



Metropolitan Sewerage District

Regular Board Meeting

May 21, 2025, 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. Approval of Minutes of the April 16, 2025 Board Meeting	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. Report of Committees	
	a. Personnel Committee – April 22, 2025	Bryson
	b. CIP Committee – April 24, 2025	Watts
	c. Finance Committee – May 8, 2025	Wisler
	07. Report of General Manager	Hartye
	08. Consolidated Motion Agenda	Hartye
	a. Consideration of Bids – RBC Removal & Relocation	Hartye
	b. Consideration of Construction Administration Services Contract – Carrier Bridge Pump Station Replacement	Hartye
	c. Consideration of Developer Constructed Sewer Systems – Villas at Pinecroft; All American Pet Resort; Cottages at Weston Road; Hominy Creek Multi-Family; Mulberry Street; Reed Creek Mixed Use; The Ramble Block H Ph. 2	Hartye
	d. Consideration of Budget Amendment for Insurance Fund	Powell
	e. Consideration of Budget Amendment for Fleet Replacement	Powell
	f. Cash Commitment/Investment Report-Month ended March, 2025	Powell
	09. Consideration of Resolution Adopting Preliminary Budget for FY 2025-26 and Schedule of Sewer Rates and Fees	Powell
	10. Old Business	VeHaun
	11. New Business:	VeHaun
	12. Adjournment: (Next Meeting 06/11/25)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
April 16, 2025

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, April 16, 2025. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Moore, Pennington, Tarleton, Watts, and Wisler. Franklin, Lapsley, Manheimer, Pelly and Whitesides were absent.

Others present were William Clarke, General Counsel; Patty Beaver with CIBO; Tom Hartye, Hunter Carson, Scott Powell, Bart Farmer, Mike Stamey, Pam Thomas, Spencer Nay and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

Mr. VeHaun asked if there were any conflicts of interest with the agenda items. No conflicts were reported.

3. Approval of Minutes of the March 19, 2025 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the March 19, 2025 Board Meeting. Mr. Clarke pointed out that there was an error under 11.a Consideration of Bids – Carrier Bridge Pump Station (Pipeline River Crossings). The minutes as presented state that Staff recommends award of this contract in the amount of \$112,932,000.00. This number is incorrect and should be changed to \$12,932,000.00. Mr. Moore moved for approval of the minutes with this amendment. Mr. Tarleton seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed Patty Beaver with CIBO.

6. Informal Discussion and Public Comment: None.

7. Report of General Manager:

Mr. Hartye reported that attached is a thank you letter from New Belgium Brewing to the Pretreatment Section at MSD for helping them work through the problems brought on by the flood. Thanks to Chad Ledford, Shannon Bergeron, and the Pretreatment Section.

Mr. Hartye reported that Dana McClure of 19 Oregon Avenue called to express her appreciation for Heather Rhinehart, Kevin Devlin and the crew that installed her tap.

Mr. Hartye reported that Maggie Valley called MSD at 8:15 Sunday morning to ask for assistance as their main sewer serving downtown got severed by fallen trees from last weekend's rain and winds. The entirety of the sewage was flowing into Jonathan Creek. MSD sent our code red emergency crew and had a full 200 foot

by-pass in operation by approximately 1:30 pm. MSD is loaning pump around setup until they can complete a repair. They are looking into getting some equipment themselves. Attached are some photos. Thanks to Jason Rice, Cody Rhinehart and John Gosnell.

Mr. Hartye reported that the Personnel Committee will meet at 9 am on April 22nd. The CIP Committee will meet April 24th at 9am. The Finance Committee will meet May 8th at 2 pm. The next Regular Board Meeting will be held on May 21st at 2 pm. The April Right of Way Committee is cancelled. The next Right of Way Committee meeting will be held on May 28th at 9 am.

8. Consolidated Motion Agenda:

a. Consideration of Bids – Sand Hill Road @ Baker Place:

Mr. Hartye reported that the Sand Hill Road @ Baker Place project is located in West Asheville near the intersection of Sand Hill Road and Shelburne Road and is comprised of 1,582 LF of 8-inch ductile iron pipe. The existing 6-inch clay line had multiple structural defects and access issues due to being located under several houses. The project was advertised formally, and two sealed bids were received on January 30, 2025. Per statutes, the project was re-advertised and two sealed bids were received on February 6, 2025 as follows: Appalachian Sitework Inc. with a bid amount of \$912,228.21 and Terry Brothers Construction Company with a bid amount of \$725,322.00. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$725,322.00. Terry Brothers has extensive experience with District rehabilitation projects and continues to provide excellent workmanship. The FY 24-25 construction budget for this project is \$750,000.00. Staff recommends award of this contract to Terry Brothers Construction Company, subject to review and approval by District Counsel.

b. Consideration of Bids – Assembly Drive @ Kanawha Drive and Assembly Drive @ Texas Road Creek Crossings – Information Only:

Mr. Hartye reported that this project includes the replacement of two aerial creek crossings on Flat Creek in Montreat. Both crossings were destroyed during Hurricane Helene and have been temporarily repaired.

The project was advertised informally and three bids were received on January 27, 2025 as follows: HNH Construction with a bid amount of \$112,599.00; TP Howard's Plumbing Co., Inc. with a bid amount of \$109,296.00 and Keys Construction with a bid amount of \$101,160.00. The apparent low bidder is Keys Construction with a bid amount of \$101,160.00. Keys Construction has extensive experience with District projects and continues to provide excellent workmanship. No funds were budgeted in FY 24-25 for this project. However, sufficient funds are available in contingency. MSD has submitted this project for FEMA reimbursement in response to Hurricane Helene. Staff recommends award of this contract to Keys Construction.

c. Consideration of Bids – Porters Cove @ Swannanoa River Streambank Restoration – Information Only:

Mr. Hartye reported that this project includes streambank restoration on both sides of the Swannanoa River near the intersection of Tunnel Road and Porters Cove Road. Hurricane Helene heavily eroded the streambanks and left existing infrastructure exposed and vulnerable to future destruction. The project includes reestablishing the streambanks to pre-Helene limits for approximately 600 linear feet with fill dirt, riprap, and boulders. The project was advertised informally, and two bids were received on January 27, 2025. Both bids submitted were incomplete, so the project was readvertised informally. Two complete bids were received on February 5, 2025 as follows: Keys Construction with a bid amount of \$251,650.00 and HNH Construction with a bid amount of \$127,807.00. The apparent low bidder is HNH Construction with a bid amount of \$127,807.00. HNH Construction has extensive experience with the District projects and continues to provide satisfactory workmanship. No funds were budgeted in FY 24-25 for this project. However, sufficient funds are available in contingency. MSD has submitted this project for FEMA reimbursement in response to Hurricane Helene. Staff recommends award of this contract to HNH Construction.

d. Consideration of Sole Source Procurement of Equipment: Intermediate Clarifier Rehabilitation Ph. 2:

Mr. Hartye reported that this project is currently in Phase 1 and will be completed in the next month or two. The intermediate clarifiers were built in 1990. The troughs are in poor condition and are leaking due to significant corrosion, while the chains, flights and other underdeck equipment are in need of replacement due to wear during operation. The underdeck equipment for Phase 1 of this project was purchased from Brentwood Industries after extensive review by District Staff. MSD staff seeks to pre-purchase the same equipment for Phase 2 to standardize equipment in the Intermediate Clarifier across all four basins in accordance with the General Statutes. A proposal was received from Brentwood Industries in the amount of \$831,900.00 and is attached for review. MSD has a multi-year budget for equipment and it will not be expended this year. Staff recommends that the District sole-source procure the underdeck equipment manufactured by Polychem Solutions for the amount of \$831,900.00 and approve the attached Capital Project Ordinance. Staff recommends this sole-source due to the fact that standardization and compatibility with the existing equipment is integral to maintaining this unit.

e. Consideration of Developer Constructed Sewer Systems – Fairfax @ Maple; Givens Highland Farms Cottages; Prestige Subaru; Mills River Townhomes; Haywood Park Subdivision:

Mr. Hartye reported that the Fairfax @ Maple project is located along Fairfax Avenue and Maple Street in Buncombe County and included extending approximately 250 linear feet of 8-inch public gravity sewer to serve 5 Single-Family Residences and 1 triplex Multi-Family Residence.

Mr. Hartye reported that the Givens Highland Farms Cottages project is located along Valley Ridge Lane in Buncombe County and included extending approximately 1,355 linear feet of 8-inch public gravity sewer to serve 16 Single-Family Residences.

Mr. Hartye reported that the Prestige Subaru project is located along Bear Creek Road in Buncombe County and included extending approximately 635 linear feet of 8-inch public gravity sewer to serve 2 planned Commercial Buildings and future development of the adjacent Nowell Bear Creek property.

Mr. Hartye reported that Mills River Townhomes project is located along Jeffress Road in Henderson County and included relocating approximately 157 linear feet of 12-inch existing public sewer and extending approximately 3,110 linear feet of 8-inch public gravity sewer to serve 150 Single-Family Residences.

Mr. Hartye reported that the Haywood Park Subdivision project is located along Haywood Road in Henderson County and included extending approximately 2,340 linear feet of 8-inch public gravity sewer to serve 20 Single-Family Residences.

Staff recommends acceptance of the aforementioned developer constructed sewer systems. All MSD requirements have been met.

f. Cash Commitment Investment Report – Month ended February, 2025:

Mr. Powell reported that Page 56 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 57 presents the MSD Investment Manager's report as of the month of February. The weighted average maturity of the investment portfolio is 114 days. The yield to maturity is 4.32%. Page 58 presents the MSD analysis of cash receipts. Domestic User Fees are considered reasonable based on timing of cash receipts, as well as taking into consideration the impacts of Helene in comparison to historical trends. Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Facility and Tap fees are above budgeted expectations due to receiving revenue from various developers throughout the fiscal year. Page 59 presents MSD's Analysis of Expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on historical trends and timing of cash expenditures. Page 60 presents MSD's Variable Debt Service report. The 2008 Series Bonds are performing at budgeted expectations. As of the end of March, both issues have saved the District's rate payers over \$7.9 Million in debt service since April, 2008.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Ms. Wisler moved, Mr. Watts seconded the motion. Roll call vote was as follows: 9 ayes; 0 Nays.

9. Old Business: None.

10. New Business:

Mr. VeHaun reported that Ms. Wisler has been appointed Chair of the Finance Committee.

11. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:34 pm.

Jackie W. Bryson, Secretary/Treasurer

PERSONNEL COMMITTEE MEETING

April 22, 2025

9:00 a.m.

1. Call to Order

Jackie Bryson called the meeting to order at 9:02 am. Board members attending: Jackie Bryson, Chair, Doug Dearth, Sheila Franklin, Alan Tarleton and Jerry VeHaun. MSD staff members attending: Tom Hartye, Scott Powell, Pam Thomas and Meredith Troughton. Legal Council: Billy Clarke

2. Inquiry as to Conflict of Interest

Mrs. Bryson inquired, but there were none noted at this time.

3. Human Resource Activities

Mrs. Troughton gave a presentation to the committee members highlighting employee events held in 2024.

Events included the following:

- 2025 Employee Picnic
- Employee Christmas Lunch
- Celebration for Mother's Day
- Celebration for Father's Day
- Wellness Fair
- Touch a Truck Event
- Wellness Activities

Mrs. Troughton reported to the Committee on current Wellness initiatives and ideas for the upcoming year.

- Meals on Wheels
- Cooking demonstration
- Watermelon Wednesday

There were no questions after the presentation. Mrs. Bryson thanked Mrs. Troughton for her presentation and for all MSD does for its employees.

4. Consideration of Self-Insured Health Plan & Pay Adjustments

Mrs. Thomas presented staff statistics:

- Average years of age is 44.
- The average year of service is 11.
- Current Full-time employees- 152.
- The turnover rate is 5.9%.
- 10 -year turnover average – 4.8%.

Mrs. Thomas presented the project health care cost for MSD:

- Medical & drug cost inflation trend for the south region
 - 8% for medical
 - 13.3% for the drug
 - Proposed increase of 0% for contributors from MSD and employees
- In-house PA one day a week, free of charge to employees
- Advent Advantage meetings. A nurse comes on-site to provide educational information for chronic conditions. This has increased to 24 employees.
- Wellness Activities
- Required physicals and flu shots.
- Workout & weight rooms and healthy activities

Mrs. Thomas presented the insurance changes over the last 5 years:

- Changed our insurance Third Party and Pharmacy Benefit
- Partnered with Advent Hospital to offer higher discounts that save the district and employees significant costs.
- Working with the Pharmacy Benefit Manager (PBM) has reduced drug costs.
- Requiring that working spouses be covered as “primary” by their employers.
- Increased specialist and Urgent Care co-pays to \$40.
- Partnered with Go Health Urgent Care to offer discounts that saved the district and employees significant costs.
- Increase in our Advent Advantage Program

Mrs. Thomas referred to Attachment 1, which showed the projected health care cost for MSD. This includes medical, dental, and drug costs. Over the past 5 years. Cost drivers are medical and drug inflation.

Salary Information

Mrs. Thomas presented a slide that showed the past 12 years of the Consumer Price Index (CPI).

Mrs. Thomas also presented the Personnel Committee with a chart, referenced as attachment #2, that showed the projected increase in other municipalities, and the private sector. This information is based upon conversations with respective managers, which have not yet been approved.

In summary, staff is recommending that the Board:

Grant a 2.8% wage adjustment (COLA), 0% increase for the Self-Insured Medical Plan, and 5.8% increase in **State required** contributions for the NC Retirement Plan. (An increase is planned for the Retirement Plan every year until the desired level of funding is achieved.)

Mr. Hartye stated that the reason for the District’s 0% increase to the Self-Insured Health Plan is due in part to the reserve funds that the District has. He also stated that there may be a time in the upcoming year that the District would need to come back and adjust the fund by way of a budget amendment, but that for now the reserve should carry the District's proposed medical cost.

Mr. Tarleton asked for clarification on who the District's TPA is currently and who the reinsurance is through.

Mrs. Thomas replied that the TPA is now MedCost and that we had changed over to them January 1 of this past year. Mr. Powell stated that Sunlife handled the reinsurance and that we had been with them for the past 4 years.

Mrs. Franklin asked if there was any discussion on 3% or 3.5% pay increase instead of the 2.8%.

Mr. Hartye explained that the District typically follows the CPI, however, employees who are on the lower end of the pay grades are in positions that have a step plan progression for pay increases outside of the overall District COLA. Also, the premiums for the medical insurance are staying the same this year, and in years past, staff might have been given a higher COLA if they had also had a premium increase that same year.

Fiscal Impact:

The proposed salary and benefit adjustment costs are approximately \$233,000 higher than last year's budget request in this area.

5. Motion:

The Chairwoman called for a motion to approve the staff's recommendations.

A motion was made by Mr. Dearth to approve MSD staff's recommendations, and Mr. Tarleton seconded the motion. A voice vote was in favor of the motion.

6. Adjourn

With no further business, Mrs. Bryson adjourned at 9:26 AM. No future meeting has been scheduled.

CAPITAL IMPROVEMENT PROGRAM COMMITTEE

Minutes

April 24, 2025

9:00 a.m.

The Capital Improvement Program Committee of the Metropolitan Sewerage District met on Thursday, April 24, 2025 at 9:00 AM in the MSD Administration Building. Chairman Bob Watts presided with the following MSD CIP Committee members present: Matt Ashley, Chris Pelly, Nathan Pennington and Allan Tarleton; and the following Member Agencies representatives present: Harry Buckner with the Town of Biltmore Forest, Marcus Jones with Henderson County, Jennifer Jackson with the Town of Weaverville, and Shannon Tuch with the Town of Woodfin.

Others present were William Clarke, General Counsel; Jerry VeHaun, Chairman of MSD Board; Tom Hartye, Hunter Carson, Scott Powell, Pam Thomas, Bart Farmer, Schuyler Taylor, Darin Prosser, Tim Hensley, Mike Stamey, Brendan Davey, Jason Capizzi, and Pam Nolan, MSD.

1. Call to Order

Mr. Watts called the meeting to order at 9:00 a.m.

Mr. Hartye welcomed everyone. He explained that the CIP Committee was developed as part of Consolidation in the 1990's which was when the Member Agencies deeded over the smaller collection systems to MSD. At that time, we all got together to go over annexation projects and master plan lines that were identified by the municipalities that MSD took responsibility for. The CIP Committee meets annually to go over what we have done in the last year and what we are going to do next year and then the projects for the next 10 years and to review the upcoming Construction Budget. An important part of this meeting is coordination. MSD will show you where we will be over the next year to 10 years with all of the projects. Now is a good time to see what is going on in your area such as water, paving, etc. that we can work together on. The first item on the Agenda will be Highlights of the Current and Proposed Capital Improvement Program. The second will be the Review of the 10-year CIP and next years' Construction Budget and getting an endorsement from this Committee. Mr. Hartye then turned the meeting over to Hunter Carson.

2. Highlights of the Current and Proposed Capital Improvement Program

Mr. Carson began with an overview of the upcoming fiscal year's proposed budget of \$57,270,631 Million. A large amount of this, \$39,733,137, is dedicated to Treatment Plant, Pump Station, and General Capital Improvement projects. The majority of those funds are associated with 2 pump stations. Weaverville Pump Station, which is in construction now and the upcoming Carrier Bridge Pump Station. Approximately \$9.8 Million is dedicated to General Sewer Rehabilitation, \$3.8 Million is allocated for Private Sewer Rehabilitation, approximately \$100,000 for Developer Reimbursements; \$75,000 is allocated to Interceptor and Wet Weather Rehabilitation, approximately \$3.4 Million to Design, ROW and Construction Management Expenses which are associated with the Capital Improvement Program. Again, this year there is a flat Contingency of \$1 Million for any change orders or unknown projects. \$520 Million of this is associated with the treatment plant and pump stations. This number is driven by 3 projects, Carrier Bridge Pump Station, the Solids Handling Project, and the Biological Treatment Replacements. Total Estimated Expenditures over the 10-year CIP are estimated at \$771 Million. For years 2-10, inflation is factored in and this year there is a 3.32% per year inflationary

factor. This is based on a 10-year running average from the ENR Construction Cost Index. Mr. Carson stated that all of the information presented in this meeting is available on the MSD Website.

MSD now serves a little over 207,000 people via 60,000 customer accounts. The service district is about 264 square miles. MSD currently owns and maintains 1,164 miles of sewer lines, 35,006 manholes and 39 pump stations and continues to grow. System growth in the last 10 years is at approximately 1.4% annually in customer accounts and approximately 7 miles each year. This is due to developer extensions. MSD does not extend its own sewer, this is all developer driven.

MSD's pipe network consists of approximately 230 miles of small diameter (6") pipe; 845 miles of sewer mains and small interceptors, (8"-21"); and 88 miles of large interceptors (24"-66"). A lot of this infrastructure was built in the 1920's and 1930's. MSD is always replacing pipes and maintains a very aggressive CIP Program. MSD has a goal of rehabilitating 40,000 LF of pipe per year. About 15,000 LF of that is performed by System Services in-house crews. The other 25,000 LF is contracted out. From consolidation in 1990 until now, MSD has replaced or rehabilitated about 1.4 million LF of pipe. The last fiscal year, which ended June 30, 2024, and does not include the hurricane, MSD reached our lowest level of SSO's at 10.

MSD Staff are out in the field every day CCTV'ing and cleaning lines and responding to customer service requests. Staff then turns in various projects to the Engineering Division. Projects are then prioritized and scheduled according to their pipe ratings. Pipe rating includes the following aspects: SSO and overflow history, structural condition, customer service requests, monitoring schedule by MSD Staff and proximity to streams and waterways. These projects are then assigned a value from 0 to 100 with 100 having a greater consequence if they fail and a greater likelihood of failure. The higher pipe rated projects get constructed ahead of those with a lower pipe rating. There are over 100 collection system projects identified in the 10-year CIP. Mr. Carson presented a graph showing the 10-year CIP Projects prioritized by pipe rating.

A lot happens after a project is prioritized. Before construction, the Engineering Staff will go out and obtain a survey of the sewer corridor. Once that comes back, it goes into design. During that process Staff is evaluating any obstacles that might be out there. A lot of times, our pipes are old so perhaps structures have been built over them or other utilities have been placed near them or maybe there is a treasure tree placed over them. Those are examples of some of the things Staff looks for when designing the new route. We always quantify potential growth. If we are in a part of the collection system with an undeveloped parcel, we take into account the need to upsize the pipe to accommodate future growth. Staff also chooses the method of rehabilitation. There are options of trenchless rehabilitation such as pipelining or pipe bursting, or the traditional dig and replace. We also deal with a lot of permitting in-house. Some of the typical permits are NCDOT Encroachments, Army Corp of Engineers, Erosion and Sedimentation Control, and Railroad Occupancy. We also obtain easement plats. This whole process typically takes at least 2 years. After the Engineers are done, the whole package goes to the Right of Way Department for right-of-way acquisition. This is when the pipes are on private property. ROW Staff go out and meet with the property owner and go over our standard easement language and come up with any special provisions that the property owner would like to include

such as protection of a special tree or they may want a future tap, or they may have a driveway we are going to be cutting through, and they want written assurance that we are going to rehabilitate that driveway. MSD does compensate for our right of way, which ends up being approximately 5-7% of the total construction cost. MSD does a lot of acquisition work in-house, about 50-60 easements per year. For a typical project it takes anywhere from 6 months to a year.

Mr. Carson presented maps and before and after pictures of In-house Rehabilitation Projects completed this fiscal year and explained some of the difficulties. The Norwood Avenue Sewer Rehabilitation project is located in North Asheville and consisted of replacing approximately 1,000 LF of new 8" DIP. This project was completed by in-house crews in the Summer of 2024. The new main line was run adjacent to the existing line and the crew then came back and cut in the service laterals, which run from your house into the main line. The crew then put in a stone base which is compacted, and an asphalt binder is added. Another project is Knauth Road Sewer Rehabilitation Phase I which is located in East Asheville adjacent to Bell Elementary School. This project consisted of 547 LF of 8-inch DIP and was coordinated closely with Bell Elementary as their parking lot was the access point. MSD received a nice thank you letter from the school's Principal, Mr. Fusco, who stated that he recognizes the quality of the work, attention to detail, and the planning that went into mitigating the impact on school operations. Kudos to Mike Stamey and the in-house construction crews. Apparently, the crews enjoyed a frequent visit from the neighborhood bear (school mascot!). The last in-house project to highlight is 10 Balsam Road Sewer Rehabilitation located in Ridgecrest. This was a 650 LF project that was completed in March, 2025. This began this past winter since Ridgecrest is a busy place in spring and summer. He presented pictures of trench and driveway restoration and final restoration. MSD In-house rehabilitation has 37 projects completed to date along with quite a few flood repair jobs. MSD's in-house planned activities for this coming fiscal year include rehabilitating approximately 15,000 LF of mainline sewer. 25 project sites are planned at various locations across the District. Mr. Carson noted a picture of an in-house flood repair job located at Merrimon Avenue across the bridge from Lake Louise in Weaverville. There was an aerial pipe segment that got washed away at Reems Creek. Within a very short amount of time an 80-foot stick of steel pipe was put in place. One track hoe was under the bridge and another on the bank. Mr. Carson gave more kudos to MSD's talented In-house Construction crews.

Mr. Carson then presented maps and before and after construction pictures of rehabilitation projects contracted out over this past fiscal year. The Elk Mountain Place project is located in Woodfin adjacent to Elk Mountain Road and consists of about 4,137 LF of 6-inch with major structural defects and a history of SSO's. This was just recently completed by Terry Brother Construction at a cost of \$1.1 Million. The Sand Hill Road at Baker Place project is located in West Asheville near Trinity Baptist Church and consisted of about 1,500 LF. Terry Brothers Construction is working on this project as well.

The Weaverville Pump Station project started last year and is being upgraded from 2.8 mgd to 5 mgd in this phase of construction. It will also be expandable to 6 mgd. This is all based on a 50-year flow projection. In addition to the pump station, we will also be installing a new force main. This is a pressurized line that comes out of the pump station and about 18,000 LF of existing 12-inch force main will be replaced with 24-inch. Haren Construction is the contractor at a cost of \$24.4 Million. Completion is anticipated in June of 2026. Mr. Carson presented

various pictures of the project including drilling and blasting, excavation and shoring and difficulties during Hurricane Helene during which the contractor lost an excavator. Mr. Pelly asked if the cranes were operated remotely or if the operator was in the crane. Mr. Carson stated that the excavators are actually lowered into the hole with a larger crane. The contractor couldn't mobilize that crane fast enough to actually pick the excavator up out of the hole. By the time they got into the hole, it was already beginning to be overtopped. Mr. Pennington asked how high the water got. Mr. Carson stated that it filled the excavation hole up. Mr. Ashley asked what do you use for backfill around the well. Mr. Carson stated that they are backfilling with material they have excavated. Given the fact that a lot of the excavation was rock they may have to bring in some backfill materials. The other half of the project is the force main replacement. This consists of replacing about 18,000 LF of 24-inch HDPE. A lot of the new line will be parallel to the existing. There are portions that are in the same trench. This will require by passing the flow. About 5,000 LF along the French Broad River has been completed in the last couple of months.

The CIP was diverted with some storm projects that were required due to Hurricane Helene. Our in-house engineers and construction crews remained extremely busy through the storm and are still working on some of these projects. The North Fork River Crossings are in Black Mountain adjacent to North Fork Road. There were 2 aerial sewer crossings blown out during the storm. MSD's main mission was to keep the sewer in the pipe. He presented pictures of some temporary repairs. Crews are now coming back and making permanent repairs. The Blue Ridge Road Bank Stabilization project is along the Swannanoa River and was severely eroded. Before the storm it was about 40 feet wide and after the storm it was over 90-feet wide. This erosion left the 30-inch Swannanoa Interceptor, which is basically all of the wastewater from Montreat, Black Mountain and Ridgecrest, vulnerable to future damage. MSD worked with the Corp of Engineers and repaired with a combination of dirt, fill and riprap. Another project is the Swannanoa River Road @ Azalea project. In this area the entire road slid into the river. MSD has a 12-inch pipe that runs along that area and the City of Asheville has an 8-inch water line that runs through the same corridor. MSD partnered with the City of Asheville early on and TP Howard, who was the Contractor, replaced both water and sewer. This consisted of approximately 1,000 LF of sewer line and they installed it in about 5 days. Within about 3 ½ weeks, Tenoca and NCDOT created a new roadbed that was drivable.

Mr. Carson then presented maps and pictures of contracted projects to be completed in FY25-26 and beyond. The first is Assessment and Cleaning of interceptor lines. This will be a phased project, most likely over 2 years and is a result of the hurricane. We have a lot of infrastructure on the river and saw quite a few examples of manholes completely blown apart and full of river rock. Our collection system has debris in it from the storm. We have identified over 143,000 LF of pipe that needs to be assessed. This will be done with the use of sonar. The contractor will use sonar to identify how much debris is in the line and we will clean it as necessary. Other FY 25-26 projects include Avon Avenue at Haywood Road, Jones Town Road at Riverside Drive, Kimberly Avenue at Sedley Avenue, Montford Avenue at Montford Park, Sweeten Creek at Buck Shoals, West City View at Riverside Drive, Old County Home Road, ITT Pump Station, and Carrier Bridge Pump Station.

The Carrier Bridge Pump Station is MSD's largest pump station at 22 mgd. This station's capacity will be increased to 40 mgd, which is based on a 50-year flow projection. Essentially,

half of the flow in our collection system is conveyed through Carrier Bridge. The new site purchased from Duke Energy, adjacent to the current pump station, has been cleared. Since this project is located close to City parks, greenways and the French Broad River Park, the pump station will be totally enclosed and will have a carbon odor control system. There will be a huge excavation here, 70 feet deep at bottom level and 100' x 40' at grade building level. There will also be large diameter (60-inch) inlet piping coming into the station and new 36-inch force mains leaving the station. There will be 2 river crossings associated with this project and some rehabilitation to the existing 54-inch pipe that is situated on the east side of the river. The construction estimate is \$105 Million. This is being split into two projects. The river crossings are one project which has been bid and awarded to Cleary Construction who hope to start in July or August. The second part of the project is the Pump Station and the piping associated with it. MSD will advertise that portion next week. Both of the crossings will be done with use of a coffer dam. Mr. Carson explained that process. Mr. Ashley asked how long it takes to build a coffer dam. Mr. Carson stated that the initial installation of the one on Riverside Drive was done in about 3 weeks. MSD Staff are looking at various options for the one on this project that might reduce that time frame. There was some discussion regarding materials and equipment used on the Riverside Drive coffer dam.

Mr. Carson then reported on projects ongoing or completed this past year at the Water Reclamation Facility. The plant is permitted for 40 mgd and last fiscal year we treated about 20.1 mgd. Our wastewater biological treatment system is considered "attached growth." Microorganisms grow in the surface of Rotating Biological Contactors (RBC's). The RBCs provide over 400 acres of surface area for these microorganisms to grow on. MSD has a Fluidized Bed Incinerator for solids stabilization and disposal. MSD's is one of four incinerators in the State of North Carolina.

Solids Handling Preliminary Engineering Report (PER) is another project underway at the treatment plant. Solids Handling processes are unit processes that enable reduction of the volume of solids generated during wastewater treatment and also enable stabilizing and disposal of them. The processes at MSD's treatment plant are specifically sludge thickening, dewatering (belt filter press) and disposal (incinerator). Hazen & Sawyer is helping with this PER to look at the existing infrastructure. These solids handling processes at the plant are old and nearing the end of their service life and they don't have the capacity to support future growth. There is \$171 Million budgeted for Solids Handling Improvements in the 10-year plan. Mr. Carson presented pictures and explained the Gravity Thickeners, Belt Filter Presses and Fluidizing Bed Incinerators. There are 2 Gravity Thickeners which are about 40 years old. Into those basins you will have waste sludge that is pumped from the clarifiers and the sludge will thicken. It is then pumped to the Belt Filter Presses which are devices that help dewater the sludge prior to being burned in the incinerator. The Fluidizing Bed Incinerator is about 35 years old and has undergone multiple rebuilds and upgrades. Refractory bricks protect the steel shell from overheating. The existing bricks are over 20 years old and have eroded over time. There is another internal rebuild planned for the Incinerator this coming winter. As part of the PER, we are looking at alternatives for solids disposal and possible future primary disposal. One of the options being evaluated in addition to incineration is a thermal dryer. This is a large drum at approximately 10-feet in diameter by 30-feet long. The drum constantly rotates so as you are feeding biosolids into it they are getting churned over and all the while you are putting very hot air (800°-1000°C) through the unit which is drying it to 92%-95% solids. This creates uniform pellets, about 2-4 mm, which can be used either as fertilizer or that can be taken to the landfill.

Mr. Pennington noted that there was a product like this that you could buy at Lowes. Mr. Carson stated yes that the Milwaukee Metropolitan Sewerage District has been successful in marketing their product, Milorganite. It is a dry biosolids that is sold at Lowe's and Home Depot.

The Biological Treatment Replacement project is the final project to report on. This project is being driven by a new NPDES regulatory requirement for ammonia removal. We do not have an ammonia removal compliance but that will be implemented in 2037. Also, the RBCs are 35 years old and are nearing the end of their service life. They are not designed to remove ammonia to the extent that we will have to comply with. The total budget for this project is \$247 Million. This is currently in a preliminary engineering report phase with Hazen & Sawyer who are looking at estimated flows for the future and BOD and suspended solids flow projections coming into the plant. They are also doing a condition assessment of what infrastructure is now at the plant and what can be reused for this project in 2030-2037. They are also looking at alternative technologies to replace the RBC's that will enable us to get to the 8.5 mg/L of ammonia level that we will have to meet in 2037. Hazen & Sawyer will also help with preliminary permitting, constructability, and maintenance of plant operations (MOPO). There is an extremely tight footprint at the plant, and we have to remain in compliance and continue to keep the wastewater flowing during the entire project. Currently there is pilot testing going on for one of the short-listed technologies that we have discussed. There is a unit parked at the treatment plant and is one of three technologies short-listed. This pilot testing is being run for a year to make sure the technology is going to work before we invest nearly \$250 Million. As part of the PER process, Mr. Carson reported that he, the Plant Director, and some plant staff recently visited four different plants, three in Georgia and one in Alabama, to better educate themselves on what they like, don't like, what can fit on the plant site and what can't. Mr. Carson presented a schedule outlining the procedures for this project from FY24-FY37.

Mr. Carson then reviewed the financial aspects of the Capital Improvement Program. MSD operates a balanced budget, all revenue that comes in goes out as expenditures. The current FY24-25 total estimated budgeted revenue is \$69.2 Million and estimated expenditures are also at \$69.2 Million. This includes operations and capital improvements. Most of the revenue comes from user fees, both domestic and industrial. The majority of expenditures are associated with projects.

This full budget document, with detailed information for each project, is posted on the main page of the District's website at www.msdbc.org.

Mr. Watts encouraged all of the municipalities to look at the projects and see if there is anything we can do to coordinate in the years to come. There were no further comments or questions.

3. Capital Improvement Program Priorities & Review of the Ten-Year CIP Document

Mr. Carson presented the Capital Improvement Program Priorities and a review of the Ten-Year CIP. There are 121 projects in the 10-year CIP in the six different areas. Staff is proposing \$75,000 for Interceptor and Wet Weather projects; \$9,837,617 for General Sewer Rehabilitation projects; \$3,109,650 for Private Sewer Rehabilitation projects; \$39,733,137 for Treatment Plant, Pump Station, and General Capital Improvement projects; \$3,415,227 for Design, Right of Way and Construction Management Expenses; \$100,000 for Developer Reimbursements.

The subtotal for the proposed budget for FY25-26 is \$56,270,361. A flat contingency of \$1,000,000 is proposed. This brings the total proposed CIP Budget for FY25-26 to \$57,270,631 and is the amount for which staff is seeking this Committee's endorsement, in addition to endorsement of the proposed 10-Year CIP.

Mr. Pelly moved to approve Staff's recommendation of Endorsement of the CIP Budget for FY 25-26 in the total amount of \$57,270,631 and the 10-Year CIP. Mr. Ashley seconded. Voice vote was unanimous.

There was no further business or discussion. The meeting was adjourned at 10:05 a.m.

Finance Committee Minutes

May 8, 2025

Call to Order

The Finance Committee of the Metropolitan Sewerage District met in the Boardroom of the Administration Building on Monday, May 8, 2025. Chairperson Gwen Wisler presided and called the meeting to order at 2:00 pm with the following members present; Al Whitesides, Nathan Pennington, Jackie Bryson, and Esther Manheimer.

Others present were Jerry Vehaun, Board Chair; Thomas Hartye, General Manager; Billy Clarke, Board Legal Counsel; Scott Powell, Director of Finance; and other MSD staff.

1. Third Quarter Budget to Actual Review

Scott Powell started with a PowerPoint presentation of the Third Quarter Budget to Actual. Domestic revenue is below budget expectations. This is due to timing delays in cash receipts as well as the impact of Tropical Storm Helene. Industrial revenue is above budgeted expectations. Facility Fees are higher due to receiving unanticipated revenue from various developers. Interest and Miscellaneous income are above expectations due to higher short-term interest rates above what was anticipated. Operation and Maintenance expenditures are at budgeted expectations and Capital Projects expenditures are below budgeted expectations due to the delays caused by Tropical Storm Helene. Bond and principal interest are at 97%, which reflect principal and semi-annual interest payments. Year-end projections are in line with or better than budget expectations for industrial revenue and facility fees. Staff believes domestic revenue will be five to ten percent below budget expectations. This is a direct result of Tropical Storm Helene. Operation and Maintenance expenditures will be in line with budget. CIP expenditures will be lower than budget due to the delays caused by Tropical Storm Helene.

2. Tropical Storm Helene

The impacts of Tropical Storm Helene are approximately \$4 million in damages and projected revenue losses between \$2.15 and \$4.3 million in the current fiscal year. Mr. Powell stated to date the District has received approximately \$271,000 from flood insurance. Additionally, FEMA has obligated approximately \$550,000 to date for damages incurred in FY2025. For FY2026, there are two CIP projects: MSD Fleet/Warehouse Resurfacing for approximately \$1.5 million and Interceptor Line Assessment and Cleaning for \$5.2 million. It is expected that 100% of all costs associated with Tropical Storm Helene will be reimbursed by a combination of FEMA and insurance (Flood and General Liability).

Ms. Wisler asks how future commitments will be reported in the current year as it appears to be a receivable. Mr. Powell noted that a receivable can only be reported if the funds have been obligated by FEMA. The District has both current and future commitments being processed by FEMA. When these commitments are obligated a receivable\revenue will be recognized.

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Ms. Manheimer asked about a loan programs for storm damage recovery that might allow the District to borrow up to \$5 million in funds that could ultimately be forgiven. Mr. Powell agrees that MSD would likely qualify for this programs; however, while recovery here at the District is not having any impact on cash flow this is also a loan which has interest implications, and any potential forgiveness of the loan is not guaranteed. Additionally, Ms. Manheimer informed the committee and staff of a potential program to recover lost revenues. This program is slated to be introduced at the state level. Mr. Powell stated that if there are these types of opportunities from the state or federal government, they will be investigated. As of yet, there are no such programs/grants available to the District.

3. FY2026 Proposed Budget

Mr. Powell continued with highlights of the FY2026 Proposed Budget. The Operations and Maintenance budget is \$22.5 million, CIP \$57.3 million, Capital Equipment Replacement \$.7 million, and Debt Service \$8.7 million for a total of approximately \$89.2 million.

Operations & Maintenance budget includes a 1.29% increase in salaries and benefits with a total budget impact of \$232,480. This includes a 2.8% COLA salary increase for all employees, self-insurance funding, GASB 45 / 75 OPEB funding, unemployment compensation funding, and a state mandated increase in North Carolina Retirement funding of 5.5%. Materials, Supplies, and Services include a 6.3% increase of \$578,399. The increase is to address regulatory and operational needs. Ms. Wisler inquired about the nature of tariffs and does the FY2026 budget reflect potential impact. Mr. Powell stated that the current economic climate has not impacted the District as of yet. Any potential price increases or supply chain issues due to tariffs have not materialized at this point and the District created the budget based on as many factors that can be reasonably estimated. These potential impacts cannot be reasonably estimated at this point in time. Mr. Powell continued there may come a point in the fiscal year where the Board may need to approve funds from appropriations if necessary to address impacts of any tariffs. Mr. Hartye notes that the District has not seen any pricing changes but has seen slight delays in deliveries. These have not impacted construction projects as of yet. There has been a delay in receiving a specialty part to get the Hydro up and running, but the parts are on the way.

Mr. Powell next discussed information on Personnel Growth and Trends in Health Care Cost. Personnel Growth has trended downward since 2001 with current staffing holding steady at 152 employees. Mr. Powell continued with current health care cost trends and stated that due to the current renewal he is requesting that funding should stay at FY2025 levels. There were three large claims this year but we don't expect any lingering impact from these claims.

The FY2026 proposed Capital Improvement Program budget is \$57.3 million. Major Capital

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Improvement projects for FY2026 are \$12.4 million on Weaverville Pump Station, \$14.7 million on Carrier Bridge Pump Station, \$3.0 million on Old County Home Road, \$2.8 million on Intermediate Clarifier Effluent Trough Rehab, \$1.2 million on Incinerator Rehabilitation, and \$2.6 million on Interceptor Line Assessment and Cleaning.

Capital Equipment Replacement includes Operations & Maintenance at \$150,775; Fleet Replacement requests at \$118,846; Pump Station Replacement at \$120,500, and Water Reclamation Facility \$289,000.

The District's debt composition as of June 30, 2025 will be \$70.5 million in total, with 77% (\$54.6 million) in traditional fixed income, and 23% (\$16.0 million) in synthetic fixed debt. FY2026 debt service is \$8.7 million, which consists of \$6.05 million in principal and \$2.63 million for interest.

Proposed Expenditures for FY2026 are expected to be \$89.2 million. Approximately two-thirds of expenditures are related to the CIP Program - Construction Projects at \$57.3 million (64.2%) and Debt Service at \$8.7 million (9.7%). Roughly a third of the budget pertains to Operations at \$22.6 million (25.3%) and Capital Equipment at \$.7 million (.8%).

Mr. Powell continued his presentation discussing Revenue Highlights. We anticipate a 0.75% growth in residential users, 0.75% growth in domestic consumption, facility and tap fees are projected at \$3.3 million (5.1%), \$3 million in facility fees, \$300,000 in tap fees, and a 3.0% rate of return on investments. To maintain a balanced budget, proposed revenues of \$89.2 million are made up of \$41.6 million (47.3%) in domestic user fees, \$3.7 million (4.3%) in industrial user fees, \$36.3 million (41.3%) other sources and uses, and \$2.9 million (3.3%) in interest and miscellaneous.

4. Business Plan

The Business Plan is a long-term (ten-year) plan for projected sewer rates and revenues, operating expenses, CIP needs, and debt coverage ratio. Staff uses the District's master plan objectives, regulatory requirements, liquidity and debt service requirements, the CPI, and other indexes to decide on the level incremental sewer rate increases and equalize the rates over the 10-year period. Budget assumptions used include 0.75% growth in residential users, 0.75% increase in domestic consumption, facility and tap fees budgeted at \$3.3 million, and a 4.0% rate of return on investments in the current year.

For reference, Mr. Powell noted funding of the CIP for the last 10 years has been 86% Pay as You Go and 14% Debt Issuance.

In the next ten years, the District will be investing \$771.2 million into its infrastructure at a ratio of 40% Pay as You Go and 60% Debt Issuance. Over the 20-year period, this aligns with our goal to

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maintain a 50/50 mixture of Pay as You Go to Debt Issuance. Due to the nature of upcoming regulatory requirements as well as the end of the useful life of the Wastewater Treatment Plant (WWTP), heavy investment in the WWTP will be required through issuing debt and/or raising rates. To modulate rate increases, issuing debt enables generational sharing of the system costs allowing the rate increases to be gradual vs. sudden. The current 10-year CIP is \$771.2 million. Most of this increase is due to investment required at the WWTP.

Cost reduction measures and value engineering have resulted in Incinerator Rehabilitation Projects to move out \$171 million replacement, river crossing via open cut to shallow up Carrier Bridge replacement, regulatory negotiations and a phased approach to Treatment Plant Improvements to move out \$250 million RBC Upgrade. Total Operations and Maintenance expenditures have averaged 4.6% annually over the last 10 years, of which 60% is salary driven. Materials, supplies, and service expenditures have averaged 3.0% annually over the last 10 years.

The District expects steady slow growth in user charges. System development fees are projected conservatively due to changing economic cycles as it has a direct impact on development. In the Business Plan, the District recommends a 5% rate increase for FY2026, and 7% increases for the next 9 years. This is directly related to the growth of the CIP Program. Mr. Hartye adds that this growth of the CIP Program is partially due to increased costs from Contractors, but also due to the nature of the projects. There are several high-cost major projects coming into the 10 year window. This has a direct impact on rates. Mr. Hartye state the District plans to have a study regarding rates and development fees that may provide more options. Ms. Wisler questions if this study could happen by this time next year and wonders why not go up to 7% in FY2026. Mr. Hartye expects the study to start in Summer 2026 and suggests that 5% is more reasonable due to the current sociopolitical climate locally, due to the strain on the community brought on by Tropical Storm Helene. The philosophy would be different if the funding were needed from an operational standpoint, rather than for CIP. Mr. Clarke added that while the District will be using reserve fund for FY2026, reserves are quite healthy.

Mr. Powell added that there is some uncertainty regarding the rebounding from the revenue impacts of Tropical Storm Helene. Tourism impacts are unknown at this point. For FY2026 budget, the District is taking a conservative approach to projecting domestic revenue.

Additionally, the District's business plan projects four debt issuances over the course of the next 10 years with Debt coverage ratios exceeding our 1.5% target rate. Additionally, interest rates on the future debt issuances are conservatively projected at 4.5% to 5%.

5. Rate Information

Mr. Powell continued stating the District uses NACWA as an information source because they give average monthly bills, including both flow and maintenance costs. Based on data for EPA Region IV – Southeast, the District's average monthly residential bill compares favorably. Additionally, the District's

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average monthly bill compares favorably to other North Carolina AA and AAA sewer providers.

Staff recommend no increase in our Sewer System Development Fee. Staff also recommends a 5% increase in the Domestic Flow Rate and Base Meter Charge; this would be a \$1.87 increase in average single-family monthly bill (\$22.44/year) bringing the average bill from \$37.59 to \$39.76.

The District's proposed rate increase is to provide funding for the CIP Program, maintain favorable debt service ratio to minimize future interest expense, and to keep rate increases small and uniform per industry standards and previous District Board directions.

In closing, Mr. Powell gave special thanks to Division Heads and respective staff, his finance team, and Jody Germaine, Budget Analyst.

Following Mr. Powell's presentation, the floor was opened to questions or comments.

Mr. Pennigton pointed out that in regard to MSDs rates and comparison to other providers in the region, it is notable that rates are reasonable especially considering that the area is so tricky for providing public sewer. Mr. Hartye adds a note that not only are rates reasonable, but so are development fees despite the cost of living in the Asheville/Buncombe County area being so high. Part of a future study will consider the cost to develop vs. the cost of living and maintenance.

Ms. Wisler inquired as to what debt coverage would be ideal to keep the Districts favorable credit rating. Mr. Powell stated that around 2.0 coverage would ensure the District keeps its AAA, Aaa, AA+ ratings. Mr. Hartye added that our Business Plan shows debt coverage in two ways, debt coverage with user fee only and debt coverage with total revenue. He stated this gives a clear picture of the District's revenue resiliency to meet our bond ordinance 1.2 debt coverage requirements.

[Recommendation for Proposed FY2026 Budget and Schedule of Rates & Fees for FY2026](#)

With no further questions, Mr. Powell directed the Committee's attention to the two action items on the agenda, The Proposed Budget/ Budget Resolution for FY2026 and the Proposed Schedule of Rates and Fees for FY2026. Mr. Whitesides moved to recommend to the full board the proposed FY2026 Budget/Budget Resolution. Esther Manheimer seconded. With no further discussion, the motion was carried unanimously. Mr. Pennington moved to recommend to the full board the proposed FY2026 Schedule Rates and Fees. Mr. Whitesides seconded. With no further discussion, the motion was carried unanimously.

[Adjournment](#)

With no further discussion, Chairperson Wisler called for adjournment at 2:52 pm.



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: May 15, 2025
SUBJECT: Report from the General Manager

- FY 2026 Preliminary Budget

The proposed FY 2026 Preliminary Budget of \$89.17 Million will be presented which includes \$57.27 Million in Construction along with a \$22.5 Million Operating Budget and \$8.7 Million in Debt payments. The proposed Sewer Rate increase is 5.0% as required by our business plan to fund the \$771 Million ten-year Capital Improvement Plan (CIP).

- Kudos

- Emily Troisi emailed “I just wanted to send along a thank you to Mr. Mike Rice who has helped me twice now when the sewer clean out overflowed after hours (he’s on duty tonight). He has been so helpful both times and took a moment to explain to me what happened and why when I went outside. As a new home owner in the county I really appreciate it!! Please pass along this note of appreciation to his managers/higher ups and thank him for his public service.”
- Mrs. Carol Talbot called in to say that “Dakota and crew working on Elkdale Dr. project have been wonderful and have done a great job to keep down the noise, dust control, and traffic control.”
- MSD’s annual comprehensive financial report for FY2024 has met the requirements to be awarded the certificate of achievement for excellence by the GFOA. Much thanks to Scott Powell and Jody Germaine.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be held on June 11th at 2 pm. The May Right of Way Committee meeting is cancelled. The next Right of Way Committee meeting will be held on June 25th at 9am.

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: May 21, 2025

SUBMITTED BY: Tom Hartye, P.E. – General Manager

PREPARED BY: Hunter Carson, P.E. – Director of Engineering
Tim Hensley, P.E. – Project Engineer

SUBJECT: Consideration of Bids: RBC Removal and Relocation, Phase I
MSD Project No. 2023029

BACKGROUND: This project is located at the District's French Broad River Water Reclamation Facility (WRF) and includes the relocation of nine (9) rotating biological contactors (RBC) from RBC Basin 3 to the upstream RBC Basin 1. The project also includes the removal and disposal of one (1) non-functional RBC unit.

RBCs are large, cylinder-shaped treatment units made up of multiple plastic discs mounted on a horizontal steel shaft. The RBC units rotate through the wastewater where microorganisms colonize the plastic discs and form a thick, heavy biofilm which biologically treats the waste. The RBCs were originally placed into service in the late 1980s.

In 2023, all non-functional and/or broken RBC units in Basin 1 were removed due to their negative impacts on treatment operations. Since then, another RBC has broken in Basin 1 and will be removed. The empty "slots" in Basin 1 will be filled with units relocated from Basin 3. Due to higher organic loading into Basin 1, the RBCs foster a healthier population of microorganisms than the units in Basin 3. By relocating the RBCs and maximizing treatment capacity in Basin 1, the project will result in better overall wastewater treatment.

The project was advertised and one bid was received on April 22, 2025. The project was readvertised (per NCGS formal bidding requirements) and one bid was again received on April 29, 2025 at 2:00pm in the following amount:

<u>Contractor</u>	<u>Bid</u>
1) D.H. Griffin Wrecking Co., Inc.	\$841,000.00

The apparent low bidder is D.H. Griffin Contracting with a bid amount of \$841,000.00. D.H. Griffin performed the RBC removal and disposal project in late 2023 and is experienced in rigging and lifting the RBCs, and is knowledgeable of their mechanics and operations. D.H. Griffin has also completed other demolition services at the District's WRF in the past. Staff have been pleased with their prior work.

FISCAL IMPACT: The FY 24-25 construction budget for this project is \$1,350,300.00.

STAFF RECOMMENDATION: Staff recommends award of this contract to D.H. Griffin Contracting, contingent upon review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

RBC REMOVAL & RELOCATION, PHASE I

Project No. 2023029

BID TABULATION

April 29, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
D.H. Griffin Contracting	5%	Yes	Yes	\$841,000.00

APPARENT LOW BIDDER

The above bidder was the only responsive bidder during the original and/or readvertisement period.

Tim Hensley
Project Engineer
Metropolitan Sewerage District of
Buncombe County, North Carolina



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 29th day of April, 2025, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bids were accompanied by acceptable bidders bonds in the amount of 5% of the bid.

**Metropolitan Sewerage District of Buncombe County, North Carolina
CAPITAL IMPROVEMENT PROGRAM**

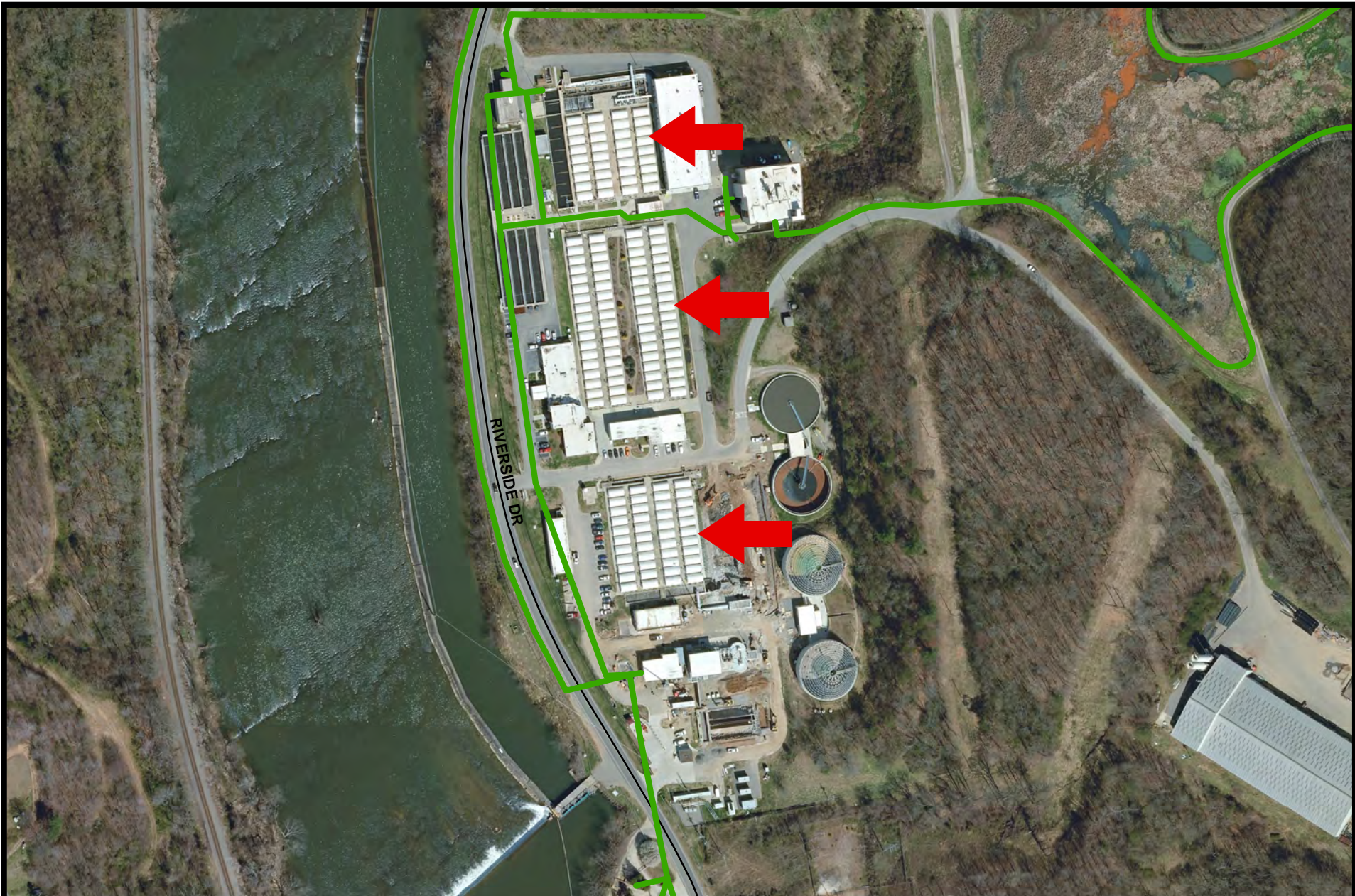
BUDGET DATA SHEET - FY 2024 - 2025

PROJECT: RBC Removal and Replacement	LOCATION: MSD-Treatment Plant
TYPE: Treatment Plant	PIPE RATING: N/A
PROJECT NO. 2023029	TOTAL LF: 0
PROJECT BUDGET: \$1,840,800.00	PROJECT ORIGIN: Aging Equipment

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/23	EST. COST JAN - JUNE 2024	BUDGET FY 24-25
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$1,840,800.00		\$490,500.00	\$1,350,300.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$1,840,800.00	\$0.00	\$490,500.00	\$1,350,300.00

ENGINEER: MSD	HC	ESTIMATED BUDGETS - FY 26 - 34	
R.O.W. ACQUISITION: N/A	# PLATS: [0]	FY 25-26	\$0.00
CONTRACTOR: TBD		FY 26-27	\$0.00
CONSTRUCTION ADM.: MSD		FY 27-28	\$0.00
INSPECTION: MSD		FY 28-29	\$0.00
		FY 29-30	\$0.00
		FY 30-31	\$0.00
PROJECT DESCRIPTION: This project is for the removal and replacement of broken, non-functional RBC units at the treatment plant. The broken units do not provide any biological treatment and create a damming effect in the basin that negatively impacts operation.		FY 31-32	\$0.00
		FY 32-33	\$0.00
		FY 33-34	\$0.00

SPECIAL PROJECT NOTES: RBC removal was completed in FY23/24. RBC replacement will occur in FY24/25.



RBC Removal and Replacement Project No. 2023029

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: May 21, 2025

SUBMITTED BY: Tom Hartye, P.E. - General Manager

PREPARED BY: Hunter Carson, P.E. - Director of Engineering
Darin Prosser, P.E. - Project Manager

SUBJECT: Consideration of Construction Administration Contract: Carrier Bridge Pump Station Replacement Project, MSD Project No. 2019045

BACKGROUND: HDR is the District's consulting engineer for the Carrier Bridge Pump Station (CBPS) Replacement Project. They were awarded the project design contract at the September 18, 2019 MSD board meeting, and have performed well.

This project is now ready for the construction phase. In late 2024, the project was separated into two work packages; (1) CBPS – River Crossings, and (2) CBPS Replacement, consisting of the pump station and large diameter piping. The CBPS – River Crossings project was awarded at the March 19, 2025 MSD board meeting and construction is anticipated to begin late summer 2025. The bid opening for the CBPS Replacement work package is scheduled for June 18, 2025 with construction anticipated to begin in early 2026. HDR will perform construction administration (CA) services for both work packages.

District inspections staff will perform a portion of the daily on-site inspection work, however, due to the workload, size, and complexity of this project, HDR will perform additional daily construction observation and provide specialized tasks and services. Included in these services are review/approval of all construction submittals, attendance at monthly progress meetings, periodic (multi-discipline) Engineer site visits, technical assistance with all RFIs and Change Orders, pump station commissioning, and production of final record drawings after project completion.

HDR's performance and experience with this project makes them the most qualified consultant to perform the CA services. After receiving an initial proposal, District staff negotiated a reduced fee of \$3,145,621.00 for services over the estimated 36-month construction period. This fee equates to 3% of the estimated construction budget. Staff believes that this is a fair price.

A Capital Project Ordinance for this project is included in this agenda item. This is needed due to the timing of significant expenditures for this project, which will span multiple fiscal years and budget cycles.

Please refer to the attached documentation, including the HDR Scope of Services, for further details.

FISCAL IMPACT: The current construction administration budget for this project totals \$3,000,00.00 over four fiscal years (FY25-26 through FY28-29). The proposed 10-yr CIP includes a revised CA budget of \$3,200,000.00. Sufficient funds are available in the CIP contingency for CA expenditures incurred in FY24-25.

STAFF RECOMMENDATION: Staff recommends award of the Construction Administration contract to HDR in the amount of \$3,145,621.00 and the approval of the attached Capital Project Ordinance, subject to review and approval by District Counsel.

**CARRIER BRIDGE PUMP STATION REPLACEMENT
CONSTRUCTION ADMINISTRATION CONTRACT
CAPITAL PROJECT ORDINANCE**

BE IT ORDAINED by the Board of the Metropolitan Sewerage District of Buncombe County, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Carrier Bridge Pump Station Replacement Construction Administration Contract Capital Project Ordinance is hereby adopted:

Section 1. The project authorized is the construction administration for the replacement of the Carrier Bridge Pump Station to be financed in whole or in part by appropriated net position.

Section 2. The following amounts are appropriated for the project:

Capital Expenditures	<u>\$ 3,145,621</u>
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Section 3. The following revenues are anticipated to be available to provide for these expenditures:

Transfer from General Fund	<u>\$ 3,145,621</u>
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Section 4. The Finance Officer is hereby directed to maintain within the Construction Fund sufficient specified detailed accounting records to satisfy all financial reporting requirements.

Section 5. Funds may be advanced from the Operations and Maintenance fund if necessary for the purpose of making payments as due.

Section 6. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 7. Copies of this Carrier Bridge Pump Station Replacement Construction Administration Contract Project Ordinance shall be furnished to the Secretary of the Governing Board, and to the Finance Officer for direction carrying out this project.

ADOPTED this Twenty-first day of May, 2025.

**ATTEST: BOARD OF THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE
 COUNTY, NORTH CAROLINA**

M. Jerry VeHaun, Chairman

Jackie W. Bryson Secretary/Treasurer

APPROVED AS TO FORM:

William Clarke, Legal Counsel
Metropolitan Sewerage District
of Buncombe County, NC

Carrier Bridge Pump Station – Amendment No. 2

Background

HDR is assisting MSD with the design of the Carrier Bridge Pump Station Project. In the Spring of 2025, MSD awarded a construction contract for the pipeline river crossings phase of the project. In the Summer of 2025, MSD plans to award a construction contract for the pump station phase of the project. The purpose of this proposed amendment is to add construction phase services into the project's scope of services for both construction contracts.

Scope of Services for Construction Phase Services

PIPELINE RIVER CROSSINGS

HDR shall perform the following services during the construction phase. The scope is based on a 15-month continuous construction duration beginning immediately following notice to proceed.

- Project Management. Perform project management tasks, including accounting and invoicing, internal project reviews and reporting, and project team coordination.
- Meetings. Attend and participate in the Construction Kick-off Meeting and Monthly Progress Meetings with Contractor and MSD and prepare meeting notes.
- Engineer Site Visits. Visit the site on average of two times per month during active construction periods for general observation of the work to verify general conformance to the contract documents and approved permits.
- Permit Coordination. Assist with communicating activities with USACE and NCDEQ.
- Submittals. Review and approve or take other appropriate action in respect to shop drawings, operation and maintenance documents, and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project. Review the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor based solely on data provided by the Contractor.
- Clarifications, Interpretations, Questions, Changes, and Requests for Information. Issue necessary clarifications and interpretations of the Contract Documents as appropriate to address Contractor questions and requests for additional information. Prepare proposed change orders and work change directives and make recommendation to MSD for any changes to the original contract documents that impact overall project costs or schedule.
- Record Drawings. Prepare Record Drawings by incorporating changes noted by the Contractor during construction.

The scope of services is based on the following assumptions:

- MSD will coordinate, review and approve payment applications.
- MSD will perform all construction inspection services; and coordinate, witness, approve, and document all required testing; and hire independent firm(s) to perform all concrete and other material testing, and compaction testing.

- No public outreach or communication services are included. MSD will directly coordinate and communicate with public and private entities as they deem appropriate.
- No construction observations (RPR) services are included.
- The review of shop drawings, and other submittals, will not include a review of means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs, nor will it include any temporary works or facilities such as excavation support system designs, cofferdam designs, dewatering, bypass pumping, or similar.
- For any material or equipment substitution requests, requests will be denied without the Contractor's proof based on sufficient data, test reports, comparison tables, etc., to verify equal status to materials and equipment listed in the Contract Documents.
- Not responsible for the performance, quality, schedule, acts, omissions, or safety of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing any of the Work; nor responsible to manage, supervise, control, or have charge of construction.
- Record Drawings will solely rely on the data provided by the Contractor, no surveys, field measurements, or other work to collect additional data or to verify or correct data provided by the Contractor will be performed. Changes made during construction will be noted on the 'Issued for Construction' drawing set to develop the Record Drawings.

PUMP STATION

HDR shall perform the following services during the construction phase. The scope is based on a 36-month continuous construction duration beginning immediately following notice to proceed.

- **Project Management.** Perform project management tasks, including accounting and invoicing, internal project reviews and reporting, project team coordination, etc.
- **Meetings.** Attend and participate in the Construction Kick-off Meeting and Monthly Progress Meetings with Contractor and MSD.
- **Engineer Site Visits.** Visit the site on average of two times per month during active construction periods for general observation of the work to verify general conformance to the contract documents and approved permits. In addition, engineering staff for each major design discipline will visit the site up to five times each to review specific areas at key milestones.
- **Construction Observation.** Perform construction observation during active construction to observe the work being performed by the contractor to check for general compliance with the contract documents, review and make recommendation regarding monthly pay applications, and witness required testing. One full-time Resident Project Representative (RPR) will be assigned to cover construction activities, 8-hours per day, 5-days per week, to begin following completion of mobilization, during pump station structure excavation. Anticipated start of RPR services is January 2026, completing 36 months following notice-of award of the construction contract.
- **Submittals.** Review and approve or take other appropriate action in respect to shop drawings, operation and maintenance documents, and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed



Project. Review the acceptability of substitute or “or-equal” materials and equipment proposed by Contractor based solely on data provided by the Contractor.

- Clarifications, Interpretations, Questions, Changes, and Requests for Information. Issue necessary clarifications and interpretations of the Contract Documents as appropriate to address Contractor questions and requests for additional information. Prepare proposed change orders and work change directives and make recommendation to MSD for any changes to the original contract documents that impact overall project costs or schedule.
- Completion and Start-Up Assistance. Engineering staff will visit the site to review substantial and final completion and assist during start-up of the facility.
- Record Drawings. Prepare Record Drawings by incorporating changes noted by the Contractor during construction.

The scope of services is based on the following assumptions:

- MSD will hire an independent firm(s) to perform all special inspections, concrete and other material testing, compaction testing, and any equipment performance or trouble shooting testing.
- No public outreach or communication services are included. MSD will directly coordinate and communicate with public and private entities as they deem appropriate.
- The review of shop drawings, and other submittals, will not include a review of means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs, nor will it include any temporary works or facilities such as excavation support system designs, dewatering, bypass pumping, or similar.
- For any material or equipment substitution requests, requests will be denied without the Contractor's proof based on sufficient data, test reports, comparison tables, etc., to verify equal status to materials and equipment listed in the Contract Documents.
- Not responsible for the performance, quality, schedule, acts, omissions, or safety of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing any of the Work; nor responsible to manage, supervise, control, or have charge of construction.
- Engineer and RPR duties, responsibilities, and limitations are defined in Article 10 of the General Conditions.
- Record Drawings will solely rely on the data provided by the Contractor, no surveys, field measurements, or other work to collect additional data or to verify or correct data provided by the Contractor will be performed. Changes made during construction will be noted on the ‘Issued for Construction’ drawing set to develop the Record Drawings.

Schedule

The scope of services listed above for the Pipeline River Crossings project will begin immediately following notice to proceed of the construction contract, expected in April 2025, and extend 15 consecutive months until completion of the project, July 2026.



The scope of services listed above for the Pump Station project will begin immediately following notice to proceed of the construction contract, expected in September 2025, and extend 36 consecutive months until completion of the project, September 2028.

Engineering Fee

Compensation for professional engineering services associated with the Scope of Services detailed above will be based on a lump sum engineering fee of \$3,145,621.00 as shown in the two tables below. The hourly rates for the Pipeline River Crossings project reflect year 2025. The hourly rates for the Pump Station project reflect the mid-point of the project in year 2027.

PIPELINE RIVER CROSSINGS

Task Description	Manhour Forecast (Hrs)								Total Hours	Labor Cost	Subs and Expenses Cost	Total Fee
	QC Sr Mgr	PM	Sr Eng	Proj Eng	Eng Env	EIT CAD	Admin Account					
	Hourly Rate	295	275	255	230	195	150	115				
Project Management	10	38					38	86	\$ 17,770	\$ 50	\$ 17,820	
Progress Meetings		96		48				144	\$ 37,440	\$ 1,200	\$ 38,640	
Engineer Site Visits		48		72				120	\$ 29,760	\$ 600	\$ 30,360	
Permit Coordination		16		24	16			56	\$ 13,040	\$ -	\$ 13,040	
Submittal Reviews		10		90		10	30	140	\$ 28,400	\$ -	\$ 28,400	
Questions / Changes / RFIs		126		252				378	\$ 92,610	\$ -	\$ 92,610	
Record Drawings		8		28		28		64	\$ 12,840	\$ 50	\$ 12,890	
Total	10	342	0	514	16	38	68	988	\$ 231,860	\$ 1,900	\$ 233,760	

PUMP STATION

Task Description	Manhour Forecast (Hrs)								Total Hours	Labor Cost	Subs and Expenses Cost	Total Fee
	QC Sr Mgr	PM	Sr Eng	Proj Eng	RPR	EIT CAD	Admin Account					
	Hourly Rate	315	295	275	250	180	160	125				
Project Management	78	312	40				156	586	\$ 147,110	\$ 500	\$ 147,610	
Progress Meetings		288		216				504	\$ 138,960	\$ 7,128	\$ 146,088	
Engineer Site Visits			280					280	\$ 77,000	\$ 6,405	\$ 83,405	
Construction Observation					5920			5920	\$1,065,600	\$ -	\$1,065,600	
Submittal Reviews		200	600	800			350	1950	\$ 467,750	\$ -	\$ 467,750	
Questions / Changes / RFIs		562	1124	1124			140	2950	\$ 773,390	\$ -	\$ 773,390	
Completion / Start-Up			120	168				288	\$ 75,000	\$ 3,843	\$ 78,843	
Record Drawings		75	150	150		300		675	\$ 148,875	\$ 300	\$ 149,175	
Total	78	1437	2314	2458	5920	300	646	13153	\$2,893,685	\$18,176	\$2,911,861	

**Metropolitan Sewerage District of Buncombe County, North Carolina
CAPITAL IMPROVEMENT PROGRAM**

BUDGET DATA SHEET - FY 2024 - 2025

PROJECT: Carrier Bridge PS Replacement	LOCATION: Asheville
TYPE: Pump Station Improvements	PIPE RATING: N/A
PROJECT NO.: 2019045	TOTAL LF: 2,800
PROJECT BUDGET: \$85,796,713.00	PROJECT ORIGIN: CDM Preliminary Engineering Report

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/23	EST. COST JAN - JUNE 2024	BUDGET FY 24-25
55310 - PRELIM. ENGINEERING	\$1,025.00	\$1,025.00		
55320 - SURVEY - DESIGN	\$46,300.00	\$46,300.00		
55330 - DESIGN	\$2,159,577.00	\$1,409,577.00	\$150,000.00	\$600,000.00
55340 - PERMITS	\$135,000.00	\$585.00	\$39,415.00	\$10,000.00
55350 - SPECIAL STUDIES	\$71,025.00	\$44,185.00	\$26,840.00	
55360 - EASEMENT PLATS	\$3,000.00		\$3,000.00	
55370 - LEGAL FEES	\$7,500.00	\$1,920.00		\$1,500.00
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$91,546.00	\$91,546.00		
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$80,000,000.00			
55430 - CONST. CONTRACT ADM.	\$3,000,000.00			
55440 - TESTING	\$251,740.00	\$1,740.00		
55450 - SURVEY - ASBUILT	\$30,000.00			
TOTAL AMOUNT	\$85,796,713.00	\$1,596,878.00	\$219,255.00	\$611,500.00

ENGINEER: HDR	DP	ESTIMATED BUDGETS - FY 26 - 34	
R.O.W. ACQUISITION: MSD	# PLATS: [3]	FY 25-26	\$10,839,080.00
CONTRACTOR:		FY 26-27	\$31,000,000.00
CONSTRUCTION ADM.: MSD		FY 27-28	\$31,000,000.00
INSPECTION: MSD		FY 28-29	\$10,530,000.00
		FY 29-30	\$0.00
PROJECT DESCRIPTION: This project will increase the capacity of the Carrier Bridge Pump Station to 40MGD to accommodate future growth in south and west Asheville, as well as CCWSD. This project includes replacement of the pump station, screening, odor control, electrical building, and an emergency generator. The project also includes two new 36-inch force mains and a 60-inch influent gravity line coming into the pump station.		FY 30-31	\$0.00
		FY 31-32	\$0.00
		FY 32-33	\$0.00
		FY 33-34	\$0.00

SPECIAL PROJECT NOTES: Project includes 740 LF of dual 36-inch force mains and 900 LF of 60-inch gravity line.



**Carrier Bridge Pump Station Replacement
Project No. 2019045**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 21, 2025

SUBMITTED BY: Tom Hartye, P.E. - General Manager

REVIEWED BY: Hunter Carson, P.E. - Engineering Director

PREPARED BY: Samuel Gettleman, P.G. – Planning and Development Manager

SUBJECT: Acceptance of Developer Constructed Sewer System for the Villas at Pinecroft Extension MSD Project No. 2020228.

BACKGROUND: This project is located inside the District boundary along Beaverdam Road in the City of Asheville. The developer of the project is Kyle Gilliland of Amarn Construction, LLC.

The project included extending approximately 1,115 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The wastewater allocation is 14,400 GPD for the forty-one (41) Single-Family Units. The estimated cost of the sewer construction is \$152,000.00.

All MSD requirements have been met.

STAFF RECOMMENDATION: Staff recommends acceptance of this developer constructed sewer system.



MSD
Engineering Division

**Villas at Pinecroft Sewer Extension
MSD Project # 2020228**

Metropolitan Sewerage District of Buncombe County

05/08/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 21, 2025

SUBMITTED BY: Tom Hartye, P.E. - General Manager

REVIEWED BY: Hunter Carson, P.E. - Engineering Director

PREPARED BY: Samuel Gettleman, P.G. – Planning and Development Manager

SUBJECT: Acceptance of Developer Constructed Sewer System for the All American Pet Resort Extension, MSD Project No. 2024066.

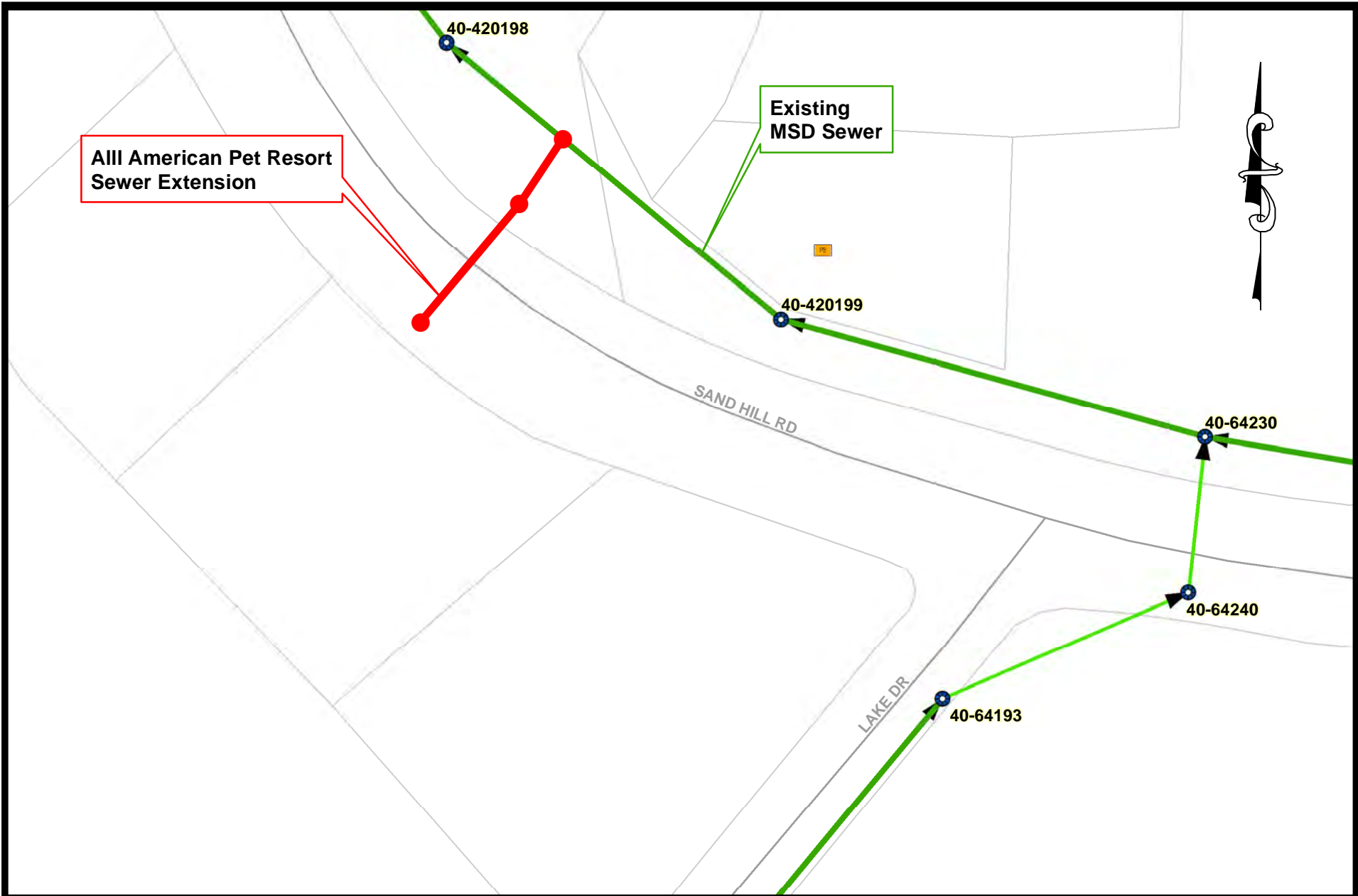
BACKGROUND: This project is located inside the District boundary along Sand Hill Road in Buncombe County. The developer of the project is David Webb of Asheville Dog Boarding, Inc.

The project included extending approximately 150 linear feet of 8-inch public gravity sewer to serve the Commercial Development.

The wastewater allocation is 1,800 GPD for the Commercial Development. The estimated cost of the sewer construction is \$106,000.00.

All MSD requirements have been met.

STAFF RECOMMENDATION: Staff recommends acceptance of this developer constructed sewer system.



MSD
Engineering Division

**All American Pet Resort Sewer Extension
MSD Project # 2024066**

Metropolitan Sewerage District of Buncombe County

05/07/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 21, 2025

SUBMITTED BY: Tom Hartye, P.E. - General Manager

REVIEWED BY: Hunter Carson, P.E. - Engineering Director

PREPARED BY: Samuel Gettleman, P.G. – Planning and Development Manager

SUBJECT: Acceptance of Developer Constructed Sewer System for the Cottages at Weston Road, MSD Project No. 2023138.

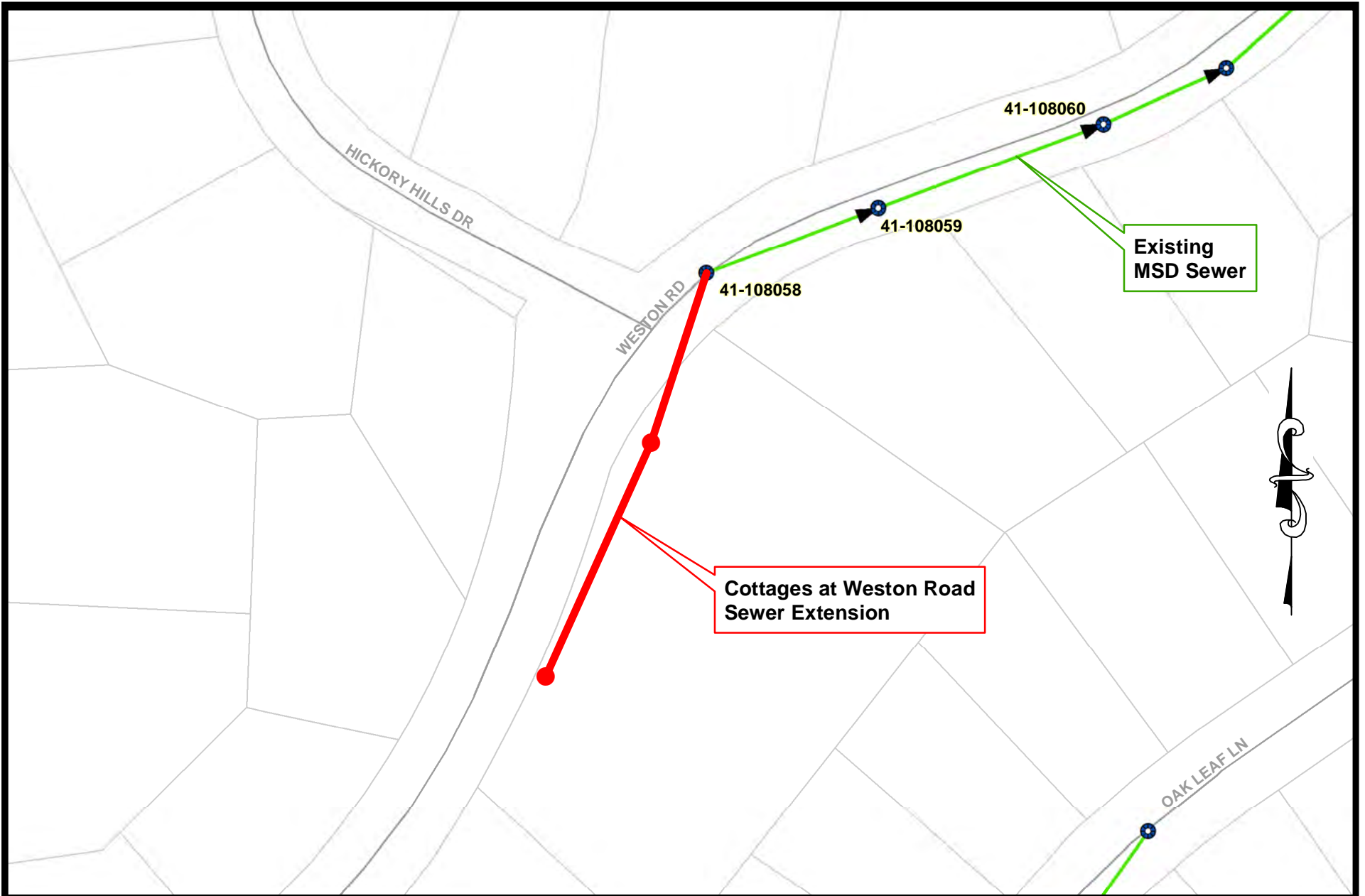
BACKGROUND: This project is located inside the District boundary along Weston Road in Buncombe County. The developer of the project is David Grossman of Grossman Family Legacy Trust.

The project included extending approximately 280 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The wastewater allocation is 2,400 GPD for the eight (8) Single-Family Units. The estimated cost of the sewer construction is \$89,000.00.

All MSD requirements have been met.

STAFF RECOMMENDATION: Staff recommends acceptance of this developer constructed sewer system.



MSD
Engineering Division

Cottages at Weston Road Sewer Extension
MSD Project # 2023138
Metropolitan Sewerage District of Buncombe County

05/07/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 21, 2025

SUBMITTED BY: Tom Hartye, P.E. - General Manager

REVIEWED BY: Hunter Carson, P.E. - Engineering Director

PREPARED BY: Samuel Gettleman, P.G. – Planning and Development Manager

SUBJECT: Acceptance of Developer Constructed Sewer System for the Hominy Creek Multi-Family Extension MSD Project No. 2021195.

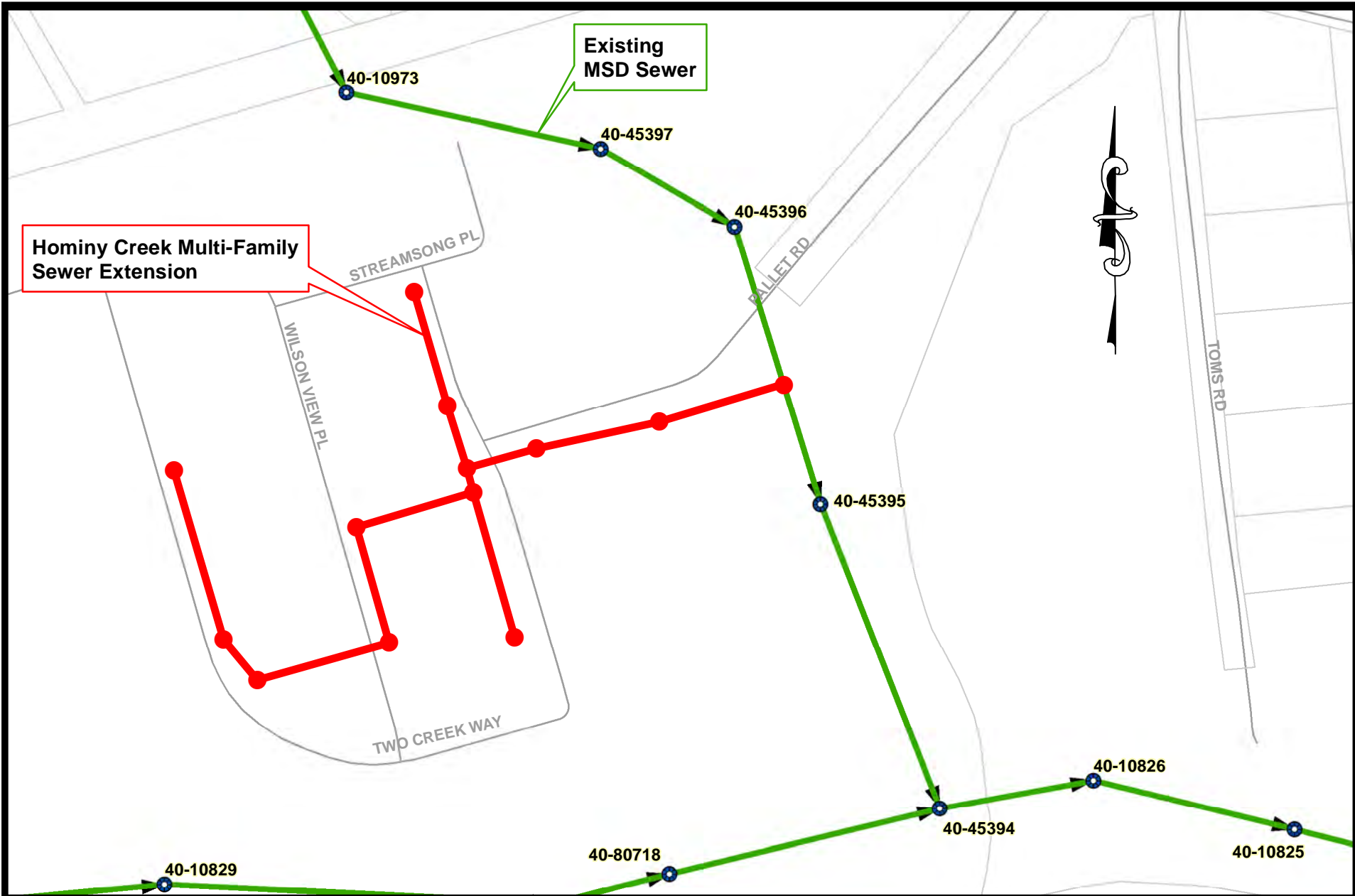
BACKGROUND: This project is located inside the District boundary along Two Creek Way in Buncombe County. The developer of the project is Hobert Orton of Southeast Partners.

The project included extending approximately 1,310 linear feet of 8-inch public gravity sewer to serve the Multi-Family Residential Development.

The wastewater allocation is 36,800 GPD for the two hundred and sixteen (216) Multi-Family Units. The estimated cost of the sewer construction is \$265,000.00.

All MSD requirements have been met.

STAFF RECOMMENDATION: Staff recommends acceptance of this developer constructed sewer system.



MSD
Engineering Division

**Hominy Creek Multi-Family Sewer Extension
MSD Project # 2021195**

Metropolitan Sewerage District of Buncombe County

05/07/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 21, 2025

SUBMITTED BY: Tom Hartye, P.E. - General Manager

REVIEWED BY: Hunter Carson, P.E. - Engineering Director

PREPARED BY: Samuel Gettleman, P.G. – Planning and Development Manager

SUBJECT: Acceptance of Developer Constructed Sewer System for the Mulberry Street Extension, MSD Project No. 2023128.

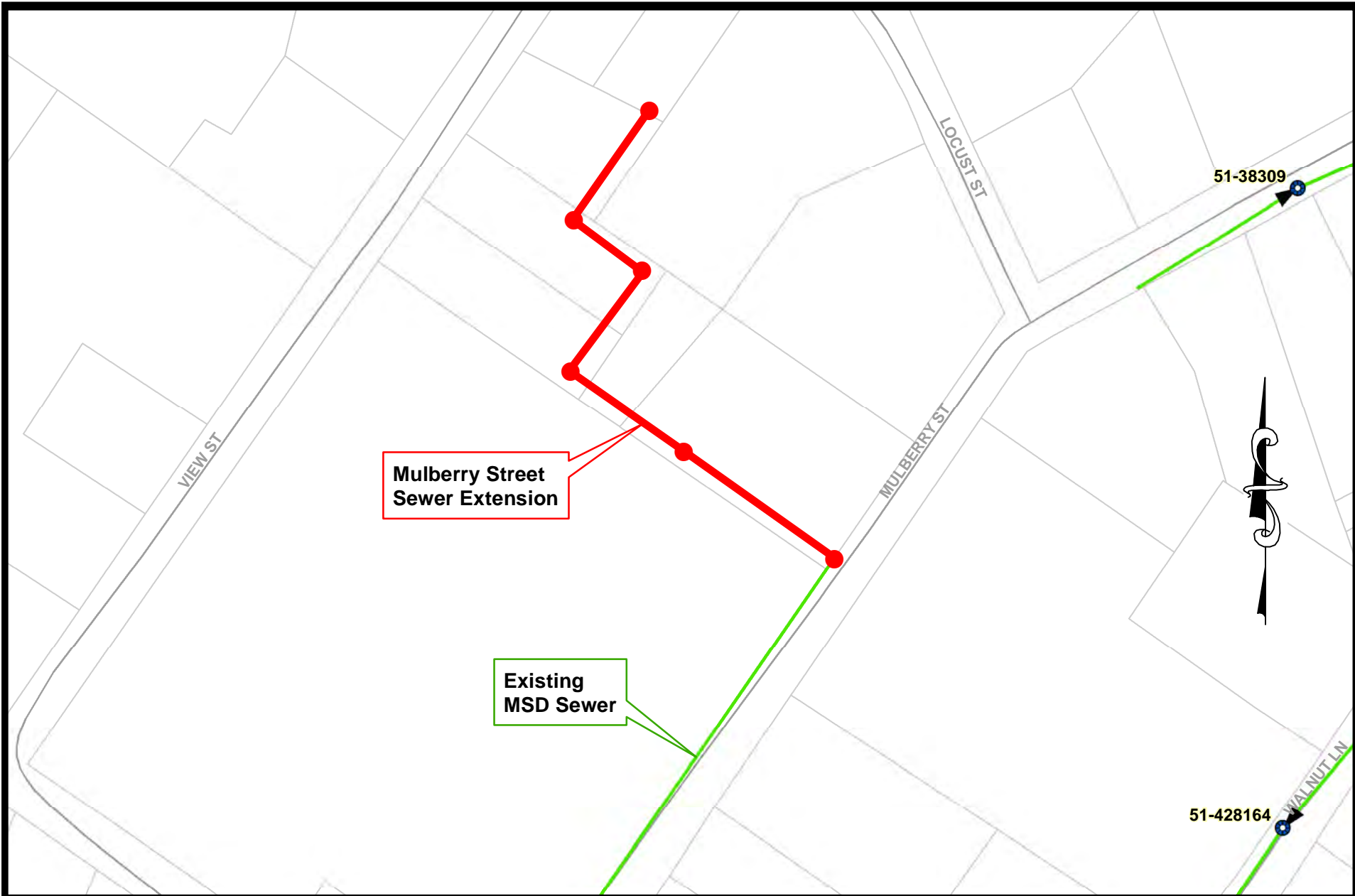
BACKGROUND: This project is located inside the District boundary along View Street in Buncombe County. The developer of the project is William Stowe of Milo General Contractor, LLC.

The project included extending approximately 426 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 1,500 GPD for five (5) Single-Family Units. The estimated cost of the sewer construction is \$62,000.00.

All MSD requirements have been met.

STAFF RECOMMENDATION: Staff recommends acceptance of this developer constructed sewer system.



MSD
Engineering Division

**Mulberry Street Sewer Extension
MSD Project # 2023128**

Metropolitan Sewerage District of Buncombe County

05/07/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 21, 2025

SUBMITTED BY: Tom Hartye, P.E. - General Manager

REVIEWED BY: Hunter Carson, P.E. - Engineering Director

PREPARED BY: Samuel Gettleman, P.G. – Planning and Development Manager

SUBJECT: Acceptance of Developer Constructed Sewer System for the Reed Creek Mixed Use Extension MSD Project No. 2022008.

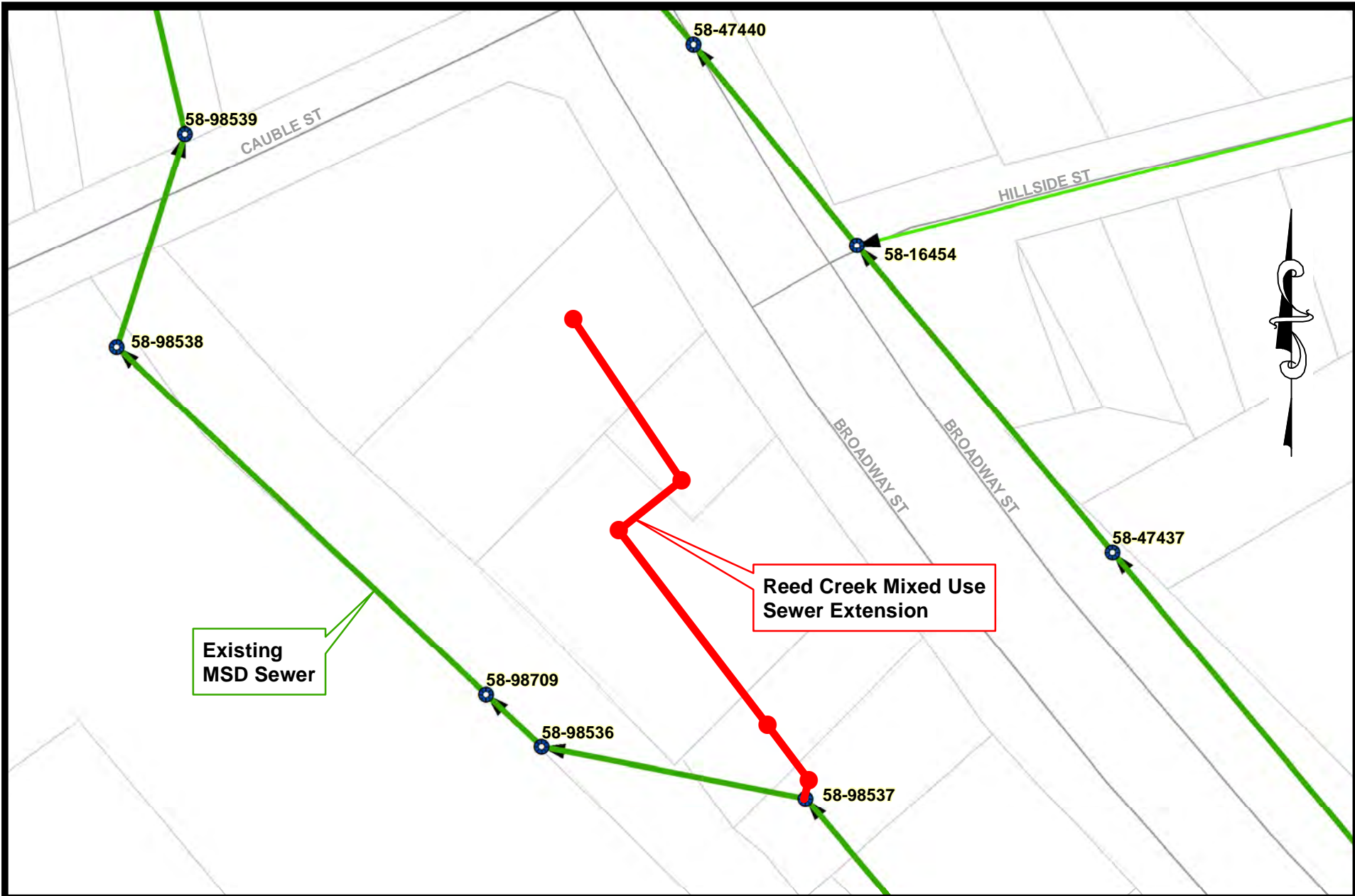
BACKGROUND: This project is located inside the District boundary along Broadway Street in the City of Asheville. The developer of the project is Hans Doellgast of Reed Creek Greenway Plaza, LLC.

The project included extending approximately 295 linear feet of 8-inch public gravity sewer to serve the Multi-Family Residential and Commercial Development.

The wastewater allocation is 6,200 GPD for the forty-nine (49) Multi-Family Units and Commercial Development. The estimated cost of the sewer construction is \$84,000.00.

All MSD requirements have been met.

STAFF RECOMMENDATION: Staff recommends acceptance of this developer constructed sewer system.



Existing
MSD Sewer

Reed Creek Mixed Use
Sewer Extension



MSD
Engineering Division

**Reed Creek Mixed Use Sewer Extension
MSD Project # 2022008**

Metropolitan Sewerage District of Buncombe County

05/08/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 21, 2025

SUBMITTED BY: Tom Hartye, P.E. - General Manager

REVIEWED BY: Hunter Carson, P.E. - Engineering Director

PREPARED BY: Samuel Gettleman, P.G. – Planning and Development Manager

SUBJECT: Acceptance of Developer Constructed Sewer System for The Ramble Block H: Phase 2, MSD Project No. 2023043.

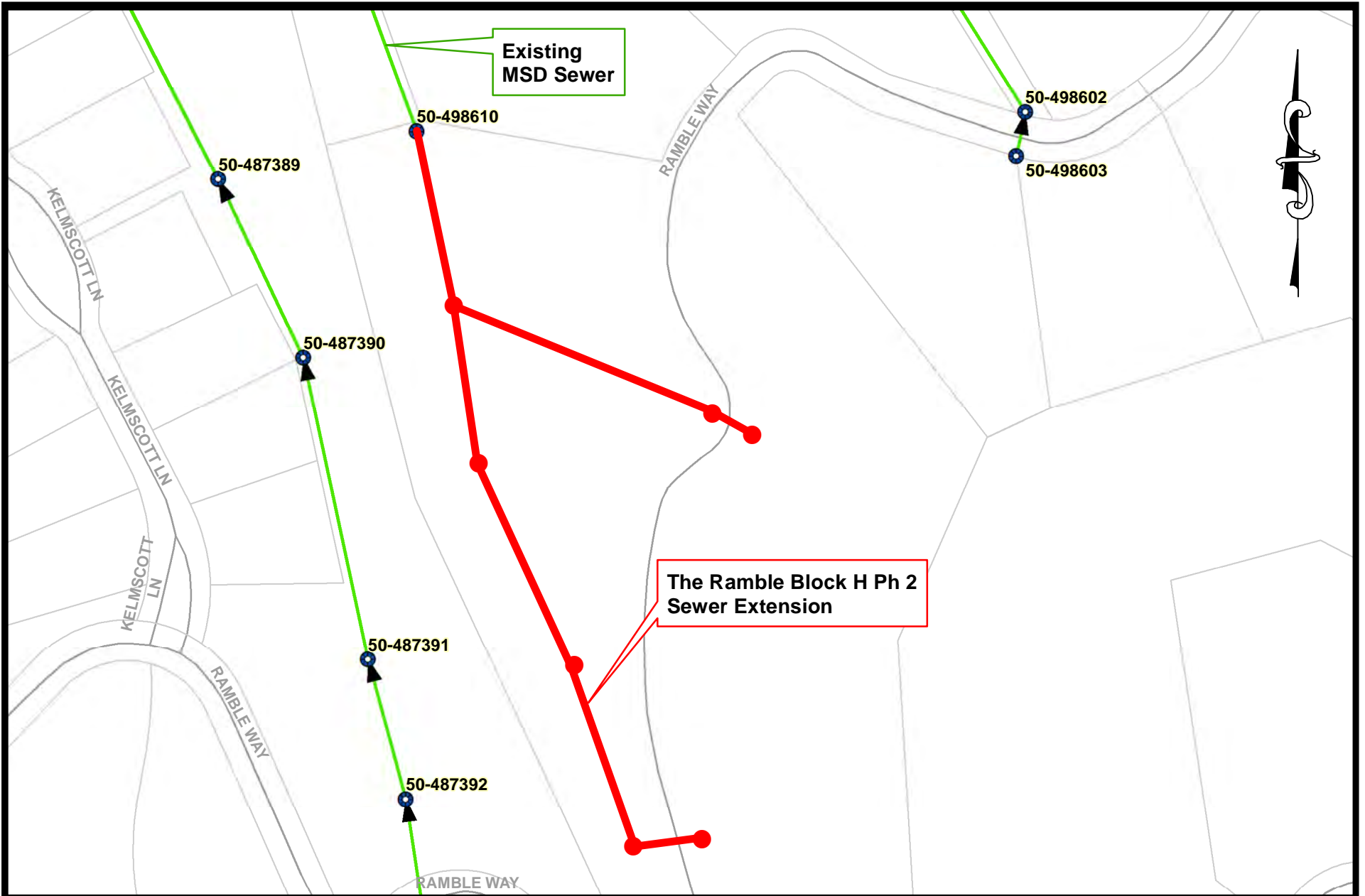
BACKGROUND: This project is located inside the District boundary along Ramble Way in Buncombe County. The developer of the project is Lee Thomason of Ramble Biltmore Forest, LLC.

The project included extending approximately 1,389 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The wastewater allocation for this phase of the Ramble Development is 1,800 GPD for the six (6) Single-Family Units. The estimated cost of the sewer construction is \$162,000.00.

All MSD requirements have been met.

STAFF RECOMMENDATION: Staff recommends acceptance of this developer constructed sewer system.



MSD
Engineering Division

The Ramble Block H Ph 2 Sewer Extension
MSD Project # 2023043
Metropolitan Sewerage District of Buncombe County

05/07/2025

Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

Meeting Date: May 21, 2025
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO, Director of Finance
Subject: Consideration of Budget Amendment for Insurance Fund

Background

To be in compliance with North Carolina General Statutes, all expenditures must be included in the governing body's adopted annual balanced budget ordinance. In the event unforeseen expenditures occur which exceed the adopted amount, a budget amendment resolution must be approved by the governing body. The proposed budget amendment resolution identifies the nature of the expenditure as well as the source of funding.

Discussion

In FY2025, the board approved the insurance fund financial plan during the budget process. Due to the impact of three high medical claims and increase in general liability pertaining to typical storm Helene, staff recommends amending the Insurance Fund financial plan in the amount of \$750,000. This amount will cover expenditures for the rest of the fiscal year.

Staff Recommendation

Staff recommends the approval of the attached Budget Amendment Resolution.

Action Taken

Motion by:	to	Approve	Disapprove
Second by:		Table	Send to Committee
Other:			
Follow-up required:			
Person responsible:		Deadline:	

**BUDGET AMENDMENT RESOLUTION
FOR THE
METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NORTH CAROLINA**

WHEREAS, the Metropolitan Sewerage District of Buncombe County, North Carolina (the "Issuer") is a body politic and corporate organized and existing under the laws of the State of North Carolina; and

WHEREAS, the General Manager and Finance Director recommend and the District Board now desires to amend the FY2024-FY2025 Insurance Fund financial plan outlined below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. The Board hereby adopts the amendment to the Insurance Fund financial plan listed below.

Operating Expenditures	<u>\$750,000</u>
------------------------	------------------

It is estimated that the following revenues will be available to the Insurance Fund financial plan:

Appropriated from Net Position	<u>\$750,000</u>
--------------------------------	------------------

Section 3. That this resolution shall be entered in the minutes of the District within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G. S. 159-13(d).

PASSED AND ADOPTED this 21st day of May, 2025

M. Jerry VeHaun
Chairman of the Board

Attested to:

Jackie W. Bryson, Secretary/Treasurer

Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

Meeting Date: May 21, 2025
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO, Director of Finance
Subject: Consideration of Budget Amendment for Fleet Replacement

Background

To be in compliance with North Carolina General Statutes, all expenditures must be included in the governing body's adopted annual balanced budget ordinance. In the event unforeseen expenditures occur which exceed the adopted amount, a budget amendment resolution must be approved by the governing body. The proposed budget amendment resolution identifies the nature of the expenditure as well as the source of funding.

Discussion

In April, one of the District's vehicle was totaled in an accident. Staff have found a replacement that can be purchased in this fiscal year. As such, staff recommend amending the Fleet and Heavy Equipment Fund in the amount of \$40,000. This amount will cover expenditures associated with the replacement.

Staff Recommendation

Staff recommends the approval of the attached Budget Amendment Resolution.

Action Taken

Motion by:	to	Approve	Disapprove
Second by:		Table	Send to Committee
Other:			
Follow-up required:			
Person responsible:		Deadline:	

**BUDGET AMENDMENT RESOLUTION
FOR THE
METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NORTH CAROLINA**

WHEREAS, the Metropolitan Sewerage District of Buncombe County, North Carolina (the "Issuer") is a body politic and corporate organized and existing under the laws of the State of North Carolina; and

WHEREAS, the General Manager and Finance Director recommend and the District Board now desires to amend the FY2025 Fleet & Heavy Equipment Replacement fund outlined below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. The Board hereby adopts the amendment to the Fleet & Heavy Equipment Replacement Fund listed below.

Equipment Expenditures	<u>\$40,000</u>
------------------------	-----------------

It is estimated that the following revenues will be available to the Fleet & Heavy Equipment Replacement Fund:

Appropriated from Net Position	<u>\$40,000</u>
--------------------------------	-----------------

Section 3. That this resolution shall be entered in the minutes of the District within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G. S. 159-13(d).

PASSED AND ADOPTED this 21st day of May, 2025

M. Jerry VeHaun
Chairman of the Board

Attested to:

Jackie W. Bryson, Secretary/Treasurer

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: May 21, 2025
 Submitted By: Thomas E. Hartye, PE., General Manager
 Prepared By: W. Scott Powell, CLGFO, Director of Finance
 Cheryl Rice, Accounting Manager
 Subject: Cash Commitment/Investment Report-Month Ended March 31, 2025

Background

Each month, staff presents to the Board an investment report for all monies in bank accounts and specific investment instruments. The total investments as of March 31, 2025 were \$97,941,645. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.795%. These investments comply with North Carolina General Statutes, Board written investment policies, and the District's Bond Order.

The attached investment report represents cash and cash equivalents as of March 31, 2025 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of March 31, 2025 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$62,017,741.

Total Cash & Investments as of 03/31/2025		97,941,645
Less:		
Budgeted Commitments (Required to pay remaining FY25 budgeted expenditures from unrestricted cash)		
Construction Funds	(17,041,526)	
Operations & Maintenance Fund	<u>(7,182,956)</u>	
		(24,224,482)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(64,830)	
FY24 Principal & Interest Due	<u>(167,427)</u>	
		(232,257)
District Reserve Funds		
Fleet Replacement	(1,672,005)	
Pump Replacement	(161,743)	
WWTP Replacement	(441,391)	
Maintenance Reserve	<u>(1,351,176)</u>	
		(3,626,315)
District Insurance Funds		
General Liability	(507,643)	
Worker's Compensation	(452,961)	
Post-Retirement Benefit	(3,108,038)	
Self-Funded Employee Medical	<u>(3,772,208)</u>	
		<u>(7,840,850)</u>
Designated for Capital Outlay		<u>62,017,741</u>

Meeting Date: May 21, 2025

Subject: Cash Commitment/Investment Report-Month Ended March 31, 2025

Page 2

Staff Recommendation
None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

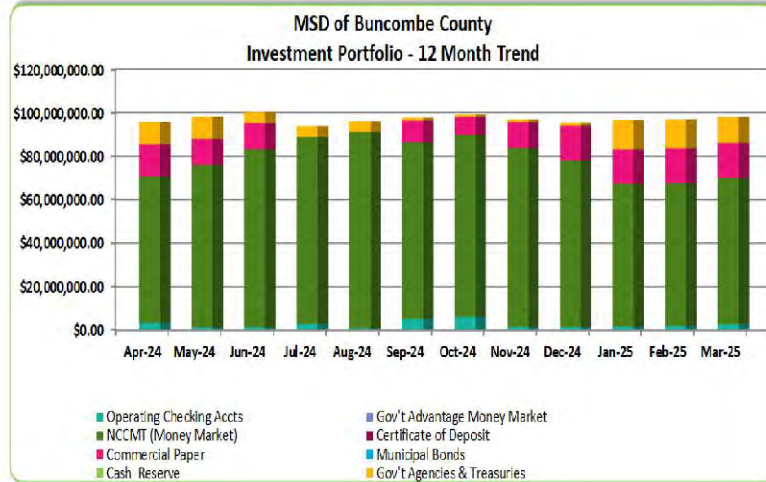
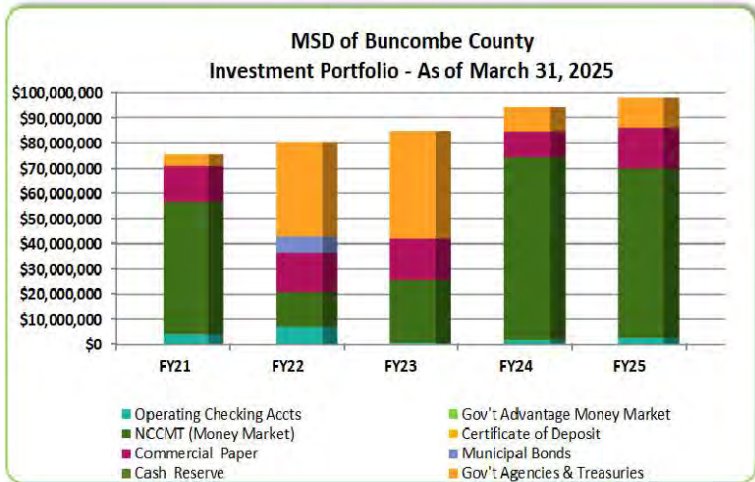
Follow-up required:

Person responsible:

Deadline:

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -		\$ 64,830			\$ -	\$ -		\$ 64,830
Held by MSD	2,776,526	0	67,212,836	-	15,890,453	-		11,997,000	97,876,815
	\$ 2,776,526	\$ -	\$ 67,277,666	\$ -	\$ 15,890,453	\$ -	\$ -	\$ 11,997,000	\$ 97,941,645

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	12.25%	No significant changes in the investment portfolio as to makeup or total amount. All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	16.23%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	68.69%	
Checking Accounts:	100%		
Operating Checking Accounts		2.83%	
Gov't Advantage Money Market		0.00%	



Meeting Date: May 21, 2025

Subject: Cash Commitment/Investment Report-Month Ended March 31, 2025

Page 4

Metropolitan Sewerage District Investment Managers' Report On March 31, 2025

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 85,999,377	\$ 86,022,349	\$ 83,015
Capital Contributed (Withdrawn)	471,799	471,799	
Realized Income	230,999	230,999	(23,170)
Unrealized/Accrued Income		143,719	46,525
Ending Balance	<u>\$ 86,702,175</u>	<u>\$ 86,868,866</u>	<u>\$ 106,370</u>

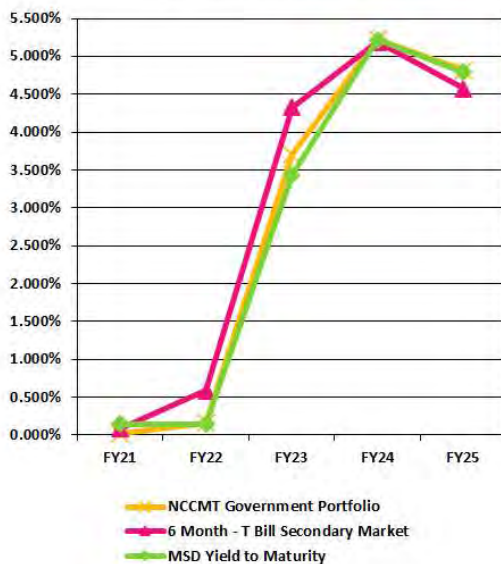
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 74,705,175	\$ 342,991
Securities/CD's 91 to 365 Days	-	-
Securities/CD's > 1 Year	11,997,000	\$ 55,081
	<u>\$ 86,702,175</u>	<u>\$ 398,073</u>

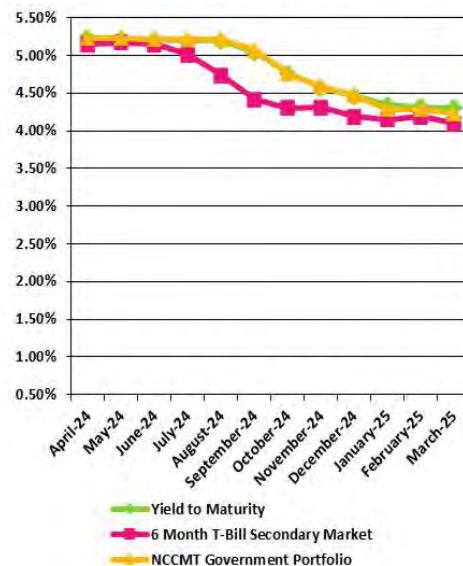
Month End Portfolio Information

Weighted Average Maturity	103
Yield to Maturity	4.30%
6 Month T-Bill Secondary Market	4.10%
NCCMT Government Portfolio	4.23%

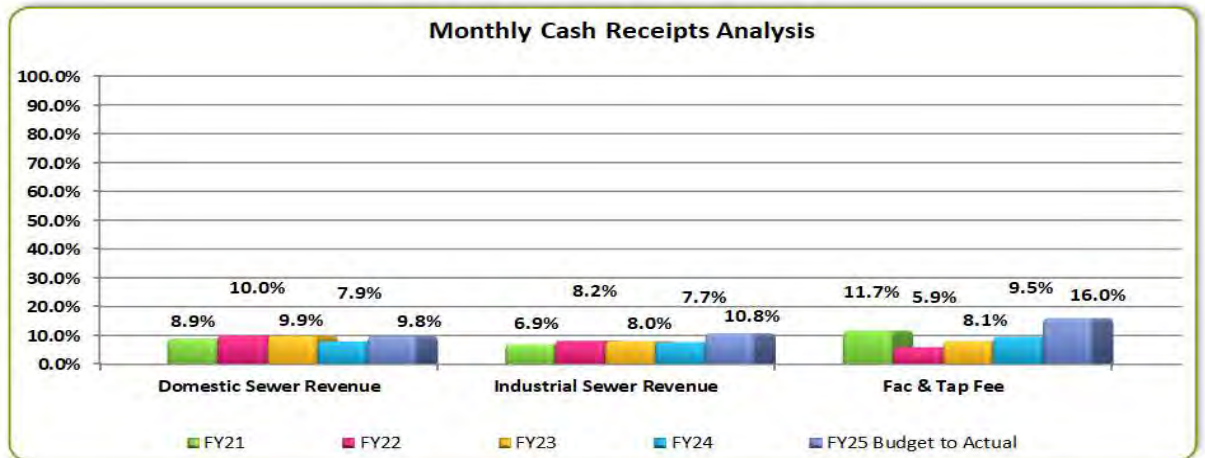
Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - March 31, 2025

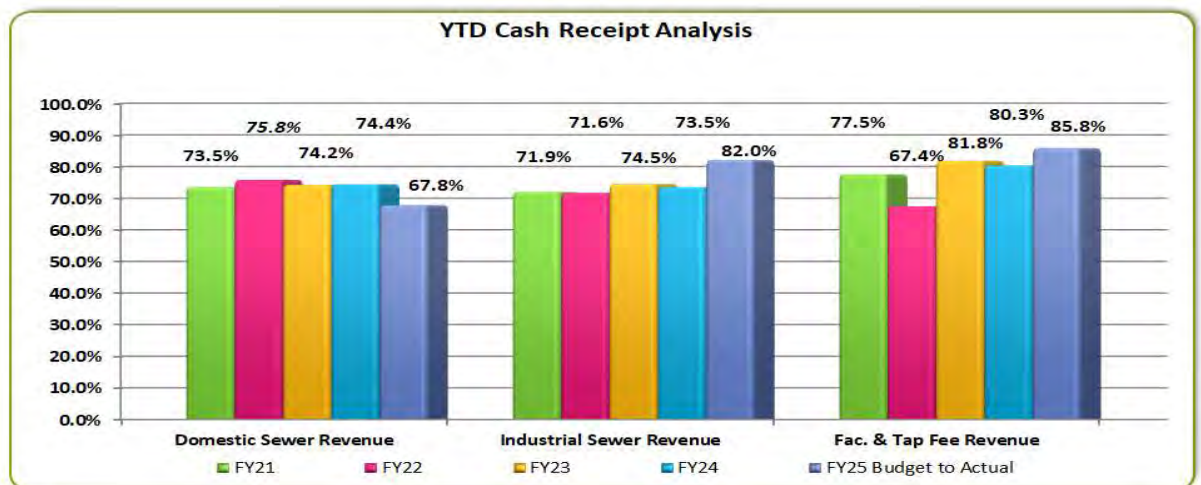


Metropolitan Sewerage District Analysis of Cash Receipts As of March 31, 2025



Monthly Cash Receipts Analysis:

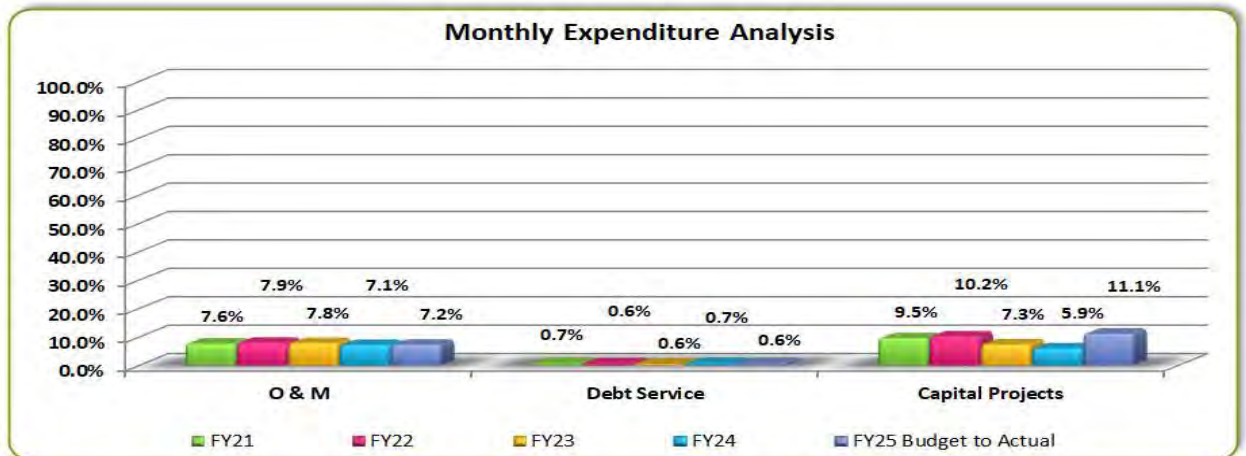
- * Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods.
- * Monthly industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.



YTD Actual Revenue Analysis:

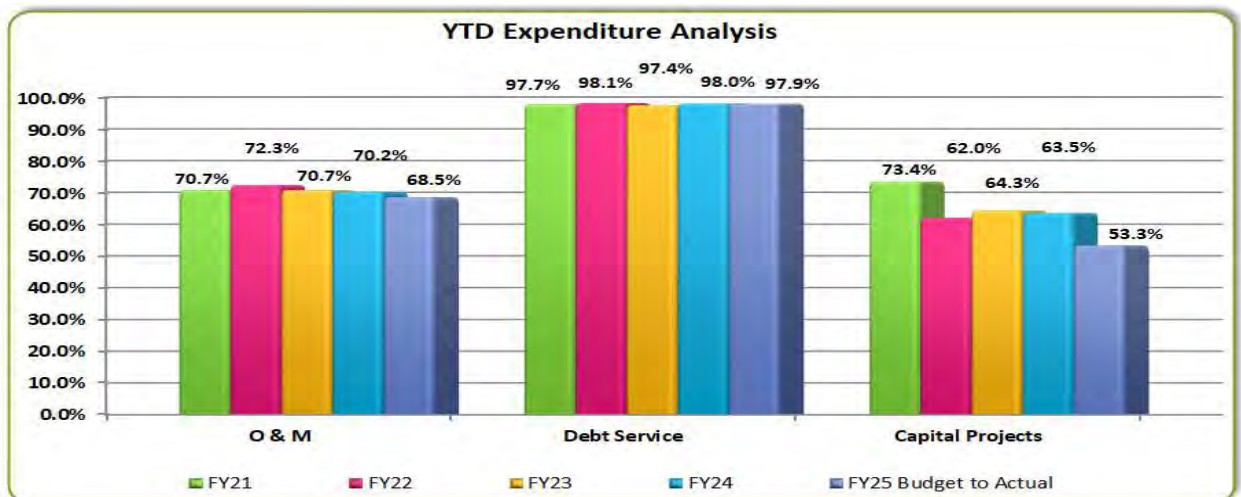
- * YTD domestic sewer revenue is considered reasonable based on historical trends and financial impacts of tropical storm Helene.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Metropolitan Sewerage District Analysis of Expenditures As of March 31, 2025



Monthly Expenditure Analysis:

- * Monthly O&M expenditures are considered reasonable based on historical trends and timing of expenditures in the current year.
- * Due to the nature of the variable rate bond market, monthly expenditures can vary year to year. Based on current variable interest rates, monthly debt service expenditures are considered reasonable.
- * Due to the nature and timing of capital projects, monthly expenditures can vary from year to year. Based on the current outstanding capital projects, monthly capital project expenditures are considered reasonable.



YTD Expenditure Analysis:

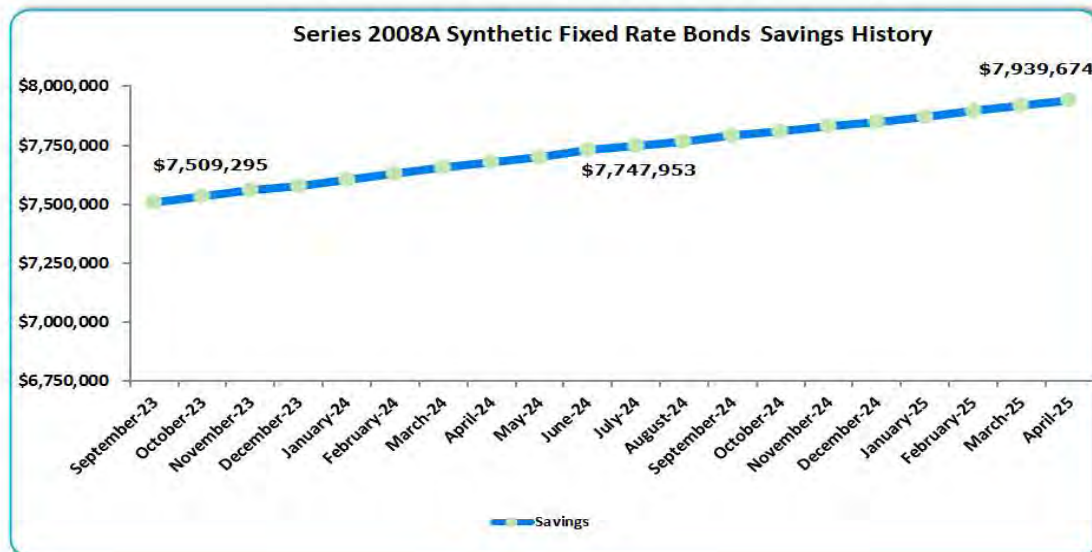
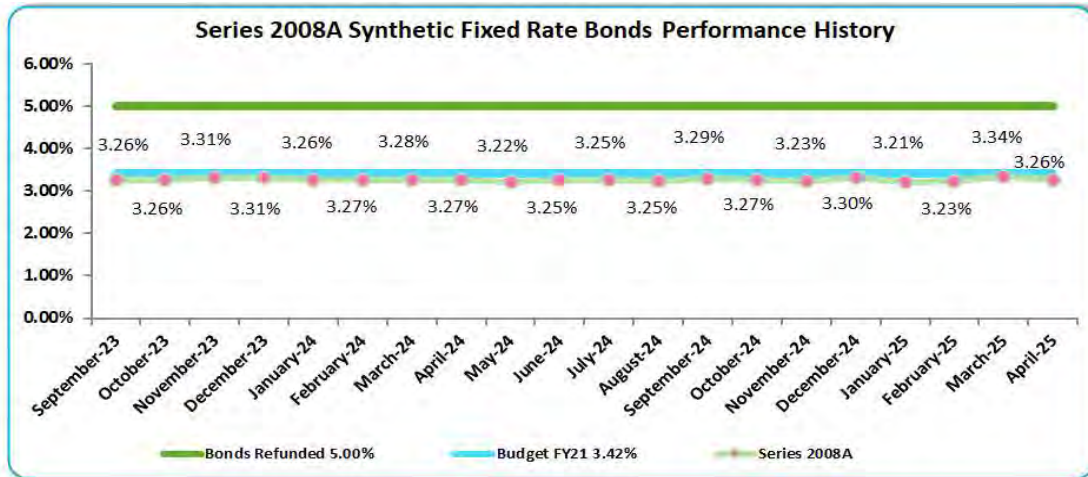
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing of capital projects, YTD expenditures can vary from year to year. Based on the current outstanding capital projects, YTD capital project expenditures are considered reasonable.

Meeting Date: May 21, 2025

Subject: Cash Commitment/Investment Report-Month Ended March 31, 2025

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Metropolitan Sewerage District Variable Debt Service Report As of April 30, 2025



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,939,674 as compared to 4/1 fixed rate of 4.85%.
- * Assuming the rate on the Series 2008A Bonds continues at the current all-in rate of 3.7210%, MSD will achieve cash savings of \$4,670,000 over the life of the bonds.
- * MSD would pay \$236,011 to terminate the existing Bank of America Swap Agreement.

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

Meeting Date: May 21, 2025
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO, Director of Finance
Jody Germaine, Budget Analyst
Reviewed By: Billy Clarke, Legal Counsel
Subject: Consideration of the Resolution Adopting the Preliminary Budget for FY 2025-2026 and the Schedule of Sewer Rates & Fees

Background

The District Budget process must comply with North Carolina General Statutes and the MSD Revenue Bond Order. The Bond order requires that the District adopt its final budget on or before June 15 of each year. The North Carolina General Statutes required that an annual balanced budget ordinance, based upon expected revenues, along with a budget message, to be presented to the governing board no later than June 1 of each year.

Staff/Committee Recommendations

BUDGET:

The Finance Committee unanimously approved staff's recommendation to forward to the Board for approval of the attached [FY2025-2026 Preliminary Budget](#) along with the Preliminary Budget Resolution.

SEWER RATES & FEES:

The Finance Committee unanimously approved staff's recommendation to forward to the Board for approval of the attached Proposed Schedule of Fees and Charges – FY2026.

Action Taken

Motion by:

Second by:

Other:

Follow-up Required:

to

Approve
Table

Disapprove

Send to Committee

Person Required:

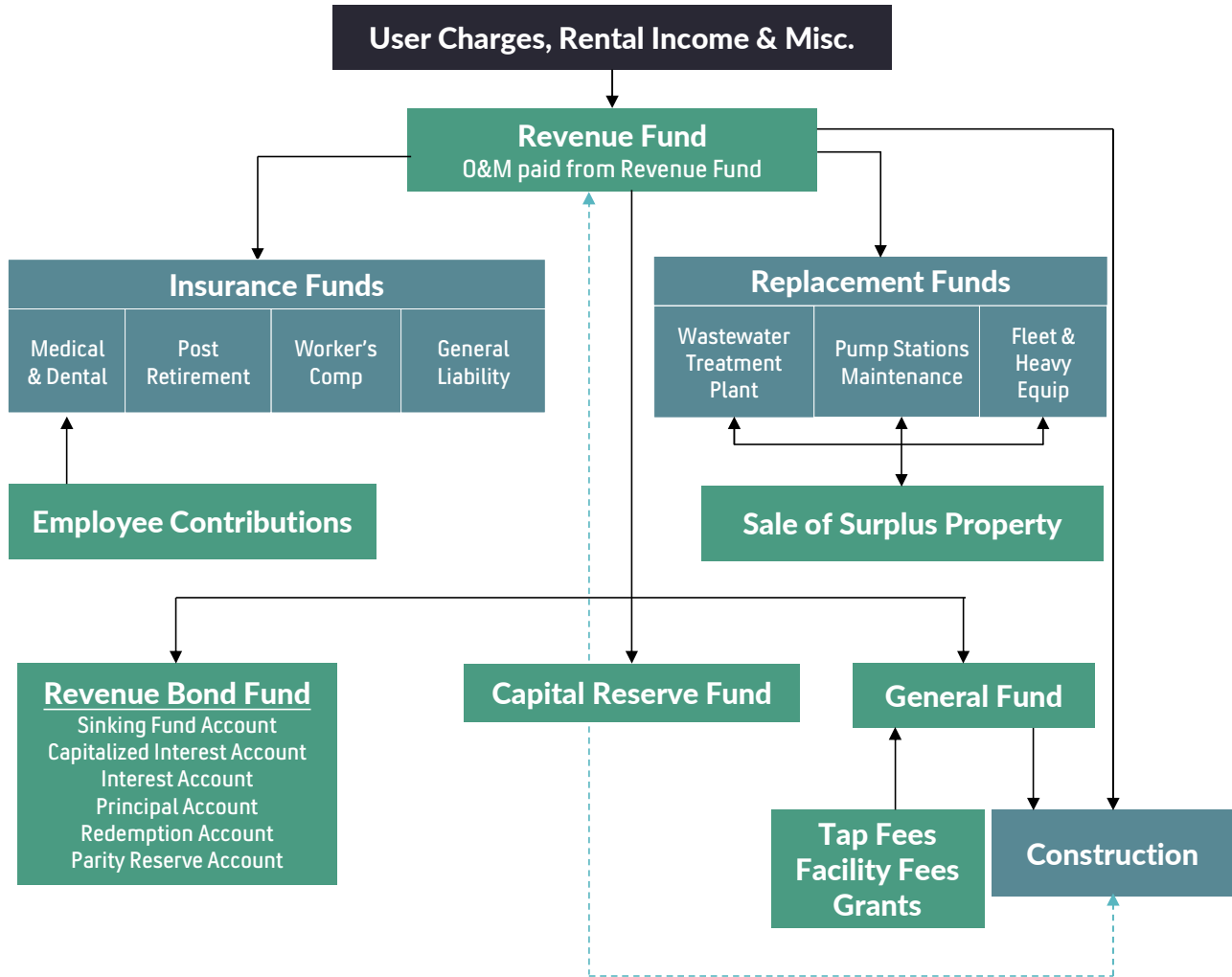
Deadline:

Consolidated Budget Summary FY2026

	FY 2024 Actual Total	FY 2025 Amended Budget	FY 2026 Proposed Budget	Increase (Decrease)	% Change
REVENUES & FINANCING SOURCES					
Domestic User Fees	\$ 40,951,557	\$ 43,125,740	\$ 41,647,839	\$ (1,477,901)	-3.43%
Industrial User Fees	3,987,537	3,536,962	3,745,368	208,406	5.89%
Billing and Collection	1,120,845	1,203,773	1,212,306	8,533	0.71%
Facility and Tap Fees	9,541,237	3,300,000	3,300,000	-	0.00%
Interest and Misc. Income	4,794,187	3,567,310	2,475,452	(1,091,858)	-30.61%
Rental Income	97,837	96,000	96,000	-	0.00%
City of Asheville (Enka Bonds)	8,610	-	-	-	N/A
Employee Contributions to Health Fund	370,501	355,000	355,000	-	0.00%
Use of (Contributions to) Available Funds	(13,726,230)	14,630,931	36,342,237	21,711,306	148.39%
Total Revenues & Financing Sources	\$ 47,146,081	\$ 69,815,716	\$ 89,174,202	\$ 19,358,486	27.73%
EXPENDITURES					
Operations and Maintenance	\$ 19,602,499	\$ 22,353,010	\$ 22,538,983	\$ 185,973	0.83%
Construction	18,559,305	37,475,712	57,270,631	19,794,919	52.82%
Capital Equipment	397,560	1,290,257	679,121	(611,136)	-47.37%
Bond Principal and Interest	8,586,717	8,696,737	8,685,467	(11,270)	-0.13%
Other Long-Term Obligation	-	-	-	-	N/A
Total Expenditures	\$ 47,146,081	\$ 69,815,716	\$ 89,174,202	\$ 19,358,486	27.73%

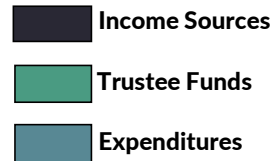
NOTE: Both Operation and Maintenance and Capital Equipment expenditures represent actual amounts to be spent in the respective reserve funds. These amounts do not include current year reserve funds funding request.

Flow of Funds Chart



Priority of expenditures per Bond Order

1. Current Expenditures
2. Debt Service
3. Capital Reserve
4. Any Lawful Purpose



Budget Resolution

**RESOLUTION ADOPTING PRELIMINARY BUDGET AND SEWER USE CHARGES
FOR THE
METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NORTH CAROLINA
FOR THE FISCAL YEAR July 1, 2025 THRU June 30, 2026**

WHEREAS, the Board of Directors has reviewed the Operations and Maintenance, Bond, Reserves, Construction Expenditures of the District, and the sources of revenue and allocations (uses) of expenditures for the 2025-2026 fiscal year; and

NOW, THEREFORE, BE IT RESOLVED:

1 The following amounts are hereby appropriated in the Revenue Fund for the Operations and Maintenance of the District and for transfers to the Debt Service, General Fund, and Insurance Funds for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Operating and Maintenance Expenses	\$ 18,218,197
Transfer to Insurance Accounts	\$ 4,363,420
Transfer to Fleet & Heavy Equipment Fund	\$ 595,000
Transfer to Wastewater Treatment Plant Reserve	\$ 250,000
Transfer to Pump Station Maintenance	\$ 60,000
Subtotal O&M	\$ 23,486,617
Transfer to the General Fund	\$ 53,945,631
Transfer to Debt Service Fund	\$ 8,685,467
	<u>\$ 86,117,715</u>

It is estimated that the following revenues will be available in the Revenue Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Domestic User Fees	\$ 41,647,839
Industrial User Fees	\$ 3,745,368
Billing and Collection Fees	\$ 1,212,306
Investment Interest	\$ 2,068,003
Reimbursement for Debt Service from COA	\$ -
Rental Income	\$ 96,000
Appropriated from Net Position	\$ 37,348,199
	<u>\$ 86,117,715</u>

2 The following amounts are hereby appropriated in the General Fund for the transfers to the Construction Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer into Construction	<u>\$ 57,270,631</u>
----------------------------	----------------------

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Facility and Tap Fees	\$	3,300,000
Investment Income	\$	1,000
Transfer In from Revenue Fund	\$	53,945,631
Appropriated from Net Position	\$	<u>24,000</u>
	\$	<u>57,270,631</u>

3 The following amounts are hereby appropriated in the Construction Fund for Capital Improvement Plan expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026.

Capital Improvements Projects	\$	<u>57,270,631</u>
-------------------------------	----	-------------------

It is estimated that the following revenues will be available to the Construction Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026.

Investment Income	\$	20,000
Transfer In from General Fund	\$	57,270,631
Contribution to Net Position	\$	<u>(20,000)</u>
	\$	<u>57,270,631</u>

4 The following amounts are presented as the financial plan of the Insurance Funds that are used to provide insurance services. Estimated operating expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026 are:

Operating Expenditures	\$	<u>4,471,561</u>
------------------------	----	------------------

It is estimated that the following revenues will be available in the Insurance Funds for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$	4,363,420
Investment Income	\$	272,000
Employee/Retirees Medical Contributions	\$	355,000
Contribution To Net Position	\$	<u>(518,859)</u>
	\$	<u>4,471,561</u>

5 The following amounts are presented as the financial plan of the Fleet & Heavy Equipment Fund designated for capital equipment expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026 estimated as follows:

Transfer to Capital Reserve	\$	-
Capital Equipment	\$	<u>118,846</u>
	\$	<u>118,846</u>

It is estimated that the following revenues will be available in the Fleet & Heavy Equipment Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$	595,000
Sale of Surplus Property	\$	9,185
Investment Income	\$	48,693
Contribution To Net Position	\$	<u>(534,032)</u>
	\$	<u>118,846</u>

6 The following amounts are presented as the financial plan of the Wastewater Treatment Plant Replacement Fund designated for wastewater treatment plant capital expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026 estimated as follows:

Capital Equipment	\$	<u>289,000</u>
-------------------	----	----------------

It is estimated that the following revenues will be available in the Wastewater Treatment Plant Replacement Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$	250,000
Investment Income	\$	9,915
Transfer Out to Pump Station Replacement Fund	\$	-
Appropriated from Net Position	\$	<u>29,085</u>
	\$	<u>289,000</u>

7 The following amounts are presented as the financial plan in the Pump Station Replacement Fund designated for pump capital expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026 estimated as follows:

Capital Equipment	\$	<u>120,500</u>
	\$	<u>120,500</u>

It is estimated that the following revenues will be available in the Pump Station Replacement Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$	60,000
Investment Income	\$	5,156
Appropriated from Net Position	\$	<u>55,344</u>
	\$	<u>120,500</u>

8 The following amounts are hereby appropriated in the Debt Service Fund for principal and interest payments for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Debt Service	\$	<u>8,685,467</u>
--------------	----	------------------

It is estimated that the following revenues will be available in the Debt Service Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$	8,685,467
Investment Income	\$	500
Contribution To Net Position	\$	(500)
	\$	<u>8,685,467</u>

- 9 That the Board of the Metropolitan Sewerage District does hereby approve an increase in the Budgets to the amount necessary to reflect any contributions to the Debt Service Reserve Fund or Capital Reserve Fund as determined by the Bond Trustee to be necessary to comply with covenants in the Bond Order.
- 10 The General Manager is hereby authorized to transfer appropriations as contained herein under the following conditions:
- a. He may transfer amounts without limitation between departments in a fund.
 - b. He may transfer any amounts within Debt Service and Reserve Funds designated as excess by the Trustee into another fund.
 - c. He may transfer up to 10% of Insurance Fund reserves to meet current year expenditures in excess of budget.
- 11 That the attached Schedule of Fees and Charges be adopted as effective July 1, 2025.
- 12 That this resolution shall be entered in the minutes of the District and within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G.S. 159-13 (d).

Adopted this 21st day of May 2025

M. Jerry VeHaun, Chairman
Metropolitan Sewerage District of
Buncombe County, North Carolina

Attest:

Jackie Bryson
Secretary/Treasurer

**Metropolitan Sewerage District of Buncombe County, North Carolina
Schedule of Rates, Fees, and Charges - FY2026**

Effective July 1, 2025

	ADOPTED FY2025 RATE	PROPOSED FY2026 RATE
Collection Treatment Charge		
Residential & Commercial Volume Charges (per CCF) Inside	\$ 5.52	\$ 5.80
Industrial Volume Charges (per CCF) Inside	5.52	\$ 5.80
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Inside	0.300	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Inside	0.250	0.250
Residential & Commercial Volume Charges (per CCF) Outside	\$ 5.53	\$ 5.81
Industrial Volume Charges (per CCF) Outside	5.53	5.81
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Outside	0.300	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Outside	0.250	0.250
Base Meter/Maintenance Charge & Billing Fee		
5/8"	\$ 8.52	\$ 8.95
3/4"	12.38	13.00
1"	21.99	23.09
1 1/2"	50.27	52.79
2"	88.91	93.36
3"	197.18	207.04
4"	351.88	369.47
6"	792.67	832.30
8"	1,407.45	1,477.83
10"	2,203.99	2,314.20
Billing Fee (per bill)	2.93	3.01
Sewer System Development Fees		
This impact fee is for allotted capacity in the treatment and transmission system. A differential fee will be charged for increases to an existing meter size.		
Residential		
Per Unit	\$ 3,568.00	\$ 3,568.00
Mobile Home	3,568.00	3,568.00
Multifamily Unit	2,390.00	2,390.00
Affordable Housing	844.00	844.00

**Metropolitan Sewerage District of Buncombe County, North Carolina
Schedule of Rates, Fees, and Charges - FY2026**

Effective July 1, 2025

	ADOPTED FY2025 RATE	PROPOSED FY2026 RATE
Sewer System Development Fees <i>(continued)</i>		
<i>Nonresidential</i>		
5/8"	\$ 3,568.00	\$ 3,568.00
3/4"	5,352.00	5,352.00
1"	8,919.00	8,919.00
1 1/2"	17,839.00	17,839.00
2"	28,542.00	28,542.00
3"	57,084.00	57,084.00
4"	89,194.00	89,194.00
6"	178,387.00	178,387.00
8"	285,319.00	285,319.00
10"	749,226.00	749,226.00
12"	945,452.00	945,452.00
 Sewer Connection Fees		
The Sewer Connection Fee will apply to all new construction, as well as existing structures which have been demolished/rebuilt and sewer service is reinstated under new property ownership.		
MSD will install sewer connections where the public main is on the same side of the street as the residence or business		
MSD requires that a licensed utility contractor install any sewer connection/service line within public rights-of-way extending over 75 feet or that requires pavement disturbance or boring to reach across a paved thoroughfare. The installation shall be constructed to MSD Standards. All work will be subject to MSD inspection.		
Sewer Connection by MSD	\$ 1,300.00	\$ 1,300.00
Contractor installed Sewer Connection	Varies	Varies
Inspection Fee for Utility Contractor Installed Sewer Connection	\$ 140.00	\$ 140.00
 Manhole Installation/Replacement		
Cost per foot	\$ 250.00	\$ 250.00
Pavement replacement (if required)	1,800.00	1,800.00

**Metropolitan Sewerage District of Buncombe County, North Carolina
Schedule of Rates, Fees, and Charges - FY2026**

Effective July 1, 2025

	ADOPTED FY2025 RATE	PROPOSED FY2026 RATE
Other Fees		
Allocation Fee	170.00	170.00
Non-Discharge Permit	200.00	200.00
Plan Review Fee	450.00	450.00
Plan re-review Fee	350.00	350.00
Pump Station Acceptance Fee	Note 1	Note 1
Note 1--See policy for details of computation of O&M and equipment replacement costs for upcoming 20 years; 50% discount for affordable housing.		
Bulk Charges		
Volume Charge for Septic Haulers (per 1,000 Gal.)	\$ 45.00	\$ 45.00
Biochemical Oxygen Demand >250 mg/l (per lb.)	0.300	0.300
Total Suspended Solids >250 mg/l (per lb.)	0.250	0.250
Returned Check Charge		
Returned Check (per event)	\$ 25.00	\$ 25.00
Dishonored Draft (per event)	25.00	25.00
Copy/Printing Fees/Miscellaneous (each)		
8x11 first print of standard GIS inquiry	\$ 1.00	\$ 1.00
8x14 first print of standard GIS inquiry	1.00	1.00
11x17 first print of standard GIS inquiry	2.00	2.00
24x36 first print of standard GIS inquiry	7.00	7.00
34x44 first print of standard GIS inquiry	12.00	12.00
36x48 first print of standard GIS inquiry	14.00	14.00
8x11 or 8x14 copies after first print	0.11	0.11
11x17 copies after first print	0.20	0.20
24x36 copies after first print	0.94	0.94
34x44 copies after first print	1.76	1.76
36x48 copies after first print	2.03	2.03
Foam Core mounting per sq. foot	3.00	3.00
Data CD	30.00	30.00
Shipping for CD	5.00	5.00
Permit Decals for Septic Haulers	50.00	50.00

STATUS REPORTS

MSD System Services In-House Construction FY 2024-2025									
PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
189 Kimberly Ave Construction Rehabilitation	Asheville	28804	113	7/9/2024	305014	G. Hensley	7/9/2024	113	Complete
45 Lawterdale Construction Rehabilitation	Asheville	28804	138	7/17/24 - 7/19/24	305359	G. Hensley	7/19/2024	138	Complete
Norwood Ave Sewer Rehabilitation Ph. 2	Asheville	28804	509	6/22/24 - 7/31/24	275810	Matthews	7/24/2023	505	Complete
Old Fairview Rd @ Willington Road Ph. 2	Asheville	28803	330	7/1/24 - 7/26/24	305049	McDevitt	7/25/2024	345	Complete
Old Fairview Rd @ Willington Road Ph. 3	Asheville	28803	30	7/26/24 - 8/23/24	305589	McDevitt	8/23/2024	36	Complete
526 Depot Street at Livingston Street Rehab Ph. 1	Asheville	28801	725	7/26/24 - 8/30/24	280038	Matthews	8/29/2024	729	Complete
Ormond Ave at Haywood Rd Construction Rehab	Asheville	28806	105	9/6/2024	306644	Cantrell	9/6/2024	105	Complete
37 Lawrence Place IRS Rehabilitation	Asheville	28801	180	9/5/2024	306505	Cantrell	9/5/2024	180	Complete
179 Old Haw Creek Rd (Mayfair Glen Project)	Asheville	28805	317	8/19/24 - 9/20/24	300962	McDevitt	9/24/2024	355	Complete
207 Old US 70 Highway Coonstruction Rehabilitation	Swannanoa	28778	332	9/24/2024	306583	G. Hensley	9/24/2024	332	Complete
2 Bankstown Road Replacement (Flood Repair)	Weaverville	28787	100	10/2/2024	470773	M. Hensley	10/2/2024	95	Complete
Quarry Road Creek Crossing Replacement (Flood Repair)	Weaverville	28787	67	10/3/2024	498320	G. Karn	10/3/2024	67	Complete
Llama Vista Ct Sewer Replacement (Flood Repair)	Black Mountain	28711	345	10/4/2024	498784	Matthews	10/4/2024	345	Complete
200 Thompson Street (Flood Repair)	Asheville	28803	70	10/8/2024	307137	McDevitt	10/8/2024	70	Complete
Deer Horn Circle (Flood Repair)	Black Mountain	28711	73	10/9/2024	307238	Matthews	10/9/2024	73	Complete
126 N Garden Ct Creek Crossing (Flood Repair)	Fletcher	28732	25	10/11/2024	307217	McDevitt	10/11/2024	25	Complete
15 Lynn Cove Rd Creek Crossing (Flood Repair)	N. Asheville	28804	221	10/11/2024	307503	Union Co	10/11/2024	221	Complete
850 Blue Ridge Road Crk Crossing Replacement (Flood Repair)	Black Mountain	28711	70	10/22/2024	307239	Karn	10/22/2024	70	Complete
869 US Highway 70 Crk Crossing Replacement (Flood Repair)	Black Mountain	28711	92	10/22/2024	307240	Karn	10/22/2024	92	Complete
1 Arboretum Road Manhole Installation	Biltmore Forest	28803	8	11/6/2024	255226	Cantrell	11/6/2024	8	Complete
Swannanoa River Road @ Azalea Rd (Flood Repair)	Asheville	28805	834	10/14/24 - 10/23/24	307215	TP Hward	10/23/2024	834	Complete
Bee Tree Road (Flood Repair)	Swannanoa	28778	1591	10/9/24 - 11/6/14	1/18/2741	Huntley Const.	11/6/2024	1591	Complete
Ridgefield Pump Station #2 FM Repair	Asheville	28806	55	11/21/2024	7/22/2745	B. Cantrell	11/20/2024	55	Complete
41 Robinhood Road	Asheville	28804	145	11/22/24 - 12/15/24	262264	Matthews	11/22/2024	169	Complete
491 Sardis Rd Construction Rehab (Flood Repair)	Candler	28715	142	1/6/2025	309842	B. Cantrell	1/6/2025	142	Complete
21 Old County Home Road Manhole Replacement	Asheville	28806	8	1/6/2024	309814	Matthews	1/6/2025	8	Complete
18 Montgomery St Const. Rehab (Flood Repair)	Asheville	28806	132	1/10/2025	309111	McDevitt	1/10/2025	132	Complete
43 Grey Street MH Replacement	Asheville	28801	8	2/3/2025	310651	M. Hensley	2/3/2025	8	Complete
15 E. Forest Street Construction Rehab. (Flood Related)	Biltmore Forest	28803	145	2/3/2025	310671	G. Hensley	2/3/2025	145	Complete
55 Forest Road Manhole Replacement	Biltmore Forest	28803	8	2/14/2025	311135	M. Ray	2/14/2025	8	Complete
2333 US 70 Hwy Constructoin Rehab	Swannanoa	28778	318	2/24/2025	311417	G. Hensley	2/24/2025	318	Complete
19 Oregon Ave Manhole Installation	Asheville	28806	8	3/18/2025	311277	B. Cantrell	3/18/2025	8	Complete
10 Balsam Rd Sewer Rehabilitation	Ridgecrest	28770	410	2/10/25 - 3/14/25	275803	Matthews	3/24/2025	650	Complete
350 Old Haw Creek Road Sewer Rehabilitation Ph. 1	Asheville	28805	475	2/10/25 - 3/28/25	47802	McDevitt	3/26/2025	477	Complete
11 Milkweed Way Manhole Replacement	Swannanoa	28778	8	3/27/2025	312557	M. Hensley	3/27/2025	8	Complete
31 Marlwood Ct Construction Rehabilitation	Weaverville	28804	148	3/26/25 - 3/27/25	312462	G. Hensley	3/27/2024	148	Complete
Kimberely Avenue @ Sedley Ave (Step Portion)	Asheville	28804	224	3/26/25 - 4/4/25	312239	Matthews	4/4/2025	238	Complete
2332 US 70 Highway Construction Rehabilitation	Swannanoa	28778	25	4/14/2025	313014	Matthews	4/14/2025	25	Complete
101 Lakeshore Dr	Asheville	28804	85	3/7/2025	311169	G. Hensley	3/7/2025	85	Complete
Dryid Hill Road @ Wilson Ave	Swannanoa	28778	176	3/27/25 - 4/17/25	312198	McDevitt	4/22/2025	470	Complete
44 Galax Sewer Rehab	Asheville	28806	220	4/21/25 - 5/9/25	280827	McDevitt			Construction 30% Complete
Elkdale Drive at Deerview Lane Phase 1 Sewer Rehabilitation	Woodfin	28804	565	4/21/25 - 5/9/25	304581	Matthews			Construction 50% Complete
Elkdale Drive at Deerview Lane Phase 2 Sewer Rehabilitation	Woodfin	28804	385	5/12/25 - 6/1/25	304581	Matthews			Ready for construction
44 Vermont Court	Asheville	28806	200	5/12/25 - 6/16/25	306951	McDevitt			Ready for construction
128 Johnston Blvd	Asheville	28806	219	FY 24/25	242866	TBA			Ready for construction



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2024 to 3/31/2025

	Dig Ups	Emergency Dig Ups	Dig Up ML Ftg	Dig Up SL Ftg	Manhole Repairs	Taps Installed	ROW Ftg	IRS Rehab Ftg *	Const Rehab Ftg *	D-R Rehab Ftg *	Manhole Installs	Bursting Rehab Ftg *	Total Rehab Ftg *
July 2024	15	9	49	484	19	19	1,000	0	251	850	4	0	1101
August 2024	22	10	36	641	25	20	35,099	0	0	765	2	0	765
September 2024	19	9	58	459	21	15	5,120	180	437	355	3	0	972
October 2024	46	11	440	780	99	8	1,730	0	1058	834	0	0	1892
November 2024	27	5	102	506	34	17	1,591	0	1815	8	3	0	1823
December 2024	50	9	78	610	14	15	8,060	0	0	0	0	0	0
January 2025	31	25	172	554	13	15	500	0	282	0	0	0	282
February 2025	33	29	181	974	21	18	0	0	471	8	2	0	479
March 2025	54	19	277	824	32	24	6,762	0	241	1135	10	0	1376
Grand Totals	297	126	1,392	5,832	278	151	59,862	180	4555	3955	24	0	8690

* Used to calculate Total Rehab Footage



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2024	95	28	36
	August, 2024	104	25	33
	September, 2024	83	24	29
	October, 2024	203	36	28
	November, 2024	147	28	31
	December, 2024	143	26	31
	January, 2025	156	31	34
	February, 2025	179	30	34
	March, 2025	162	25	36
		1,272	29	33
NIGHT 1ST RESPONDER				
	July, 2024	35	28	21
	August, 2024	39	23	22
	September, 2024	34	25	20
	October, 2024	26	36	22
	November, 2024	45	37	33
	December, 2024	47	35	38
	January, 2025	56	35	21
	February, 2025	64	37	28
	March, 2025	54	30	21
		400	32	25
ON-CALL CREW *				
	July, 2024	28	37	36
	August, 2024	33	78	57
	September, 2024	26	45	78
	October, 2024	84	49	32
	November, 2024	76	69	29
	December, 2024	70	49	30
	January, 2025	60	69	32
	February, 2025	48	49	39

* On-Call Crew Hours: 8:00pm-7:30am (Jul. - Oct.) 11:30pm-7:30am (from Nov. onward) Monday-Friday, Weekends, and Holidays



CUSTOMER SERVICE REQUESTS Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
ON-CALL CREW *				
	March, 2025	32	54	42
		457	57	37
Grand Totals:		2,129	35	32

* On-Call Crew Hours: 8:00pm-7:30am (Jul. - Oct.) 11:30pm-7:30am (from Nov. onward) Monday-Friday, Weekends, and Holidays



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2024 to March 31, 2025

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2024							
July	116,397	2,129	1,130	117,527	27,291	400	16,384
August	127,530	1,793	1,872	129,402	26,635	1,946	38,251
September	71,201	1,397	2,001	73,202	16,992	0	16,437
October	51,422	2,735	793	52,215	7,684	0	0
November	44,121	2,096	1,029	45,150	7,203	50	4,596
December	49,860	2,517	1,742	51,602	5,998	0	9,136
2025							
January	63,215	2,553	3,425	66,640	9,581	0	4,716
February	77,944	2,855	6,980	84,924	25,313	0	14,798
March	68,554	2,814	10,155	78,709	22,323	0	18,411
Grand Total:	670,244	20,888	29,127	699,371	149,020	2,396	122,729
Avg Per Month:	74,472	2,321	3,236	77,708	16,558	266	13,637

Planning & Development Project Status Report
Active Construction Projects Sorted by Work Location and Project Number
May 7th 2025

No.	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
2	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
3	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
4	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
5	North Bear Creek Subdivision Ph. I	2018117	Asheville	28806	5	105	9/6/2023	Final Inspection complete, awaiting close-out docs
6	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
7	Millbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
8	3927 Sweeten Creek Rd (Rumi Way)	2019076	Asheville	28704	16	590	2/1/2023	Final Inspection complete, awaiting close-out docs
9	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
10	Onteora Blvd and May Street Relocate	2019207	Asheville	28803	0	16	1/17/2023	Pre-con held, construction not yet started
12	Burton Street	2021048	Asheville	28806	4	64	7/24/2024	Pre-con held, construction not yet started
13	Reserve at McIntosh	2021207	Asheville	28806	228	2,475	12/14/2023	Waiting on Final Inspection
14	Old Home Road Subdivision	2021094	Asheville	28804	21	1,790	5/4/2022	Waiting on Final Inspection
15	Woodfield (RAD Lofts)	2021063	Asheville	28801	235	403	6/8/2022	Final Inspection complete, awaiting close-out docs
17	Long Shoals Apartments (The Meridian)	2022039	Asheville	28704	3	400	6/14/2023	Waiting on Final Inspection
18	Habitat New Heights Phase 2	2022042	Asheville	28806	60	1,810	6/9/2023	Final Inspection complete, awaiting close-out docs
19	Woodland Townhomes	2022074	Asheville	28806	72	1,445	4/16/2025	In construction
20	Emma Road	2022083	Asheville	28806	5	311	4/22/2025	Pre-con held, construction not yet started
21	Busbee Phase 1A	2022102	Asheville	28803	179	1,325	1/24/2024	Waiting on Testing
22	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
23	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
24	Star Point (aka Restaurant Ct)	2023003	Asheville	28801	70	22	11/8/2024	Waiting on Testing
25	115 Fairview Road Apartments&Townhomes	2023019	Asheville	28803	269	1,036	1/29/2025	Waiting on Testing
26	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Waiting on Final Inspection
27	1191 Bleachery Blvd	2023056	Asheville	28803	7	400	3/26/2024	Waiting on Final Inspection
28	Fairhaven Summit Apartments	2023061	Asheville	28803	77	530	8/27/2024	In construction
29	West Haywood Street Apartments	2023117	Asheville	28801	46	215	7/16/2024	Waiting on Final Inspection
30	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
31	Crestview Extension	2023176	Asheville	28803	5	204	4/10/2024	Final Inspection complete, awaiting close-out docs
32	Westview Village	2023183	Asheville	28806	26	824	8/14/2024	Waiting on Final Inspection
33	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	In construction
34	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
35	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
36	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
37	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
38	Randolph Avenue Commercial	2021149	Black Mountain	28806	Comm.	650	6/30/2022	Final Inspection complete, awaiting close-out docs
39	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
40	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	Pre-con held, construction not yet started
41	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
42	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
43	Broad River Village Off-Site Sewer Extension	2021057	Buncombe Co.	28806	92	2,152	12/10/2025	Waiting on Testing
44	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Waiting on final inspection
45	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
47	Biltmore Terrace Development Phase 4	2021208	Buncombe Co.	28803	31	400	6/14/2023	Waiting on Paving
48	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
49	Farmstead at Olivette	2021247	Buncombe Co.	28804	33	1,280	2/7/2024	In construction
50	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Final Inspection complete, awaiting close-out docs
51	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	In construction
52	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	0	3,267	7/18/2023	Waiting on Final Inspection
53	Arden Pines	2022069	Buncombe Co.	28704	244	2,020	8/14/2024	Waiting on Testing
54	Christ School Townhomes	2022127	Buncombe Co.	28704	87	2,050	4/16/2025	In construction
55	Argento on Broad	2022174	Buncombe Co.	28704	216	484	8/14/2024	Waiting on Final Inspection
56	Double R Sewer Extension	2022200	Buncombe Co.	28715	7	263	1/31/2025	Pre-con held, construction not yet started
57	Meribel (Monticello Family)	2022204	Buncombe Co.	28787	168	295	2/5/2025	Pre-con held, construction not yet started
58	Focus Homes/Mallard Run	2022216	Buncombe Co.	28704	50	1,564	11/11/2024	Waiting on Final Inspection
59	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Final Inspection complete, awaiting close-out docs
60	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Waiting on Final Inspection
61	Montain Land Co. Off-Site Extension	2023017	Buncombe Co.	28778	17	440	1/5/2024	Final Inspection complete, awaiting close-out docs
63	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Waiting on Final Inspection
66	Edgewood Road S Subdivision Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Final Inspection complete, awaiting close-out docs
67	Crystal Country aka Sky Ridge Development	2023168	Buncombe Co.	28804	16	784	10/22/2024	Final Inspection complete, awaiting close-out docs
68	Old Charlotte Apartments Phase 1	2023216	Buncombe Co.	28803	210	1,723	10/22/2024	Waiting on Testing
69	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
70	Rydele Heights Pockets	2023235	Buncombe Co.	28804	20	935	3/12/2025	In construction
71	Rolling Hills	2023244	Buncombe Co.	28715	132	4,398	4/15/2025	Pre-con held, construction not yet started
72	Old Charlotte Phase 2	2024059	Buncombe Co.	28803	221	6,866	12/4/2024	In construction
74	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	In construction
75	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Waiting on Testing
76	Broad River Village On-Site Sewer Extension	2024198	Buncombe Co.	28806	92	1,670	12/10/2024	In construction
77	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Pre-con held, construction not yet started
78	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
79	Seasons at Cane Creek Phase 2	2022170	Cane Creek	28732	84	566	5/1/2024	Waiting on Final Inspection
80	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
81	Asheville Regional Airport	2022191	Fletcher	28732	Comm.	1,205	2/13/2024	Waiting on Final Inspection
82	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	In construction
83	Asheville Airport Parking Lot Sewer Reloc	2023135	Fletcher	28732	0	0	8/8/2023	In construction
84	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Waiting on Final Inspection
85	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Pre-con held, construction not yet started
86	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	Pre-con held, construction not yet started
87	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	Pre-con held, construction not yet started
88	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
89	Marketplace at Mills River	2023174	Hendersonville	28759	Comm.	1,901	4/30/2025	Pre-con held, construction not yet started
90	Mountain Home Dunkin	2024086	Hendersonville	28791	Comm.	211	4/22/2025	Pre-con held, construction not yet started
91	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
92	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
93	480 Reems Creek Rd (Encore @ Reems Crk)	2022203	Weaverville	28787	139	3,190	9/17/2024	In construction
94	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Pre-con held, construction not yet started
95	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
96	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
97	Terraces at Reynolds Mountain West Ph I & II	2021164	Woodfin	28804	42	1,990	6/26/2024	Waiting on Final Inspection
TOTAL					5,688	97,874		

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

May 14, 2025

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
ELK MOUNTAIN PLACE	Woodfin	Terry Brothers Construction Co.	8/21/2024	9/9/2024	6/6/2025	\$1,252,278.00	96%	Paving restoration to be scheduled. Minor punchlist items being addressed.
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	WRF	Cove Utility, LLC	10/18/2023	6/20/2024	12/1/2024	\$558,620.70	90%	Testing of new equipment planned for week of 5/6/25
WEAVERVILLE PUMP STATION AND FORCEMAIN IMPROVEMENTS	Woodfin	Haren Construction Co.	1/17/2024	4/15/2024	7/4/2026	\$20,986,375.00	30%	Valve Vault installation underway. 6,000 LF of new FM to be tested during the week of 5/6/25.
50 MCCORMICK PLACE (FLOOD RELATED)	Asheville	TP Howard	12/19/2024	2/24/2025	5/25/2025	\$ 90,094.00	100%	All sitework complete.
2 & 55 BANKS TOWN RD (FLOOD RELATED)	Weaverville	TP Howard	1/21/2025	2/10/2025	6/1/2025	\$ 158,227.00	30%	Working on pier installation at 2 Banks Town Rd. Pipe work also underway.
PORTERS COVE RD (FLOOD RELATED)	Swannanoa	HNH Construction	2/19/2025	3/3/2025	6/1/2025	\$ 127,807.00	100%	All sitework complete.
ASSEMBLY DRIVE AT KANAWHA/TEXAS RD (FLOOD RELATED)	Montreat	Key Construction	2/7/2025	2/24/2025	5/25/2025	\$ 101,160.00	Texas Rd - 100% Kanawha Rd - 50%	Texas Rd portion complete. Pier construction underway at Kanawha Rd.
SAND HILL ROAD @ BAKER PLACE	Asheville	Terry Brothers Construction Co.	4/16/2025	4/16/2025	1/11/2026	\$ 725,322.00	5%	Work just underway
CARRIER BRIDGE PS - RIVER CROSSINGS	Asheville	Cleary Construction	3/19/2025	TBD	TBD	\$ 12,932,000.00	0%	Project not started