Town Council

MAY 21, 2024

Consent Agenda

Presentations & Reports

ABC Board Update

TOM SPRADLING, BOARD CHAIR

Electric Vehicle Infrastructure

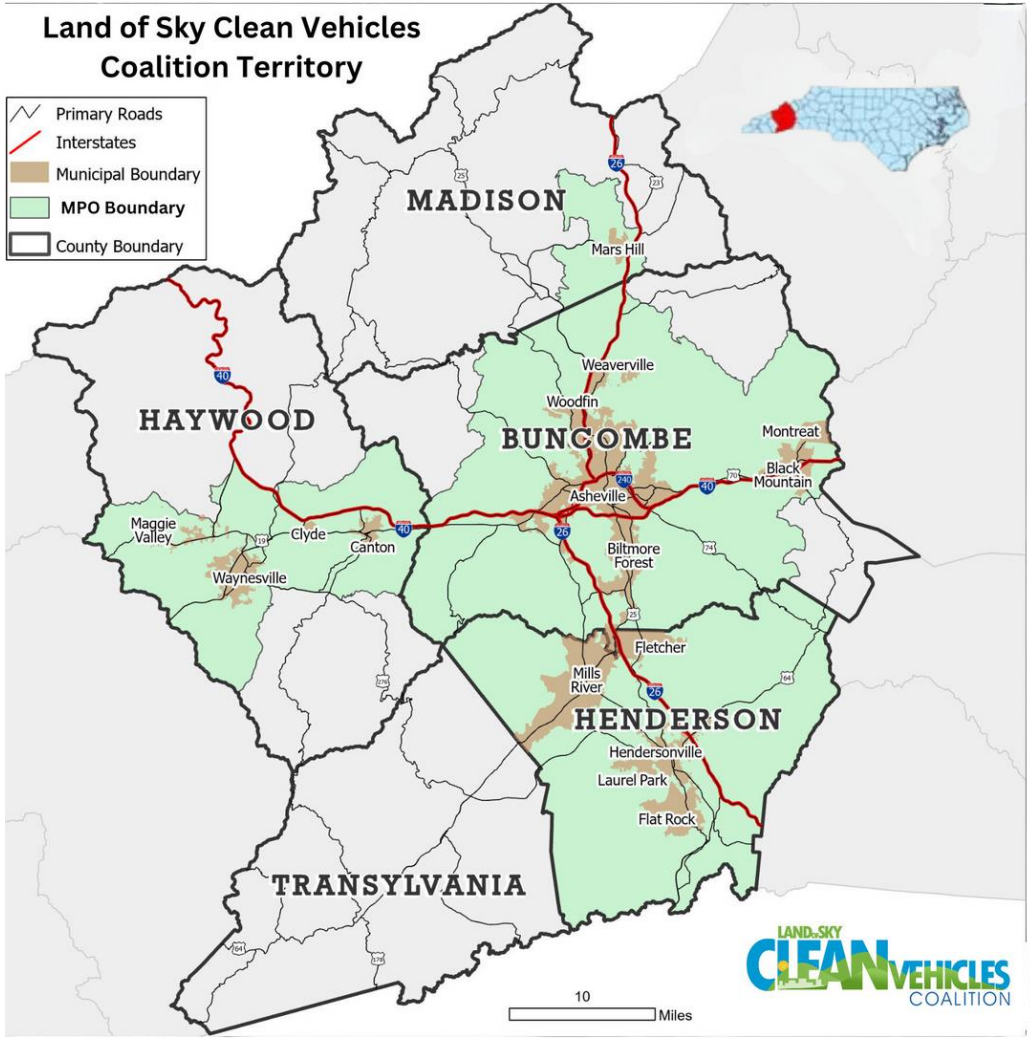
IAN BAILLIE, REGIONAL PLANNER,

LAND OF THE SKY REGIONAL COUNCIL

Land of Sky Clean Vehicles Coalition

Transportation Electrification in WNC

www.cleanvehiclescoalition.org





1700's
Steam Powered
Automobiles

1841
Electric
Locomotive

1859
Rechargeable
Batteries

1890
6-passenger EV

1896
Electrobat
First Commercial EV

1900
600 EV Cabs in
NYC

1924
Model T cuts 60%
of production cost

?

Adoption of Electric Vehicles

1.2 Million EVs sold in 2023
more than doubling the total number on the road

7.6% of new vehicle sales were EVs in 2023

NC was in the top 20 states for EV's per capita in 2022

24% growth rate in EV registrations in WNC 2018-2023
5x as many EVs in WNC

EV Charging 101

Modern electric cars can be refuelled from a variety of sources. The nature of the trip and the drivers needs help to dictate what the appropriate choice is.

An advantage to electricity as a fuel is that it is widely available, reasonably inexpensive, and can be dispensed at home without special equipment.

Unlike having to find a gas station, you can fill your EV where you live, work, and play while your car is parked.

L1

3-5 Miles of Range per Hour

-Only requires 120v wall outlet
-Best for home charging overnight or all-day at work

L2

10-40 Miles of Range per Hour

-Requires 240v circuit and L2 Charger
-Great for longer stops i.e.- shopping, work, sporting events, outdoor activities, leisure, and overnight home charging

DC FAST

Up to 80% of Range in 15 min

-Perfect for long-distance travel
-Great for shorter stops like meals and bathroom/stretch breaks
-Speed varies by manufacturer and vehicle

Where we are

Western North Carolina is at an interesting point in the electrification of transportation. An area rich in natural beauty, clean air, and tourism; WNC finds itself considerably understocked with infrastructure to support EV drivers. Residents and tourists alike find themselves waiting to use the extremely limited number of DC fast chargers, and although growing in number, L2 opportunities are also still very limited.

11 DC Fast Stations, with a combined total of 22 plugs that are open to all makes and models*
5 TESLA Superchargers with a combined total of 40 plugs
1 Rivian Charger with 1 plug

<100 Public L2 stations with a combined total of 200 plugs with many of those belonging to hotels and B&Bs





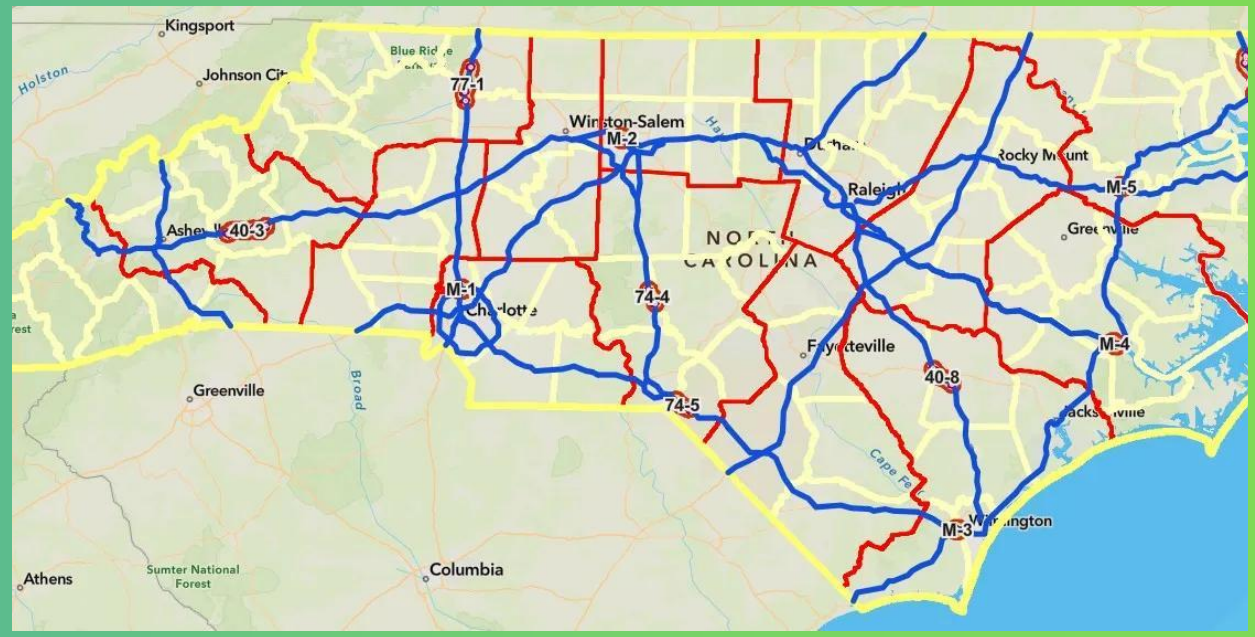
Where we are Going

NCDOT recently issued their Round 1 National Electric Vehicle Infrastructure (NEVI) locations recently. Chargers are to be located within 50 miles of each other and contain 4 ports at a minimum of 150kW per port simultaneously.

- The farthest West identified location is exit 73 in Old Fort, leaving a gap in compliant chargers between there and the border of TN.
- No identified locations along I26, which has one NEVI compliant charger (SAMS Club, Asheville)

Land of Sky is working with partners across the region to develop charging projects along major corridors as well as in communities with the goal of applying for competitive funding opportunities that are coming in the future.

We are also working with municipalities and business owners to encourage infrastructure planning and installation in locations where new construction is happening in order to prepare these sites for the growing number of EV owners across our region.



What Can we Do?

Planning/Zoning

Ensure that local zoning ordinances encourage either EV charging infrastructure or the supporting infrastructure for future installation of chargers. Encourage planning staff to include infrastructure for EVs in development efforts.

Garner Legislative Support

Let your representatives know that our communities are experiencing a rapid growth in EV ownership and operation and that we need support to ensure continued investment in infrastructure.

Educate

We can educate ourselves and our communities about electric transportation and how it impacts us. Address issues and concerns as well as opportunities and benefits.

Plan

Consider how your community is impacted by transportation and make a plan to help the transition to new technologies. Coordinate with businesses, residents, and tourism entities to be prepared for funding opportunities.

Experience

Land of Sky Clean Vehicles Coalition hosts many events and car shows across the region throughout the year. Please come out and take a ride in an EV, ask questions, and get information to help yourself and your community be better informed about electrification.

CONTACT

Contact the Land of Sky Clean Vehicles Coalition for resources and support to help plan for your communities future in transportation.

Conclusions and Reflections

The transportation industry is constantly evolving. From steam-powered and electric cars, through gasoline and diesel, back to electric and on to hydrogen, we are along for the ride and it is up to us to understand and plan for how this evolution changes the way we move.

Our residents deserve an equal opportunity to choose the transportation that works for them, and our communities deserve investments that will help to propel us into the future.



Thank you very much!

www.cleanvehiclescoalition.org

Land of Sky Clean Vehicles Coalition

339 New Leicester Hwy Ste 140
Asheville, NC 28806

ian@landofsky.org

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Administration

- Contracts: April - May.

TSA Choice $2,974 (Evidence Room)	**C&A Assoc. $19,520 (PADtrax)**	**AVL Roofing $4,000 (Comm. Ctr. Roof Repair)**	**Patton Const. $37,150 (Church Rd. Culvert)**

- Riverside Park & Taylor's Wave agreement amendments & contract review
- FY2025 Budget

Planning & Facilities

- Applying feedback re: communications
- Managing heavy increase in permit applications

- Town Hall & Community Center HVAC repair complete
- Community Center clean-up & roof repair
- Basement renovation nearing completion

Stormwater & Parks

- Church Rd. culvert replacement project – to begin next week (10-20 days)
- Lake Town Lane plat approved – SW repair to begin, repaving to follow (est. late summer/early fall)

- Silver-Line restrooms – final revisions to MP, then move construction permitting
- Community garden agreement shared – awaiting review by Bountiful Cities

Police

- Recruitment efforts on-going – one conditional offer
- Evidence room inventory & modernization
- Speed control signage – working with NCDOT on Hwy. 251 placement

- Special recognitions of officers

Officer of the Year

Ofc. Ian Bradley

Excellence in Service Award for Exceptional Heroism

Sgt. Josh Grier

Presentation of Proposed FY 2025 Budget

SHANNON TUCH, TOWN MANAGER

SHERI POWERS, FINANCE & BUDGET DIRECTOR

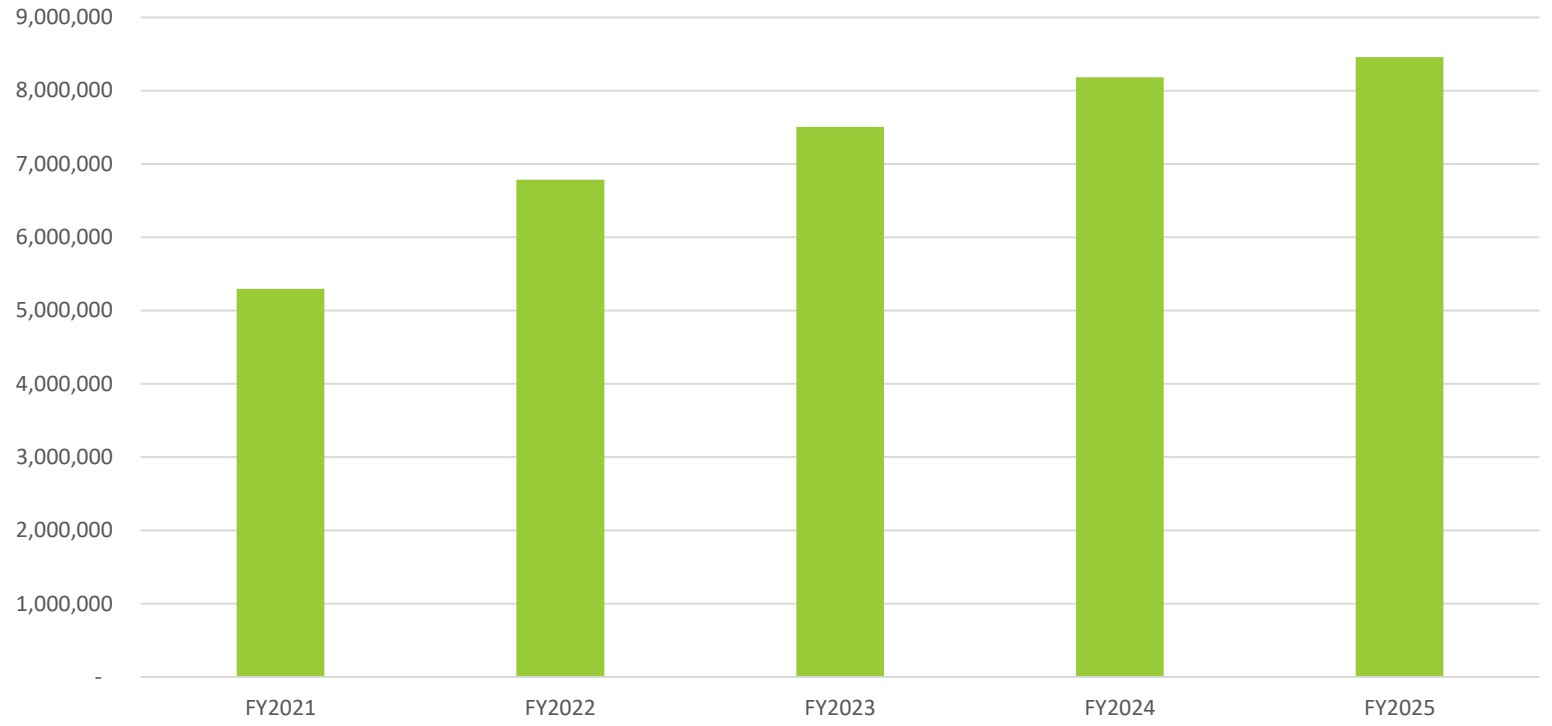
FY2025 Recommended General Fund Budget

General Fund	FY2024 as Projected	FY2025
Revenue	$ 8,150,971	$ 8,457,603
Expenditures	8,181,362	8,457,603
Rev Over/(Under) Exp	$ **30,391**	$ **-**

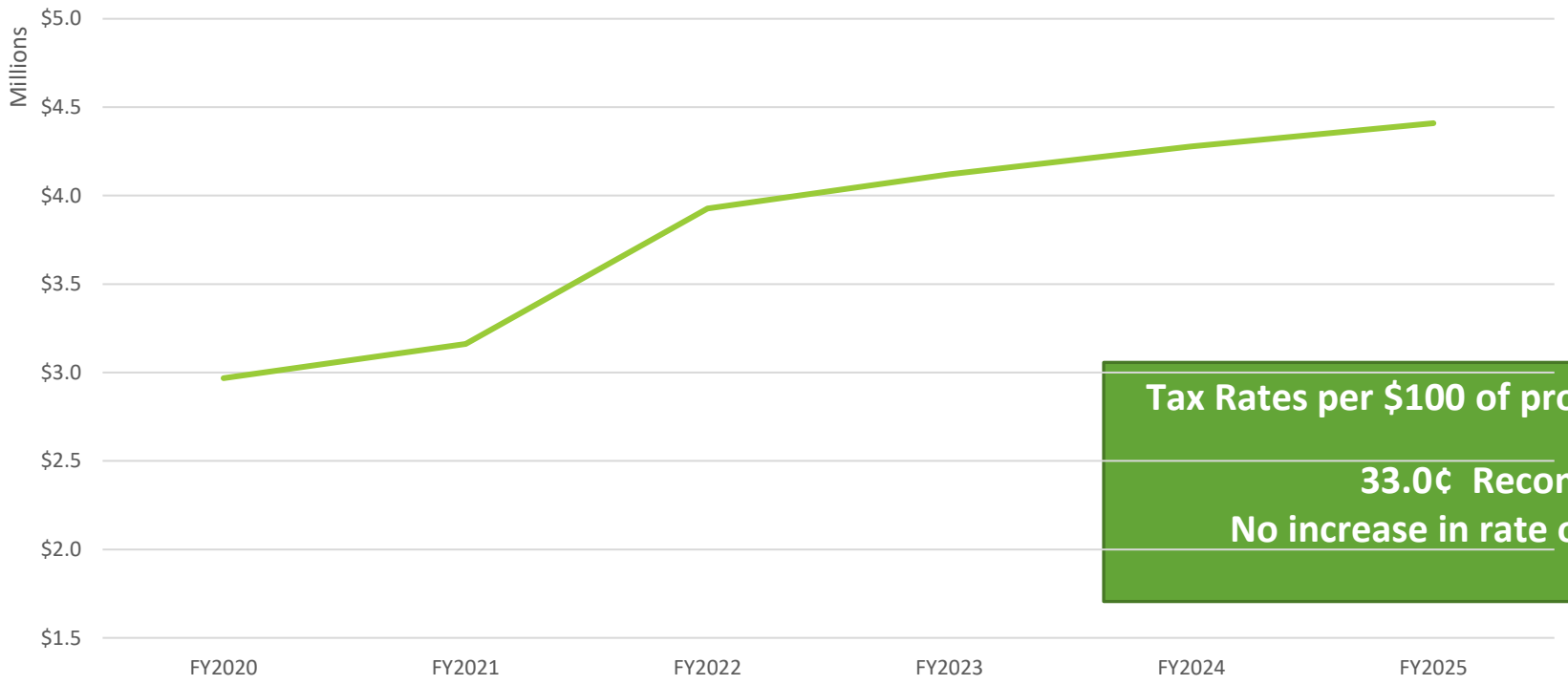
Accomplishments

- Completed the Woodfin Together Comprehensive Plan.
- Completed a Town Hall Feasibility Study, including space for community gatherings and service partners.
- Completed a stormwater infrastructure inventory, mapping, and assessment study, and initiated high-priority infrastructure improvements.
- Constructed a new Public Works salt shed.
- Renegotiated health insurance and maintenance contracts, resulting in cost savings.
- Renegotiated profit distribution from the ABC board, modestly increasing town revenue.
- Continued the vision for the Woodfin Greenway and Blueway, updating the Silver-Line Park master plan to include permanent restrooms and pickleball courts, and completing the Riverside Park and Taylor's Wave construction bid process while applying for additional grant funding.
- Completed a lease agreement for the Woodfin Community Center, resulting in cost savings and increased revenue, supporting modest improvements.
- Established a user agreement to create community garden space at Geneva Maney Park.
- Participated in the successful resolution of the Robinhood Development land use case.
- Secured grant funding for the Woodfin to Weaverville greenway feasibility study, the Town of Woodfin Bike-Ped Plan, and a Land and Water Conservation grant for Riverside Park.
- Re-established regular town newsletters.

General Fund Revenue – All Sources



Major Revenue –Ad Valorem Tax / Property Tax



Tax Rates per $100 of property valuation:

33.0¢ Recommended
No increase in rate over FY2024

Note: One penny increase in the tax rate generates an estimated $121,277 in net revenue

Ad Valorem Tax in Woodfin…Example



$300,000 Assessed Value

=

Combined Tax Rate .9339

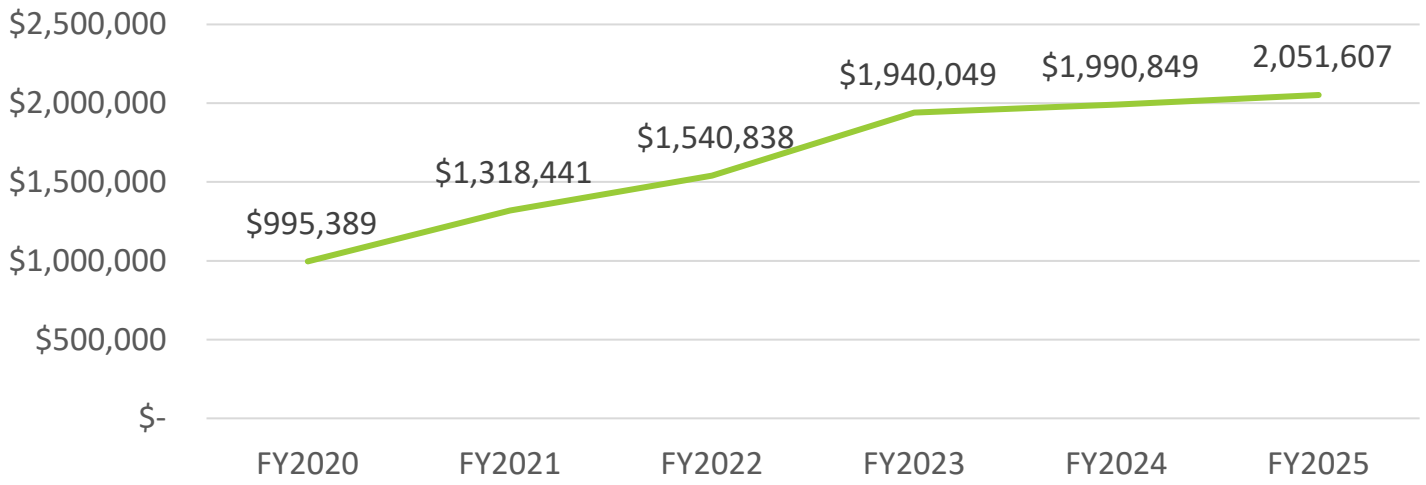
Buncombe County Tax .4980 = $1,494

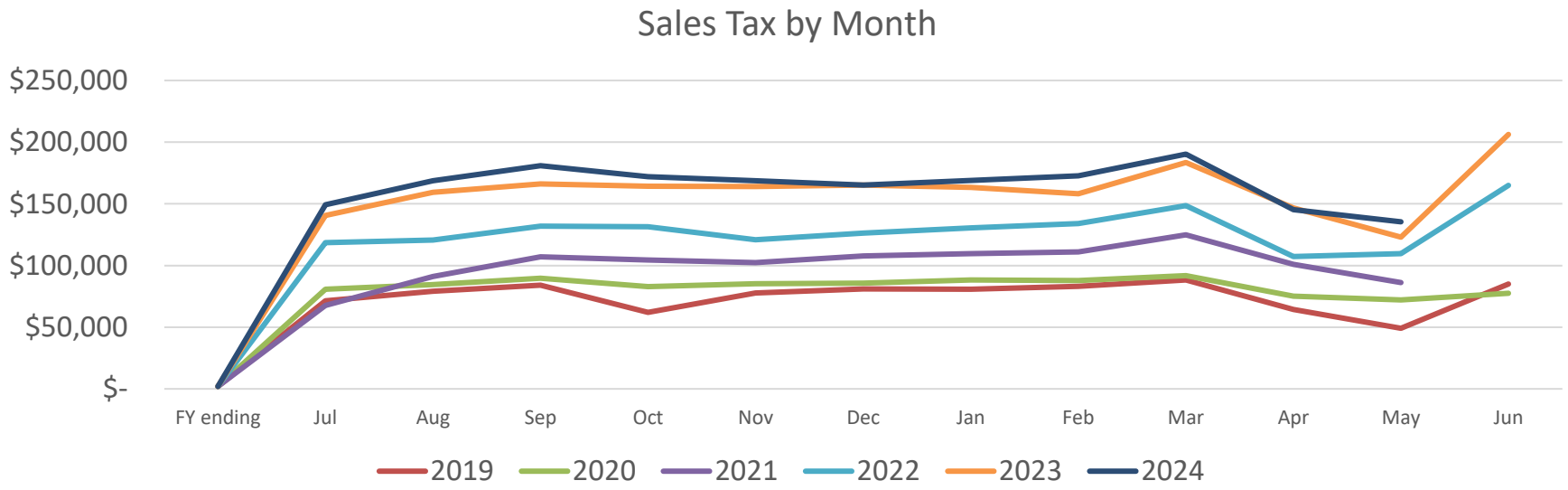
Town of Woodfin Tax .3300 = $990

Woodfin Fire Tax .1059 = $317.70

Total Ad Valorem Tax paid = $2,801.70

Major Revenue – Sales & Use Tax

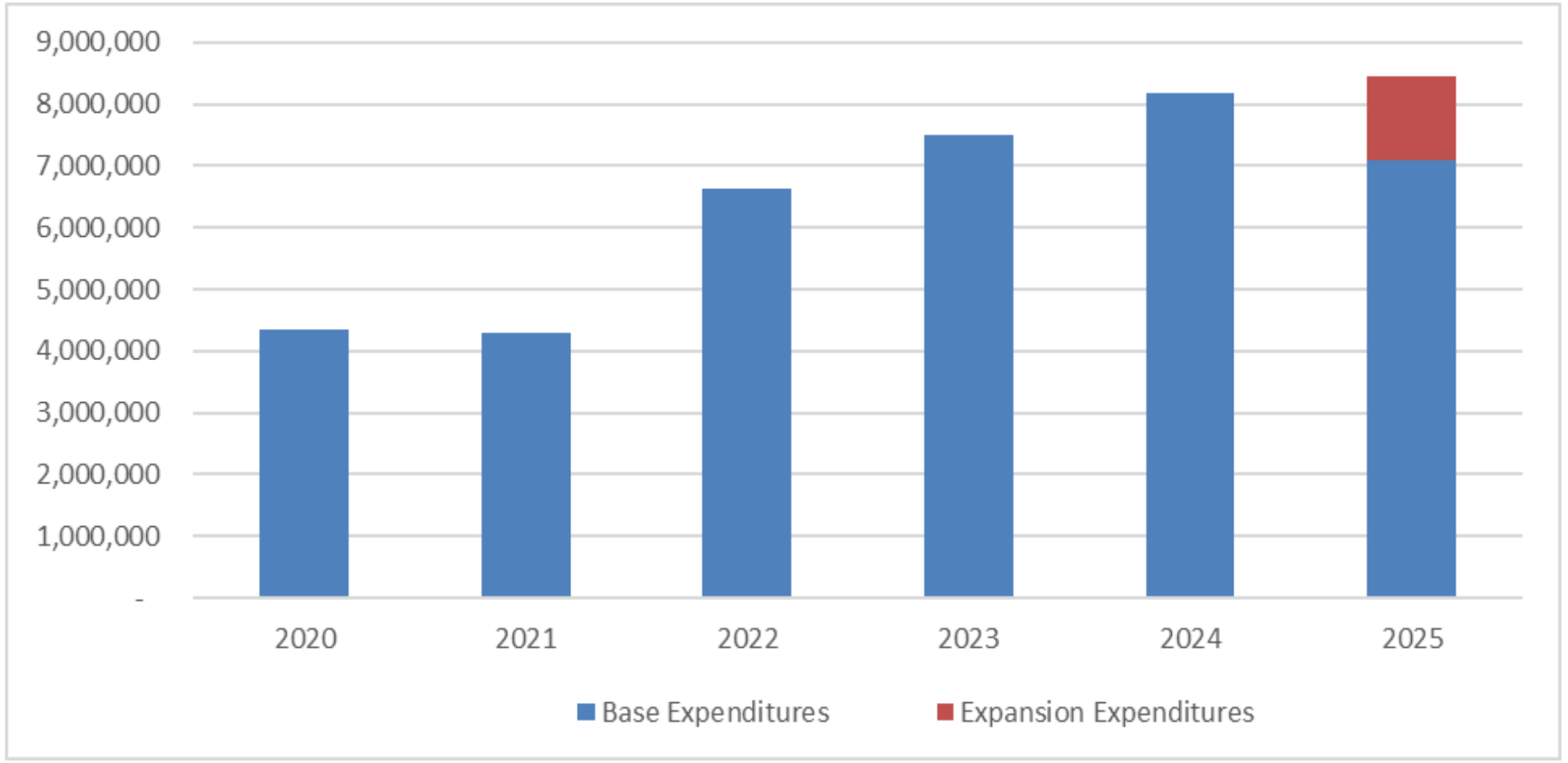




General Fund Revenue

Revenue	2024 Budget (As Amended)	2024 Projected Revenue	2025 Base Budget	2025 Expansion	2025 Recommended
Ad Valorem Taxes	4,164,534	4,278,175	4,408,557		4,408,557
Other Taxes	1,996,649	2,004,246	2,057,855		2,057,855
Unrestricted Intergovernmental	487,650	506,084	524,023		524,023
Restricted intergovernmental	244,883	261,503	261,503		261,503
Permits and Fees	46,500	60,445	47,916		47,916
Sales, Services, and Rental Income	26,880	19,819	25,377		25,377
Interest on Investments	95,860	307,701	241,768		241,768
Miscellaneous	27,205	32,628	34,965		34,965
Grant	42,000	6,000	6,000		6,000
Fund Balance Appropriation	1,134,710	674,371		849,639	849,639
Total General Fund Revenue	8,266,871	8,150,971	7,607,964	849,639	8,457,603

General Fund Expenditures



EXPANSION BUDGET

Summary

$1,357,573

- Town Hall Replacement Project - $600,000 Reserve
- Community Garden - $15,000
- Public Works Facility Paving - $50,000
- Small Sanitation Truck - $135,000
- Streets Snow Blade and Salt/Sand Spreader - $23,440
- Police Department Leased Vehicles – Three Additional Vehicles and Upfitting $90,727
- Cost of Living Salary Adjustments - $120,906
- Police Department Pay Plan - $122,500
- Development Code Revisions - $200,000

Total: $1,357,573

General Fund Expenditures

FY2024-2025 General Fund Expenditures	2024 Budget (As Ammended)	2024 Projections	2025 Base Budget	2025 Expansion	2025 Recommended
Administration	$ 1,513,140	$ 1,137,416	$ 912,300	$ 720,906	$ 1,633,206
Tax Collections	396,647	392,253	394,546	-	394,546
Planning and Zoning	539,885	386,855	364,523	200,000	564,523
Police	2,639,121	2,378,282	2,702,371	213,227	2,915,598
Public Works:			-		
Streets Division	1,212,225	1,180,827	846,180	48,440	894,620
Powell Bill Division	235,098	-	254,503	-	254,503
Sanitation Division	918,963	834,706	913,300	160,000	1,073,300
Parks and Recreation	680,792	662,643	712,309	15,000	727,309
Transfers to Capital Proj. Fund	131,000	1,208,380	-	-	-
Total General Fund Expenditures	**8,266,871**	**8,181,362**	**7,100,032**	**1,357,573**	**8,457,603**
General Fund Revenue	**8,266,871**	**8,150,971**	**7,607,964**	**849,639**	**8,457,603**
Revenue Over/Under Expenditures	**-**	**(30,391)**	**507,931**		

The proposed budget includes funding for 39 full time and 1 part time position.

FY 2425 Recommended Expenditure Budget



- Administration
- Tax Collections
- Planning and Zoning
- Police
- Streets Division
- Powell Bill Division
- Sanitation Division
- Parks and Recreation

Fees – Proposed Changes

Planning and Zoning

Residential

• Accessory Dwelling	$210
• Homestay	$ 53

Commercial

• Internal Upfit/Renovation	$105
• Addition	$105
• Change of Use	$ 53
• Short Term Rental	$105

Recommended General Fund FY2024 Budget

General Fund	FY2024 Budget (as Amended)	FY2024 Projection	Recommended FY2025 Budget
Revenue	$8,266,871	$8,150,971	$8,457,603
Expenditures	$8,266,871	8,181,362	8,457,603
Revenue over/under Exp		(30,391)	-0-

FY 2025
Parks Capital Project Fund Budget



Parks Capital Project Fund 41

Revenue

370013	Other Financing Sources	370013	Proceeds from general obligation b	4,500,000
370025	Miscellaneous	370025	Public Grants	8,413,928
380015	Miscellaneous	380015	Individual & Corporate Donations	449,864
388000	Other Financing Sources	388000	Lease Liabilities Issued	201,085
390000	Transfers To/From Other Funds	390000	Transfers To/From Other Funds	1,866,107
			Total Revenue	15,430,984

Expenditures

620001	Greenway Project	305	Professional Services	24,949
620001	Greenway Project	502	Acquisition	1,645
620002	Silver-Line Park	305	Professional Services	58,495
620002	Silver-Line Park	501	Design	330,311
620002	Silver-Line Park	503	Construction	2,965,113
620003	Whitewater Wave	305	Professional Services	190,904
620003	Whitewater Wave	501	Design	386,460
620003	Whitewater Wave	503	Construction	3,946,127
620003	Whitewater Wave	520	Contingency	307,667
620004	Riverside Park	305	Professional Services	270,647
620004	Riverside Park	416	Lease Payments	228,000
620004	Riverside Park	501	Design	656,054
620004	Riverside Park	502	Acquisition	607,694
620004	Riverside Park	503	Construction	4,948,984
620004	Riverside Park	520	Contingency	306,849
620004	Riverside Park	740	Capital Outlay	201,085
			Total Expenditures	15,430,984

Stormwater Enterprise Fund Budget

Storm Water Utility Fund 25

Revenue

354000	Permits and Fees	354000	Stormwater Utility Fees	403,671
355000	Permits and Fees	355000	Stormwater Plan Review fee	4,000
			Total Revenue	407,671

Expenditures

543000	Stormwater Management	100	Salaries And Wages	83,346
543000	Stormwater Management	105	Overtime	2,500
543000	Stormwater Management	220	F.I.C.A. Tax	6,567
543000	Stormwater Management	230	Group Health Insurance	10,272
543000	Stormwater Management	240	Retirement - Local Government	11,675
543000	Stormwater Management	250	Workman'S Compensation Insur.	1,117
543000	Stormwater Management	260	401(K) Contributions	6,868
543000	Stormwater Management	305	Professional Services	50,000
543000	Stormwater Management	311	Postage	2,500
543000	Stormwater Management	312	Printing	3,000
543000	Stormwater Management	333	Departmental Supplies	4,000
543000	Stormwater Management	339	Website and Computers	12,325
543000	Stormwater Management	340	Travel and Training	6,000
543000	Stormwater Management	445	Maintenance and Repairs Stormdr	200,000
543000	Stormwater Management	530	Dues & Subscriptions	7,500
			Total Expenditures	407,671

Public Hearing for FY2025-2025 Budget

The Public is invited to attend Woodfin's Town Council meeting on June 18, 2024, at 5:00pm. A Public Hearing will be held on the FY2024-2025 fiscal budget and anyone that wishes to speak regarding the proposed budget will be allowed to do so at that time.

New Business

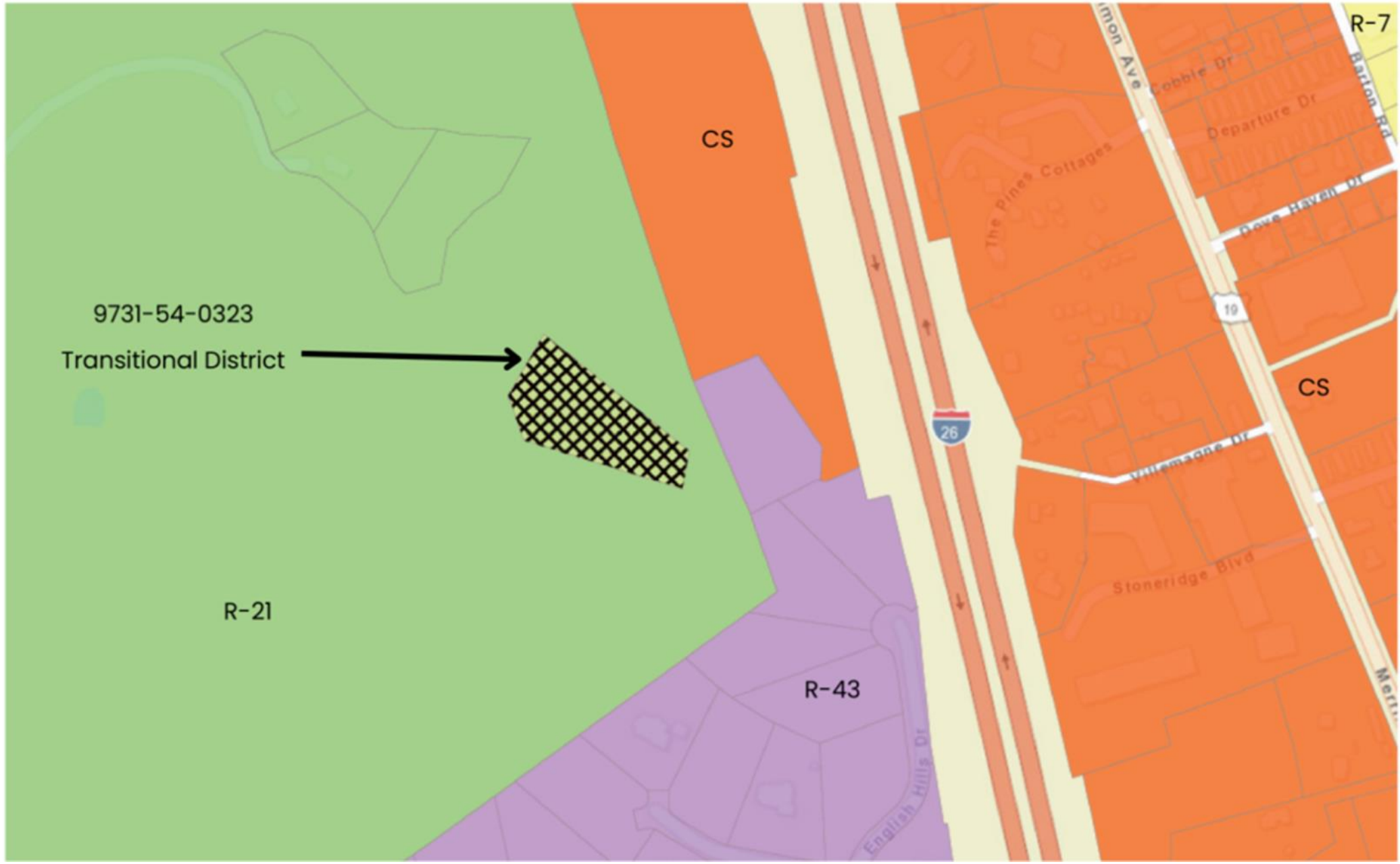
- Public Hearing - Rezoning Request

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request:

A request to rezone 1.45 acres located at 99999 Old Marshall Hwy from Transitional District (TR) to R-21 Residential District (R-21). The property is identified in the Buncombe County tax record as PIN 9731-54-0323. The property owner is the Town of Woodfin

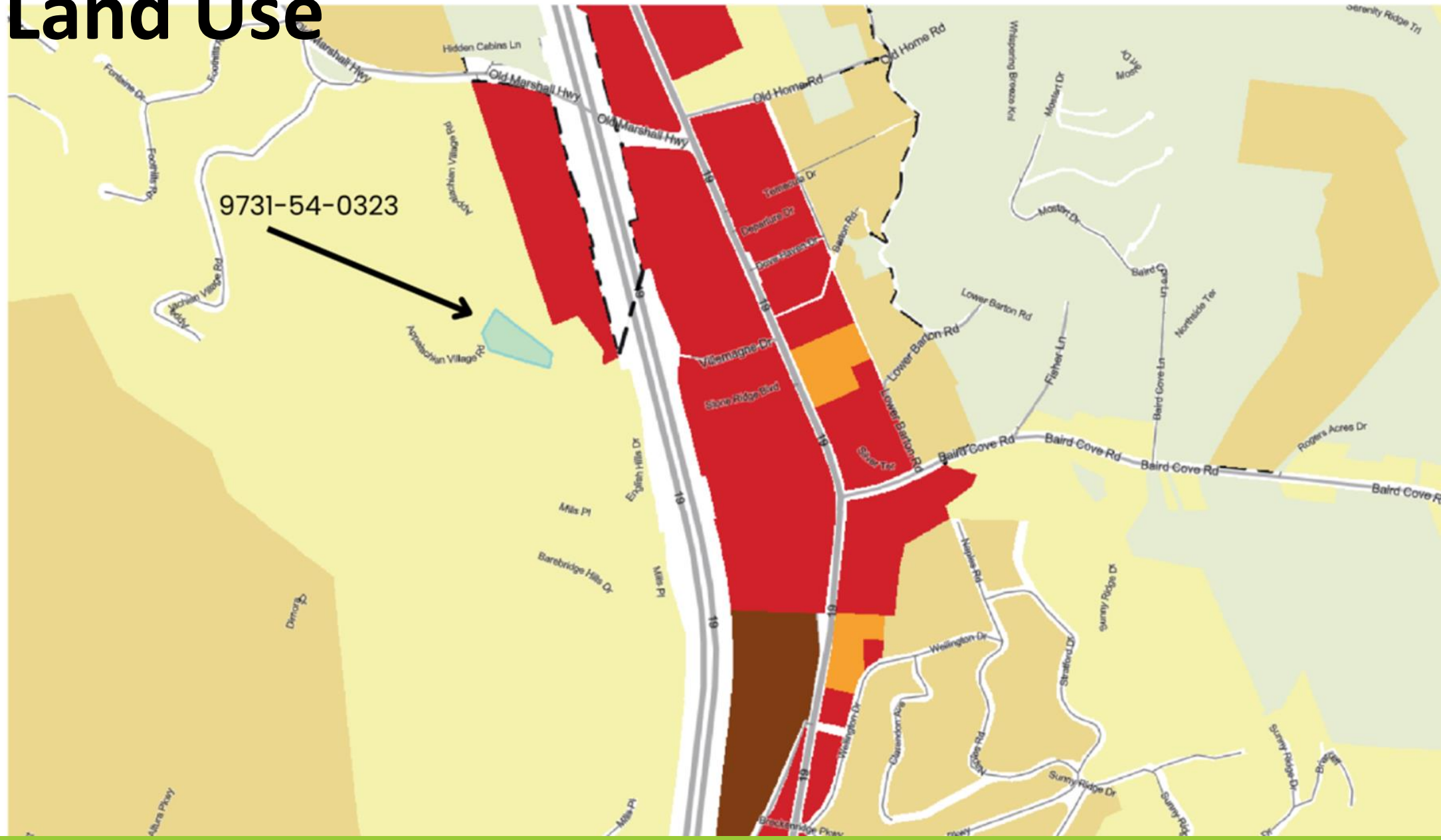
Zoning Map


9731-54-0323
Transitional District
CS
R-21
R-43
R-7
CS
The Pines Cottages
Departure Dr
Dave Hevel Dr
Barton Rd
Cobble Dr
Stoneridge Blvd
English Hills Dr
26
19

Aerial


OLD MARSHALL HWY
APPALACHIAN VILLAGE RD
BARBERBRIDGE HILLS DR
STONE RIDGE BLVD

Future Land Use Map



Considerations:

- Rezoning of the property to R-21 will eliminate the spot zoning of Transitional District.
- Rezoning would allow more appropriate development for an area lacking nearby water and sewer utilities.
- The property's slope of 38.48% is more characteristic of land found within the R-21 zoning district.
- Steep Slope standards will not permit further subdivision of the property.

Review by other bodies:

The Woodfin Planning Board of Adjustment reviewed the request at their April 2, 2024, regular meeting and voted to recommend approval of the proposed general rezoning to Residential R-21 (5:0).

Recommendation:

Staff concurs with the PBOA recommendation for approval of the proposed zoning of the subject property to R-21 Residential District (R-21) in that development under the current zoning classification could produce impacts to adjacent residential uses and lacks the necessary services to adequately serve commercial development.

- PUBLIC HEARING -

Suggested Motion:

I move to approve the rezoning of 1.45 acres as shown on Exhibits A & B from Transitional District to R-21 Residential District and find that the request 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. Uses the Future Land Use Map to guide development decisions that promotes fiscal responsibility by encouraging growth in areas with existing services (1.1.1, 1.2.6)
2. Protects steep slopes and other environmentally sensitive areas (5.1.1)

Closed Session

Adjournment