Town of Woodfin
Town Council Meeting

Tuesday, August 15, 2023
5:00 pm

ACTION MEETING MINUTES

Council Members Present
Mayor Jerry VeHaun
Council Member Judy Butler
Council Member Elisabeth Ervin
Council Member Hazel Thornton
Vice Mayor Jim McAllister
Council Member Eric Edgerton
Council Member Ronnie Lunsford

Town Staff Present
Shannon Tuch, Town Manager
Sheri Powers, Finance & Budget Director
John Henning, Town Attorney
Ricky Hurley, Planning Director
Michael Dykes, Chief of Police
Adrienne Isenhower, Project Manager
Gena Powers, Town Clerk / PIO

The meeting video can be seen in its entirety at: https://youtu.be/piCDlB5nzzE .

Mayor Vehaun called the meeting to order at 5:00 pm.

A. Approval of the Agenda (0:18)
Council Member Ervin made a motion to approve the agenda. Council Member Thornton seconded the motion which passed unanimously, 6-0.

B. Consent Agenda (0:45)
1. Approval of the July 18, 2023, Regular and Closed Session Meeting Minutes
2. Approval of Ordinance #2023-019 Budget Amendment to the FY 2024 General Fund Budget rolling certain expenditures that were pending at the end of the fiscal year to fiscal year 2023 – 2024.
3. Change order for paving contract.
4. Resolution #2023-012 appointing a Woodfin Tax Collector
5. Approval of the Annual Property Tax Settlement for Fiscal year 2023 and Order of Collection to the Tax Collector for the current fiscal year.
6. Amendment to the tax Collections Agreement with Buncombe County.
7. PGAC committee member reappointment of Chris Bubenik.
8. Contract approval for Salt Shed – Shannon Tuch

Council Member Thornton made a motion to approve the Consent Agenda. Council Member Butler seconded the motion, which passed unanimously, 6-0.

C. Public Comment (3:34) – The public is invited to attend this meeting in person or view this meeting on Facebook Live: https://www.facebook.com/townofwoodfin. All documents related to agenda items not published on the website may be viewed in advance of the meetings in person at Town Hall, 90 Elk Mountain Rd, Woodfin.

Justin Young made comment supporting the reduction of Single use plastics on behalf of RiverLink.

Citizens may address the Board concerning various topics after being recognized by the mayor and are limited to 3 (three) minutes speaking time.

D. Presentations & Reports (5:01)
1. **RiverLink report on grant issued in FY2023** – Justin Young, RiverLink

2. **Stormwater Administrator's program update** – Bob Dennis
3. **Town manager report** – Shannon Tuch
4. **Report on impacts of single-use plastics** – Hartwell Carson, Mountain True & Ken Brame, Sierra Club

E. New Business (1:23:33)

1. **Resolution #2023-013 to reduce single-use plastics** – Council members McAllister & Edgerton

Council Member Ervin made a motion to approve Resolution #2023-013 to reduce single-use plastics. Vice Mayor McAllister seconded the motion, which passed, 5-1, with Council Members Butler, Ervin, Edgerton, Thornton, and Vice Mayor McAllister voting for the Resolution, and Council Member Lunsford voting against the Resolution.

2. **Public Hearing and Consideration of Ordinance 2023-020** – A request to conditionally rezone 89.7 acres located at 99999 Goodman Road from Mountain Village (MV) to Mountain Village - Conditional Zone (MV-CZ). The property is identified in the Buncombe County tax record as PIN 9731-12-9772. The property owner is Charter Mountain Properties, LLC and the project contact is Teresa Carroll on behalf of the property owner – Ricky Hurley

Ricky Hurley gave an overview of the project. Clarifying Questions were asked and answered by Teresa Carroll, Landscape Architect/Project Manager Jason Gilliland, and General Contractor Brandon Quinn on behalf of Charter Mountain Properties.

Mayor VeHaun opened the Public Hearing at 7:16 pm.

There was no public comment.

Mayor VeHaun closed the Public Hearing at 7:17 pm.

Council Member Edgerton made a motion to approve Ordinance 2023-020 – A request to conditionally rezone 89.7 acres as shown on Exhibits A & B from Mountain Village to Mountain Village Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the additional condition that the developer agrees to deed restrict a minimum of ten percent of the total number of units to be permanently affordable to those households earning eighty percent or less of area medium income subject to mutually agreed upon deed restrictions, and find that the request is reasonable, is in the public interest, is consistent with the Town of Woodfin Comprehensive Plan, and meets the development needs of the community in that the request:

1. Encourages walking and promotes connectivity within the development through an internal network of trails with a linked system of open spaces.
2. Promotes economic development by providing compatible infill development of undeveloped properties within the Town that reduces infrastructure cost while allowing open space to be preserved.
3. Preserves Woodfin's environment and character by preservation of a significant portion of the parcel as open space.
4. Encourages low impact cluster development that preserves environmentally sensitive areas such as ridgetops, steep terrain, and areas adjacent to streams and creeks.
5. Increases the supply of affordable housing.

Council Member Ervin seconded the motion, which passed unanimously, 6-0.

Vice Mayor McAllister made a motion to go into closed session. Council Member Ervin seconded the motion, which passed unanimously, 6-0.

F. **Executive Session (2:20) – The Town Council may adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS §143-318.11.**

1. (a)(3): To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged; and (a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

G. **Adjournment**

Council Member Edgerton made a motion to adjourn the meeting. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

Mayor VeHaun adjourned the meeting at 7:59 pm.

M. Jerry VeHaun/Mayor

Attest: Gena Powers
Gena Powers/Town Clerk

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