Town Council

MAY 19, 2026

Consent Agenda

Public Comment

Presentations & Reports

Presentation of Intermediate Certificate to Officer Alaura Godwin

JACQUI BOYKIN, POLICE CHIEF

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Tropical Storm Helene - Recovery

- Almost all debris reimbursements have been received
- Road infrastructure PA project obligated - $322K
- Silver-Line Park restoration PA project obligated - $844K
- Silver-Line Park pre-construction meeting held; work has begun
- French Broad River Stabilization PA project obligation anticipated - $676K

Administration

- Contracts: No contracts approved in the last 30 days
- Budget Work Sessions on May 5th & May 12th
- Open Enrollment May 20th
- Salary Survey
- Draft Newsletter – target end of May

- Congratulations to Special Projects Manager Marie Biddix on achieving her Bachelors in Science degree!



Planning & Stormwater/Flood

- Code Update – moved into the “Annotated Outline” phase
- Enforcement cases on-going

- Code Update – Flood model ordinance in review; discussing potential amendments with consultant

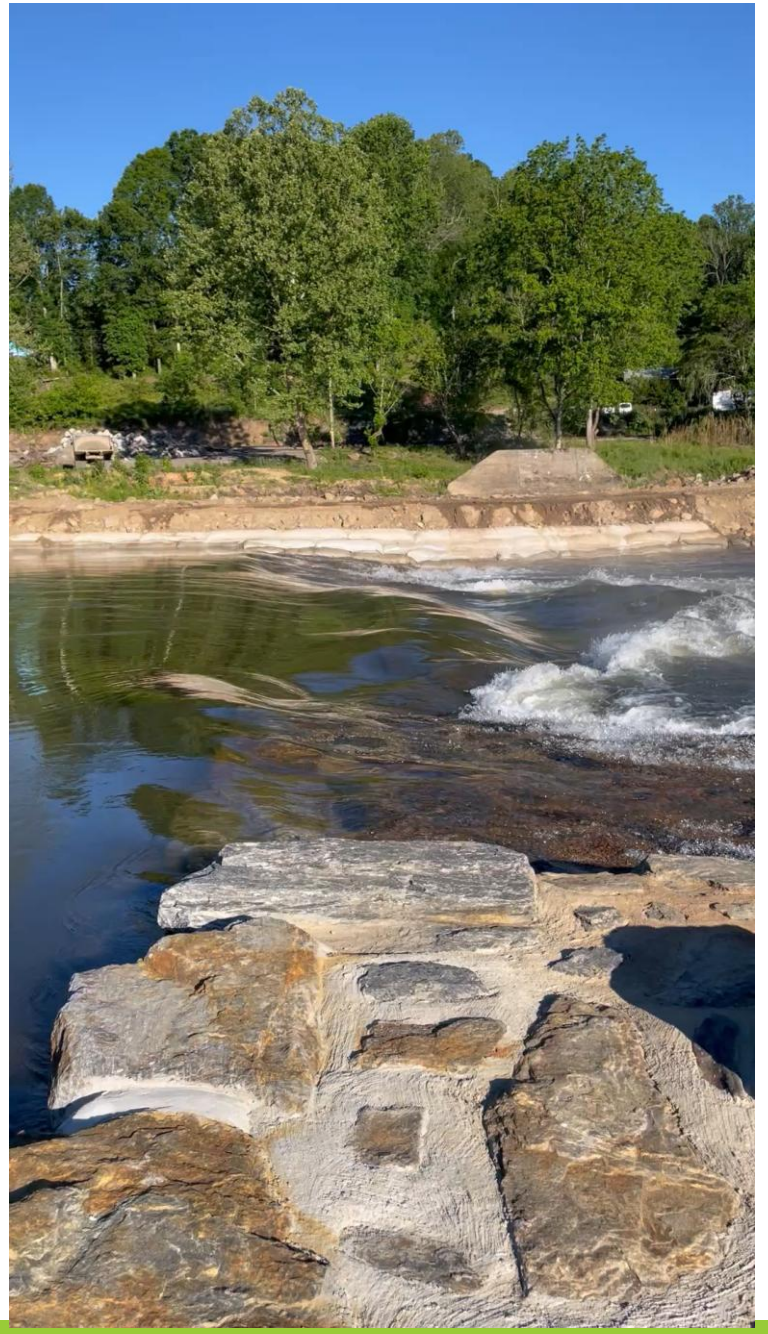
Public Works & Facilities

- Parks refresh underway
- Working on quotes for RSP restrooms

- Silver-Line Park restoration has begun!

- Riverside Park fill removal 75% complete
- Taylor’s Wave Ph. II coffer dam is complete

Removal of the Phase I coffer dam has released water over the wave structure!



Public Works & Facilities

- Safety signage installed @ numerous locations







Police

- Multi-agency meetings with County – PSIP & CDE
- Intermediate Certificate to Officer Alaura Godwin
- Education campaign re: Taylor's Wave
- WOPDs inaugural Self-Defense course begins this month



Presentation of Proposed Budget for FY 2027

SHERI POWERS, FINANCE DIRECTOR

Recommended General Fund FY2027 Budget

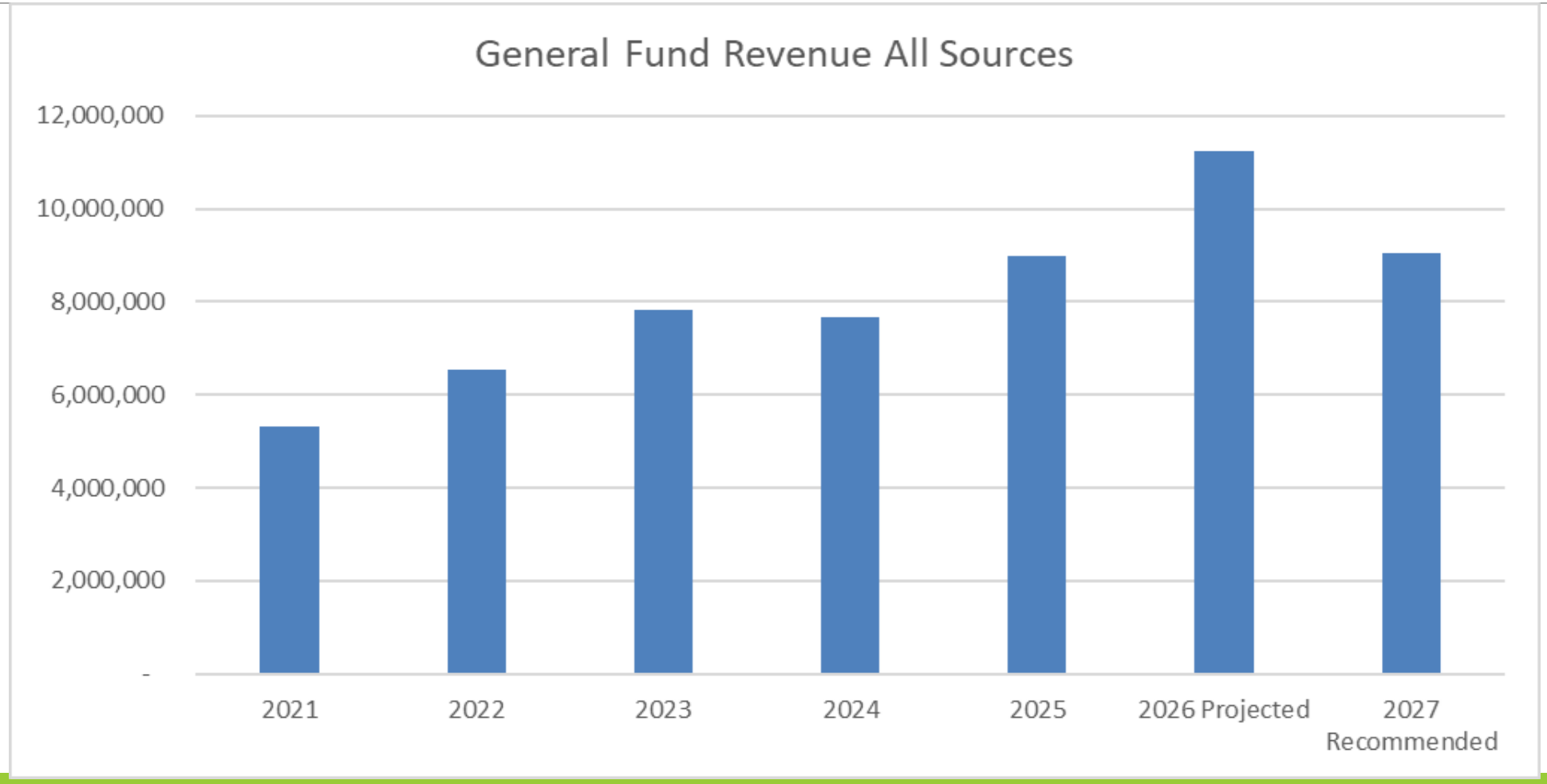
General Fund	FY2026 Budget (as Amended)	FY2026 Projection	Recommended FY2027 Budget
Revenue	$8,802,978	$11,235,995	$9,047,909
Expenditures	$8,802,978	$8,001,884	$9,047,909
Revenue over/under Exp		($3,234,111)	-0-



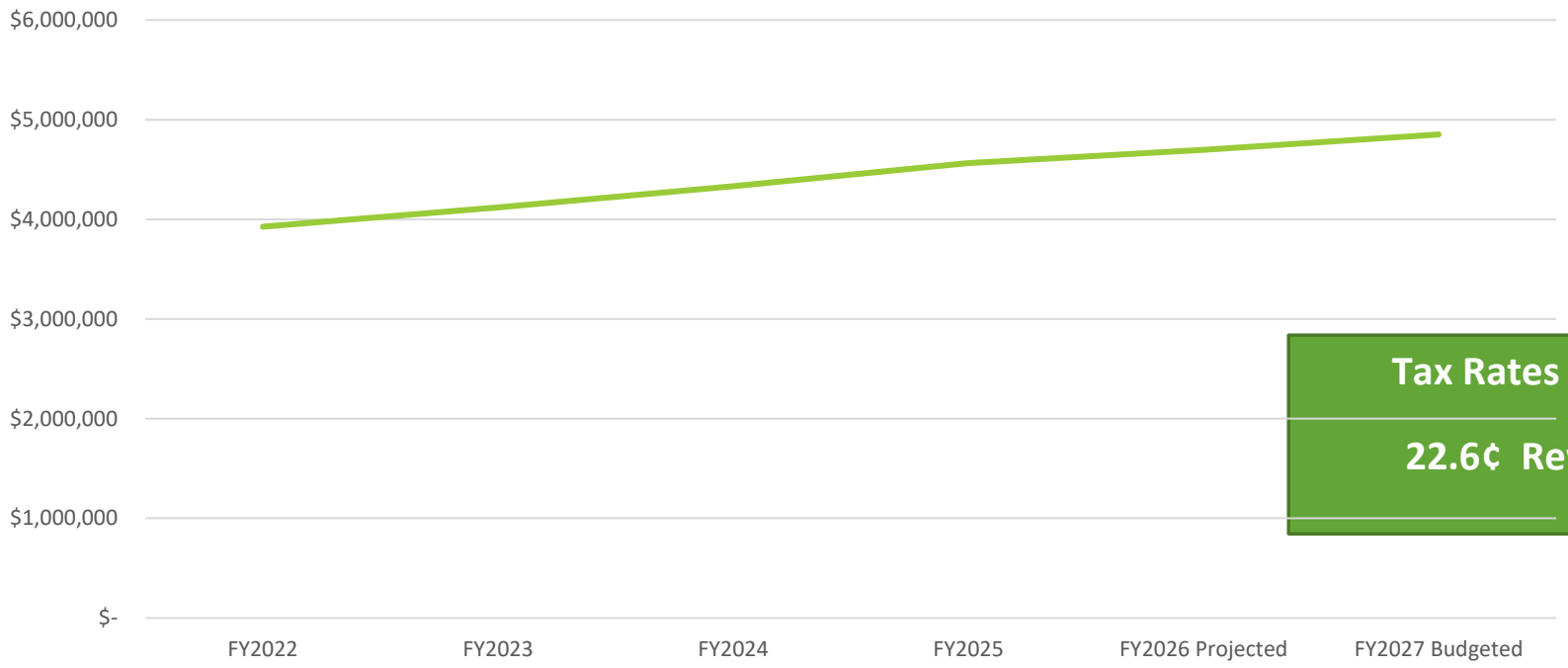
FY2025-2026 Accomplishments

- Filled all vacant positions with 0% employee turnover for over a year
- Successfully defended the town in a pivotal land use case, resulting in the property being placed in a conservation easement
- Completed valuable improvements for the processing and management of police evidence and initiated an accreditation process for the police department
- Applied for over $17.1M in grant funding and received over $3.2M to date
- Closed the funding gap for Riverside Park Expansion & Taylor's Wave; executed contract change order for completion of the project
- Provided board education and completed multiple council work sessions and special meetings, including an annual strategic council retreat
- Closed out three FEMA debris removal programs and received reimbursement
- Initiated the restoration of Silver-Line Park and construction of new restrooms; and expanded our contract to include the restoration and enhancement of the Riverside Park project
- Worked with FEMA to advance road and stormwater infrastructure repairs; engineering services contracts executed with work commencing
- Added an emergency communications system (TextMyGov)
- Initiated an update to the town's land development ordinance (LDO)

General Fund Revenue – All Sources



Major Revenue –Ad Valorem Tax / Property Tax



Tax Rates per $100 of property valuation:

22.6¢ Revenue Neutral Rate recommended *

* Should SB 889 become law placing a moratorium on tax revaluations, Woodfin's recommended tax rate reverts to $.33

Note: One penny increase in the tax rate generates an estimated $215,729 in net revenue based on the 2026 revaluation.

Ad Valorem Tax in Woodfin…Example



$370,000 Assessed Value

=

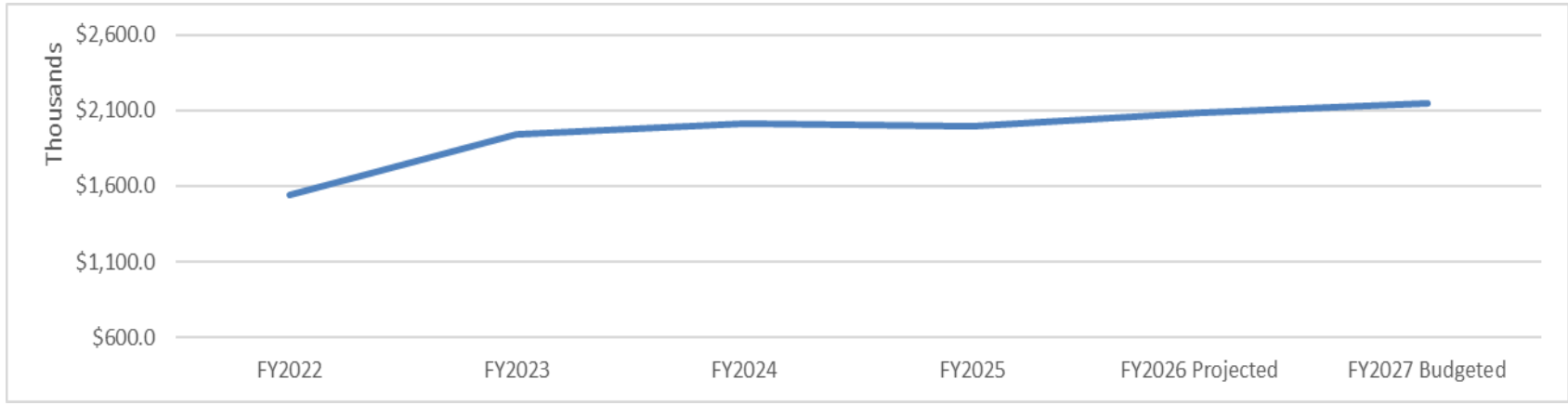
Combined Tax Rate .7785

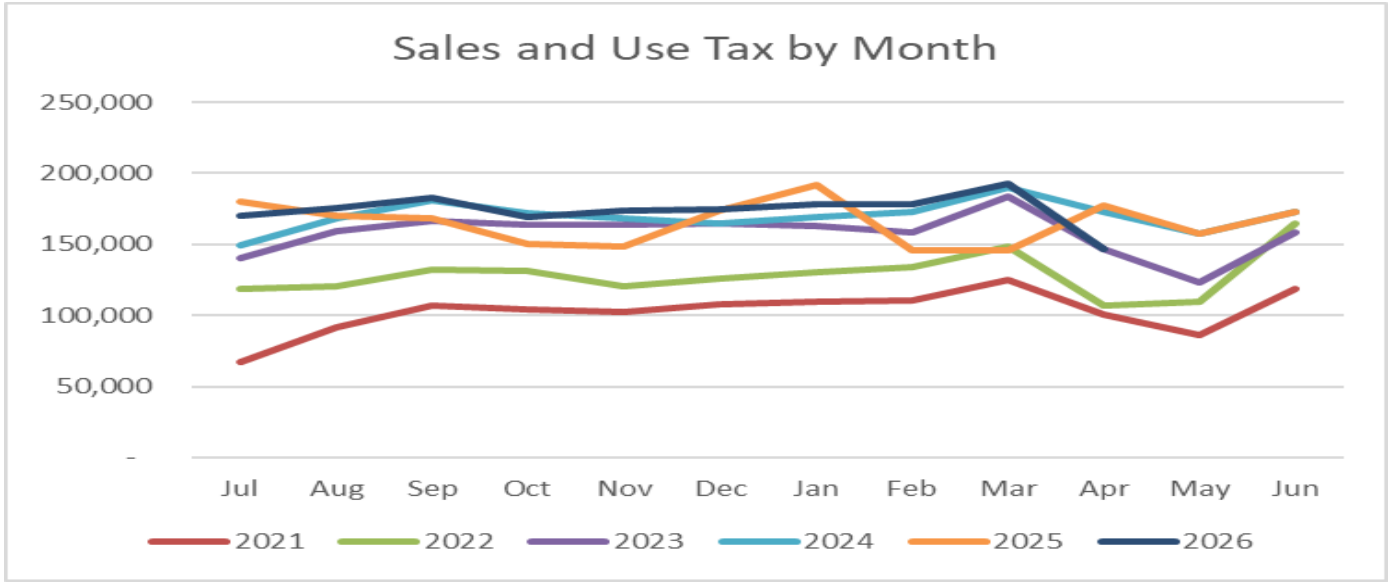
- Buncombe County Tax .4352 = $1,610.24
- Town of Woodfin Tax .2260 = $836.20
- Unified Fire Tax .1173 = $434.01

Total Ad Valorem Tax paid = $2,880.45

At the current median list price of $435,000 *(Redfin.com)* Ad Valorem Taxes would be $3,386.48

Major Revenue – Sales & Use Tax

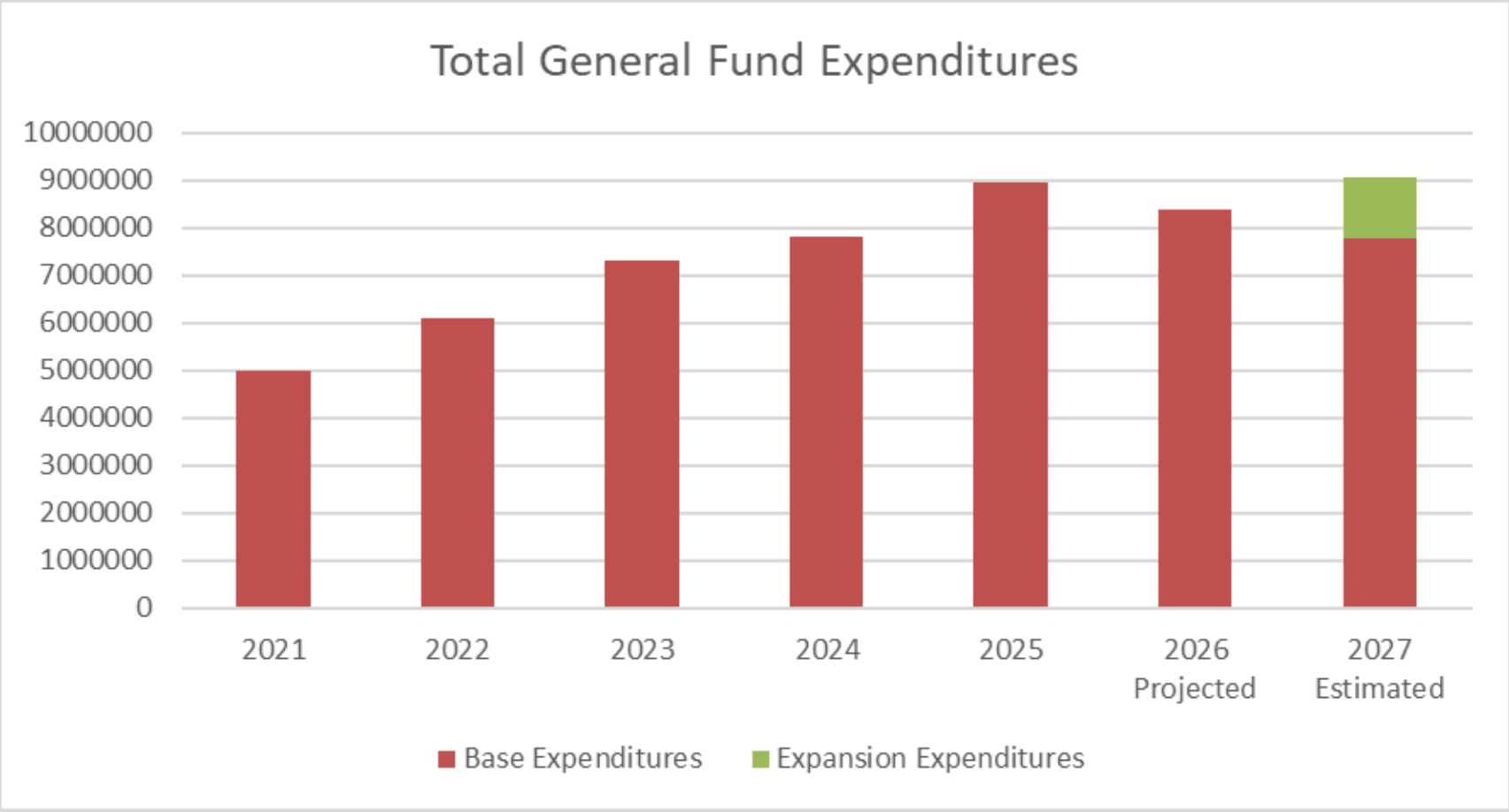




General Fund Revenue

FY2026-2027 General Fund Revenue	FY2026 Budget (As Amended)	FY2026 Projections	FY2027 Expansion	FY2027 Recommended W/Expansion
Ad Valorum Tax	$ 4,608,899	$ 4,698,634		$ 4,852,119
Other Taxes	2,531,894	2,504,462		$ 2,579,596
Unrestricted Intergovernmental	86,552.00	86,998.95		$ 87,057
Restricted intergovernmental	321,844.00	314,070.05		$ 316,380
Permits and Fees	45,446.00	40,761.33		$ 50,857
Sales, Services, and Rental Income	30,609.00	28,664.67		$ 31,566
Interest on Investments	316,000.00	254,815.60		$ 267,000
Miscellaneous	29,654.00	17,115.40		$ 30,607
Grant	335,689.00	2,874,593.46		$ 121,000
Fund Balance Appropriation	96,319.00	15,807.00	711,729	$ 711,729
Other Financing Sources	400,072	400,072		$ -
Total Budgeted Revenue	$ 8,802,978	$11,235,995	711,729	$ 9,047,909

General Fund Expenditures



FY 2027 Expansion Budget Requests…

• Admin - Increased Cyber Security Costs	$ 35,120
• Planning-Woodfin Community Signage	$ 15,000
• Police – Park Security	$ 9,000
• Police - Four New leased Patrol Vehicles	$138,380
• Police - Equipment Replacement/Maintenance (lasers, 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
• 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
• Reserve for Town Hall Redevelopment Capital Project	$400,000

*One time expenditure *Recurring

Other Expansion - Salary and Benefit Requests…

- 3% Cost of Living Salary Adjustment - including tax and benefits $ 115,609
- Admin Staff Adjustments to Bring Pay inline with Market - (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, Project & Facilities Director $ 10,342
- Reclassify police Lt. to a Captain - including tax and benefits $ 8,205
- Police – Pay Plan Career Development and Incentive Advancements - $ 26,000
- Add One Police Lt. Position - tax, benefits, vehicle and equipment $ 224, 876

Total Expansion Budget Recommended $1,272,086

Recurring $538,713 One Time Expense $733,373

43 Employees Recommended for FY2027

40 full time, 2 part-time, one temp grant

Administration
6 Fulltime
2 Part-time

Police
22 Fulltime
1 Temp Grant
(Includes 1 new LT. position)

Public Works
10 Fulltime

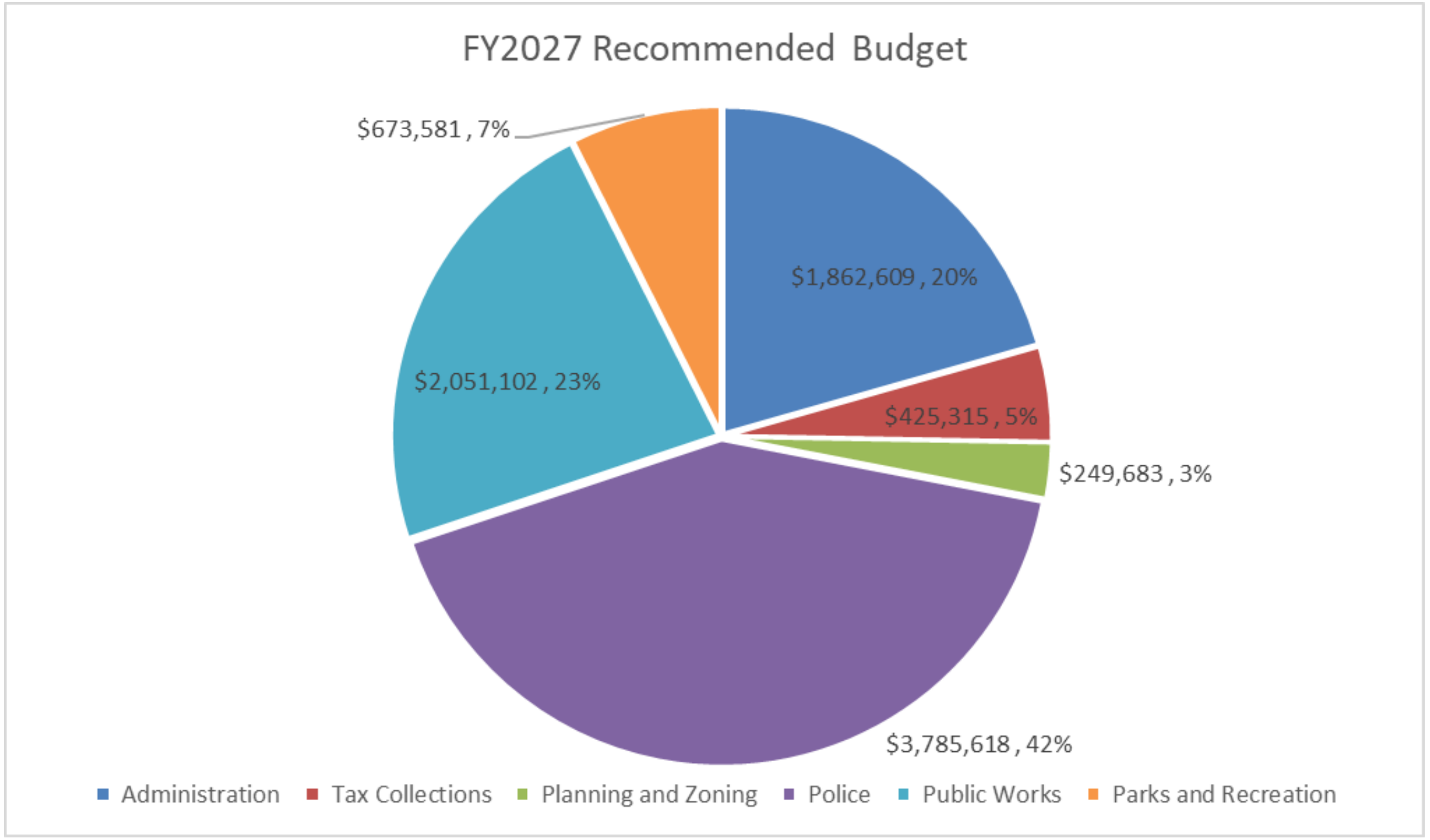
Parks
1 Fulltime

Stormwater
1 Fulltime

General Fund Expenditures

FY2026-2027 General Fund Expenditures	FY2026 Budget (As Amended)	FY2026 Projections	FY2027 Base Budget	FY2027 Expansion	FY2027 Recommended W/Expansion
Administration	$ 1,151,627	$ 1,110,186	$ 1,301,538	$ 561,071	$ 1,862,609
Tax Collections	404,641	409,157	$ 425,315		$ 425,315
Planning and Zoning	515,785	346,263	$ 234,683	15,000	$ 249,683
Police	3,311,694	3,184,152	$ 3,305,057	480,561	$ 3,785,618
Public Works	2,419,490	1,987,487	$ 1,844,648	206,454	$ 2,051,102
Parks and Recreation	726,656	691,556	$ 664,581	9,000	$ 673,581
Transfers to Capital Proj. Fund	273,084	273,084	$ -		$ -
Total General Fund Expenditures	**8,802,977**	**8,001,884**	**7,775,823**	**1,272,086**	**9,047,909**
General Fund Revenue	**8,802,977**	**11,235,995**	**8,336,180**	**711,729**	**9,047,909**
Revenue Over/Under Expenditures	**(0)**	**3,234,111**	**560,357**		**(0)**

The proposed budget includes funding for 40 full time, 2 part time, and one part time temp. grant position.


FY2027 Recommended Budget
$673,581 , 7%
$1,862,609 , 20%
$2,051,102 , 23%
$425,315 , 5%
$249,683 , 3%
$3,785,618 , 42%
Administration
Tax Collections
Planning and Zoning
Police
Public Works
Parks and Recreation

Recommended General Fund FY2027 Budget

General Fund	FY2026 Budget (as Amended)	FY2026 Projection	Recommended FY2027 Budget
Revenue	$8,802,978	$11,235,995	$9,047,909
Expenditures	$8,802,978	$8,001,884	$9,047,909
Revenue over/under Exp		($3,234,111)	-0-

FY 2027 Parks Capital Project Fund Budget

Parks Capital Project Fund 41				
Revenue				
370013	Other Financing Sources	370013	Proceeds from general obligation bonds	4,500,000
370025	Miscellaneous	370025	Public Grants	13,143,704
380015	Miscellaneous	380015	Individual & Corporate Donations	340,520
388000	Other Financing Sources	388000	Lease Liabilities Issued	201,085
390000	Transfers To/From Other Funds	390000	Transfers To/From Other Funds	2,139,191
			Total Revenue	**$ 20,324,500**
Parks Capital Project Fund 41				
620002	Silver-Line Park	305	305 Professional Services	185,909
620002	Silver-Line Park	501	501 Design	329,068
620002	Silver-Line Park	503	503 Construction	3,932,085
			Total Silverline Park	**$ 4,447,062**
620003	Whitewater Wave	305	305 Professional Services	285,553
620003	Whitewater Wave	501	501 Design	367,460
620003	Whitewater Wave	503	503 Construction	3,946,586
620003	Whitewater Wave	520	520 Contingency	589,294
			Total Whitewater Wave	**$ 5,188,893**
620004	Riverside Park	305	305 Professional Services	404,261
620004	Riverside Park	416	416 Lease Payments	96,000
620004	Riverside Park	501	501 Design	657,754
620004	Riverside Park	502	502 Acquisition	607,694
620004	Riverside Park	503	503 Construction	7,990,176
620004	Riverside Park	520	520 Contingency	731,575
620004	Riverside Park	740	740 Capital Outlay	201,085
			Total Riverside Park	**$ 10,688,545**
	Total Parks Capital Project Fund Expenditures			**$ 20,324,500**





Stormwater Utility Fund Budget

Stormwater Utility Fund 25				
Revenue				
354000	Permits and Fees	354000	Stormwater Utility Fees	388,790
355000	Permits and Fees	355000	Stormwater Plan Review Fees	4,000
			SW Revenue Total	**$ 392,790**
Expenditures				
543000	Stormwater Utility Fund	100	Salaries And Wages	88,657
543000	Stormwater Utility Fund	105	Overtime	2,000
543000	Stormwater Utility Fund	220	F.I.C.A. Tax	6,935
543000	Stormwater Utility Fund	230	Group Health Insurance	9,674
543000	Stormwater Utility Fund	240	Retirement - Local Government	11,290
543000	Stormwater Utility Fund	250	Workman's Compensation Insurance	1,173
543000	Stormwater Utility Fund	260	401K Contribution	7,253
543000	Stormwater Utility Fund	305	Professional Services	98,042
543000	Stormwater Utility Fund	311	Postage	3,250
543000	Stormwater Utility Fund	312	Printing	2,000
543000	Stormwater Utility Fund	333	Departmental Supplies	4,000
543000	Stormwater Utility Fund	338	Website And Computer	7,500
543000	Stormwater Utility Fund	340	Travel and Training	3,500
543000	Stormwater Utility Fund	445	Maint. And Repairs Storm drains	131,710
543000	Stormwater Utility Fund	530	Dues & Subscriptions	7,500
543000	Stormwater Utility Fund	575	Tax Collection Fees	8,306
543000	Stormwater Utility Fund	745	Depreciation Expense	
543000	Stormwater Utility Fund	749	Bad Debt Expense	
			Total SW Expenditures	**$ 392,790**

Public Hearing for FY2026-2027 Budget

The Public is invited to attend Woodfin's Town Council meeting on June 16, 2026, at 5:00pm. A Public Hearing will be held on the FY2026-2027 fiscal budget and anyone that wishes to speak regarding the proposed budget will be allowed to do so at that time.

New Business

-Public Hearing-

Consideration of Ordinance 2026-04 Development Moratorium

SHANNON TUCH, TOWN MANAGER

Development Moratorium – Data Centers

Authorized under N.C.G.S. 160D-107

- Temporary - 12 months proposed
- Notice required - two successive calendar weeks
- Public hearing required
- Applies to all development permits; active applications exempt
- Required statements addressing:
  - Why the moratorium is necessary
  - How the moratorium will address the problems/concerns
  - How long will the moratorium last, and
  - Actions the municipality will take to resolve the concerns

Development Moratorium – Data Centers

Staff Recommendation:

Staff recommend approval of the proposed development moratorium on data centers for a period of 12-months.

Questions from Council

&

Open the Public Hearing

Development Moratorium – Data Centers

Suggested Motion:

I move to approve Ordinance No. 2024-04 establishing a 12-month moratorium on data centers in the Town of Woodfin.

-Public Hearing-

Consideration of Ordinance #2026-05 Zoning Text Amendment

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request:

The proposed text amendment to Chapter 54-Zoning is intended to add Accessory Dwelling Units as a Limited Use in the Community Shopping District in addition to updating the associated definition and limited use standards.

Proposed Changes:

Sec. 54-10. Definitions.

Dwelling, accessory unit means a separate and complete dwelling unit that is ancillary and subordinate to a principal single-family dwelling or commercial building located on the same lot. Accessory dwelling units may be either detached or attached to the ~~primary dwelling~~ principal dwelling or building.

Sec. 54-143(b). Table of Uses

Land Use	Zoning District												
	R-7	R-10	R-21	R-43	MV	C-S	C-S-2	C-S-3	TR	L-I	H-I	MHO	MHC
Residential													
Dwelling, accessory unit	L	L	L	L	L	L			L				

Review by Other Bodies:

The Woodfin Planning Board of Adjustment reviewed the request at their May 5, 2026, regular meeting and unanimously voted to recommend approval of the proposed text amendment (6:0), conditioned upon limiting the occupancy of the ADU to the business owner, operator, employees, or staff.

Staff Recommendation:

Staff concurs with the PBOA recommendation and supports approval of the zoning text amendment as modified per the PBOA recommendation.

Questions from Council

&

Open Public Hearing

Closing of Public Hearing
&
Discussion by Council

Suggested Motion:

I move to approve the proposed text amendment and find that it 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. Promotes an integrated mix of housing types and affordability options and designed with people in mind (1.1.2).
2. Balances the supply of land for housing and employment and protects land for economic development and ensures an adequate supply of appropriately located and sized employment space (3.1.5, 3.2.5).

Adjournment