Town Council

NOVEMBER 17, 2026

Consent Agenda

Public Comment

Presentations & Reports

Presentation of Gift of Appreciation to the Hunt-Potts Family

SHANNON TUCH, TOWN MANAGER

Woodfin Community Garden Update

KATIE COX & LILY DANCY-JONES

Woodfin Community Garden

at Geneva Maney Park

2026 updates



Garden site in July 2026

The Woodfin Community Garden (WCG) is a volunteer-led effort supported by the Town of Woodfin.

Thank you for your support!

Establishing the garden in 2025





In 2025, there were 30 volunteers (77% Woodfin residents) who participated. They contributed hundreds of hours of donated time to build the foundation of this community-focused resource.



With the support of the town, Bountiful Cities, and a Buncombe County Tipping Point Grant, the WCG was established in Spring 2025.

Grant funding and volunteer labor contributed to the construction of 15 garden beds, a storage shed, and compost area.

Establishing Landscape Planting December 2025

FBRA students helped plant native trees and shrubs and fruit and nut trees donated by Asheville Greenworks and WCG volunteers.

Warren Wilson students joined Bee City USA/USFWS to put in over 100 native pollinator plants on the slope.







We maintain a digital inventory of all perennial plants in the garden.

Progress photos last year to this year:

	2025	2026
Pollinator slope		
Rental bed area		

In 2026,
32 volunteers have attended weekly Saturday morning workdays.
78% are Woodfin residents and
97% are repeat volunteers.



The WCG has 22 regular volunteers, who have attended at least 4 workdays this year.







2026 Volunteer Survey

100% of respondents either Agreed or Strongly Agreed to these statements:

"Volunteering in the garden helped me feel more connected to my neighbors and local community."

"Spending time working in the garden had a positive impact on my mental health and stress levels."

"The combined shared knowledge of the volunteers is vast. I liked learning something new every time I was at the garden."

"I loved having a way to spend some time outdoors, and getting to know and be a part of a new community was wonderful."

"It was so enriching for me. It was also nice to leave my phone in my bag and disconnect and just spend a couple of hours in the dirt actually talking to people and conversing."

"I truly feel a sense of community being there... and I brag about it to everyone I talk to. Always a tour stop when I have out of town visitors. I love being involved when I can and I appreciate everyone's insight and commitment to making this a place our entire community can be proud of."



Volunteers with pumpkin harvest on 10/31/26

Rental Bed Gardening

Based on responses from an interest survey in 2025, this year the twelve 4' x 8' raised beds were made available to Woodfin residents as rental plots. Beds were raised one board height and topped off with fresh organic compost.

Rental gardeners contribute an annual rental fee (sliding scale $20-100) and are also expected to spend at least 10 hours volunteering in the garden during the growing season.



Garden site in May 2026

Rental Bed Gardeners
End of Season Survey Results for 2026

75% increased knowledge of vegetable, herb, and flower gardening

67% reduced household grocery expenses

77% increased the diversity of fresh foods in their diet






Donations

- Picnic tables (2)
- Little Library
- Stainless steel sink
- Solar Dehydrator
- Blueberry bushes (4)











Garden Projects

- Raised beds for communal planting were constructed by volunteers with donated lumber.
- Raised metal beds were assembled and added to grow cut flowers for the community.











Rain Garden









Rain Garden



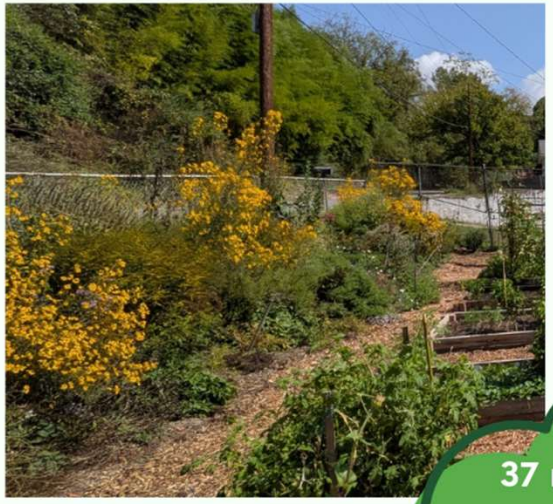






Pollinator Garden



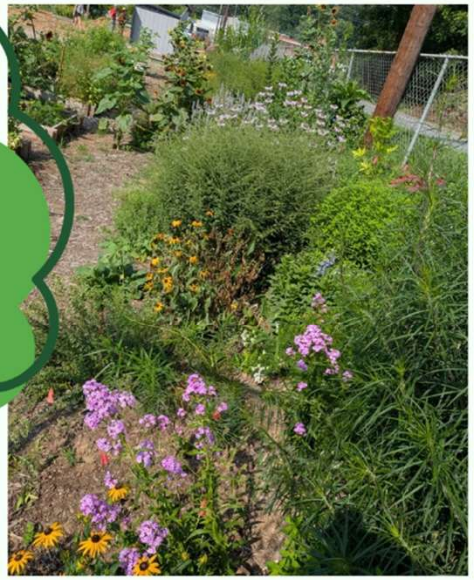






37 native pollinator plant species donated by Bee City USA, Asheville Botanical Garden, Flat Creek Plant Farm, and WCG Volunteers bloom throughout the growing season and provide year-round food and shelter for wildlife.







Open house

We hosted a second annual "open house" event on September 26th that had 26 attendees, including 14 first time visitors. Several added their names to the waitlist for rental beds in 2027.





Woodfin Community Garden 2026 in numbers

- **33 volunteer workdays** hosted at the garden
- **32 garden volunteers** (78% Woodfin residents)
- **22 raised planting beds** under cultivation in 2026
- **28 trees and shrubs** (either native for fruit/nut bearing)
- **>60 native plant species** growing in the garden
- **~$3,000 of donated supplies, plants, and other items**
- **~$1,500 budget** from rental bed fees (sliding scale) and monetary donations

Plans & ideas for 2027:

- Expanding garden steering committee
- Continue rental system for Woodfin residents
- Increase capacity and strategic planning for growing produce for donation (working with Bountiful Cities and YMCA Mobile Market)
- Improve rain garden/stormwater management features
- Host a Bountiful Cities Garden Network meet up
- Host educational workshop(s) led by the Urban Agriculture Extension Agent for Buncombe County
- Build a farm stand/kiosk
- Art in the garden
- Herb garden
- Sustainable design features





The information kiosk at the Lucy Herring FEAST garden is a source of inspiration

We are very grateful for the ongoing support from the Town of Woodfin and Woodfin Water Deparment!









Any Questions?






Town Manager Report & Strategic Plan Update

SHANNON TUCH, TOWN MANAGER

Town Manager Report

- One approved FEMA demolition in Woodfin to begin soon
- 1 of 2 TDA grant reimbursements for the Wave received
- 20% of PD evidence culled
- $2500 received for ‘Shop with a Cop’
- Social work intern to start in January
- Offer made & accepted for Stormwater/Flood Administrator

2026 Strategic Plan Update

6 Strategic Goals:

1. Provide excellent town services
2. Promote attainable and sustainable living
3. Invest in transportation and infrastructure
4. Build community through excellent police department service
5. Foster Woodfin's sense of place through quality government facilities
6. Build community connections

2026 Strategic Plan Update

6 Strategic Goals



21 Objectives



57 Action Steps

2026 Strategic Plan Update

VI. Build community connections 	**Support Woodfin Elementary as an anchor institution in Woodfin.**	1. Support school events (i.e. the WES 5K, first day of school, etc.) 2. Participate in monthly advisory meetings 3. Integrate SRO into WES operations.
	Develop Public-Private partnerships to leverage resources.	1. Meet w/ area partners to identify potential projects. 2. Develop and post an RFP for the UNC-A Warehouse. 3. Work with riverfront property owners on identifying resources for flood mitigation on private property.
	Expand community partnerships.	1. Continue to explore partnerships with area agencies and non-profits for projects w/ mutual benefits and bring research and recommendations back to council for consideration.
	Strengthen Woodfin's unique identity	1. Pursue application for unique zip code. 2. Develop a new/modern town seal. 3. Explore options for community signage. 4. Promote business community's adoption of "Woodfin" as municipal identity (instead of Asheville). 5. Explore interest in establishing an annual community event.

2026 Strategic Plan Update

Accomplishments – Excellent town services

1. Develop new & update key policies (traffic calming, personnel)
2. Develop a town communication strategy
3. Review expectations, roles & responsibilities – mayor, council, manager
4. Enhance council training

2026 Strategic Plan Update

Accomplishments – Attainable & sustainable living

1. Research best practices & use zoning tools to increase the supply of housing
2. Enhance town communications (social media, TextMyGov, bi-lingual)
3. Continue funding efforts to assist economically disadvantaged households
4. Participate in regional housing discussions
5. Enhance minimum housing & other code enforcement efforts

2026 Strategic Plan Update

Accomplishments – Transportation & infrastructure

1. Closed funding gap for RSP & Wave – completed the Wave!
2. Updated interlocal agreement w/ Bunc. Cty. on greenways
3. SLP restrooms funded and under construction
4. Woodfin to Weaverville greenway feasibility study completed
5. Pursue grant funding to address flash-flooding on WVL Rd.

2026 Strategic Plan Update

Accomplishments – Build community through excellent police service

1. Focus on career development, recruitment, retention, and training
2. Promote and participate in community events
3. Apply best practices for fair and equitable policing
4. Enhance department communications
5. Benchmark metrics with peers
6. Initiate NCLEA accreditation process; update departmental policies
7. Equip officers & replace vehicles

2026 Strategic Plan Update

Accomplishments – Foster Woodfin's sense of place

1. Discuss steps necessary for new town hall
2. Explore options to enhance tree canopy
3. Develop pollinator program for town-owned property

2026 Strategic Plan Update

Accomplishments – Build community connections

1. Support Woodfin Elementary School (5k, advisory committee, SRO)
2. Enhance existing and foster new community partnerships
3. Pursue unique zip code
4. Explore community signage
5. Develop new town seal

2026 Strategic Plan Update

Still to be completed:

1. Finish the Land Development Ordinance
2. Explore establishing a town endowment fund
3. Continue to research and explore options to support attainable housing
4. Enhance minimum housing & other code enforcement efforts
5. Complete SLP & RSP; support WGB greenways
6. Identify Bike-Ped Plan steps for implementation; look at other options for transportation improvements

2026 Strategic Plan Update

Still to be completed:

1. Explore options for a new Town Hall
2. Explore options for the Community Center; evaluate resiliency hub concept
3. Identify options for carbon reduction (Town Hall)

Unfinished Business

Consideration of Resolution #2026-11 Update to Personnel Policy

SHANNON TUCH, TOWN MANAGER

Personnel Policy Update

Numerous modernization & clarifying revisions

14 material changes

- 4 changes reflect common best practices
- 3 additions offer new benefits
- 2 changes based on benchmarking peers
- 3 additions for matters previously unaddressed
- 1 revisions reflects current operational practice
- 1 revision is a simplification

4 of the 14 changes do not affect current employees *

Personnel Policy Update

Council discussion:

1. Changing employee status from ‘covered’ to ‘at will’ *
2. Eliminating longevity *

Atypical for municipalities

Consistency w/ peer communities

Fiscal & legal liability

Personnel Policy Update

Longevity Step-down Options:

Years of Service	Current	# employees	Option A	Option B
Less than 1 year	$100.00	6	$100	$200
1 year but less than 2 years	1.00%	4	0.5%	$500
2 years but less than 5 years	3.00%	14	1.5%	$750
5 years but less than 10 years	4.00%	8	2%	$1000
10 years but less than 15 years	5.00%	2	2.5%	$1500
15 years but less than 25 years	6.00%	4	3%	$2500
25 years or more	7.00%	1	3.5%	$3000

Personnel Policy Update

Additional changes recommended by staff:

1. Make effective date January 1, 2027
2. Add an additional 30 days to town-paid health insurance for workers' compensation injuries

Personnel Policy Update

Staff Recommendation:

1) Keep the change to move new hires to an at-will status
2) Add step down Option ‘B’ for longevity payments for new hires
3) Approve the change in effective date to Jan. 1, 2027
4) Increase group health insurance coverage for work-related injuries from 12 weeks to 16 weeks.

Personnel Policy Update

Suggested Motion:

I move to adopt Resolution #2026-11 approving the proposed changes to the town's personnel policy with the following revisions:

1) Add step-down Option 'B' [or 'A'] for longevity payments

New Business

Approval of Ordinance #2026-14 Budget Amendment to fund Riverlink Proposal

COUNCIL MEMBERS KAHN & YOUNG

Woodfin Wave/WGB Marketing Activation

Town Council Discussion
November 17, 2026

What the Wave and Greenway Mean for Woodfin

Free for every resident

Parks, river access and the Wave cost nothing to use.

Healthier families

Places to walk, play and exercise minutes from home.

Opportunities for our kids

Paddling, river skills and outdoor programs close by.

A place to gather

Events and everyday moments that build town pride.

Local businesses and jobs

New customers and new businesses grow our tax base.

Residential growth

Parks, amenities and new businesses attract new families.

Activation Makes It Work for Residents

Benefits of an activation program

- Event and parking coordination and control:
  - Solicit events that make sense for Woodfin
  - Plan for the future we want for the Wave/WGH
- Permitted, manageable use, business community involvement
- Youth and beginner programs for local families
- Ready to activate the greenway in 2029–2030

Best initiated with outside expertise on board

Woodfin has no parks and recreation staff today. We can fill that gap for the moment without adding a permanent Town position, and gain time to learn what that staff should eventually look like.

Primary Recommendation

Committee/Staff-Led with Outside Partners

- **Reimagine and expand the current Wave/WGB Marketing working group**
  - Explore use of outside consultant on a strategic but limited basis
  - TOWO, TDA, WBA (consider RiverLink, FBRA representation)
  - Option: Add 1-2 Council members
  - Option: Add PACE member
- Considerations
  - Management responsibility for the Activation program

The marketing work group that produced the Wave Dedication is knowledgeable and able to act quickly. With some up-front input and ongoing involvement from a specialized consultant, we can define and organize to meet our goals while learning and being financially conservative.

The RiverLink Option:
A Small Investment, Woodfin in Charge

$24K

Town investment per year

$50K

Raised by RiverLink per year

2:1

Outside dollars per Town dollar

- Woodfin hires the consultant
- Annual report to Council with clear results
- Town Manager and Council have final say
- Renewed each year only if it delivers

Discussion

Approval of Ordinance #2026-13 Updating Chapter 6-Animals in the Town of Woodfin's Code of Ordinances

SHANNON TUCH, TOWN MANAGER

Text Amendment – Ch. 6 Animals

Animal control ordinances serve three primary purposes:

1) Protect human health, safety & welfare
2) Protect animal health, safety & welfare
3) Reflects a community's values

Text Amendment – Ch. 6 Animals

Ord. No. 2026-13 is a comprehensive update to Chapter 6 of the Town of Woodfin's Code of Ordinances.

This update seeks to:

1) Bring Woodfin's code into alignment with state law
2) Adds cats (& ferrets) to domestic animals requiring special care & treatment
3) Expands and updates standards for livestock, focused on animal welfare
4) Eliminates permitting requirements (one exception)
5) Clarifies penalties & enforcement

Text Amendment – Ch. 6 Animals

Enforcement responsibilities are shared.

1) Buncombe County Animal Control Office (handling of animals)
2) Woodfin Police (investigation & criminal enforcement)
3) Other Woodfin code enforcement staff (civil penalties)

* Civil penalties collected go to the county school board.

Text Amendment – Ch. 6 Animals

Staff Recommendation:

Staff recommend approving the ordinance as proposed.

Suggested Motion:

I move to approve Ord. No. 2026-13 updating Chapter 6 – Animals, in the Town of Woodfin Code of Ordinances.

Consideration Ordinance #2026-15 Budget Amendment to Fund Grant Request by French Broad River Partnership

SHANNON TUCH, TOWN MANAGER & JAY HAWTHORN, FBR PARTNERSHIP

Community Partner Grant Request

Submitted by: The French Broad River Partnership

Purpose: Study river use along the French Broad River

Amount requested: $20,000

Community Partner Grant Request

Meets the town's requirements by funding a nonprofit for the purpose of 'Neighborhood & Community Development'

Study seeks to 1) count type and number of recreation users on the FBR, and 2) survey users for information regarding their visit and experience.

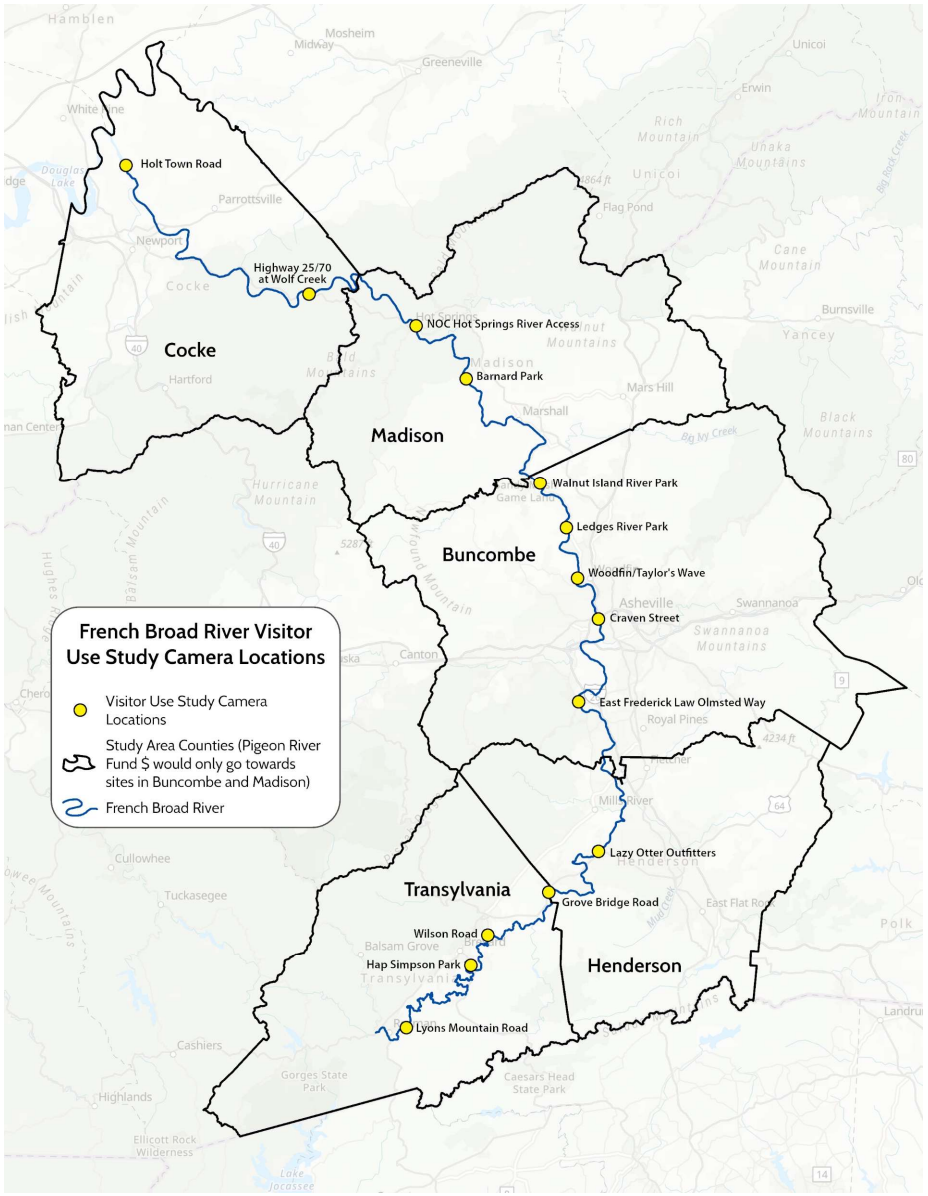


French Broad River Partnership

Jay Hawthorne

Business & Recreation Work Group

Planned Camera Locations



FRENCH BROAD RIVER VISITOR USE STUDY

What

- Number of people using the river.
- Preferences & barriers to use.
- Local economic impact.

How

- 13+ cameras along 146 river miles.
- May – September 2027.
- Mobile tracking & IMPLAN.

Finances

- <$90 K needed
- To date, $36k + $16 (?) - > $37,250 gap.

Adjournment