLA – Sheri Powers
        3. Health Insurance Review – Shannon Tuch
        4. Fee Schedule –Shannon Tuch
        5. Tax Rate and Fund Balance – Sheri Powers

FY 2027 Budget Overview

FY2027 budget calendar

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				

May 5	3:00 PM	TC work session:
		Expansion budget/PD
		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

Proposed Expansion Budget

SHERI POWERS, FINANCE DIRECTOR

FY2027 Requested Budget summary/estimate

FY2026-2027 General Fund	FY2026 Budget (As Amended)	FY2026 Projections	FY2027 Base Budget	FY2027 Expansion	FY2027 Recommended W/Expansion
Administration	$1,151,627	$ 1,104,706	$ 1,302,864	$ 153,298	$ 1,456,162
Tax Collections	404,641	409,157	$ 425,315		$ 425,315
Planning and Zoning	515,785	346,263	$ 234,651	15,000	$ 249,651
Police	3,311,694	3,184,152	$ 3,369,176	195,861	$ 3,565,037
Public Works	2,419,490	1,987,487	$ 1,806,319	240,659	$ 2,046,978
Parks and Recreation	726,656	691,556	$ 657,922	9,000	$ 666,922
Transfers to Capital Proj. Fund	273,084	273,084	$ -		$ -
Total General Fund Expenditures	**8,802,977**	**7,996,403**	**7,796,247**	**613,818**	**8,410,065**
General Fund Revenue	**8,802,977**	**10,913,427**	**8,336,180**	**-**	**8,336,180**
Revenue Over/Under Expenditures	**(0)**	**2,917,024**	**539,932**		**(73,886)**

FY 2027 Expansion Budget Requests…

- Admin – Increased Cyber Security Costs $35,120
- Planning - Woodfin Community Signage $15,000
- Police - Flock Cameras in Park $ 9,000
- Police - Three New leased Patrol Vehicles $112,761
  (fourth vehicle requested, plus vehicles for any new positions approved)
- Police - Equipment Replacement/Maintenance (Tasers, cameras, radios, flashlight, beanbag guns, ammo, firearm maintenance) $54,100
- Police – Comm Outreach and Investigative funds $ 5,000
- Police Capital Requests – Gun Red Dot Program $15,000
  (K9 $15,000, Drone $30,000 – unfunded)
- Public Works - Guardrails for Unsafe Roads (3 most critical sites) $76,454
- Public Works – Engineering for Landslide Repairs $60,000
- Public Works - Equipment (plow/sand spreader, ditch mower and automatic gate) $50,000
- Public Works – Structural Repairs to 5 Taylor Street
  $20,000
- Parks - Repair to Steps at Community Center $ 9,000

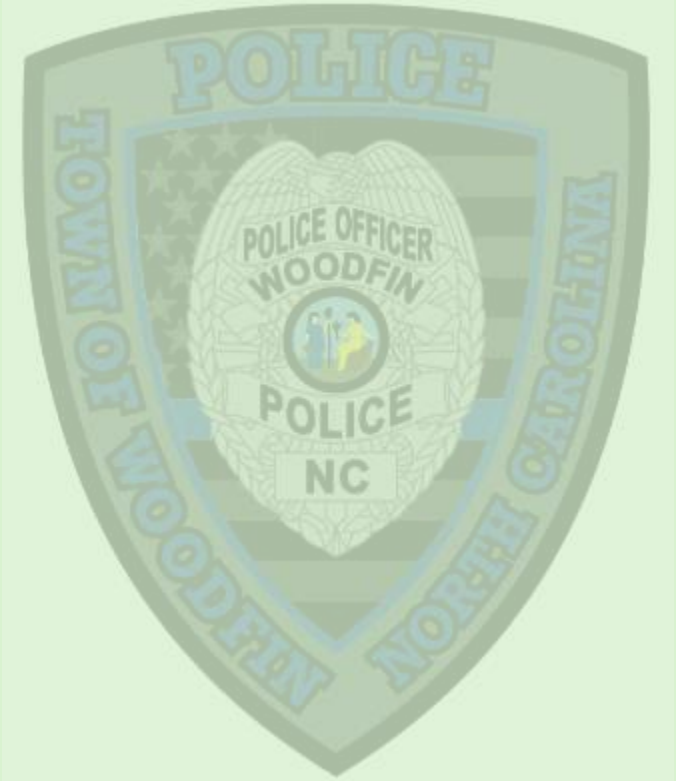
*One time expenditure *Recurring *Not Recommended at this time

Other Salary and Benefit Requests…

- 2.8% Cost of Living Salary Adjustment - $107,875 including tax and benefits
- Admin Staff Adjustments to Bring Pay inline with Market - $10,303 (Evaluated salaries using benchmarking from the NCLM and other local governments, 3-4 year evaluation cycle reviewing Public Works last year, and Police the year before) Accountant/HR Analyst, Town Clerk, Admin Specialist/Project Manager, Proj & Facilities Director.
- Reclassify police Lt. to a Captain - $8,205 including tax and benefits
- Police – Pay Plan Career Development and Incentive Advancements - $26,000
- Add two police Lt. positions - $227, 415 plus vehicles and equipment
- Add police Traffic/Drug Officer - $108,000
- Add additional incentives to police pay plan for Residency 2%, Military 2.5%, Medic 2% - $14,200 (Current pay plan incentives: Degree-Associates 1.5%, Bachelors 3%, Masters 5%; Second Language 3%; Int or Adv LE Cert. - 2.5/5%; FTO 2%; DRE 2.5%; Traffic/Crash 2.5% for a possible 20%)

Total Expansion Budget Recommended $613,818

Recurring $368,364 One Time Expense $245,454



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Woodfin Police

FY27 Budget Requests

May 2, 2026

Mission

Our mission is to protect life and property, and to maintain order and safety for the public. Our mandate is to provide these services by upholding our core values.



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Values

Professionalism
Accountability
Excellence
Integrity
Service

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Strategic Goals

Building Community Partnerships (I, IV,VI)

Prevention and Deterrence of Crime (IV)

Mitigate Traffic Concerns (III, IV)

Adherence to Best Practices in the Law Enforcement Profession (I, IV)

Commitment to Employee Wellness and Satisfaction (I, IV, V)

FY27 Priorities

Foster Use of Best Practices

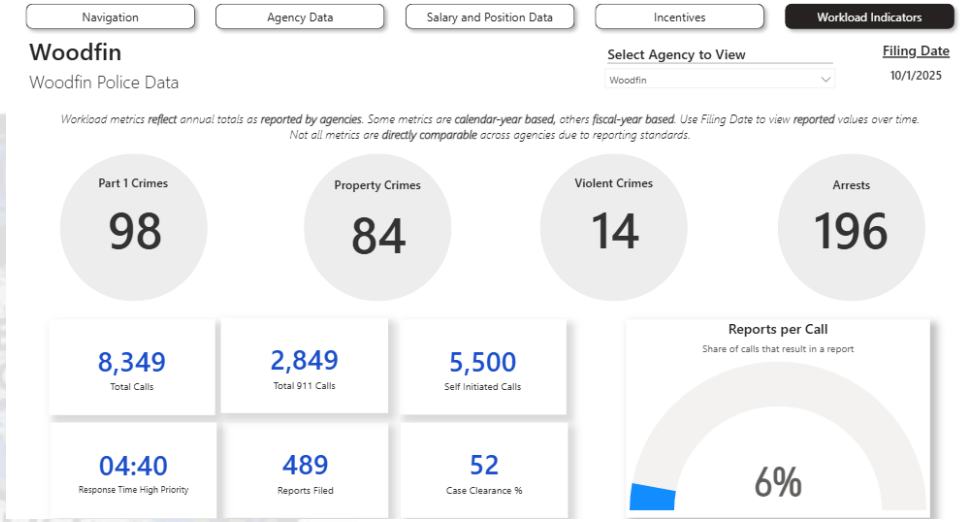
Proper Supervision

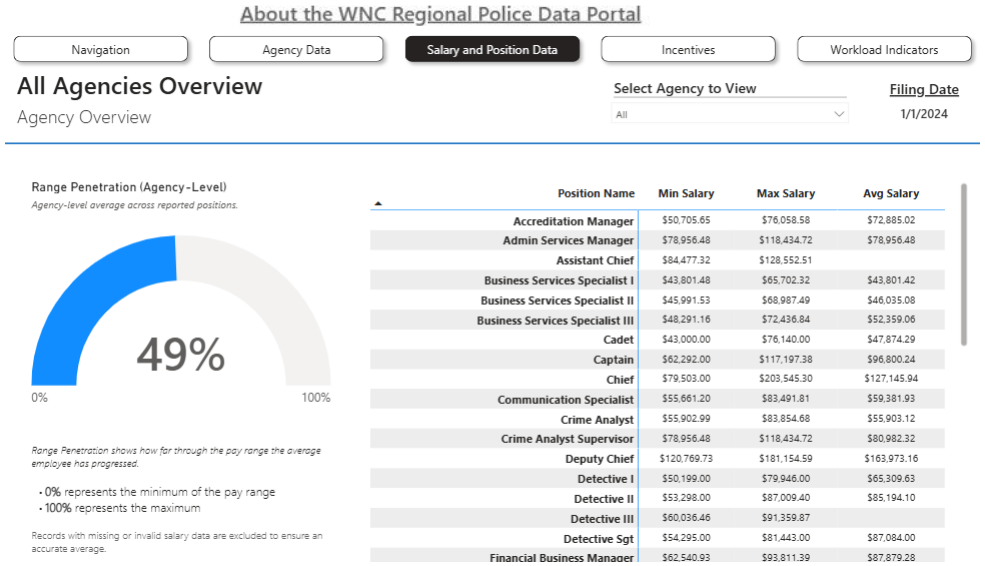
Modernize Uniforms and Equipment

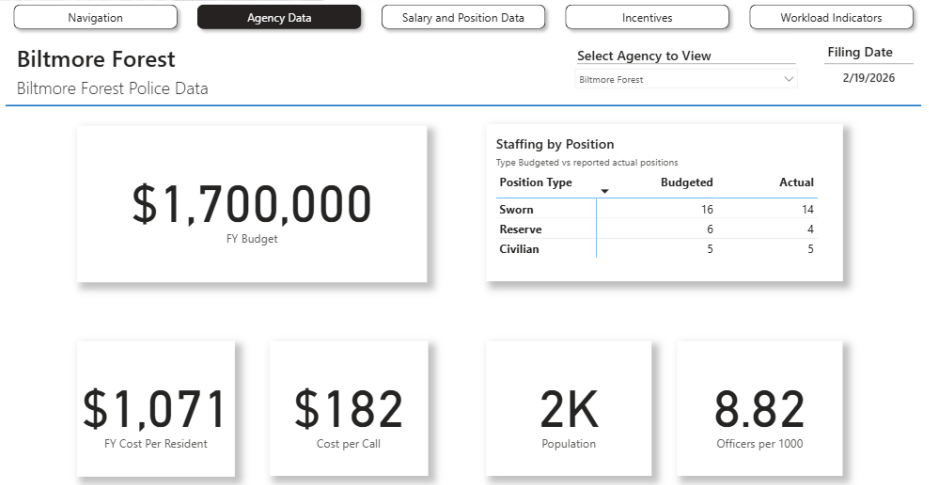
Proactive Action to Mitigate to Traffic, Drugs, and Quality of Life Concerns

Best Practices



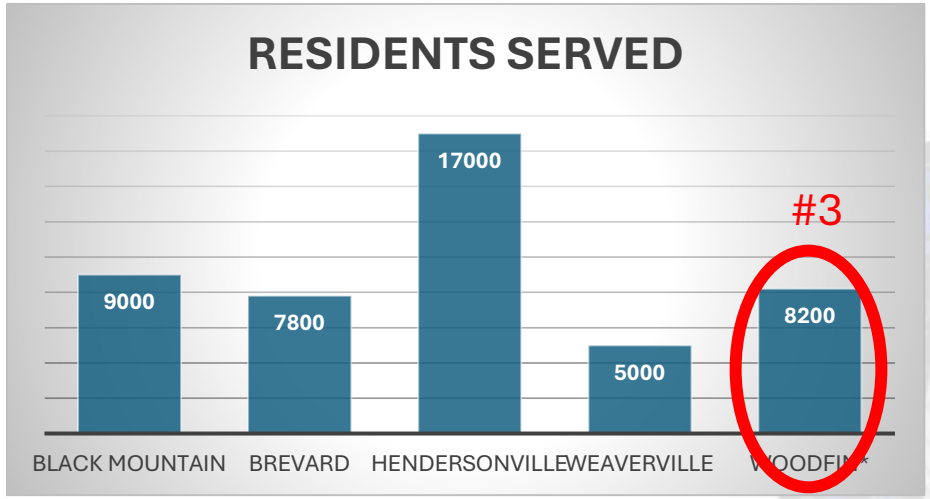


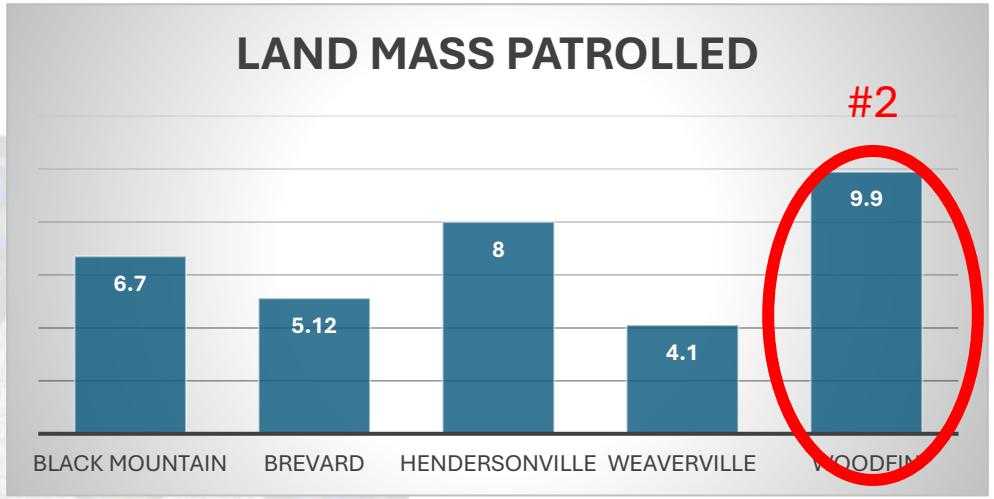


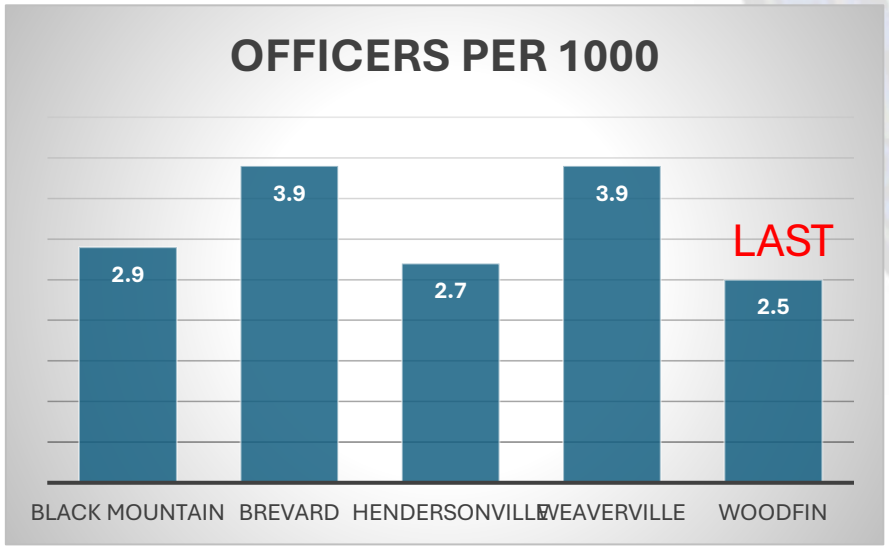


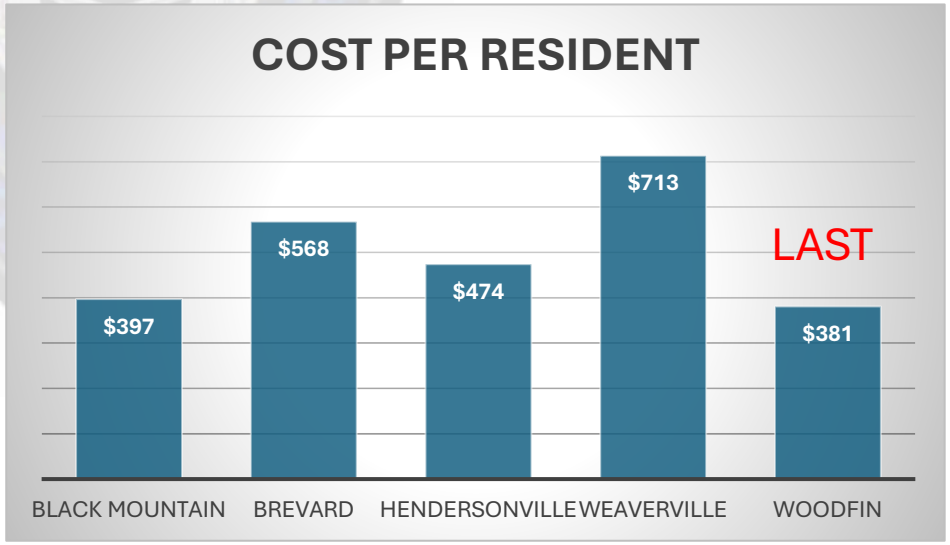
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Best Practices- Benchmarking



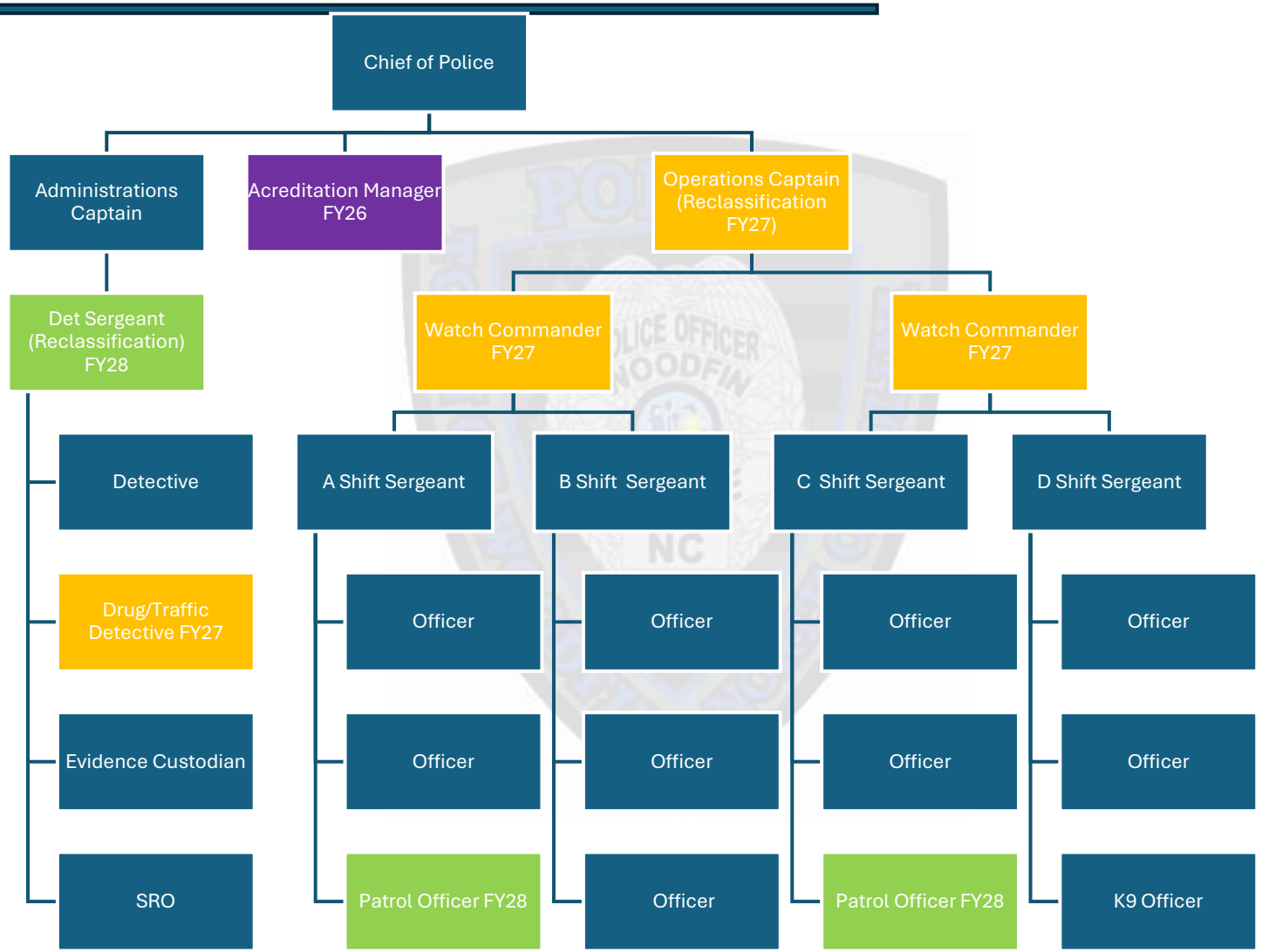






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Best Practices- Staffing Forecast



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Best Practices

0	P.O. I	Step 1	Step 2	Step 3	Step 4	Step 5
General	Grade 20POI	Year 1	Year 2	Year 3	Year 4	Year 5
DCI		$52,836.13	$53,557.13	$54,259.60	$54,999.14	$55,720.14
FEMA						
2	P.O. II	Step 1	Step 2	Step 3	Step 4	Step 5
Intox SFST	Grade 20POII	Year 1	Year 2	Year 3	Year 4	Year 5
Radar		$56,441.15	$57,162.15	$57,883.15	$58,604.16	$59,325.16
120						

Incentives

Education
Certification
2nd Language
DRE/Reconstruction
FTO

Add
Residency
Medic
Military

POSITION	MIN EXPER	MINIMUM REQUIREMENTS
Police Officer Trainee	0	• Meet Minimum requirements for enrollment into NC Basic Law Enforcement Training. • 20 Years of Age.
Probationary Police Officer	0-6 mos	• BLET completion, Probationary Certification
Police Officer I (Advancement)	6 mos - 2 yrs Sworn full-time*	• Successful Completion FTO • DCI • FEMA Training (ICS-100, IS-200, IS-700B, IS-800D)
Police Officer II (Advancement)	2 yrs Sworn full-time*	• General Cert • CJLEADS • EC/IR II and SFST certifications • RADAR • 8 hours COP • CIT • Min 120 hours trng
Field Training Officer***	4 yrs Sworn full-time (minimum 1	• Meet conditions for Police Officer - II • Completion Field Training Officer Course • Min 160 hours trng

Best Practices

MOTOROLA SOLUTIONS

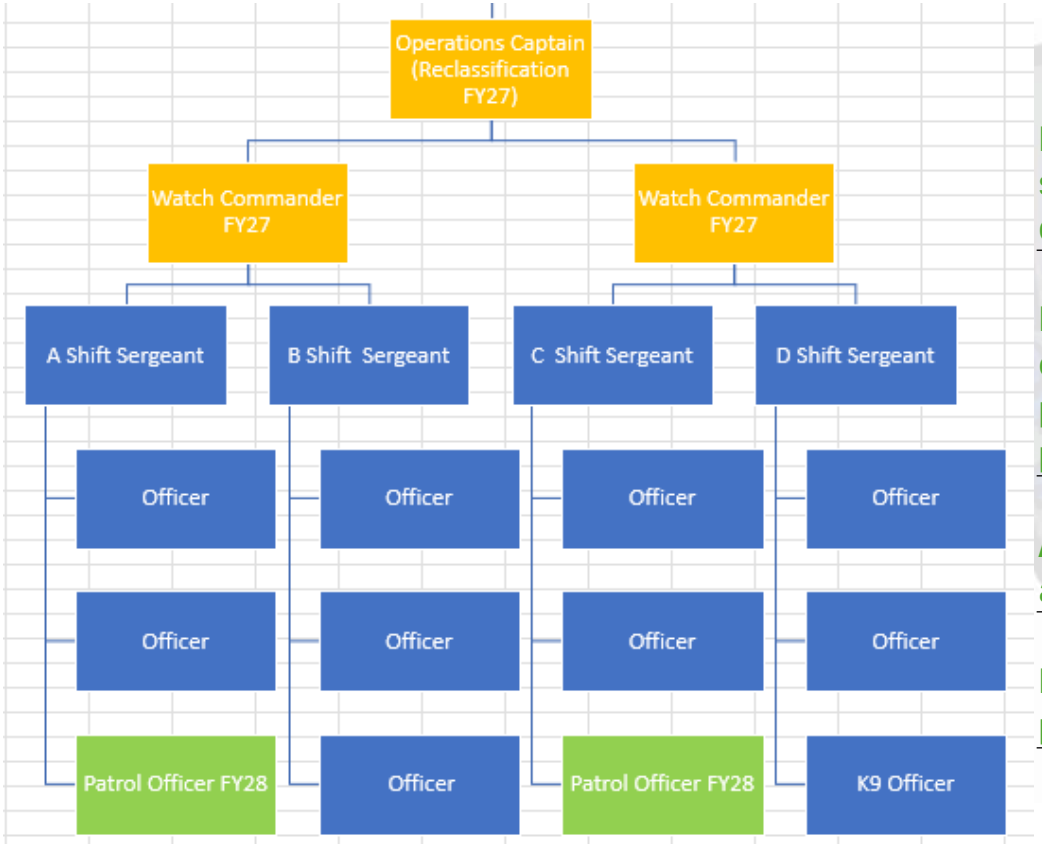
NCLM
NC LEAGUE OF MUNICIPALITIES

Public Safety Interoperability Partnership (PSIP)
& Centralized Data Entry (CDE)
Agreements

NCLEA
North Carolina
Law Enforcement Accreditation

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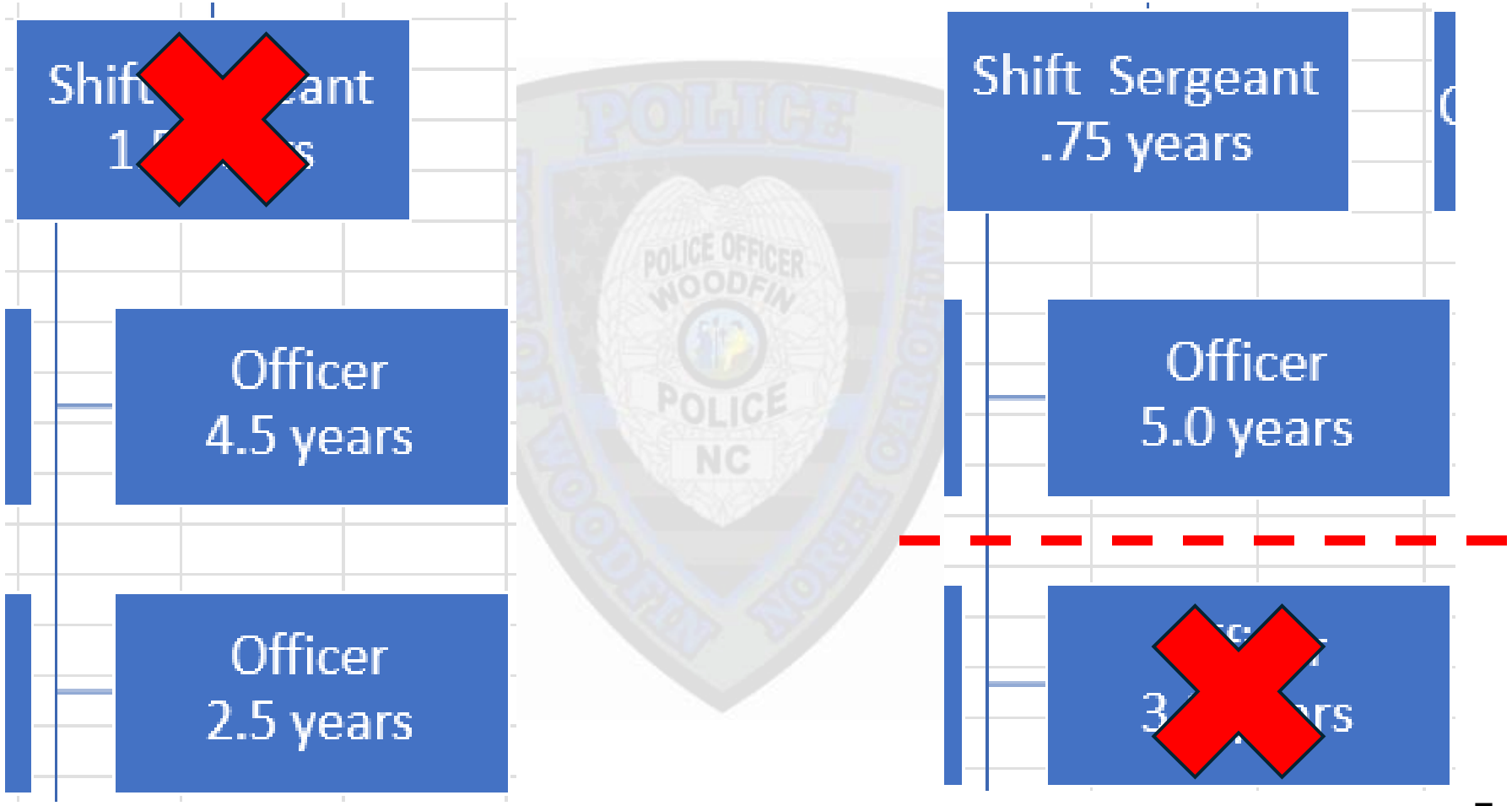
Proper Supervision



Captain (Division Commander)	Lieutenant (Field Operations Commander)	Current Position
Plans, organizes, directs, and supervises the work of a major division of the department.	Plans, organizes, directs, and supervises the work of first line supervisors and patrol officers	Both- responsible for planning and organizing the patrol division and supervising the work of first line supervisors
Develops goals and objectives, policies, and priorities for operational programs	Sets long and short term goals for a unit (patrol team/ SRO)	Both- sets the strategic vision for the patrol division and works with first line supervisors to establish daily/ weekly goals for patrol squads
Assist chief with recruitment and selection (hiring process)		Participates in recruiting events, serves as ambassador to potential applicants
Evaluates supervisory personnel (Lt and Sgt)	Assists first line supervisor in evaluating line personnel	Both- Evaluates sergeants and assists sergeants with evaluating officers
Reviews analysis of high liability operations	Conducts analysis of pursuits, use of force, and other high liability operations	Both- conducts initial review of high liability operations and serves as command staff review

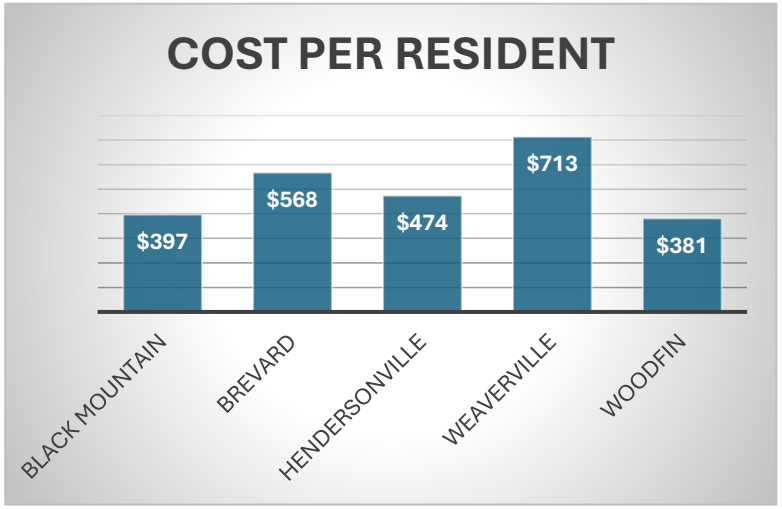
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Proper Supervision



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Modernized Uniforms and Equipment



Capital Purchases









Regular Replacement Cycle For:
Uniforms
Boots
Ballistic Vests
Computers and Cradle Points
Tasers
Cameras
Radios

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Proactive Response to Traffic, Drugs, and QoL Issues

Top 5 Crash Locations

I26
I26/Elk Mtn
I26/New Stock
I26/Merrimon
Riverside Dr

$240k of $555k project



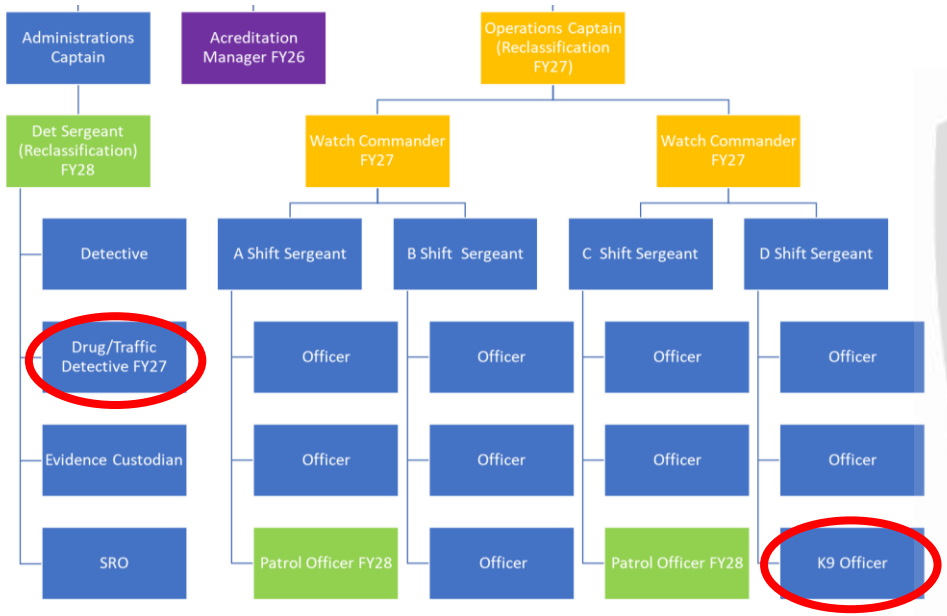


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Cost of Hiring (Traffic/Drug Det)

Salary	$72,000.00
Benefits	$37,750.00
Patrol car	$45,000.00
Patrol car upfitting	$35,800.00
Radio	$7,000.00
Uniforms	$2,700.00
Ballistic vest	$1,400.00
Uniform equipment-Flashlight, Force Options	$9,200.00
Body cam	$600.00
Computer/mifi	$4,200.00
Phone	$480.00
Fuel	$3,200.00
Training	$300.00
	$219,630.00

Proactive Action to Mitigate to Traffic, Drugs, and QoL Issues







$2000

BUNCOMBE COUNTY DRUG TREATMENT COURT
Where Treatment and Justice Partner

RHA HEALTH SERVICES

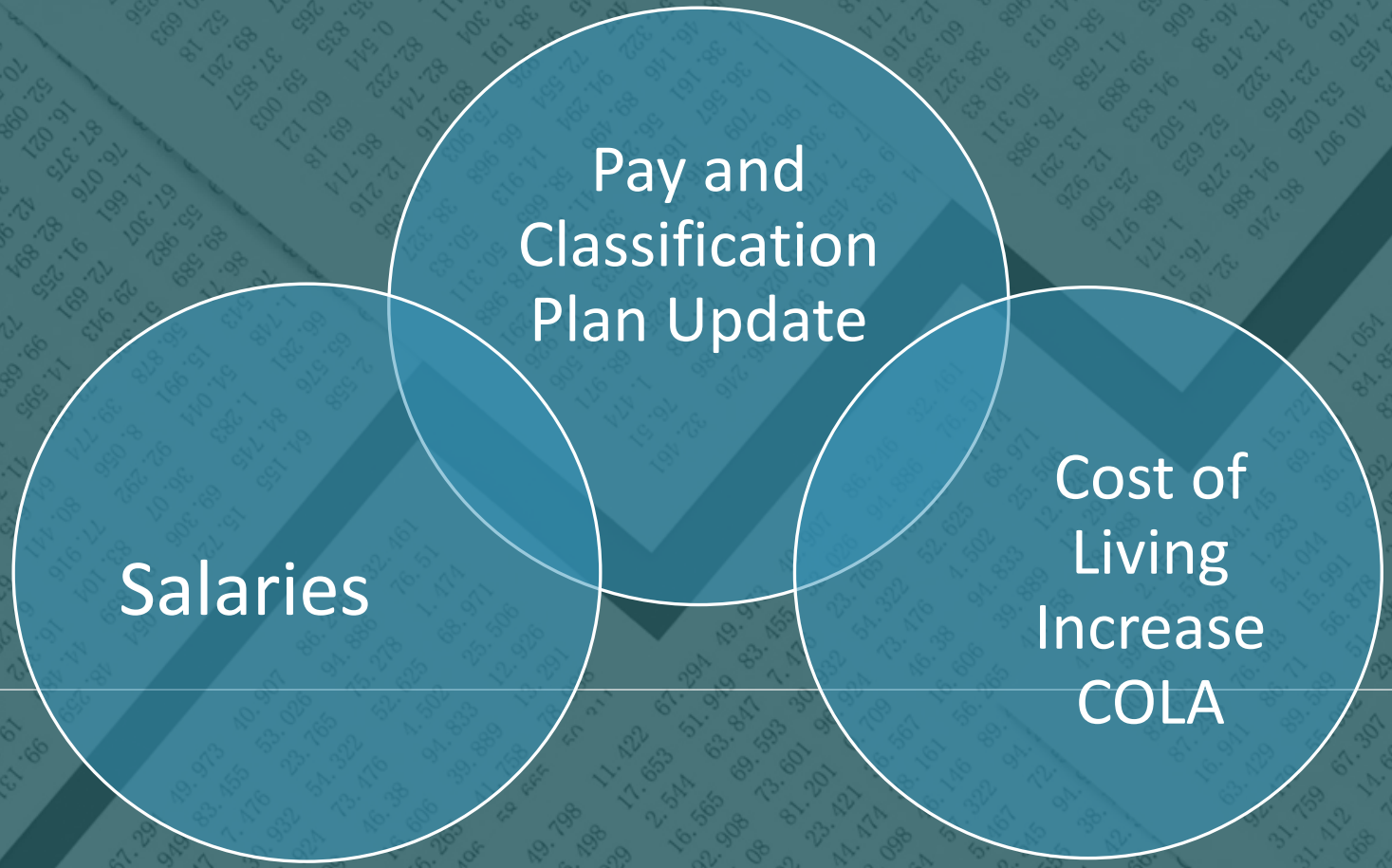
ATLANTA-CAROLINAS HIGH INTENSITY DRUG TRAFFICKING AREA

NORTH CAROLINA IN SOLIDARITY HARM REDUCTION COALITION

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Enhancements

- Reclassify Patrol Lt to Patrol Captain
- Add 2 Watch Commanders (Lieutenants)
- Add Traffic/Drug Detective and K9, Designated Drug Fund
- Add Incentives for Residency, Military, Medic
- Higher Fees for Contracted Services
- Establish regular replacement cycle on equipment
- Modernize firearms
- Add drone program



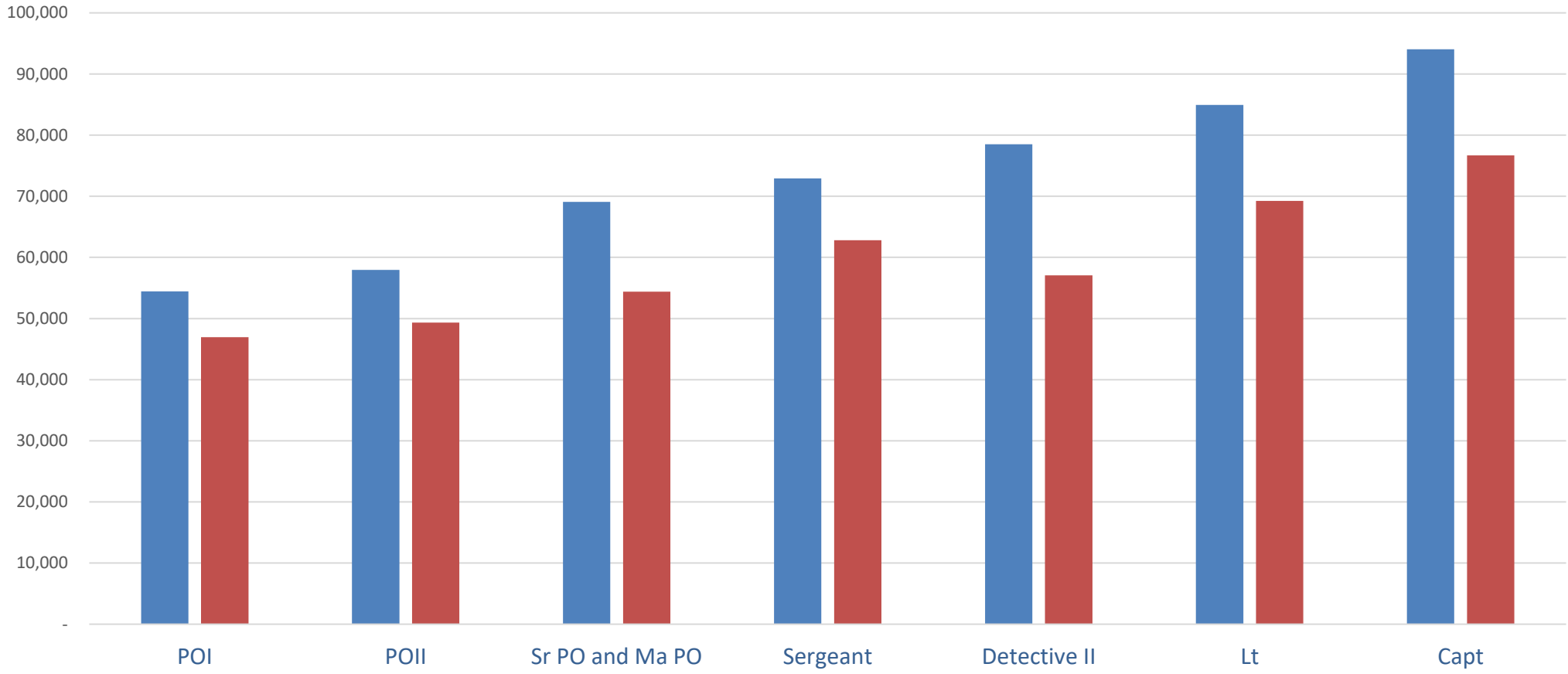
Sheri Powers, Finance and Budget Director

Roughly 57% of Total General Fund budget is Salary and Benefit Costs

WOODFIN FY 2026-2027
Recommended Adjustments to Salary and Pay Classification Plan

20	Police Officer I and II	Hourly	84	48,563.58	60,704.47	72,845.36
20	Accounts Receivable/Billing/ Reception Clerk	Hourly	40	48,563.58	60,704.47	72,845.36
21	Evidence & Property Custodian (Non-Sworn)	Hourly	80	50,991.75	63,739.69	76,487.63
22	Senior/Master Police Officer	Hourly	84	53,541.34	66,926.68	80,312.01
22	Police Detective I ~~and II~~	Hourly	80	53,541.34	66,926.68	80,312.01
~~23~~	~~Accounts Payable/Payroll Specialist~~	~~Hourly~~	~~80~~	~~54,687.17~~	~~68,358.96~~	~~82,030.75~~
23	Public Works Assistant Director	Hourly	80	56,218.41	70,273.01	84,327.61
~~24~~	~~Town Planner~~	~~Hourly~~	~~80~~	~~59,029.33~~	~~73,786.66~~	~~88,544.00~~
~~24~~	~~Police Sergeant~~	~~Hourly~~	~~84~~	~~59,029.33~~	~~73,786.66~~	~~88,544.00~~
25	Accountant/Human Resource Analyst	Hourly	80	61,980.80	77,476.00	92,971.19
25	Police Detective II	Hourly	80	61,980.80	77,476.00	92,971.19
25	Police Sergeant	Hourly	84	61,980.80	77,476.00	92,971.19
25	Sr. Admin. Specialist/ Project Manager	Hourly	80	61,980.80	77,476.00	92,971.19
25	Town Clerk	Hourly	80	61,980.80	77,476.00	92,971.19

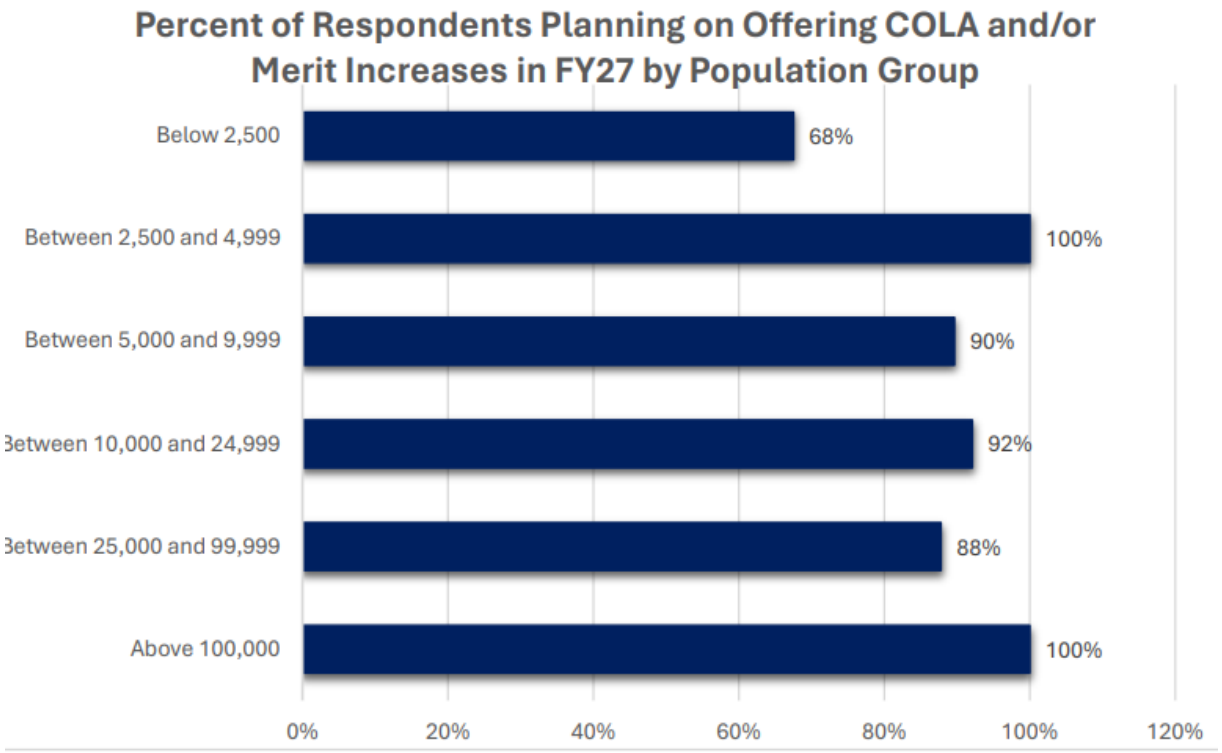
Woodfin PD Salaries FY2026 vs FY2024

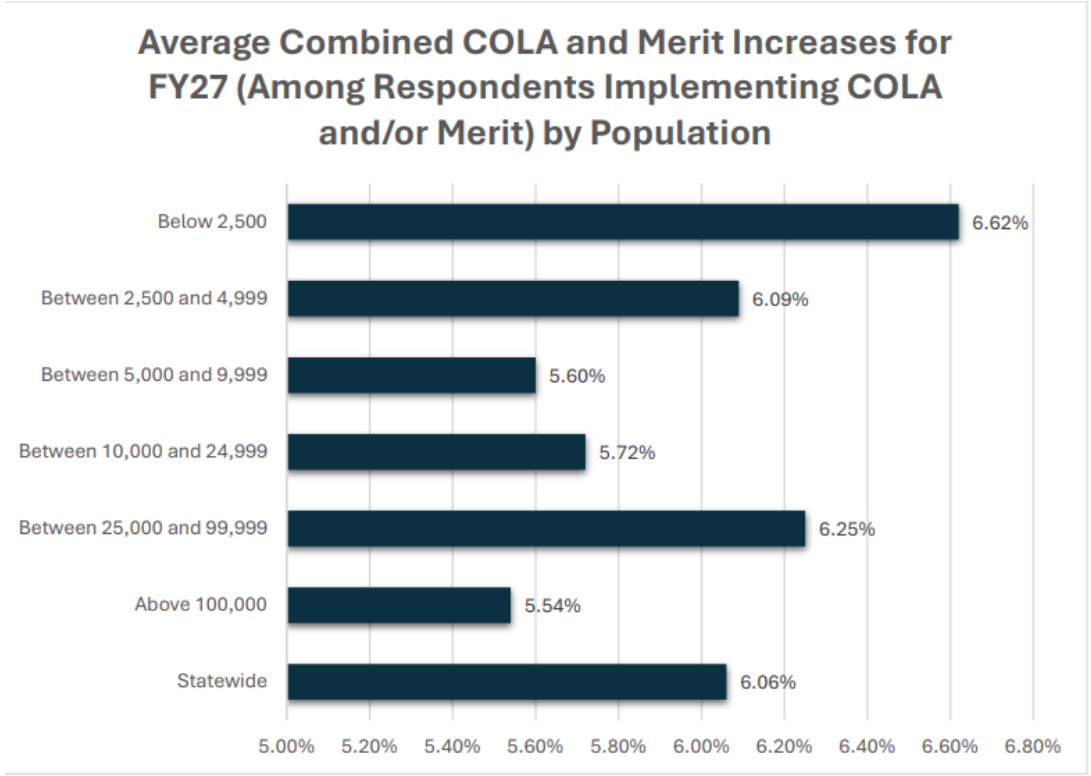


	POI	POII	Sr PO and Ma PO	Sergeant	Detective II	Lt	Capt
Current Pay Range	$57,570	$ 54,421-59,734 6 positions	$ 60,947-76,923 4 positions	$ 68,613-81,376 4 positions	$ 70,490 - 86,483 2 positions	$84,935	$94,022

- Today with Step/Incentive Pay of 1.5-14%
- 2024

Average Combined COLA and Merit Increases for FY 2027 by Population





On average, local governments statewide are anticipating a 2.9% COLA increase.

51.1% of Respondents reported planned merit increases averaging 3.16%

Survey data collected from 234 entities, 199 municipalities and 35 counties across the State in April of 2026

Personnel - COLA

The U.S. Consumer Price Index (CPI) rose 3.3% annually in March 2026. This marks the highest inflation rate since May 2024, raising costs for gasoline and food.

The December US Dept. of Labor, Bureau of Labor Statistics CPI figure for the Urban Wage Earners and Clerical Workers (CPI-W) The December 2024 –December 2025 amount was **2.8%**.

COLA Included in the Recommended Budget of other Area Local Government Organizations

Unit	FY2024 proposed
Asheville	2.8%
Biltmore Forest	2.8 – 3.3%
Black Mountain	undetermined
Bunc. County	2.71 %
Weaverville	3% COLA & 2% merit increase
Woodfin	2.8 %
MSD	3%

Woodfin's Employee COLA History

Measurment Period	CPI-W % Increase	Woodfin Employee COLA	Difference
December 2020 - December 2021	7.40%	6%	-1.40%
December 2021 - December 2022	8.46%	4-6%	-4.46% or -2.46%
December 2022 - December 2023	3.40%	4%	0.60%
December 2023 - December 2024	2.90%	3.00%	0.10%
December 2024 - December 2025	2.80%	2.80%	0
Total	24.96%	16%	-3.16% to -5.16%

-3.16% to 5.16% below 5-year combined CPI

FY2027 Salary & Benefit Calculation

Salary Category:	Rate/Calculation:	FY 2026 Salary Costs	COLA Cost Options at: 2.8%	3%	3.2%	4%
Salary & Wages - Regular		$ 2,842,224.40	$ 2,921,452.21	$ 2,927,135.97	$ 2,933,175.58	$ 2,961,304.87
Longevity	based on years of service; see table below	$ 99,279.87	$ 102,059.70	$ 102,258.26	$ 102,456.82	$ 103,451.94
Sworn Law Enforcement Officer	Input YES or NO	no				
401K	8% x Salary	$ 235,320.34	$ 241,880.95	$ 242,351.54	$ 242,850.59	$ 245,180.54
FICA	7.65% x (Salary + Longevit	$ 225,025.08	$ 231,298.66	$ 231,748.66	$ 232,225.88	$ 234,453.90
Retirement	15.1% x (Salary + Longevity) Law Enforcement - 17.08% x (Salary + Longevity)	$ 465,489.46	$ 478,523.17	$ 479,454.15	$ 480,386.94	$ 485,050.89
	Total Salary and Benefi	**$ 3,867,340.00**	**$ 3,975,215.00**	**$ 3,982,949.00**	**$ 3,991,095.81**	**$ 4,029,443.00**
	Increase over Base Budget		**$ 107,875.00**	**$ 115,609.00**	**$ 123,755.81**	**$ 162,103.00**

FY 2027 Budget Request Assumes – 2.8% Cost of Living Increase for all Town Employees - $107,875 Increase

Health Insurance

SHANNON TUCH, TOWN MANAGER

Employee Health Insurance

Category	Cumulative Price Increase (2000–2025)
Hospital Services	+275%
College Tuition & Fees	+196%
Child Care	+185%
Medical Care	+129%
Housing	+111%
All Items (Average)	+92%

Health care costs have consistently outpaced general inflation for decades, driven by labor costs, aging population demands, and more complex, expensive treatments.

Over the last five years, the Town of Woodfin's family health insurance coverage (base plan) has risen from $1,248 in 2021 to $2,021 in 2026 – 62%.

Employee Health Insurance

Equality vs. Equity

Is an employer's responsibility to the employee only?

What, if any, responsibility does the employer have for the employee's dependents?

Should we treat all employees the same (equality) or do we strive to create a more equitable outcome? (equity)

Employee Health Insurance

The historic model is one based on ***equality.***

The employer pays the premium for the employee, and the employee must cover any additional costs for their dependents.

Employee Health Insurance

Some employers are shifting to models based on ***equity***.

The employer pays the premium for the employee **and** a portion of dependent coverage to ensure all employees and their family members have equal access to affordable health care.

Employee Health Insurance

Woodfin's model has evolved and is now a ***hybrid*** equality/equity model.

Initially – town paid for employee only and applied this value to all other categories.

As health care costs outpaced inflation - the town started paying the equivalent of employee only + $200-500.

As health care costs continued to rise, especially for family coverage, the town started paying an additional $200 ($700 total) for family coverage.

Now – we are proposing to increase the subsidy based on category and extend it into the premium plan.

Employee Health Insurance

Proposed

Base Plan – FY2027				
	Total Premium	**Town Subsidy**	**Employee Share**	
Employee Only	678.34	678.34	0	
Employee + CH	1,296.58	1,278.34	18.24	678.34 + 600
Employee + SP	1,410.41	1,278.34	132.07	678.34 + 600
Employee + FAM	2,201.26	1,678.34	522.92	678.34 + 1000

Premium Plan – FY2027				
	Total Premium	**Town Subsidy**	**Employee Share**	
Employee Only	789.91	728.34	61.57	
Employee + CH	1,493.63	1,278.34	215.29	678.34 + 600
Employee + SP	1,646.37	1,278.34	368.03	678.34 + 600
Employee + FAM	2,564.44	1,678.34	886.10	678.34 + 1000

Employee Health Insurance

Family Base Plan - Benchmarks

	Deductible Ind/Family	Out of Pocket Max Ind/Family	Total Monthly Premium	Employer Subsidy	Employee Responsibility	Notes
Fletcher	3K / 6K	5K / 10K	2300	1674	837	BCBS; 1 plan only
Woodfin	3K / 6K	3K / 6K	2564	1378	823	2 plans offered
WVL	2K / 4K	4K / 8K	2382	1610	772	3 plans offered (this is the lowest cost); pay 50% for family
MSD	1.5k/3K	4.5K/9K			445	3 plans (high, mid, base)
WWA	2.5K/5K	0K/0K	2098	1846	252	
Blk Mtn	1.5K/4.5K	5.9K/16.3K	1411	762	650	Employee costs depend on salary; State Health Plan
Bilt. Forest	1.5K/4.5K	5K/15K			379	Covers 50% of dependents; State Health Plan
COA	1.5K / 4.5K	4.5K / 10.5K	3091	2744	347	Self-insured; 2 plans
BC	.75k / 1.5K	2.65k / 5.3K			186	Self-insured; 3 plans

Employee Health Insurance

Family Base Plan - Benchmarks

	Deductible Ind/Family	Out of Pocket Max Ind/Family	Total Monthly Premium	Employer Subsidy	Employee Responsibility	Notes
Fletcher	3K / 6K	5K / 10K	2300	1674	837	BCBS; 1 plan only
WVL	2K / 4K	4K / 8K	2382	1610	772	3 plans offered (this is the lowest cost); pay 50% for family
Blk Mtn	1.5K/4.5K	5.9K/16.3K	1411	762	650	Employee costs depend on salary; State Health Plan
Woodfin	3K / 6K	3K / 6K	2564	1378	~~823~~ **523**	2 plans offered
MSD	1.5k/3K	4.5K/9K			445	3 plans (high, mid, base)
Bilt. Forest	1.5K/4.5K	5K/15K			379	Covers 50% of dependents; State Health Plan
COA	1.5K / 4.5K	4.5K / 10.5K	3091	2744	347	Self-insured; 2 plans
WWA	2.5K/5K	0K/0K	2098		252	One plan
BC	.75k / 1.5K	2.65k / 5.3K			186	Self-insured; 3 plans

FY2027 Proposed Fee Schedule

SHANNON TUCH – TOWN MANAGER

Fees – Proposed Changes

Police Department

Off-duty Police Officer $ 55.00 per hour — Effective Jan 1, 2027- $60.50/hour

Off-duty Police Officer-Holiday Rate $ 82.50 Per Hour — Effective Jan 1, 2027- $88/hour

Off-duty Police Officer - Last Minute $ 71.50 Per Hour (with in 72 hours of assignment), Effective Jan 1, 2027- $77/hour

Public Works

Street Right of Way Closure Request ~~$ 525.00~~ — $300.00

Street Cut Permit ~~$ 210.00~~ — $150.00

Fees – Proposed Changes Continued

Planning Department

Subdivision Review:
Minor ~~$ 79.00~~ $100.00 Plus $53/lot

Text Amendment $ 525.00

Other Notable Expansion Items…



Community Center Steps

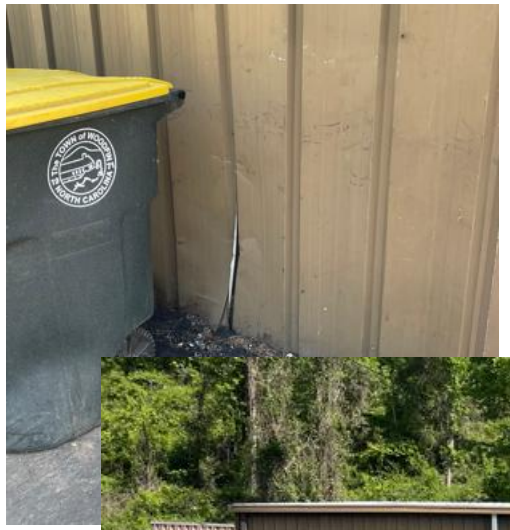




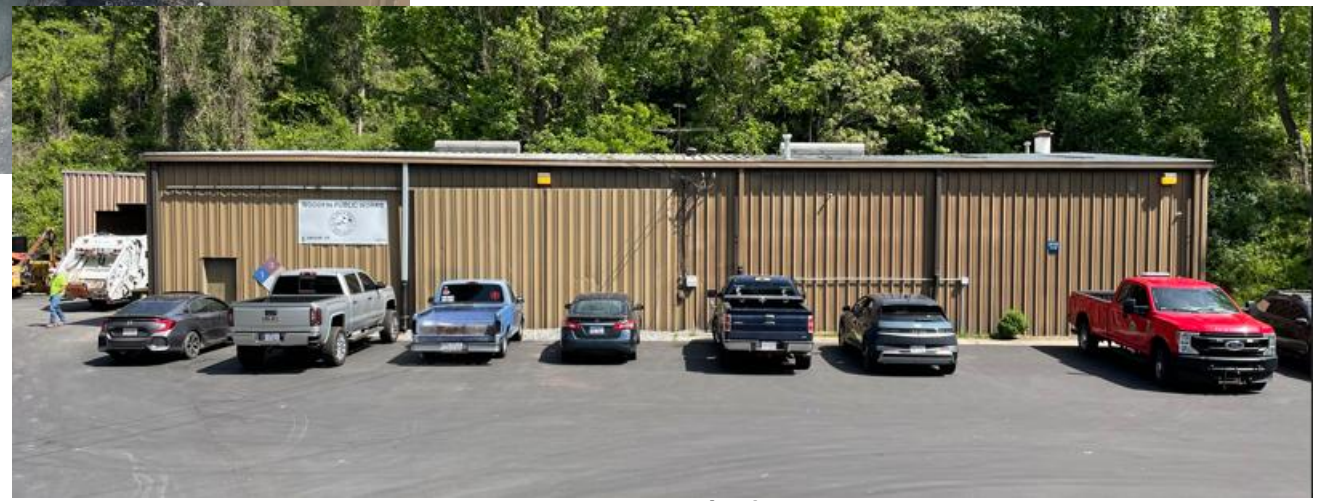
Taylor St. Improvements

Automatic gate









Exterior Building Repairs

Police Dept - Vehicles and Equipment



FY2027 Budget for lease program is estimated at $241,567 including three new patrol vehicles with an estimated cost of $112,761.

Three new Police vehicles arrived in FY2026 from previous year for a total of 17 leased vehicles.

Guardrails

The Engineer estimated the risk of the sites studied before mitigation based on the likelihood of a crash and the likely effect if a crash occurred.

Leisure Mountain Road #2 Risk Rating – Critical - $18,078

Senator Reynolds Road – Risk Rating – Severe -$17,270

Sunny Ridge Drive – Risk Rating – Severe - $41,106

Leisure Mountain Road #1 – Risk Rating - Moderate -$8,382

Grey River Run – Risk Rating – Moderate - $11,412

Foothills Road – Risk Rating – Moderate - $20,300

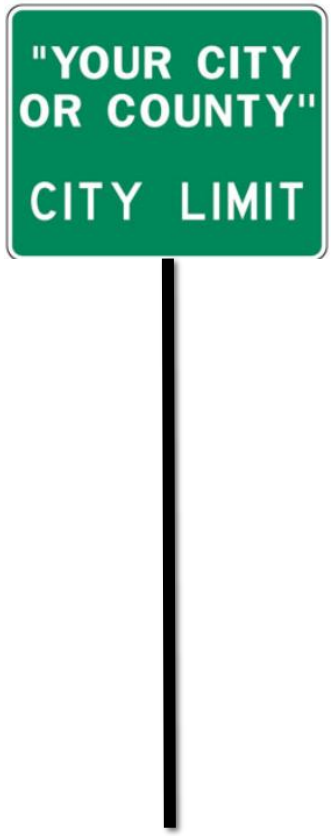
Total included in the recommended budget for Critical and Severe =$76,454

Landslide Repair - Engineering





Community Signage







Property Tax Recommended Rate

SHERI POWERS – FINANCE AND BUDGET DIRECTOR

NC Senate Bill 889

NC House Bill 1089

Staff is proceeding under current law, GS 159, to set our tax rate and adopt the budget for FY2026-2027. We are monitoring legislation that might affect that process…

Senate Bill 889 – Property Revaluation Moratorium Bill filed by Senate Pro Tem Phil Berger. – Senate Finance Committee voted Wednesday to advance the bill, expected to pass the Senate chamber this week. Supporters pushing for the bill to become law by the end of May.

House Bill 1089 – Constitutional Amendment – The House will hold full floor votes Wednesday and plan to consider this bill that will limit local property tax levies if voters approve the amendment.

Property Tax and Assessed Property Value

Property Tax Revenue

Assessed Value



Revenue	2021	2022	2023	2024	2025	2026 Projection	2027 Estimated
Property taxes	$ 2,946,975	3,701,337	3,878,528	4,062,936	4,260,610	4,366,000	4,626,598
Property valuation	946,694,715	1,102,933,370	1,171,562,030	1,227,223,639	1,271,343,076	1,327,385,491	2,067,845,760
Woodfin Tax Rate	.33	.33	.33	.33	.33	.33	.226

Neutral Property Tax Increase (Decreased)

Town of Woodfin

Note: The top part of this worksheet is used as working papers to make it easier for you (counties and municipalities) to calculate amounts that should be used in the actual budget ordinance.

Revaluations as of:
January 1, 2026 and 2021

Fiscal year		Assessed Valuation as of June 30	Annexation (Deannexation)		Total Adjusted for Annexation or Deannexation	Valuation Increase (Decrease)	Percentage change			
2026-27		2,168,135,144	-	26-27	2,168,135,144	748,205,541		updated 4/28/26 valuation per Eric Cregger		
				25-26	1,419,929,603					
	Revaluation									
2025-26	1/1/2026	1,419,929,603	-	25-26	1,419,929,603	38,246,007	2.77%			
				24-25	1,381,683,596					
2024-25		1,381,683,596	-	24-25	1,381,683,596	72,239,657	5.52%			
				23-24	1,309,443,939					
2023-24		1,309,443,939	-	23-24	1,309,443,939	62,485,455	5.01%			
				22-23	1,246,958,484					
2022-23		1,246,958,484		22-23	1,246,958,484	58,259,999	4.90%			
				21-22	1,188,698,485					
2021-22	Revaluation	1,188,698,485						Average growth %	22.41%	last reval
	1/1/2021						4.55%	Doesn't include revaluation increase (decrease)		

Last year prior to revaluation		Tax rate	Estimated tax levy
2025-26	1,419,929,603	0.3300	4,685,768
First year of revaluation		Tax rate to produce equivalent levy	
2026-27	2,168,135,144	0.2161	4,685,768
Increase (decrease) tax rate for average growth rate		Revenue neutral tax rate, to be included in budget ordinance, adjusted for growth	
2026-27	2,168,135,144	0.2260	4,898,936

		Amount Budgeted
$	4,626,598	NonRMV Tax
	225,521	RMV Tax

Increase (Decrease) in Tax Levy	213,168
Average Percentage Increase (Decrease)	4.55%

Fiscal Year 2027 Tax Rates of our Neighbors…

Recommended budget includes no anticipated tax increase above Revenue Neutral

In Fiscal Year 2027 every penny increase in the tax rate brings in an additional $216,705 in revenue (99.95% collection rate)

- BUNCOMBE COUNTY — ~~$.5466~~ $.4354
  (Proposing 4.32 cents above Rev Neutral 39.22cents)
- Buncombe Unified Fire Tax — $.1173
  (Woodfin's fire tax rate currently is .1059)

- ASHEVILLE — ~~$0.4419~~
  (Proposing 6.2 cents above Revenue Neutral)

- WEAVERVILLE — ~~$0.3800~~ $.3100
  (4 cents above Revenue Neutral rate of .2700)

- BILTMORE FOREST — ~~$0.3450~~ $0.3150
  (cents above Revenue Neutral rate of .2292)

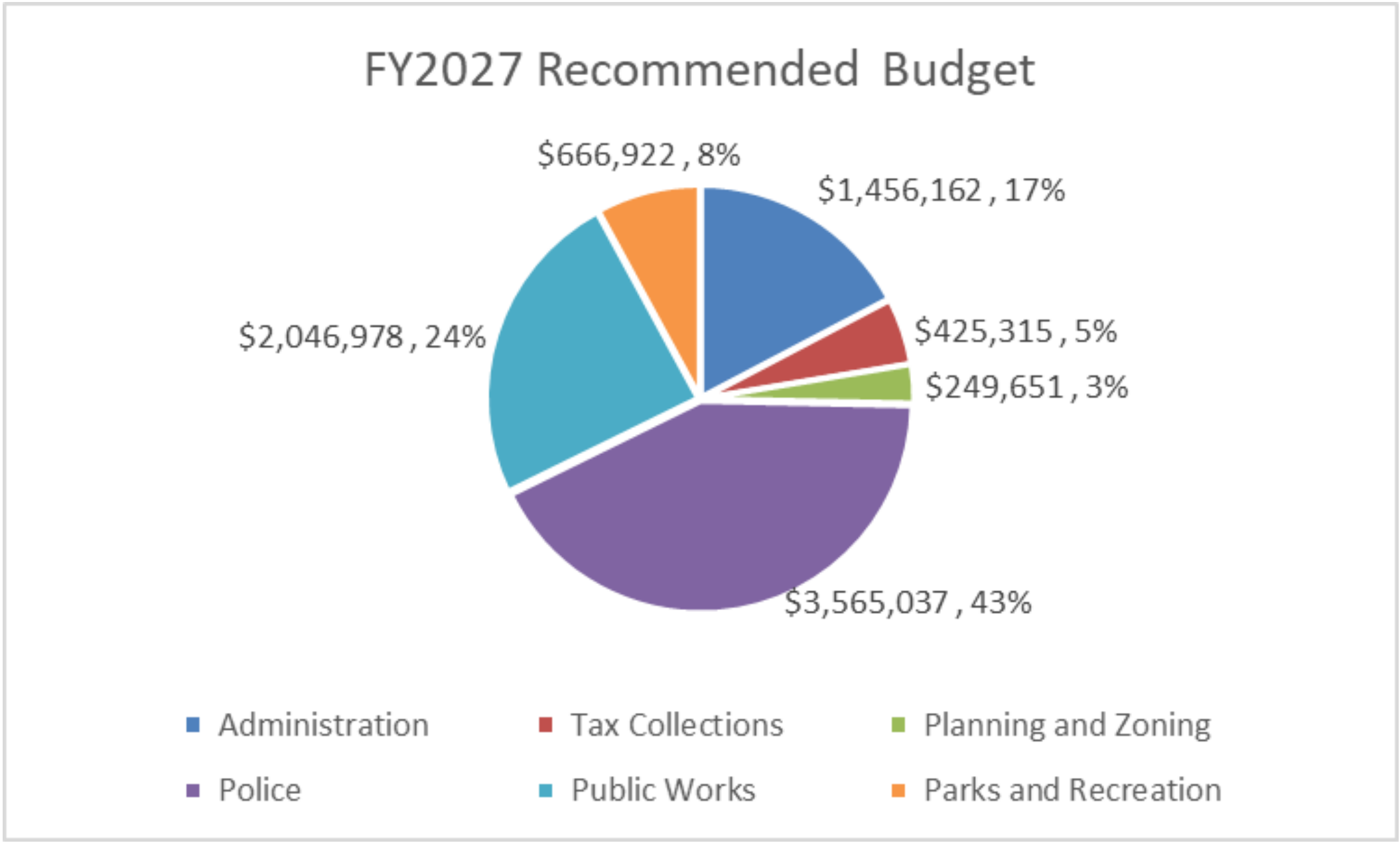
- WOODFIN — ~~$0.3300~~
  Revenue Neutral Rate $0.226

- BLACK MOUNTAIN — ~~$0.3210~~
  (Revenue Neutral rate is .2290, Not yet determined but estimating an increase)

Rates in blue represent an increase over the previous years tax rate

FY2026-2027 Expenditure Budget summary/estimate

FY2026-2027 General Fund	FY2026 Budget (As Amended)	FY2026 Projections	FY2027 Base Budget	FY2027 Expansion	FY2027 Recommended W/Expansion
Administration	$1,151,627	$ 1,104,706	$ 1,302,864	$ 153,298	$ 1,456,162
Tax Collections	404,641	409,157	$ 425,315		$ 425,315
Planning and Zoning	515,785	346,263	$ 234,651	15,000	$ 249,651
Police	3,311,694	3,184,152	$ 3,369,176	195,861	$ 3,565,037
Public Works	2,419,490	1,987,487	$ 1,806,319	240,659	$ 2,046,978
Parks and Recreation	726,656	691,556	$ 657,922	9,000	$ 666,922
Transfers to Capital Proj. Fund	273,084	273,084	$ -		$ -
Total General Fund Expenditures	**8,802,977**	**7,996,403**	**7,796,247**	**613,818**	**8,410,065**
General Fund Revenue	**8,802,977**	**10,913,427**	**8,336,180**	**-**	**8,336,180**
Revenue Over/Under Expenditures	**(0)**	**2,917,024**	**539,932**		**(73,886)**


FY2027 Recommended Budget
$666,922 , 8%
$1,456,162 , 17%
$2,046,978 , 24%
$425,315 , 5%
$249,651 , 3%
$3,565,037 , 43%
Administration
Tax Collections
Planning and Zoning
Police
Public Works
Parks and Recreation

Estimated Revenue Summary FY2026-2027

FY2026-2027 General Fund Revenue	FY2026 Budget (As Amended)	FY2026 Projections	FY2027 Base Budget	FY2027 Expansion	FY2027 Recommended W/Expansion
	$ 4,608,899	$ 4,698,634	$ 4,852,119		**$ 4,852,119**
Other Taxes	2,531,894	2,504,462	2,579,596		**$ 2,579,596**
Unrestricted Intergovernmental	86,552.00	86,998.95	87,057		**$ 87,057**
Restricted intergovernmental	321,844.00	314,070.05	316,380		**$ 316,380**
Permits and Fees	45,446.00	40,761.33	50,857		**$ 50,857**
Sales, Services, and Rental Income	30,609.00	28,664.67	31,566		**$ 31,566**
Interest on Investments	316,000.00	254,815.60	267,000		**$ 267,000**
Miscellaneous	29,654.00	17,115.40	30,606.50		**$ 30,607**
Grant	335,689.00	2,552,026.00	121,000.00		**$ 121,000**
Fund Balance Appropriation	96,319.00	15,807.00	0.00	73,886	**$ 73,886**
Other Financing Sources	400,072	400,072	-		**$ -**
Total Budgeted Revenue	**$ 8,802,978**	**$ 10,913,427**	**$ 8,336,180**	**73,886**	**$ 8,410,065**

FY 2027 Expansion Budget Requests…

- Admin – Increased Cyber Security Costs $35,120
- Planning - Woodfin Community Signage $15,000
- Police - Flock cameras in park $ 9,000
- Police - Three new leased patrol vehicles $112,761
  (fourth vehicle requested, plus vehicles for any new positions approved)
- Police - Equipment Replacement/Maintenance (Tasers, Cameras, Radios, Flashlight, Beanbag Guns, Ammo, Firearm Maintenance) $54,100
- Police – Comm Outreach and investigative funds $ 5,000
- Police Capital Requests – Gun Red Dot Program $15,000
  (K9 $15,000, Drone $30,000 – unfunded)
- Public Works - Guardrails for unsafe roads (3 most critical sites) $76,454
- Public Works – Engineering for Landslide Repairs $60,000
- Public Works - equipment (Plow/Sand spreader, ditch mower and automatic gate) $50,000
- Public Works – Structural repairs to 5 Taylor Street $20,000
- Parks - Repair to steps at Community Center $ 9,000

*One time expenditure *Recurring *Not Recommended at this time

Other Salary and Benefit Requests…

- 2.8% Cost of Living Salary Adjustment - $107,875 including tax and benefits
- Admin Staff Adjustments to Bring Pay inline with Market - $10,303 (Evaluated salaries using benchmarking from the NCLM and other local governments, 3-4 year evaluation cycle reviewing Public Works last year, and Police the year before) Accountant/HR Analyst, Town Clerk, Admin Specialist/Project Manager, Proj & Facilities Director.
- Reclassify police Lt. to a Captain - $8,205 including tax and benefits
- Police – Pay Plan Career Development and Incentive Advancements - $26,000
- Add two police Lt. positions - $227, 415 plus vehicles and equipment
- Add police Traffic/Drug Officer - $108,000
- Add additional incentives to police pay plan for Residency 2%, Military 2.5%, Medic 2% - $14,200 (Current pay plan incentives: Degree-Associates 1.5%, Bachelors 3%, Masters 5%; Second Language 3%; Int or Adv LE Cert. - 2.5/5%; FTO 2%; DRE 2.5%; Traffic/Crash 2.5% for a possible 20%)

Total Expansion Budget Recommended $613,818

Recurring $368,364 One Time Expense $245,454

Town of Woodfin's General **Fund Balance** Breakdown Estimate as of June 30, 2026

- Total ending Fund Balance June 30, 2025 $6,562,828
- FY2026 Projected Revenue over Exp $2,917,024*
- Estimated June 30, 2026 Fund Balance $9,433,896
- Restricted Portion of Fund Balance $1,710,855
- Powell Bill Reserve $ 535,322
- Unauthorized Substance Tax – Police $11,422
- State Stabilization $ 264,111
- Assigned Fund Balance -Town Hall - $ 900,000

  (informally assigned $300,000 and $600,000 in FY's 24 and 25)

- **Unrestricted Fund Balance June 30, 2026 $7,768,997**

***2026 Revenue includes extraordinary event (FEMA Reimbursements)**

Fund Balance Scenarios:

- **FY 2025 (last Fiscal Year) % of Expenditures 54.98%**
- **Projected FY2026 % of Expenditures 97.16%**
- **Allocating FB to cover expansion deficit in 2027 (73,886) 91.50%**
- **Recommendation - Add $400,000 reserve for Town Hall 86.74%**

  ($7,295,111 in unreserved/unrestricted fund balance)

Fund Balance Projected

Description	2022 Actuals	2023 Actuals	2024 Actuals	2025 Actuals	2026 Projection	2027 Recommended	2028 Projection	2029 Projection	2030 Projection	2031 Projection
Revenue										
Total Revenue	6,544,850	8,244,217	7,657,085	8,989,739	10,913,427	8,336,180	8,520,234	8,813,424	9,077,450	9,373,541
Total Expenditure	6,084,533	7,314,282	7,807,799	8,959,617	7,996,403	8,410,065	8,470,426	8,582,185	8,842,034	9,055,403
Revenue Over (under) Expenditures	460,317	929,935	(150,714)	30,122	2,917,024	(73,886)	49,809	231,238	235,416	318,138
Ending Fund Balance Projected		6,759,983	6,609,167	6,562,828	9,479,852	9,405,966	9,455,775	9,687,013	9,922,429	10,240,567
Less Estimated Restricted Fund Balance		1,630,014	1,556,801	1,636,653	1,710,855	1,710,855	1,710,855	1,710,855	1,710,855	1,710,855
Unrestricted Fund Balance Projected		5,129,969	5,052,366	4,926,175	7,768,997	7,695,111	7,744,920	7,976,158	8,211,574	8,529,712
Unrestricted Fund Balance as a % of Exp.			0.6471	0.5498	0.9716	0.9150	0.9143	0.9294	0.9287	0.9419
Amount of Unrestricted FB Required to Maintain 60% of Expenditures					4,797,842	5,046,039	5,082,255	5,149,311	5,305,220	5,433,242

Discussion?

FY2026 budget calendar

Town of Woodfin Fiscal Year 2025-2026 Budget Calendar

March '25

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

April '25

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 '25

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

June '25

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 3	5:00 PM	Dept budget requests due
March 11	3:00 PM	TC work session:
		5-year financial forecast
		Fund Balance & Debt
		Community Grant Program
March 18	5:00 PM	TC regular meeting
April 8	11:30 AM	TC work session:
		Capital improvements
		Woodfin Blueway/Greenway
		Streets and Stormwater
April 15	5:00 PM	TC regular meeting
May 13	11:30 AM	TC work session:
		Expansion budget
		Fee schedule
		Staffing/Pay Plan/COLA
May 20	5:00 PM	TC regular meeting:
		Recommended budget
		Schedule public hearing
June 3	3:00 PM	TC work session: (Tentative)
		Open discussion, as needed
June 17	6:30 PM	TC regular meeting:
		Public hearing
NLT June 30		TC adopts FY2024 budget