

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT

August 20, 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, August 20, 2025. Chairman Vebaun presided with the following members present: Ashley, Bryson, Dearth, Lapsley, Manheimer, Pelly, Pennington, Player, Tarleton, Watts, Whitesides and Wisler. Moore was absent.

Others present were William Clarke, General Counsel; Forrest Westall, PE, with McGill Associates; Seth Eckard, Woodfin Sanitary Water & Sewer District; Tom Hartye, Hunter Carson, Scott Powell, Bart Farmer, Mike Stamey, Derrick Swing, 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 July 16, 2025 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the July 16, 2025 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Whitesides 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 Seth Eckard with Woodfin Sanitary Water & Sewer District.

Mr. Hartye introduced Derrick Swing. Mr. Swing was recently hired to replace Pam Thomas as she retires as Personnel Director. Derrick has extensive experience as Personnel Manager and has worked with Brevard, City of Asheville and Sierra Nevada. Mr. Hartye stated MSD is extremely excited to have him on board. Mr. Swing stated that he is also excited to be here at MSD and he can already tell this is a great organization to be with.

6. Informal Discussion and Public Comment: None.

7. Report of Committees:

a. Right of Way Committee – July 23, 2025.

Mr. Ashley reported that the Right of Way Committee met on July 23, 2025 to consider compensation for three items. Right of Way Committee recommends accepting staff's recommendations on these three compensation budgets.

8. Report of General Manager:

Mr. Hartye reported that Mike Stamey, System Services Director and Hunter Carson, Engineering Director will give a construction projects update for in-house and contracted projects.

Mr. Stamey began by highlighting the In-House Construction report which is included in the back of the Board package. This report shows projects that have been identified for construction for this coming year. Projects highlighted in green have been completed during the month of July and include 43 Woodfin Street, 51 Coxe Avenue, 286 Old Haw Creek Road and 112 Enthoffer Street Phase I, for a total of approximately 700 LF. Projects highlighted in yellow are current projects. 112 Enthoffer Street Phase II is located in Black Mountain and 37 Lucerne Avenue is located in West Asheville off of Patton Avenue. The projects in white are ones that have been identified as projects we are going to take on as we continue this coming year. Mr. Stamey then highlighted two recent repairs. The first was in Swannanoa near Whitson Avenue and involved a very close call with a missing manhole. This was a major area during the flood, and this repair was related to flood activities. The sewer line in this location is a 36-inch interceptor that transports a lot of the wastewater from the Black Mountain area back to the Water Reclamation Facility. Mr. Stamey presented slides and videos of the manhole buried under rocks, a large boulder wedged into the manhole, by-pass and repair work and completed work. The second project highlighted was at MSD's Weaverville Pump Station 1 off of Hidden Falls Drive and adjacent to Reems Creek. Mr. Stamey presented slides showing the old existing pump station, the force main that comes through the pump station and the location of an isolation valve previously used by operations. A call was reported on a Saturday morning regarding a leak at this pump station. Staff mobilized three work groups consisting of pump maintenance staff to watch and control the pump station, technical services staff with flush trucks that were going to be hauling wastewater from the site back to the plant, and construction staff to investigate and make the repair. The flush truck drivers hauled approximately 78,000 gallons of wastewater for a 5-mile trip back to the plant. He presented slides of the wet well set up, excavation, exposed valve assembly, repairs and completed work. Mr. Stamey stated that MSD is fortunate to have employees who will come in and get the job done when needed.

Mr. Carson began by continuing at the Weaverville Pump Station which is the same location Mr. Stamey reported on. MSD is in the process of replacing this entire station. This is a 2.8 mgd pump station at this time and will be replaced with a 5 mgd station which will be expandable beyond that as well. It has been sized for a 50-year flow projection. The 12-inch force main will also be replaced with a new 24-inch force main for increased capacity. Haren Construction has been working on this project for about a year. This is a \$24 Million job and is expected to be complete in a little less than a year. Mr. Carson presented slides and explained that the 30-inch Reems Creek interceptor comes into the existing pump station but will ultimately have to be re-routed to the new station. There will be a new 30-inch pipe that comes into the influent manhole and then the actual pump station itself. There will be two grinder channels and wastewater flow will come through one of two grinders that grind up large debris and solids that come in so they can be conveyed by the submersible pumps. There will also be a valve vault and a new electrical building

and emergency generator. This structure is about 30-feet deep. Mr. Hartye stated that in one of the last presentations a slide was shown of equipment at the bottom of the hole after Helene that had to be removed by crane. Mr. Carson added that Haren Construction had been working for less than a month and had made a lot of progress until during the hurricane when Reems Creek came up so quickly that they lost an excavator. Mr. Carson reported on some materials the District likes to use on interceptor and force main projects and passed out a sample of them. Manhole components on this project are made of polymer concrete. Most of the District's manholes are precast concrete but these are a little special since being on an interceptor line. They don't use steel reinforcement, but a fiberglass reinforced plastic rebar and then an aggregate and resin combination. With the 30-inch interceptor that will be re-routed to the new pump station fiberglass reinforced plastic pipe will be used. This is completely resistant to hydrogen sulfide gas. Similarly on the force main we are using pvc pipe which is the C900 product and then also HDPE which is a high-density polyethylene pipe. The new pipe is primarily in the same trench as the existing force main which will require bypass pipe. During the force main bypass contractors have had to cross a few roads and driveways including Old Marshall Highway and Goldview Road. This project is progressing well and is on schedule for Summer 2026 completion.

Mr. Carson then reported on the RBC Relocation Project at the Water Reclamation Facility. There are 3 RBC Basins and the flow goes from Basin 1 to Basin 3 downstream. About 1 ½ years ago there were some failed RBC units in Basin 1 and those were removed so we had some open cells. Historically, Basin 3 doesn't treat as well as Basin 1 because you don't have the microbial population that you do in Basin 1. MSD took this opportunity to relocate 9 RBC units from Basin 3 to Basin 1. Since this work was completed in June, Staff has seen a much more robust microbial population which equates to better wastewater treatment. Mr. Carson presented some slides and explained that some very large cranes needed to be used to relocate the units because they can sometimes be upwards of 60,000 pounds. Plant operations did a very good job of cleaning and drying them so that they didn't exceed 30,000 pounds this go round but we planned for 60,000 pounds. These cranes came in on a lot of trucks and it took about four days to put them together. Mr. Carson stated that he was told that after they put them all together they weighed about 1 million pounds each and there were two of them. During the four days of putting the cranes together, which had to be put together with cranes, Mr. Farmer and plant operations staff were draining the basins, preparing for relocation and what they found was a lot of debris left over from the hurricane. A lot of sand and silt came in as MSD treated river water for the majority of several weeks. Mr. Stamey's crews came in to help with removing all of the debris. Mr. Lapsley asked what they did with the debris. Mr. Carson stated that it is up on the hill near the lagoon being dewatered and will be taken to the landfill.

Mr. Carson also reported on the Biological Treatment Pilot Testing which is small scale testing for biological treatment and is going to be the future replacement of the RBC Units. One of the processes being tested and are very interested in is AquaNereda. He presented photos of the pilot scale unit. MSD does have a future ammonia compliance deadline of 2037 so that is what we are working towards. It will be a very large project, upwards of \$400 Million, and MSD wants to make sure it will work so that is the purpose of this pilot testing. This has been in place since

December and it is doing what needs to be done in terms of ammonia removal so it will meet the future compliance limit. Staff is still working with the vendor on optimizing the system but it is removing ammonia.

Mr. Carson also reported on the Carrier Bridge Pump Station River Crossings located at the French Broad River Park. Cleary Construction mobilized and began in water work two weeks ago. The first of two river crossings will take place at the French Broad River Park and once that is done, Ruby-Collins, who is the contractor for the pump station project, will be mobilizing to install the pump station itself. Mr. Carson presented photos of the force main piping that will be installed underneath the river, and the coffer dam installation which has several weeks to go before completion. Ideally, they will be able to seal this up with a mixture of rock and earth. If not, they have aqua dams, which are big water bladders that they will put on the outside to seal against the river bottom. Staff is trying to get a lot of notice out to the public. There is signage at the park entrance, boat launches and various points along the Greenway. Staff has given multiple presentations to community groups trying to get the message out that the park is closed. There have been newspaper articles placed in the Asheville Citizen Times and Asheville Watchdog and there is a notification on the MSD Website. These signs have a QR Code on them that points back to the project's web page which we are trying to keep updated with major construction events. Work has been going on for a little over two weeks and people are still constantly coming through. Ms. Wisler asked, regarding the ammonia reduction, how many systems will be tested or has MSD decided on the vendor. Mr. Carson stated that MSD is down to three processes, and the membrane process is not easy to test. Right now, this is the only pilot that we intend to test. The others are fairly tried and true and the membranes are basically very tight filters so there is more confidence in that. What we are searching for here is a process that can not only remove ammonia but in a small footprint. Mr. Hartye stated that MSD was looking at several technologies but this one you can see on site. Mr. Lapsley asked if in the end there would be a sole source treatment process? Mr. Hartye stated that Hazen and Sawyer is doing the preliminary engineering report and this pilot testing is a part of that overall project. They first identified several technologies and whittled them down to three. Hunter and other staff have been visiting other areas to see how their projects are going and what the sizing is of some of these and we are looking for something that will fit in our footprint. The size needed for some of these technologies is just not economical. Hopefully at the end of the preliminary engineering report we will be able to identify which technology to go with. The intent is to have a design and build for this type of project so we can get the contractor involved. Mr. Lapsley stated his concern is that, when you get to the end, if it ends up being a sole source product, we are talking about multi-millions of dollars and want to make sure we are not held captive by the vendor to where we have designed the whole thing around one product and we would be stuck. Mr. Carson stated that AquaNereda trademarked the process a number of years ago but they do have at least one competitor.

Mr. Hartye reported that attached is an email from Divine Winds at 96 McLain Street regarding appreciation for quick and efficient service. Thanks to Stacey Frady, Samuel Gettleman and Grayson Hensley and crew.

Mr. Hartye reported that the August Right of Way Committee meeting has been cancelled. The next Right of Way Committee meeting will be held on September 24th at 9 am. The next regular Board Meeting will be held on September 17th at 2 pm. Mr. Hartye will be on vacation and Mr. Carson will be acting on his behalf for the September meeting.

9. Consolidated Motion Agenda:

a. Consideration of Bids – Jonestown Road @ Riverside Drive:

Mr. Hartye reported that this project is located in Woodfin near the French Broad River and consists of approximately 2,222 LF of 8-inch to be installed with half being dig and replace and half by pipe bursting. The existing sewer lines are 6-inch VCP that are in poor condition. The project was advertised for formal bids and only two bids were received on July 31, 2025. Per General Statutes the project was readvertised and again two bids were received on August 7, 2025, as follows: Hinterland Group with a bid amount of \$1,263,690.00 and Terry Brothers Construction Company with a bid amount of \$722,690.00. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$722,690.00. Staff has been pleased with their previous performances. The FY 25-26 construction budget for this project is \$725,000.00. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$722,690.00 subject to review and approval by District Counsel.

b. Consideration of Bids: Interceptor Line Assessment and Cleaning Phase 1:

Mr. Hartye reported that as a result of Hurricane Helene there was a lot of debris introduced into the system. This project includes CCTV, sonar inspection and line cleaning of approximately 83,000 LF of interceptor sewers ranging in size from 12-inch to 42-inch in diameter. Sonar inspection will identify debris levels and scope of cleaning. A second phase will be bid next fiscal year. MSD will seek FEMA reimbursement for this project. The project was advertised formally and three sealed bids were received on July 31, 2025 as follows: Hinterland Group with a bid amount of \$5,137,977.84; Compliance EnviroSystems LLC with a bid amount of \$2,440,450.72 and Bio-Nomic Services, Inc. with a bid amount of \$1,291,375.55. The apparent low bidder is Bio-Nomic Services, Inc. with a bid amount of \$1,291,375.55. Bio-Nomic Services, Inc. has prior experience with one District cleaning project and extensive overall experience in sewer CCTV and cleaning. The FY 25-26 construction budget for this project is \$2,590,000.00. Staff recommends award of this contract to Bio-Nomic Cleaning Services, Inc. in the amount of \$1,291,375.55 subject to review and approval by District Counsel.

c. Consideration of Reimbursement Agreement – 75 Cole Road Apartments:

Mr. Hartye reported that this is a proposed multi-family residential development with an attached reimbursement agreement for the rehabilitation of approximately 970 LF of existing 6-inch and 8-inch sewer lines near the intersection of I-26 and US25/70 in Weaverville. Basically from the Waffle House, under 2 ramps and I-26 and ending up near Lowes. During the course of

one day, the flows would get up to three-quarters full. In 2015, the District Board adopted a Reimbursement Policy. Based on the District's Master Plan, Staff has determined that this needs to be a 16-inch pipe. The District's cost participation is determined using a point-based system which is attached to this item. The system considers age of pipe, pipe size, ratio of existing vs. proposed development flow, distance from proposed development to the undersized pipe segments. The District's participation amount is 50% of the project, or \$983,150.00. This project is not anticipated to occur until FY26-27 or later. Staff recommends the District enter into a reimbursement agreement with Caviness & Cates Communities in the amount of \$983,150.00, subject to review and approval by District Counsel.

d. Consideration of Compensation Budgets – Carrier Bridge Pump Station; Hazel Mill Road @ Richland Street and 28 Vista Street:

Mr. Hartye reported the Right of Way Committee recommends approval of these compensation budgets.

e. Consideration of Developer Constructed Sewer Systems – Woodfield (RAD Lofts); The Meridian; Montinail Land Company:

Mr. Hartye reported that the Woodfield (RAD Lofts) project is located along Roberts Street in the City of Asheville and included extending approximately 403 linear feet of 8-inch public gravity sewer to serve 235 Multi-Family apartments and approximately 18,000 square feet of retail space.

Mr. Hartye reported that the Meridian project is located along Long Shoals Road in the City of Asheville and included extending approximately 400 linear feet of 8-inch public gravity sewer to serve 201 Multi-Family apartments.

Mr. Hartye reported that the Montinail Land Company project is located along US-70 Highway in Buncombe County and included extending approximately 440 linear feet of 8-inch public gravity sewer to serve 9 Multi-Family units and Commercial Buildings on site.

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

f. Fourth Quarter Budget to Actual Review 2025:

Mr. Powell reported that Domestic and Industrial Revenue are above budgeted expectations. In June, the Board approved a \$4.3 Million Budget Amendment to reduce domestic revenues based on the effects of Tropical Storm Helene. Staff believes Domestic User Fee variance will end up around 105% when June accounts receivable data is received from its Member Agencies in September. Industrial Revenue is trending better than budgeted expectations due to a temporary increase in revenue from short-term industrial users. Staff monitors consumption trends as they have a direct effect on the District's current and future revenue projections. Facility and Tap Fees are above budgeted expectations. This is due to the District receiving an additional \$4 Million from various developers.

Interest and miscellaneous income are above budgeted expectations due to actual short-term interest rates exceeding anticipated yields for the fiscal year. Additionally, the District received approximately \$730,000.00 from FEMA as of June 30. O&M Expenditures are at 91.6% of budget. This is taking into consideration the Budget Amendment in June of \$250,000.00. This amount may vary slightly from audited numbers due to final accruals. Bond principal and interest and other long-term obligations are at budgeted expectations. Capital Project expenditures are at approximately 72.8% of budget. This reflects delays in projects. All unexpended funds have been included in the FY26 Budget.

g. Reimbursement Resolution for Bond Projects:

Mr. Powell reported that to be in compliance with IRS Regulations concerning tax exempt financing, all expenditures made with non-MSD bond funds and to be reimbursed from MSD bond funds must be properly identified and authorized. The proposed reimbursement resolution identifies major projects intended to be solely or substantially financed by bonds anticipated to be issued in FY27. Board approval is required to obtain tax exemption of interest paid on MSD bonds by authorizing reimbursement from bond proceeds of the expenditures for the attached project listing.

h. Cash Commitment Investment Report – Month ended June, 2025:

Mr. Powell reported that Page 53 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 54 presents the MSD Investment Manager's report as of the month of June. The weighted average maturity of the investment portfolio is 111 days. The yield to maturity is 4.25%. Page 57 presents MSD's Variable Debt Service report. The 2008 Series Bonds are performing at budgeted expectations. As of the end of July, the issue has saved the District's rate payers approximately \$8 Million in debt service since April, 2008.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Pennington moved, Ms. Wisler seconded the motion. Roll call vote was as follows: 13 ayes; 0 Nays.

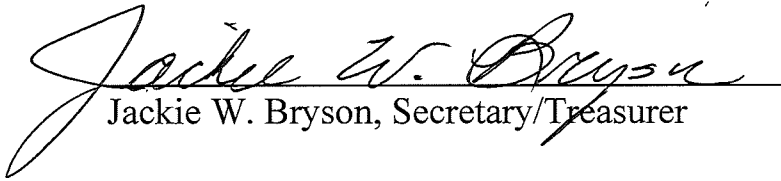
10. Old Business:

Mr. Watts asked Mr. Carson about the status of the power plant. Mr. Carson stated that Staff met with American Rivers four to five months ago. Staff communicated to them what we thought was fair for reimbursement, which was estimated based off of a 30-year projection of what would offset the cost of the power. Staff has not heard much from them since. Mr. Watts asked if the powerhouse and facilities were damaged during the storm. Mr. Carson stated no, not due to the storm. There was what appeared to be a lightning strike prior to the storm but no damage from the storm itself. Everything has been back up and running for a couple of months.

11. New Business: None.

12. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:54 pm.


Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

August 20, 2025 @ 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	03. Approval of Minutes of the July 16, 2025 Board Meeting	VeHaun
	04. Discussion and Adjustment of Agenda	VeHaun
	05. Introduction of Guests	VeHaun
	06. Informal Discussion and Public Comment	VeHaun
	08. Report of Committees	
	a. Right of Way Committee – July 23, 2025	Ashley
	09. Report of General Manager	Hartye
	10. Consolidated Motion Agenda	Hartye
	a. Consideration of Bids – Jonestown Road @ Riverside Drive	Hartye
	b. Consideration of Bids – Interceptor Assessment & Cleaning Phase 1	Hartye
	c. Consideration of Reimbursement Agreement – 75 Cole Road Apartments	Hartye
	d. Consideration of Compensation Budgets – Carrier Bridge Pump Station; Hazel Mill Road @ Richland St; 28 Vista Street	Hartye
	e. Consideration of Developer Constructed Sewer Systems – Woodfield (RAD Lofts); The Meridian; Montinail Land Co.	Hartye
	f. Fourth Quarter Budget to Actual Review 2025	Powell
	g. Reimbursement Resolution for Bond Projects	Powell
	h. Cash Commitment/Investment Report-Month ended June, 2025	Powell
	11. Old Business	VeHaun
	12. New Business:	VeHaun
	13. Adjournment: (Next Meeting 9/17/25)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
July 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, July 16, 2025. Chairman Vebaun presided with the following members present: Ashley, Bryson, Dearth, Manheimer, Pennington, Tarleton, Watts and Whitesides. Lapsley, Moore, Pelly, Player and Wisler were absent.

Others present were William Clarke, General Counsel; Patty Beaver with CIBO; Derek Allen and Jesse Swords with Ask Law; Forrest Westall, PE, with McGill Associates; Tom Hartye, Hunter Carson, Scott Powell, Bart Farmer, Mike Stamey, Schuyler Taylor, 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 June 11, 2025 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the June 11, 2025 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Ms. Bryson 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 and Derek Allen and Jesse Swords with Ask Law.

6. Informal Discussion and Public Comment: None.

7. Election of Officers:

Mr. VeHaun called for nominations for Chair of the MSD Board. Mr. Watts nominated Mr. VeHaun as Chair. Mr. Ashley seconded the nomination. With no further nominations, Mr. VeHaun called for a motion that nominations be closed and that, by acclamation, Mr. VeHaun be elected as Chair of the MSD Board for 2025-2026. Mr. Watts moved, and Mr. Whitesides seconded the motion. Roll call vote was as follows: 9 ayes; 0 Nays.

Mr. VeHaun called for nominations for Vice Chair of the MSD Board. Mr. Ashley nominated Mr. Whitesides as Vice Chair. Mr. Pennington seconded the nomination. Mr. VeHaun called for a motion that nominations be closed and that, by acclamation, Mr. Whitesides be elected as Vice Chair of the MSD Board for 2025-2026. Mr. Watts moved, and Ms. Manheimer seconded the motion. Roll call vote was as follows: 9 ayes; 0 Nays.

Mr. VeHaun appointed Ms. Bryson for re-appointment as Secretary/Treasurer of the MSD Board for 2025-2026. Roll call vote was as follows: 9 ayes; 0 Nays.

8. Report of General Manager:

Mr. Hartye reported that the bids for Carrier Bridge Pump Station are on the agenda. This is the largest and most expensive project (\$94 Million) that MSD has undertaken in the last 40 years. As a reminder, we have separated this project into two projects for the sake of expediting the construction disturbance and facilitate restoration of French Broad River Park and Carrier Park. The first portion is the “Pipeline River Crossings” project consisting of two open cut river crossings to install new pipelines for the future. Since this portion of the project will affect the central area of both parks, it was carved out and was awarded at our March 19th Board Meeting. The contractor is currently mobilizing equipment and materials to the site. Mr. Hartye presented slides on this project from previous meetings as a refresher. On the Agenda today is the Pump Station itself and appurtenant connector lines and is located primarily adjacent to the French Broad River Park with lines extending into the park. This project will take approximately 3 years to complete. MSD Staff has been working closely with the City of Asheville staff to coordinate our efforts to expedite the reopening of parks and usable portions thereof. Ms. Manheimer asked what the timeline for the portion for Carrier Park to Amboy Bridge is. She stated that the City would be working on their part if the District could work with them. Mr. Carson stated that portion is at the end of the 10-year CIP and is about a 33,000 LF project estimated at approximately \$50 million in its entirety but Staff could maybe look at doing a shorter section with the City. There was discussion regarding these areas already getting a lot of use. There will be a need to cordon off these areas during this project.

Mr. Hartye reported that the next Right of Way Committee meeting will be held on July 23rd at 9 am. The next regular Board Meeting will be held on August 20th at 2 pm.

9. Consolidated Motion Agenda:

a. Consideration of Bids – Carrier Bridge Pump Station Replacement Project:

Mr. Hartye reported that this project was formally advertised and three bids were received on June 25, 2025 as follows: Kiewit Infrastructure South Co. with a bid amount of \$108,621,660.00; Thalle Construction Company with a bid amount of \$83,457,850.00; and Ruby-Collins, Inc. with a bid amount of \$75,378,958.00. The apparent low bidder is Ruby-Collins, Inc. with a bid amount of \$75,378,958.00. The bid amounts include an allowance for a pre-negotiated scope and fee for System Integration Services and also includes an Alternate bid item “A” for upgrading to Flygt submersible wastewater pumps in lieu of KSB pumps. Ruby-Collins has a proven track record working for the District. They have had several projects they have completed successfully. In addition, HDR, the District’s design engineer for this project, conducted reference checks for similar pump station projects and received positive feedback for each reference. The construction budget for this multi-year project is \$104 Million, with \$14 Million in expenditures slated for FY25-26, and that includes the two river

crossings. Staff recommends award of this contract to Ruby-Collins, Inc. in the amount of \$75,378,958.00, subject to review and approval by District Counsel.

b. Consideration of Bids: Old County Home Road Private Sanitary Sewer Rehabilitation Project:

Mr. Hartye reported that this project is located in western Buncombe County on Old County Home Road. The project consists of over 4,000 LF of 18-inch, 12-inch and 8-inch pipe crossing under New Leicester Highway to connect to the Erwin Hills Pump Station force main. The project was formally advertised and two bids were received on June 26, 2025. Per NC General Statutes, the project was re-advertised and two sealed bids were received on July 3, 2025 as follows: Teraflex Group with a bid amount of \$4,308,542.00 and Terry Brothers Construction Company with a bid amount of \$2,874,835.00. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$2,874,835.00. Terry Brothers has extensive experience with District rehabilitation projects and have done very well. The FY25-26 construction budget for this project is \$3,033,000.00. Staff recommends award of this contract to Terry Brothers Construction Company, subject to review and approval by District Counsel.

c. Consideration of Informal Bids: Incinerator Sand Transport System Replacement:

Mr. Hartye reported that this project is located at the District's Water Reclamation Facility and includes replacement of the incinerator sand storage and transport system. This system is responsible for conveying sand from an externally located storage silo into the incinerator. The District's fluidized bed incinerator used sand to disperse and transfer heat to the biosolids prior to combustion. This replacement project includes removal of the existing system and installation of a larger storage silo, larger transporter, larger diameter conveyance line, and a new control panel. Due to long lead time, the replacement equipment was pre-purchased under separate contract (with Dynamic Air, Inc.) and approved by this Board on August 21, 2024. The equipment is now in MSD's possession. This contract is for removal of the existing system and installation of the new. The project was advertised informally on June 26, 2025, and two bids were received as follows: Cove Utility with a bid amount of \$219,300.00 and Haynes Industrial with a bid amount of \$85,400.00. The apparent low bidder is Haynes Industrial with a bid amount of \$85,400.00. Haynes Industrial has completed several projects at the District's WRF in the past and have performed very well. The FY 25-26 construction budget for this project is \$125,000.00. Staff recommends award of this contract to Haynes Industrial.

d. Consideration of Informal Bids: Avon Avenue @ Haywood Road Sewer Rehabilitation Project:

Mr. Hartye reported this project is located in West Asheville near Avon Avenue and is comprised of 218 LF of 8-inch pipe. The project was advertised informally and two bids were received on June 26, 2025 as follows: Keys Construction with

a bid amount of \$212,105.00 and Terry Brothers Construction Co. with a bid amount of \$105,037.00. The apparent low bidder is Terry Brothers Construction Co. with a bid amount of \$105,037.00. Terry Brothers has extensive experience with District rehabilitation projects and continues to provide excellent workmanship. The FY 25-26 construction budget for this project is \$147,000.00. Staff recommends award of this contract to Terry Brothers Construction Company.

e. Consideration of Developer Constructed Sewer Systems – Biltmore Terrace Phase 4; Randolph Avenue:

Mr. Hartye reported that the Biltmore Terrace Phase 4 project is located along Loblolly Lane in Buncombe County and included extending approximately 385 linear feet of 8-inch public gravity sewer to serve 7 Single-Family Residences.

Mr. Hartye reported that the Randolph Avenue project is located along Randolph Avenue in Black Mountain and included extending approximately 650 linear feet of 8-inch public gravity sewer to serve 2 Commercial Buildings and 6 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 May, 2025:

Mr. Powell reported that Page 38 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 39 presents the MSD Investment Manager's report as of the month of May. The weighted average maturity of the investment portfolio is 114 days. The yield to maturity is 4.27%. Page 40 presents the MSD analysis of cash receipts. Monthly and YTD Domestic User Fees are considered reasonable based on timing of cash receipts and impacts of Tropical Storm Helene. Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. YTD Facility and Tap fees are above historical trends due to timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 41 presents MSD's Analysis of Expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on timing of cash expenditures and impacts of Tropical Storm Helene. Page 42 presents MSD's Variable Debt Service report. The 2008 Series Bonds are performing at budgeted expectations. As of the end of June, the issue has saved the District's rate payers approximately \$8 Million in debt service since April, 2008.

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

10. Old Business: None.

11. New Business: None.

12. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:28 pm.

Jackie W. Bryson, Secretary/Treasurer

**RIGHT OF WAY
COMMITTEE RECOMMENDATIONS
AND MINUTES
JULY 23, 2025**

I. Call To Order

The regular monthly meeting of the Right of Way Committee was held in the Boardroom of the William H. Mull Building and called to order at 9:00 a.m. on Wednesday, July 23, 2025. The following Right of Way Committee members were present: Matt Ashley, Chairman; Jackie Bryson, Nathan Pennington and Al Whitesides. Esther Manheimer and Chris Pelly were absent.

Others present: Jerry VeHaun Board Chairman; Bob Watts, Board Member; Tom Hartye, Hunter Carson, Wesley Banner, Darin Prosser, Brendan Davey, Darrell Hess, and Pam Nolan, MSD.

II. Inquiry as to Conflict of Interest

Mr. Ashley inquired if anyone had a conflict of interest with Agenda items. There were none.

III. Consideration of Compensation Budgets-

**Carrier Bridge Pump Station, Project No. 2019045
Hazel Mill @ Richland Street, Project No. 2014016
28 Vista Street, Project No. 2024211**

The attached Compensation Budgets are based on current ad valorem tax values and follow the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budgets.

Mr. Banner reviewed the above compensation budgets.

The Carrier Bridge Pump Station project consists of rehabilitating 48-inch and 54-inch RCP, and replacing 24-inch force main, 10" DIP and 8-inch VCP. The existing pump station is under capacity.

The compensation budget for Hazel Mill Road @ Richland Street is over by \$19,179.00. Since this is a multiyear project, the compensation budget will be adjusted accordingly during the FY 26-27 budget. This project consists of replacing existing 6-inch VCP that is undersized and has multiple structural defects, with 3,857 linear feet of 8-inch DIP.

The 28 Vista Street project consists of replacing 6-inch VCP that is in poor condition with significant root intrusion with 932 linear feet of 8-inch DIP.

Mr. Ashley called for a motion. Mr. Whitesides made the motion to accept Staff's recommendation. Mr. Pennington seconded the motion. Voice vote was unanimous.

COMMITTEE RECOMMENDATION: Approval of Compensation Budgets.

IV. Quarterly Report – Fourth Quarter:

Mr. Banner presented the Project Status Summary for all active acquisition projects. This report provides information on percentage of easements complete, percentage of compensation expended and comments on condemnations. This information is provided for your review.

STAFF RECOMMENDATION: For information only. No action required.

V. Other Business:

There was some discussion regarding Board Members receiving fraudulent text messages from other Board Members asking for gift cards for the Board.

There being no further business, the meeting adjourned at 9:04 am.



MEMORANDUM

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

- Construction Projects Update

Mike Stamey, System Services Director and Hunter Carson, Engineering Director will give a construction projects update for our in-house and contracted projects.

- Kudos

- See the attached email from Divine Winds at 96 McLain St.. Thanks to Samuel Gettleman, Stacey Frady and Grayson Hensley and crew.

- Board/Committee Meetings/Events

The August Right of Way Committee has been cancelled. The next Right of Way Committee meeting will be held on September 24 at 9am. The September Regular Board Meeting will be held September 17th at 2pm.

From: DivineWinds <divinewinds2010@gmail.com>
Sent: Monday, August 11, 2025 5:38 PM
To: Frady, Stacey <SFrady@msdbc.org>
Subject: Re: 96 MCLAIN ST, 28803

Caution: This email originated from outside of MSD. Do not click on links or open attachments unless you know the sender AND you are expecting the email. Forward to HelpDesk@msdbc.org if you are unsure.

Hey, the boys just completed the hook up and left everything in pristine condition. Very well done and you may forward this sentiment to them. In closing, just to thank you and Samuel and the crew for a very productive and satisfying job well done.

Best regards,

Steve

On Sun, Aug 3, 2025 at 8:07 AM DivineWinds <divinewinds2010@gmail.com> wrote:

Good morning Stacey,

The inspector came out the morning after I got you the info. Great service! I didn't even have time to stake the easement out for him but Matthew said 'No problem' and completed the inspection. I imagine there is some processing to be done on your end but I wanted to make contact in case there was something further I needed to do on my end for you. We are very satisfied with the pace of the work and I am not trying to rush the process, just want to be sure my side is covered to your satisfaction.

If my side is good I will await the normal process of determining the fee and schedule for the work.

Thanks for your help,

Stephen

On Tue, Jul 29, 2025 at 1:39 PM Frady, Stacey <SFrady@msdbc.org> wrote:

Hey Stephen,

Your application was received and is being processed.

Our system services personnel will make a site visit to determine tap requirements and assess fees. Please allow at least 10 business days for the site visit to be completed. Please note that MSD reserves the right to require an NC Licensed Public Utility Contractor to make the sewer connection (tap) and install the sewer service line to the subject property.

Thank you,

Stacey Frady

**System Coordinator III
MSD Planning & Development**

Metropolitan Sewerage District of Buncombe County

BOARD MEETING DATE: August 20, 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: Jonestown Rd @ Riverside Dr.
MSD Project No. 2018028

BACKGROUND: The Jonestown Rd. @ Riverside Dr. project is located in Woodfin near the French Broad River. The project begins at The Church of The Redeemer at the intersection of Riverside Dr. and Jonestown Rd. and runs north to the intersection of Jonestown Rd and Revonda Dr. The project is approximately 2,222 LF, with 1,158 LF of 8-inch PVC installed by dig and replace, and 1,064 LF of 8-inch HDPE installed by pipe bursting.

The existing sewer lines are 6-inch VCP that are in poor condition with multiple structural defects. These issues have resulted in major inflow and infiltration (I&I) which has led to SSOs. This project has a pipe rating of 52.

The project was advertised for formal bids and only two bids were received on July 31, 2025. Per NCGS 143-132, the project was readvertised and again two bids were received. On August 7, 2025, the following bids were publicly opened and read aloud:

<u>Contractor</u>	<u>Bid</u>
1) Hinterland Group	\$1,263,690.00
2) Terry Brothers Construction Company	\$722,690.00

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$722,690.00. Terry Brothers Construction Company has an extensive record of successfully completing gravity sewer rehabilitation projects for the District. Staff have been pleased with their previous performances.

FISCAL IMPACT: The FY 25-26 construction budget for this project is \$725,000.

STAFF RECOMMENDATION: Staff recommends award of this contract to Terry Brothers Construction Company, contingent upon review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Jonestown Rd @ Riverside Dr Sanitary Sewer Rehabilitation

Project No. 2018028

BID TABULATION

August 7, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Hinterland Group	5%	Yes	Yes	\$1,263,690.00
Terry Brothers Construction Company	5%	Yes	Yes	\$722,690.00

APPARENT LOW BIDDER

Both of the above bidders were the only responsive bidders during the original and/or readvertisement period

Tim Hensley, PE
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 7th day of August, 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 2025 - 2026

PROJECT:	Jonestown Road @ Riverside Drive	LOCATION:	Woodfin
TYPE:	General Sewer Rehab.	PIPE RATING:	52
PROJECT NO.	2018028	TOTAL LF:	1,992
PROJECT BUDGET:	\$794,500.00	PROJECT ORIGIN:	CSR's, Work Orders, I & I issues

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/24	EST. COST JAN - JUNE 2025	BUDGET FY 25-26
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$13,000.00	\$11,600.00	\$1,400.00	
55330 - DESIGN				
55340 - PERMITS	\$1,000.00		\$1,000.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$8,000.00	\$8,000.00		
55370 - LEGAL FEES	\$11,000.00	\$8,602.00	\$2,398.00	
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$30,000.00	\$21,733.00	\$8,267.00	
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$725,000.00			\$725,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$1,500.00			
55450 - SURVEY - ASBUILT	\$5,000.00			
TOTAL AMOUNT	\$794,500.00	\$49,935.00	\$13,065.00	\$725,000.00

ENGINEER:	MSD	TH	ESTIMATED BUDGETS - FY 27 - 35	
R.O.W. ACQUISITION:	MSD	# PLATS: [10]	FY 26-27	\$6,500.00
CONTRACTOR:			FY 27-28	\$0.00
CONSTRUCTION ADM:	MSD		FY 28-29	\$0.00
INSPECTION:	MSD		FY 29-30	\$0.00
			FY 30-31	\$0.00
			FY 31-32	\$0.00
			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00

PROJECT DESCRIPTION: This project is located upstream from MSD's WWTP along Riverside Dr. on Jonestown Rd. It consists of approximately 1,992 LF of existing 6-inch VCP to be replaced with 8-inch DIP/8" HDPE via dig and replace and pip bursting. This system is full of structural defects, has heavy I & I issues, and deteriorating manholes.

SPECIAL PROJECT NOTES:



**Jonestown Road at Riverside Drive
Project No. 2018028**

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: August 20, 2025

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

PREPARED BY: Hunter Carson, P.E. – Director of Engineering
Brendan Davey, P.E. – Project Manager

SUBJECT: Consideration of Bids: Interceptor Line Assessment and Cleaning – Ph. 1
MSD Project No. 2025029

BACKGROUND: As a result of Hurricane Helene, debris (e.g. rock, dirt) was introduced into much of the collection system, reducing pipe capacity. This project includes CCTV, sonar inspection, and line cleaning of approximately 83,000 LF of interceptor sewers ranging in size from 12" to 42" diameter. Sonar inspection will identify debris levels within larger diameter pipe and dictate the scope of cleaning. A second phase will be bid next fiscal year for 62,000 LF of additional pipe. MSD will seek FEMA reimbursement for this project.

The project was advertised formally, and three sealed bids were received on July 31, 2025. The bids were read aloud at 3:00 p.m. in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Hinterland Group	\$5,137,977.84
2) Compliance EnviroSystems LLC	\$2,440,450.72
3) Bio-Nomic Services, Inc.	\$1,291,375.55

The apparent low bidder is Bio-Nomic Services, Inc. with a bid amount of \$1,291,375.55. Bio-Nomic Services, Inc. has prior experience with one District cleaning project, and extensive overall experience in sewer CCTV and cleaning. See attached reference/qualifications review.

FISCAL IMPACT: The FY 25-26 budget for this project is \$2,590,000.00

STAFF RECOMMENDATION: Staff recommends award of this contract to Bio-Nomic Services, Inc., contingent upon review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Interceptor Assessment and Cleaning

Project No. 2025029

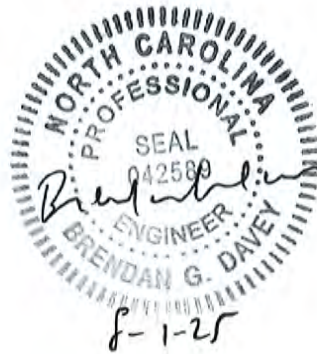
BID TABULATION

July 31, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Hinterland Group	5%	Yes	Yes	\$5,137,977.84
Compliance EnviroSystems LLC	5%	Yes	Yes	\$2,440,450.72
Bio-Nomic Services Inc	5%	Yes	Yes	\$1,291,375.55

APPARENT LOW BIDDER

Brendan Davey
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 3:00 p.m. on the 31st day of July, 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.

Reference and Qualifications Review for Bio-Nomic Services, Inc.
Interceptor Line Assessment and Cleaning
MSD Project No. 2025029

Qualifications Review: Bio-Nomic Services, Inc. has been performing sewer maintenance and rehabilitation for over 30 years. They have over 50 trained technicians, and the resources of a much larger nationwide parent company, the Carylton Corporation. In the past 3 years, Carylton Corporation has cleaned and televised over 61,000,000 LF of pipe with 356 crews covering 44 states. Bio-Nomic provided evidence of ownership of numerous Jetter trucks and CCTV equipment. Recent project experience includes sewer CCTV and cleaning projects varying from 500 LF to 240,000 LF. Much of their project experience is ≤24" diameter pipe with several noted projects in the larger pipe sizes. The designated supervisor has over 10 years' experience in similar projects. Bio-Nomic provided evidence of only four sonar related projects in the past five years but also has the resources of the parent company to draw upon. Three supportive references are described below. **In summary, Bio-Nomic appears to have the necessary experience, positive references, and resources to successfully complete this MSD line assessment and cleaning project.**

Reference No. 1:

Jason Foster, Director Water and Wastewater, Erwin Utilities. – Overall Rating 5/5.
Bio-Nomic completed 24,000 LF of sewer cleaning and CCTV for post Helene Recovery for Erwin Utilities. 10,000 LF of the total was 24" interceptor lines. They successfully handled removal of some large, accumulated material from the lines. Erwin Utilities had also contracted Bio-Nomic for additional similar projects over several previous years. Bio-Nomic reportedly had the appropriate equipment, skills, and professionalism to successfully complete the jobs in a thorough and timely manner. Mr. Foster generally had high praise for the company.

Reference No. 2:

Rich Moore, Project Engineer, McDavid Associates, Inc. – Overall Rating 4/5.
Bio-Nomic has completed about eight sewer cleaning and CCTV projects for McDavid Associates in the past 2 years for 240,000 LF of 8"-24" pipe, with 10% being 18"-24". Most of this was contracted for smaller municipalities in Eastern NC. They did have another contracted job a few years ago at 12,000 LF for 30"-36" pipe which included an amphibious vehicle. Bio-Nomic reportedly had the appropriate equipment, skills, and professionalism to successfully complete the jobs in a thorough and timely manner. Bio-Nomic did a great job coordinating with staff and homeowners. The rating of 4/5 was due to brief equipment breakdowns. Mr. Moore generally had high praise for the company.

Reference No. 3:

Taylor Withers, P.E., Project Manager, Sanders Utility Construction Co, Inc. – Overall Rating 5/5.
Bio-Nomic has been used by this contractor many times over several years for City of Charlotte contracts for various stormwater and sewer lines of varying sizes (4" – 60" diameter for >240,000 LF). Most of the lines were new install. CCTV and some cleaning was conducted. Bio-Nomic reportedly had the appropriate equipment, skills, and professionalism to successfully complete the jobs in a thorough and timely manner. Mr. Withers indicated he gives Bio-Nomic his "full endorsement."

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

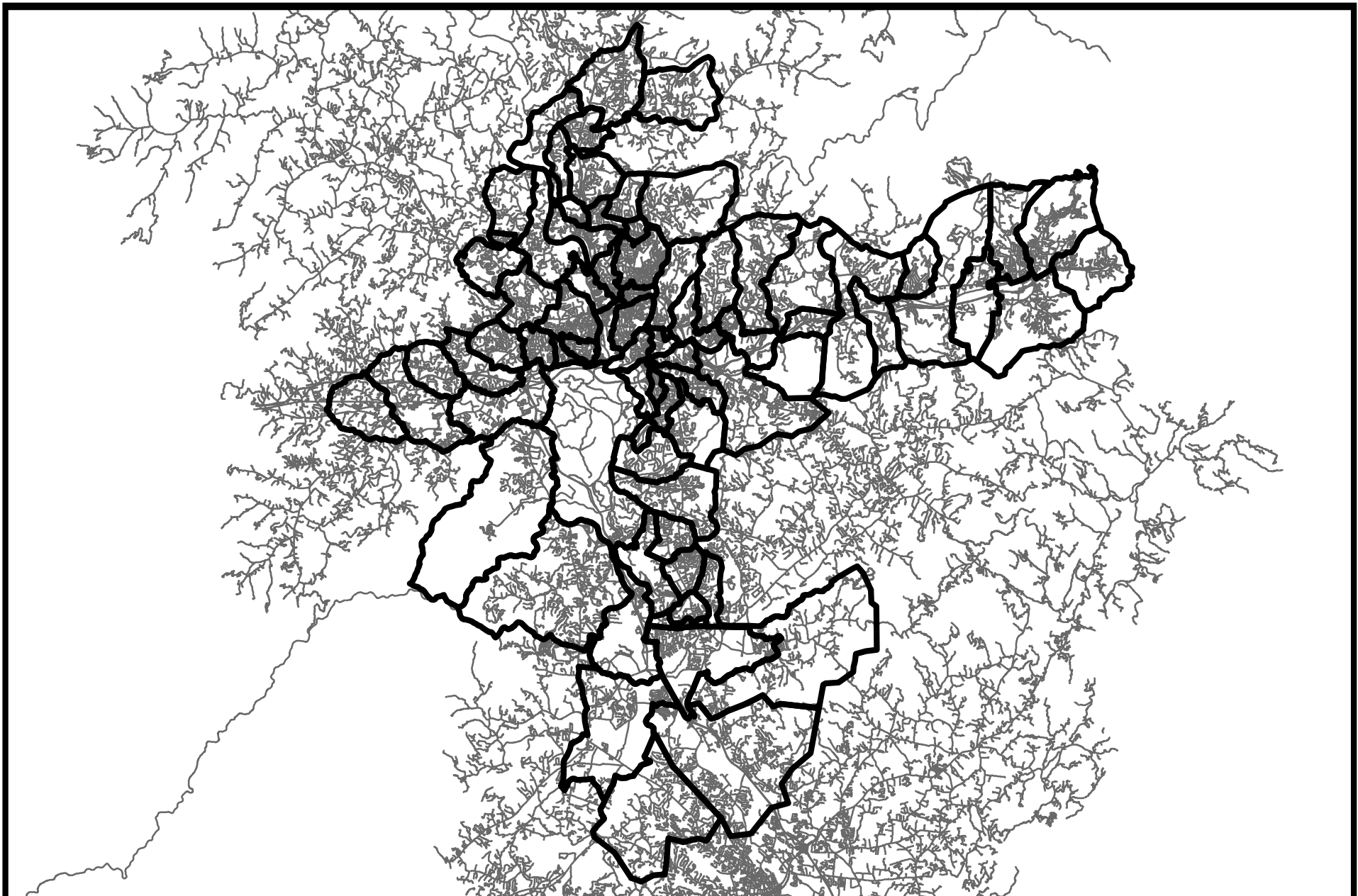
BUDGET DATA SHEET - FY 2025 - 2026

PROJECT:	Interceptor Line Assess and Cleaning	LOCATION:	District Wide
TYPE:	Interceptor and Wet Weather	PIPE RATING:	N/A
PROJECT NO.	2025029	TOTAL LF:	143,000
PROJECT BUDGET:	\$5,180,000.00	PROJECT ORIGIN:	Hurricane Helene

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/24	EST. COST JAN - JUNE 2025	BUDGET FY 25-26
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	\$5,180,000.00			\$2,590,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$5,180,000.00	\$0.00	\$0.00	\$2,590,000.00

ENGINEER:	MSD	BD	ESTIMATED BUDGETS - FY 27 - 35	
R.O.W. ACQUISITION:	N/A	# PLATS: [0]	FY 26-27	\$2,590,000.00
CONTRACTOR:	TBD		FY 27-28	\$0.00
CONSTRUCTION ADM.:	MSD		FY 28-29	\$0.00
INSPECTION:	MSD		FY 29-30	\$0.00
			FY 30-31	\$0.00
PROJECT DESCRIPTION: This project includes CCTV, sonar inspection, and line cleaning of approximately 143,000LF of interceptor sewers ranging in size from 12" to 60" diameter. As a result of Hurricane Helene, debris (e.g. rock, dirt) was introduced into much of the collection system, reducing pipe capacity. Sonar inspection will identify debris levels within the pipes and dictate the scope of cleaning.			FY 31-32	\$0.00
			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00

SPECIAL PROJECT NOTES:	Phase 1 will be completed in FY25/26 and consist of CCTV and sonar inspection. Phase 2 will be completed in FY26/27 and consists of line cleaning. MSD will seek FEMA reimbursement for this project
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**Interceptor Line Assessment and Cleaning
Project No. 2025029**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

INFORMATION ONLY ITEM

BOARD MEETING DATE: August 20, 2025

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

PREPARED BY: Hunter Carson, P.E. – Director of Engineering

SUBJECT: Consideration of Reimbursement Agreement – 75 Cole Rd. Apartments, MSD Project No. 2023221

BACKGROUND: This reimbursement agreement is for the rehabilitation of approximately 970LF of existing 6-inch and 8-inch sewer lines near the intersection of I-26 and US25/Hwy70 in Weaverville. Under average day flow conditions, water level inside the existing pipes approaches three-quarters full. Wastewater flow from the proposed 75 Cole Road Apartment project (located upstream) will create conditions that exceed pipe capacity, requiring an upgrade. The development has an approved wastewater allocation of 56,100gpd for the two hundred twenty (220) multi-family residential units planned.

In 2015, the District Board adopted a Reimbursement Policy applicable to the *Rehabilitation of Existing Sewer Lines* where the District will participate in an extension that connects to an existing sewer line which, in the opinion of the District, requires improvement with larger diameter pipe to provide adequate capacity. District staff has determined that the existing 6-inch and 8-inch piping mentioned above needs to be upsized to 16-inch pipe.

The District's cost participation is determined using a point-based system that considers age of pipe, pipe size, ratio of existing vs. proposed [development] flow, and distance from proposed development to the undersized pipe segment(s). The Cost Participation Worksheet yielded a District participation amount of 50%, or \$983,150.00. Total project cost as estimated by District staff is approximately \$1,966,300.00.

Please refer to the attached documentation for further details.

FISCAL IMPACT: The FY25-26 CIP budget includes \$100,000.00 for developer reimbursement projects. The proposed reimbursement payment of \$983,150.00 will not be issued to the developer until the 16-inch pipe is complete, fully closed out, and accepted by the District Board as a public system. This is not anticipated to occur until FY26-27, or later. Funds will be rebudgeted accordingly in the FY26-27 CIP Budget.

STAFF RECOMMENDATION: Staff recommends that the District enter into a reimbursement agreement with Caviness & Cates Communities, in the amount of \$983,150.00, subject to review and approval by District Counsel.

STATE OF NORTH CAROLINA)
)
)
COUNTY OF BUNCOMBE)
)
)

AGREEMENT REGARDING CONSTRUCTION
OF AND REIMBURSEMENT FOR
REHABILITATION OF EXISTING
SEWER LINES FOR 75 COLE
ROAD PROJECT – MSD PROJECT #2023221

THIS AGREEMENT, made this _____ day of _____, 2025, by and between the **METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY** (hereinafter sometimes called “**MSD**” or the “**District**”), a North Carolina public body and body politic and corporate created and established under the provisions of the North Carolina Metropolitan Sewerage Districts Act, Chapter 153, Article 25, Sections 153-295 to 153-324, inclusive (succeeded by Chapter 162A, Article 5, Sections 162A-64 to 162A-81, inclusive) of the General Statutes of North Carolina; with an office and place of business at 2028 Riverside Drive, Woodfin, in Buncombe County, North Carolina, and **Caviness & Cates Communities** (hereinafter “**CCC**”) a corporation organized under the laws of the State of North Carolina with an office and place of business at 639 Executive Place Suite 400, Fayetteville, NC 28305;

WHEREAS, MSD maintains and operates a system of interceptor and collector sewer lines sometimes herein referred to as the “District Sewerage System”; and

WHEREAS, the **District**, in May 2015, adopted a Reimbursement Policy applicable to the Rehabilitation of Existing Sewer Lines (the “Policy”) wherein the **District** will participate in an extension that connects to an existing sewer line which, in the opinion of the **District**, requires improvement with larger diameter pipe to provide adequate capacity; and

WHEREAS, the **District's** Policy includes a Cost Participation program wherein the **District** will participate in the cost of sewer improvements based on a point system; and

WHEREAS, CCC intends to develop a parcel located at 75 Cole Road in northern Buncombe County (PIN 9743-35-2359) and extend the District Sewerage System to serve the property; and

WHEREAS, MSD issued a wastewater allocation approval to **CCC** in the amount of 56,100 gallons per day for the two hundred twenty (220) multi-family residential development with a condition of said allocation being that a portion of existing 6-inch and 8-inch **MSD** sewer lines be upgraded with new 16-inch gravity sewer to provide sewer service for the new development; and

WHEREAS, the existing 6-inch and 8-inch sewer lines to be upgraded to 16-inch are shown in “Exhibit A”, attached hereto; and

WHEREAS, CCC petitioned the **District** to participate in the cost of the sewer line upgrade required by **MSD**; and

WHEREAS, MSD determined that **CCC** would qualify for cost participation; and

WHEREAS, MSD completed the Cost Participation Worksheet, attached hereto as “Exhibit B” and determined that **MSD** will participate up to 50 percent of the cost of the required sewer rehabilitation; and

WHEREAS, MSD engineering staff has estimated the cost of sewer rehabilitation for said upgrade to be \$1,966,300.00; and

WHEREAS, the **District** will participate up to \$983,150.00 not to exceed 50 percent of the lesser amount of the **MSD** cost estimate or actual sewer construction cost; and

WHEREAS, the **District** Board considered the petition to participate in the Sewer Rehabilitation Cost Participation, and approved the project for cost participation at the August 20, 2025 **MSD** regular Board meeting and agreed to a cost participation of 50 percent up to \$983,150.00, subject to compliance with all District requirements; and

Now, Therefore, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the covenants and conditions set forth herein, **MSD** and **CCC** hereby agree as follows:

1. **CCC** agrees to pay all engineering design costs associated with said 16-inch sewer line. **CCC** agrees to obtain and pay for any necessary permits for the construction of the 16-inch sewer line including any necessary encroachment agreements from the North Carolina Department of Transportation (“NCDOT”).
2. **CCC** agrees to hire a public utility contractor currently licensed in the State of North Carolina to construct the 16-inch sewer line within the controlled access right of way of Interstate 26 in accordance with applicable permits from NCDOT. The contractor shall have prior successful experience with **MSD** rehabilitation projects and shall be approved by **MSD**.
3. **MSD** agrees to acquire any offsite easements including access easements necessary for the construction of the 16-inch sewer line at **MSD**’s sole expense. This shall include the preparation of Easement Plats, legal fees, recording fees and any compensation paid in exchange for any required offsite easements. Any required offsite easements shall be in place before work begins as outlined in condition one above.
4. The 16-inch gravity sewer system will be constructed in a good and workmanlike manner, in accordance with plans and specifications prepared by Civil Design Concepts, PA and approved by **MSD**, and requirements of the non-discharge permit issued by **MSD** for the sewer extension. Approved plans and non-discharge permit have not been issued.
5. **CCC** and **MSD** acknowledge and agree that **MSD** will pay 50% of actual sewer construction cost not to exceed \$983,150.00. **MSD** and **CCC** agree that **MSD** shall make no additional reimbursement or payments to **CCC** except as set forth in this Agreement.

6. **MSD** agrees to reimburse **CCC** the amount set forth in Paragraph 3 upon completion of the new 16-inch gravity sewer. Full completion shall be defined as:

- 1) All construction and testing is 100% complete and passing in accordance with **MSD** specifications.
- 2) All applicable permitting requirements have been met.
- 3) All restoration on properties except **CCC's** is 100% complete including the NCDOT public right of way.
- 4) Submission of all final closeout documents including:
 - Engineer's Certification
 - Engineering As-Built Drawings
 - Survey Easement Plats (if applicable)
 - Contractor's Certification to include one-year warranty
 - **MSD** Final Inspection Approval
 - Conveyance of Sewer System
- 5) Conveyance of the gravity sewer system and easements therefore to **MSD** and acceptance of the same by the MSD Board of Directors.

Completion shall be determined by **MSD Planning and Development Section**. Upon project completion, **MSD** shall notify **CCC** in writing of such satisfactory completion of the work and **MSD** shall thereafter reimburse **CCC** as provided in Paragraph 5.

7. **MSD** will employ construction inspectors, at its expense, to inspect the construction of the 16-inch gravity sewer system. **CCC** and its contractor further agree to coordinate all sewer construction activities with **MSD** to facilitate timely completion and restoration of affected areas.

8. Change(s) to the project made in the field must be reviewed and approved by **MSD** prior to implementation. It shall be the responsibility of **CCC** and its contractor to make **MSD's** Construction Division aware of any proposed change(s) and to obtain approval for the change(s) from **MSD**. Upon receipt of a request for change(s) in the project design and/or

construction, **MSD** will promptly review such change(s) and shall indicate approval or denial of such change(s) within reasonable time of receipt thereof and not more than three (3) business days. Any proposed change(s) which may affect the quality of the design, the integrity of the sewer system, additional costs to **MSD** or any matter involving right of way revisions shall be submitted in writing by **CCC** and shall be approved/disapproved in writing by **MSD** within three (3) business days of receipt. To the extent such change(s) increase the cost of the 16-inch gravity sewer system, **MSD** and **CCC** shall mutually agree upon additional reimbursement to **CCC**, if any for such increase in cost.

9. Upon completion of construction, **CCC** will convey the 16-inch gravity sewer system and easements for the same to **MSD**. Such conveyance will be prepared by **CCC** attorney using an instrument in form and content similar to Exhibit C, attached hereto. Upon finding the conveyance is in accord with relevant provisions of its bond order and applicable law, **MSD** will issue approval to record conveyance and subsequently accept the conveyance of the 16-inch gravity sewer system.
10. This agreement shall be governed by and under the laws of the State of North Carolina. Any litigation hereunder shall be in the General Court of Justice for the 28th Judicial District of North Carolina.
11. This Agreement represents the entire agreement between **MSD** and **CCC** with respect to the subject matter hereof. Any amendment to this agreement shall be in writing and signed by the parties hereto.

IN WITNESS WHEREOF, the parties have executed this agreement by and through their respective, duly authorized representatives as the day and year first above written.

**METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NORTH CAROLINA**

_____(SEAL)
By: Chairman of the Board

ATTEST:

Secretary

(CORPORATE SEAL)

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that ___he is _____ Secretary of Metropolitan Sewerage District of Buncombe County, North Carolina, a Public Body and Body Politic and Corporate, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ Chairman of the Board, sealed with its corporate seal, and attested by h____ as its Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, 20____.

NOTARY PUBLIC

(Type or Print Name of Notary Public)

My Commission Expires:

(NOTARIAL SEAL)

CAVINESS & CATES COMMUNITIES

By: _____

Chris Cates, Owner

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, a Notary Public of the County and State aforesaid, certify that _____, appeared before me and being personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official stamp or seal, this _____ day of _____, 20____.

NOTARY PUBLIC

(Type or Print Name of Notary Public)

My Commission Expires:

(NOTARIAL SEAL)

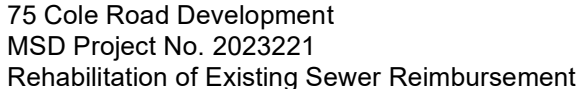


EXHIBIT A

EXHIBIT B

Rehabilitation of Existing Sewer Lines

Cost Participation Worksheet

Project Name: 75 Cole Road Apartments

Applicant: Warren Sugg of CDC on behalf of the Developer, Caviness & Cates

Based on the TOTAL POINTS EARNED, MSD's participation in the construction costs is calculated in accordance with the following table:

TOTAL POINTS EARNED	MSD PARTICIPATION
0-25 Points	0%
25-50 Points	25%
51-75 Points	50%
76-84 Points	75%
85-100 Points	100%

* No points are available for replacing pipe with new pipe of same size

** No points are available for replacing pipe with new pipe of same size unless required due to I/I.

					Points Earned
A. Rehabilitation Needs					
Project Scheduled for CIP Funding	No	6-10 Yrs	3-5 Yrs	1-2 Yrs	
Point Value	0	10	15	20	0
Percent of I/I Rehab vs. Upgrade Costs	0-10%	11-25%	26-50%	Over 50%	
Point Value	0	10	15	20	10
Age of Pipe Segment in years	0-10 Yrs	11-25 Yrs	26-50 Yrs	Over 50 Yrs	
Point Value	0	3	7	10	10
Size of Existing Pipe Segment *	Over 10"	8-10"	6"	4"	
Point Value	0	3	7	10	3
B. Pipe Capacity					
Existing Users Percent including I/I **	11-35%	36-55%	66-95%	Over 95%	
Point Value	5	10	15	25	25
New Development Percent *	Over 75%	36-75%	11-35%	0-10%	
Point Value	0	3	7	10	10
C. Location of Development					
Distance from Existing Sewer in feet	0-500'	501-1,000'	1,001-2,500'	Over 2,500	
Point Value	0	2	4	5	5
Total Points Earned					63

Where Applicant's on-site activities (landscaping, building over existing sewers, etc.) require pipe relocation, MSD's percentage of participation shall be limited to the estimated costs for upgrading existing pipe in existing location.

MSD participation is dependent upon availability of funds.

Evaluated by: W. Hunter Carson Date: 6/24/2025
W. Hunter Carson, P.E.

EXHIBIT C

Prepared By and Return to:
Metropolitan Sewerage District of Buncombe County
Attn: Private Development Project Coordinator
2028 Riverside Drive
Asheville, NC 28804

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

CONVEYANCE OF SEWER SYSTEM
FOR (MSD PROJECT NAME)
MSD Project #

THIS CONVEYANCE OF SEWER SYSTEM made this the ____ day of _____, 20__, from _____, hereinafter referred to as the Grantor, to the METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA, a public body and body politic and corporate, created and established by the North Carolina State Stream Sanitation Committee by Resolution adopted on January 19, 1962, under the provisions of the North Carolina Metropolitan Sewerage Districts Act, now codified as Chapter 162A, Article 5, of the General Statutes of North Carolina, hereinafter referred to as Grantee (the designations Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine and neuter as required by context).

WITNESSETH:

THAT WHEREAS, the Grantor has developed property known as _____ as described in Deeds recorded in Book ____ at Page ____ of the Buncombe County, North Carolina Registry; and

WHEREAS, the Grantor installed sewer lines and sewer related improvements located within the public right-of-way to serve the subject property (hereinafter Sewer Lines and Sewer Related Improvements) according to plans and specifications prepared by _____, PE with _____, an engineer licensed in the State of North Carolina and pursuant to permits issued by the Metropolitan Sewerage District of Buncombe County, North Carolina; and

WHEREAS, the Sewer Lines and Sewer Related Improvements constructed by the Grantor are shown on as-built drawings prepared by _____, entitled _____, dated _____, reference to which drawings is made for a complete description of the Sewer Lines and Sewer Related Improvements; and

WHEREAS, the location of said Sewer Lines and Sewer Related Improvements are shown on a plat map entitled _____, prepared by _____ with _____, PLS, dated _____ and recorded in Plat Book ____ at Page ____ of the Buncombe County, North Carolina Registry, reference to which map is made for a more particular description of the exact location of the Sewer Lines and Sewer Related Improvements; and

WHEREAS, the Grantor now desires to convey to the Grantee and the Grantee is willing to accept the Sewer Lines and Sewer Related Improvements.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, has given, granted and conveyed, and by these presents does give, grant and convey unto the Grantee, its successors and assigns, the Sewer Lines and Sewer Related Improvements , in order to properly operate and maintain the Sewer Lines and Sewer Related Improvements and to repair and replace the Sewer Lines and Sewer Related Improvements as necessary. Such sewer system being as shown on the maps and plats previously referred to herein.

TO HAVE AND TO HOLD said Sewer Line and Sewer Related Improvements unto said Grantee, its successors and assigns, forever upon the terms set forth herein.

The Grantor covenants to and with the Grantee, its successors and assigns, that the Grantor is the owner of the Sewer Lines and Sewer Related Improvements, and that said Sewer Lines and Sewer Related Improvements are free from any and all liens and encumbrances, and that they will and their successors and assigns shall forever warrant and defend the title to said Sewer Lines and Sewer Related Improvements unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto caused this document to be executed by its duly authorized Managing Member, as of the day and year first above written.

_____,
Grantor (SEAL)

Grantor (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, a Notary Public of the aforesaid State and County, certify that _____ appeared before me and being personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official stamp or seal, this _____ day of _____, 2009.

NOTARY PUBLIC

My Commission Expires:

(NOTARIAL SEAL)



75 Cole Rd. Apartments
Reimbursement for Rehabilitation of Existing Sewer Lines - Cost Estimate
MSD Project No. 2023221

Developer: Caviness & Cates Communities

Scope:

Rehabilitation of 6" line segment 63-369269; 8" line segment 63-369270; 8" line segment 63-368792 with 16" C900 PVC via open cut and bore & jack method.

Per MSD Cost Participation Worksheet, MSD will participate up to 50% of the cost (determined by MSD) of required sewer rehabilitation.

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
MP-5.01	MOBILIZATION (3%)	1	LS	3%	\$ 57,269.85
MP-5.02.16(d)	16" C900 (DR 18) ALL DEPTHS	130	LF	\$ 405.00	\$ 52,650.00
MP-5.03.4(s)	4' DIAMETER STANDARD MANHOLE 0-6 FT.	2	EA	\$ 5,830.00	\$ 11,660.00
MP-5.07	PLUG AND ABANDON SEWERLINE	3	EA	\$ 765.00	\$ 2,295.00
MP-5.08	ABANDON MANHOLE, INCLUDING PLUGS	2	EA	\$ 80.00	\$ 160.00
MP-5.10	CONNECT TO EXISTING MANHOLE	2	EA	\$ 3,050.00	\$ 6,100.00
MP-5.12	PIPE EMBEDMENT MATERIAL	15	CY	\$ 10.00	\$ 150.00
MP-5.13	COMPACTED AGGREGATE BASE COURSE	12	CY	\$ 80.00	\$ 960.00
MP-5.14	SELECT BACKFILL MATERIAL	30	CY	\$ 10.00	\$ 300.00
MP-5.18.1	EROSION CONTROL - SILT FENCE	500	LF	\$ 6.50	\$ 3,250.00
MP-5.18.3	EROSION CONTROL - COIR MATTING	360	SY	\$ 13.00	\$ 4,680.00
MP-5.21.8(b)	BITUMINOUS PAVEMENT REPAIRS TYPE I-19.0 B 8" DEPTH	165	SY	\$ 112.00	\$ 18,480.00
MP-5.24	CONCRETE CURB & GUTTER REPLACEMENT, TO MATCH EXISTING	50	LF	\$ 170.00	\$ 8,500.00
MP-5.28.36(c)	36" HSSP (0.375" THICK) BORE AND JACK w/ 16" C900 CARRIER PIPE AND SPACERS (MH #63-57577 TO MH #63-21483)	840	LF	\$ 2,000.00	\$ 1,680,000.00
MP-5.35	INTERIOR MANHOLE IMPROVEMENTS - RECONSTRUCT MANHOLE INVERT	2	EA	\$ 1,000.00	\$ 2,000.00
MP-5.37	GROUTING OF ABANDONED SEWER LINE	12	CY	\$ 630.00	\$ 7,560.00
MP-5.37.1	CASING PIPE GROUT FILL - PER NCDOT	175	CY	\$ 630.00	\$ 110,250.00
TOTAL					\$ 1,966,300.00
MSD Participation (50%)					\$ 983,150.00

Notes/Assumptions:

- Unit prices are based on MSD's FY25-26 CIP unit price averages (high and low bids). No contingency included.
- Per MSD specifications, the following items are considered incidental to mainline construction and no separate pay item is included: site preparation, excavation and backfilling, bypass pumping, shoring, dewatering, waste material disposal, testing, site resoration, seeding and mulching, traffic control
- Access to west side of I-26 is through Lowes Home Improvement and HFW Endeavors LLC parcels. HFW Endeavors parcel will require temporary construction entrance.

Metropolitan Sewerage District of Buncombe County

Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 7/23/2025

BOARD MEETING DATE: 8/20/2025

SUBMITTED BY: Tom Hartye, PE, General Manager
PREPARED BY: Wesley Banner, Right of Way Manager
REVIEWED BY: Hunter Carson, PE, Director of CIP

**SUBJECT: Consideration of Compensation Budgets-
Carrier Bridge Pump Station Replacement, Project No. 2019045
Hazel Mill Road @ Richland Street GSR, Project No. 2014016
28 Vista Street Sewer Replacement, Project No. 2024211**

The attached Compensation Budgets are based on current ad valorem tax values and follow the MSD approved formula.

The total compensation budget on the Hazel Mill Road @ Richland Street GSR project is over budget by \$19,179. Since this is a multiyear project, the compensation budget will be adjusted accordingly during the FY 26-27 budget.

STAFF RECOMMENDATION: Approval of Compensation Budgets.

Mr. Banner reviewed the above compensation budgets.

The Carrier Bridge Pump Station project consists of rehabilitating 48-inch and 54-inch RCP, and replacing 24-inch force main, 10" DIP and 8-inch VCP. The existing pump station is under capacity.

The compensation budget for Hazel Mill Road @ Richland Street is over by \$19,179.00. Since this is a multiyear project, the compensation budget will be adjusted accordingly during the FY 26-27 budget. This project consists of replacing existing 6-inch VCP that is undersized and has multiple structural defects, with 3,857 linear feet of 8-inch DIP.

The 28 Vista Street project consists of replacing 6-inch VCP that is in poor condition with significant root intrusion with 932 linear feet of 8-inch DIP.

Mr. Ashley called for a motion. Mr. Whitesides made the motion to accept Staff's recommendation. Mr. Pennington seconded the motion. Voice vote was unanimous.

COMMITTEE RECOMMENDATION: Approval of Compensation Budgets.

Carrier Bridge Pump Station Replacement

Project Number: 2019045

Compensation Budget

11-Jul-25

PIN and Name						Net PE	PE Assd.	50% PE		TCE Assd.	10% Annl	Proj	TCE Rent	Total Comp.	
27 Pin	83 Pin		Acres	Parcel SF	Land Value	LV/SF	SF	Value	Assd. Value	TCE SF	Value	Return	Time	Value	(Rounded)
	9648002950	City of Asheville	0.04	1,742.40			0.00			1,099.00			36		
	9638909746	City of Asheville	0.10	4,356.00			0.00			2,400.00			36		
	9638909798	City of Asheville	0.12	5,227.20			0.00			4,016.00			36		
	9648001832	City of Asheville	0.69	30,056.40			4,751.00			15,811.00			36		
	9638406251	City of Asheville	5.86	255,261.60			4,088.00			51,489.00			36		
	9638919891	City of Asheville	13.89	605,048.40			92,410.00			135,232.00			36		
	9637944030	The Biltmore Company	2485.30	108,259,668.00	97,808,100.00	\$0.90	3,973.00	\$3,575.70	\$1,787.85	44,136.00	\$39,722.40	\$3,972.24	36	\$11,916.72	\$13,705
TOTALS:															\$13,705
Staff Contingency:															\$5,000
GM's Contingency															\$5,000
Amendment															
Total Budget:															\$23,705

Hazel Mill Rd @ Richland Street GSR

Project Number: 2014016

Compensation Budget

08-Jul-25

PIN and Name															
27 Pin	83 Pin		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)
	9638671653	Auryaa LLC	0.23	10,018.80	\$106,300.00	\$10.61	1,035.00	\$10,981.35	\$5,490.68	1,595.00	\$16,922.95	\$1,692.30	6	\$846.15	\$6,337
	9638672300	Bruner	0.23	10,018.80	\$106,300.00	\$10.61	209.00	\$2,217.49	\$1,108.75	30.00	\$318.30	\$31.83	6	\$15.92	\$1,125
	9638675175	Chase	0.15	6,534.00	\$100,200.00	\$15.34	576.00	\$8,835.84	\$4,417.92	374.00	\$5,737.16	\$573.72	6	\$286.86	\$4,705
	9638675282	Chase	0.19	8,276.40	\$103,500.00	\$12.51	862.00	\$10,783.62	\$5,391.81	999.00	\$12,497.49	\$1,249.75	6	\$624.87	\$6,017
	9638672805	Echeverria	0.26	11,325.60	\$108,100.00	\$9.54	2,093.00	\$19,967.22	\$9,983.61	0.00	\$0.00	\$0.00	6	\$0.00	\$9,984
	9638674789	Ewing	0.16	6,969.60	\$101,100.00	\$14.51	957.00	\$13,886.07	\$6,943.04	1,382.00	\$20,052.82	\$2,005.28	6	\$1,002.64	\$7,946
	9638675931	Gaea	0.20	8,712.00	\$104,300.00	\$11.97	485.00	\$5,805.45	\$2,902.73	773.00	\$9,252.81	\$925.28	6	\$462.64	\$3,365
	9638671711	Hathaway	0.21	9,147.60	\$105,000.00	\$11.48	881.00	\$10,113.88	\$5,056.94	1,154.00	\$13,247.92	\$1,324.79	6	\$662.40	\$5,719
	9638674868	Hutt Revocable Trust	0.16	6,969.60	\$101,100.00	\$14.51	881.00	\$12,783.31	\$6,391.66	1,581.00	\$22,940.31	\$2,294.03	6	\$1,147.02	\$7,539
	9638671567	Klein	0.12	5,227.20	\$97,200.00	\$18.60	613.00	\$11,401.80	\$5,700.90	495.00	\$9,207.00	\$920.70	6	\$460.35	\$6,161
	9638670766	Lostao	0.24	10,454.40	\$106,900.00	\$10.23	80.00	\$818.40	\$409.20	400.00	\$4,092.00	\$409.20	6	\$204.60	\$614
	9638673775	Lyda	0.20	8,712.00	\$104,300.00	\$11.97	805.00	\$9,635.85	\$4,817.93	1,036.00	\$12,400.92	\$1,240.09	6	\$620.05	\$5,438
	9638671837	Mahowald	0.16	6,969.60	\$101,100.00	\$14.51	395.00	\$5,731.45	\$2,865.73	0.00	\$0.00	\$0.00	6	\$0.00	\$2,866
	9638673536	Mayer	0.16	6,969.60	\$101,100.00	\$14.51	695.00	\$10,084.45	\$5,042.23	807.00	\$11,709.57	\$1,170.96	6	\$585.48	\$5,628
	9638672682	Mitchell	0.22	9,583.20	\$105,700.00	\$11.03	968.00	\$10,677.04	\$5,338.52	1,312.00	\$14,471.36	\$1,447.14	6	\$723.57	\$6,062
	9638672741	Mitchell	0.41	17,859.60	\$115,100.00	\$6.44	2,072.00	\$13,343.68	\$6,671.84	2,724.00	\$17,542.56	\$1,754.26	6	\$877.13	\$7,549
	9638674472	Poole	0.44	19,166.40	\$116,300.00	\$6.07	181.00	\$1,098.67	\$549.34	1,003.00	\$6,088.21	\$608.82	6	\$304.41	\$854
	9638674416	Poole	0.27	11,761.20	\$108,700.00	\$9.24	635.00	\$5,867.40	\$2,933.70	801.00	\$7,401.24	\$740.12	6	\$370.06	\$3,304
	9638673447	Purdy	0.39	16,988.40	\$114,400.00	\$6.73	1,444.00	\$9,718.12	\$4,859.06	2,488.00	\$16,744.24	\$1,674.42	6	\$837.21	\$5,696
	9638674665	Ramsey	0.41	17,859.60	\$115,100.00	\$6.44	224.00	\$1,442.56	\$721.28	446.00	\$2,872.24	\$287.22	6	\$143.61	\$865
	9638675549	Ramsey	0.38	16,552.80	\$113,900.00	\$6.88	463.00	\$3,185.44	\$1,592.72	930.00	\$6,398.40	\$639.84	6	\$319.92	\$1,913
	9638672408	Ransdell	0.16	6,969.60	\$91,000.00	\$13.06	904.00	\$11,806.24	\$5,903.12	817.00	\$10,670.02	\$1,067.00	6	\$533.50	\$6,437
	9638671583	Rivas	0.16	6,969.60	\$101,100.00	\$14.51	1,005.00	\$14,582.55	\$7,291.28	782.00	\$11,346.82	\$1,134.68	6	\$567.34	\$7,859
	9638673246	Roberts	0.36	15,681.60	\$113,100.00	\$7.21	791.00	\$5,703.11	\$2,851.56	1,239.00	\$8,933.19	\$893.32	6	\$446.66	\$3,298
	9638672370	Roberts	0.41	17,859.60	\$115,100.00	\$6.44	952.00	\$6,130.88	\$3,065.44	1,621.00	\$10,439.24	\$1,043.92	6	\$521.96	\$3,587
	9638672412	Smith	0.19	8,276.40	\$77,700.00	\$9.39	2,055.00	\$19,296.45	\$9,648.23	1,425.00	\$13,380.75	\$1,338.08	6	\$669.04	\$10,317
	9638674223	Wolf Living Trust	0.35	15,246.00	\$112,700.00	\$7.39	1,541.00	\$11,387.99	\$5,694.00	1,608.00	\$11,883.12	\$1,188.31	6	\$594.16	\$6,288
	9638675201	Wolf Living Trust	0.32	13,939.20	\$111,300.00	\$7.98	1,680.00	\$13,406.40	\$6,703.20	2,518.00	\$20,093.64	\$2,009.36	6	\$1,004.68	\$7,708

Hazel Mill Rd @ Richland Street GSR

Project Number: 2014016

Compensation Budget

08-Jul-25

PIN and Name						Net PE	PE Assd.	50% PE			TCE Assd.	10% Annl	Proj	TCE Rent	Total Comp.
27 Pin	83 Pin	Acres	Parcel SF	Land Value	LV/SF	SF	Value	Assd. Value	TCE SF	Value	Return	Time	Value	(Rounded)	

28 Vista Street Sewer Replacement

Project Number: 2024211

Compensation Budget

08-Jul-25

PIN and Name								Net PE	PE Assd.	50% PE		TCE Assd.	10% Annl	Proj	TCE Rent	Total Comp.
27 Pin	83 Pin			Acres	Parcel SF	Land Value	LV/SF	SF	Value	Assd. Value	TCE SF	Value	Return	Time	Value	(Rounded)
	9657196455	Agyeman et al	Janell	0.31	13,503.60	\$73,900.00	\$5.47	715.60	\$3,914.33	\$1,957.17	1,721.80	\$9,418.25	\$941.82	4	\$313.94	\$2,271
	9657195060	Bowling	Michael	1.24	54,014.40	\$120,500.00	\$2.23	5,028.30	\$11,213.11	\$5,606.55	12,774.80	\$28,487.80	\$2,848.78	4	\$949.59	\$6,556
	9657184781	Bowling	Michael	0.97	42,253.20	\$86,400.00	\$2.04	5,606.30	\$11,436.85	\$5,718.43	9,128.00	\$18,621.12	\$1,862.11	4	\$620.70	\$6,339
	9657196108	Kaye	Janis	0.62	27,007.20	\$81,300.00	\$3.01	3,007.70	\$9,053.18	\$4,526.59	4,511.50	\$13,579.62	\$1,357.96	4	\$452.65	\$4,979
	9657196259	McAbee	Michael	0.28	12,196.80	\$72,800.00	\$5.97	1,008.30	\$6,019.55	\$3,009.78	1,512.40	\$9,029.03	\$902.90	4	\$300.97	\$3,311
	9657195454	Nicholson	Sarah	0.20	8,712.00	\$69,500.00	\$7.98	1,165.40	\$9,299.89	\$4,649.95	1,430.00	\$11,411.40	\$1,141.14	4	\$380.38	\$5,030
	9657195523	Turner	Elizabeth	0.31	13,503.60	\$73,900.00	\$5.47	801.50	\$4,384.21	\$2,192.10	727.00	\$3,976.69	\$397.67	4	\$132.56	\$2,325
	9657196364	Wilson	Curtis	0.36	15,681.60	\$75,400.00	\$4.81	1,095.60	\$5,269.84	\$2,634.92	1,641.80	\$7,897.06	\$789.71	4	\$263.24	\$2,898

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: August 20, 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 Woodfield (RAD Lofts) Sewer Extension, MSD Project No. 2021063.

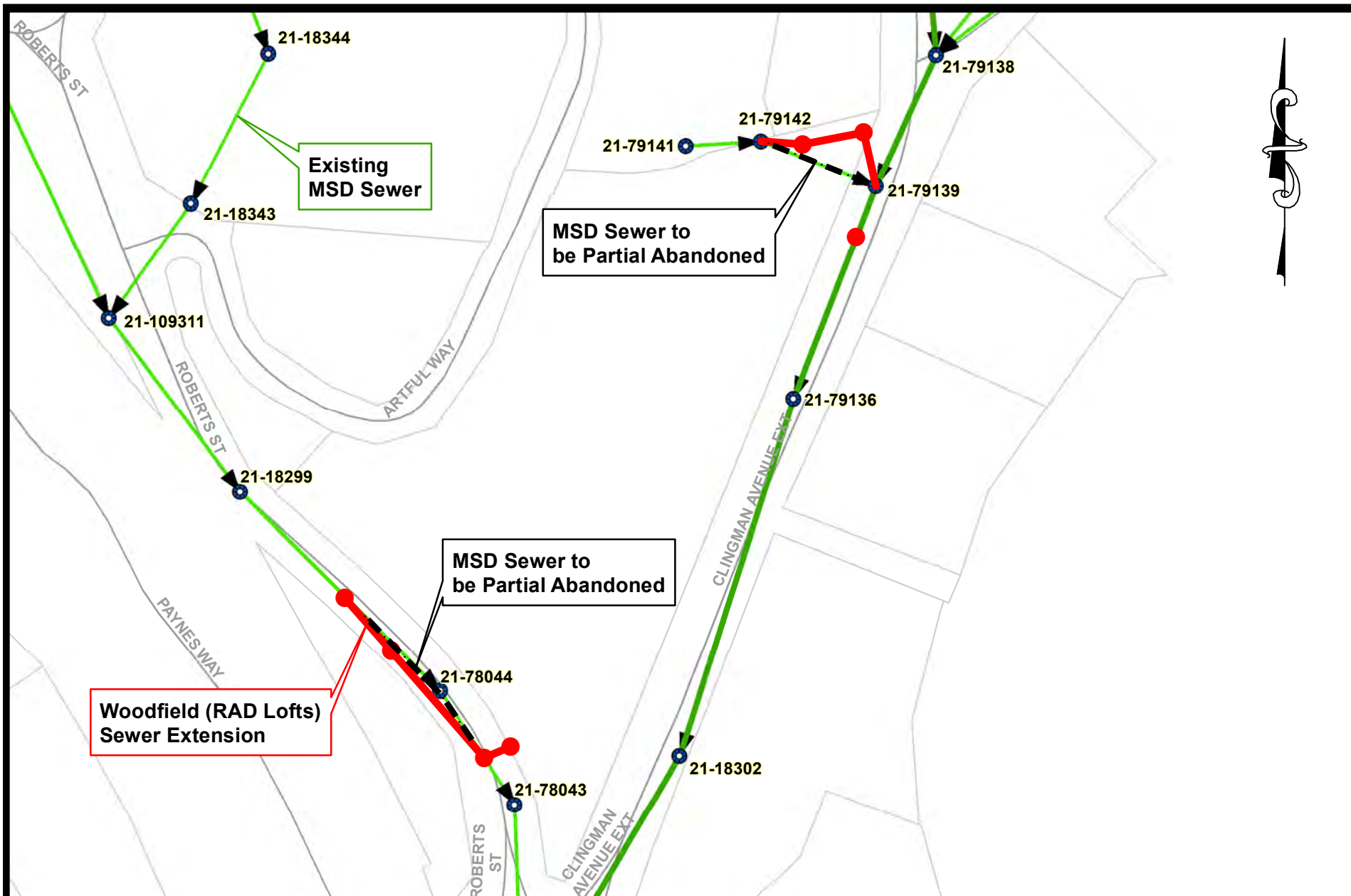
BACKGROUND: This project is located inside the District boundary along Roberts Street in City of Asheville. The developer of the project is Brian Schick of Woodfield River Arts, LLC.

The project included relocating/extending approximately 403 linear feet of 8-inch public gravity sewer to serve the Multi-Family and Commercial Development.

The wastewater allocation for the development is 35,523 GPD for the two hundred and thirty five (235) multi-family apartments and 17,872 sq ft of retail space. The estimated cost of the sewer construction is \$122,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

Woodfield (RAD Lofts) Sewer Extension MSD Project # 2021063

Metropolitan Sewerage District of Buncombe County

8/7/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: August 20, 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 Meridian Sewer Extension, MSD Project No. 2022039.

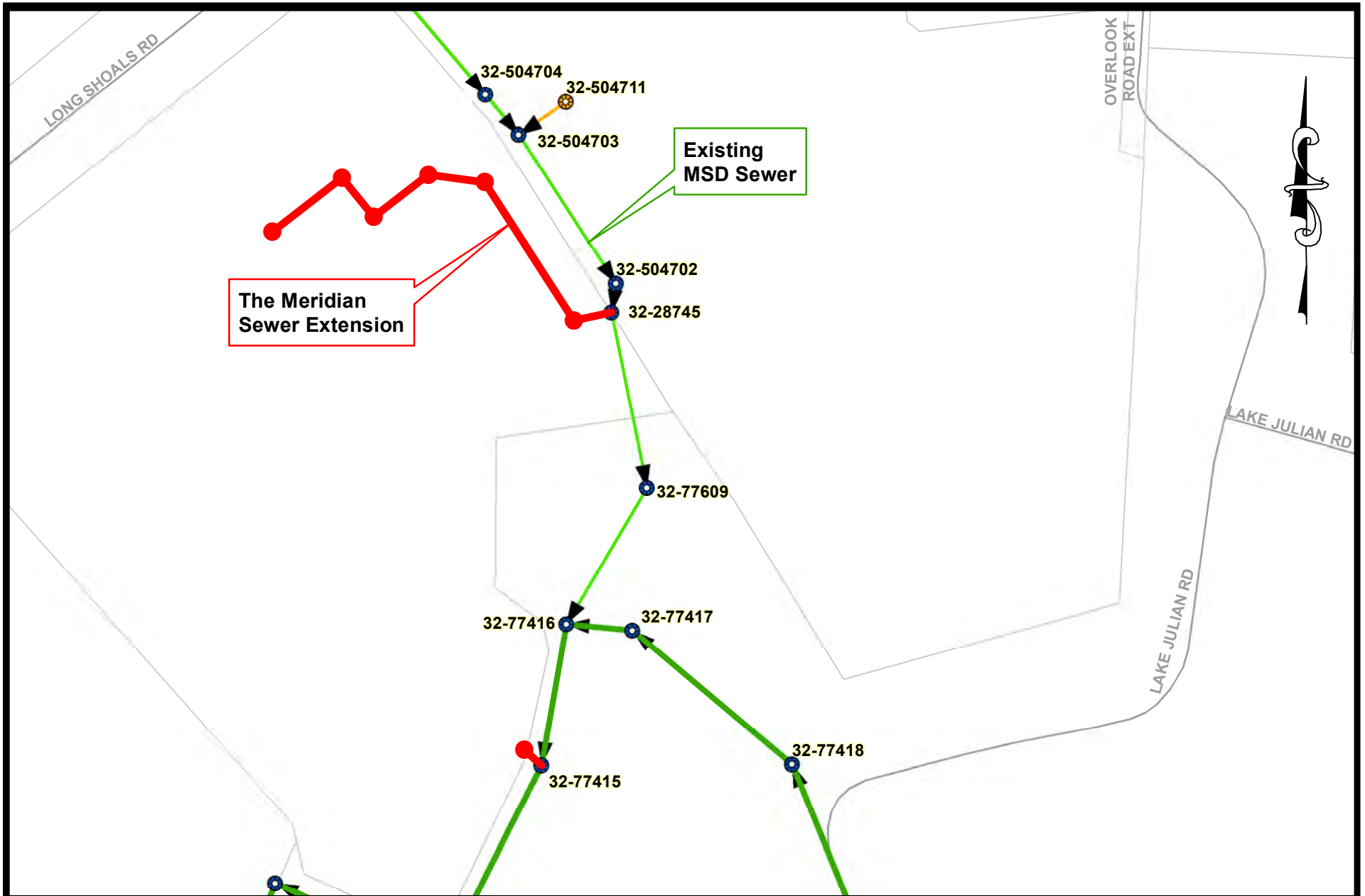
BACKGROUND: This project is located inside the District boundary along Long Shoals Road in the City of Asheville. The developer of the project is Adrien Dannemiller of 221 Long Shoals Owner, LLC.

The project included extending approximately 400 linear feet of 8-inch public gravity sewer to serve the Multi-Family Development.

The wastewater allocation for the development is 60,300 GPD for the two hundred and one (201) multi-family apartments. The estimated cost of the sewer construction is \$118,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

The Meridian Sewer Extension MSD Project # 2022039

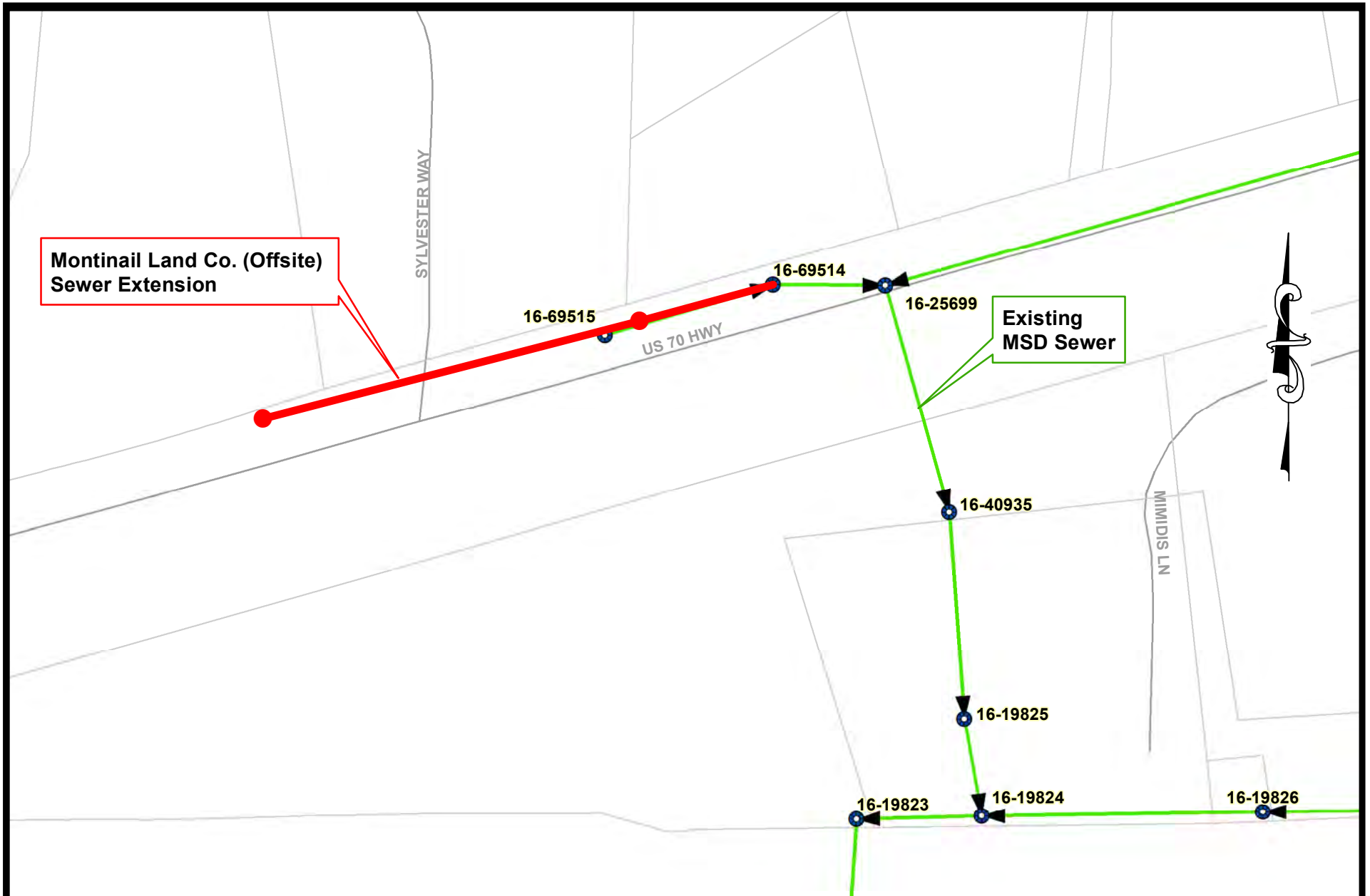
Metropolitan Sewerage District of Buncombe County

8/7/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE:	August 20, 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 Montinail Land Co. Offsite Sewer Extension, MSD Project No. 2023017.
BACKGROUND:	<p>This project is located inside the District boundary along US-70 Highway in Buncombe County. The developer of the project is Thomas Montgomery of Montinail Land Company, LLC.</p> <p>The project included extending approximately 440 linear feet of 8-inch public gravity sewer to serve the planned Mixed-Use Development.</p> <p>The wastewater allocation for the development is 2,625 GPD for the nine multi-family units and commercial Buildings onsite. The estimated cost of the sewer construction is \$97,000.00.</p> <p>All MSD requirements have been met.</p>
STAFF RECOMMENDATION:	Staff recommends acceptance of this developer constructed sewer system.



MSD
Engineering Division

Montinail Land Co. (Offsite) Sewer Extension
MSD Project # 2023017
Metropolitan Sewerage District of Buncombe County

8/7/2025

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: August 20, 2025
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO, Director of Finance
Subject: Fourth Quarter Budget to Actual Review – FY2025

Background

At the end of each quarter, actual revenue and expenditure amounts are compared with the budget to evaluate performance. This information is based on cash revenues and invoices received prior to June 30, 2025 and may not include some accruals of revenue and expenditures.

Discussion

There are several explanatory notes at the bottom of the attached Budget to Actual schedule.

Other considerations are as follows:

- Domestic and Industrial revenues are above budgeted expectations. In June, the board approved a \$4 million budget amendment to reduce domestic revenues based on the effect of Tropical Helene. Staff believe Domestic User Fee variance will end up around 105% when June account receivable data is received from its Member Agencies. Industrial Revenue is trending better than budgeted expectations due to temporary increased revenue from short-term industrial users. Staff monitor consumption trends as they have a direct effect on the District's current and future revenue projections.
- Facility and Tap Fees are budgeted conservatively. The unusually large variance as of the end of the year is due to receiving unanticipated revenue from various developments.
- Interest and miscellaneous income are above budgeted expectations. Actual short-term interest rates exceeded anticipated yields for the fiscal year. Additionally, the District received approximately \$730,000 from FEMA.

Meeting Date: August 20, 2025
Subject: Fourth Quarter Budget to Actual Review – FY2025
Page 2

Discussion (continued)

- Rental income reflects actual cash receipts.
- Actual and encumbered O&M expenditures are considered reasonable but may vary slightly once accruals and adjustments are made in connection with the final audit.
- Bond principal and interest are at budgeted expectations.
- Capital project expenditures are approximately 72.82% of budget. This reflects delays in projects. All unexpended funds have been included in the FY2026 budget.
- For presentation purposes, staff have reflected all costs pertaining to tropical storm Helene under the contingency line item. Staff believe all costs will be reimbursed through a combination of insurance and FEMA reimbursement.

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:

Metropolitan Sewerage District

Budget to Actual Revenue and Expenditure Report

For the twelve months ended June 30, 2025

UNAUDITED--NON-GAAP

	Amended Budget	Actual to Date	% Budget to Actual
REVENUES			
Domestic User Fees ¹	\$ 38,825,740	\$ 40,212,088	103.57%
Industrial User Fees	3,536,962	4,089,768	115.63%
Facility Fees ²	3,000,000	6,988,134	232.94%
Tap Fees ³	300,000	609,701	203.23%
Billing and Collection	1,203,773	1,099,278	91.32%
Interest and Misc. Income	3,567,310	5,468,569	153.30%
Employee Contribution to Health Ins.	355,000	372,795	105.01%
Rental Income	96,000	99,936	104.10%
Use of (Contributions to) Available Funds ⁴	<u>19,970,931</u>	<u>2,491,981</u>	12.48%
Total Revenues ⁵	<u>\$ 70,855,716</u>	<u>\$ 61,432,250</u>	86.70%
EXPENDITURES			
Operations and Maintenance ⁶	\$ 23,515,835	\$ 21,528,256	91.55%
Bond Principal and Interest	8,696,737	8,633,342	99.27%
Capital Equipment (Other than O&M) ⁶	1,167,432	1,021,767	87.52%
Capital Projects ⁶	36,475,712	26,561,025	72.82%
Contingency	<u>1,000,000</u>	<u>3,687,860</u>	368.79%
Total Expenditures	<u>\$ 70,855,716</u>	<u>\$ 61,432,250</u>	86.70%

Notes:

¹Revenues are accounted for on the cash basis method. Budget includes current year's budget amendment.

²Increase due to unanticipated revenue from various developments

³Increase in number of Taps requiring Pavement Disturbance

⁴Pay-as-go funds to be used for CIP

⁵Budget-to-Actual Ratio does include use of available funds

⁶Includes encumbered amounts as well as actual insurance expenditures. Budget includes current year's budget amendments.

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

Meeting Date: August 20, 2025
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO, Director of Finance
Subject: Reimbursement Resolution for Bond Projects

Background

To be in compliance with IRS regulations concerning tax-exempt financing, all expenditures made with non-MSD bond funds and to be reimbursed from MSD bond funds must be properly identified and authorized. The proposed reimbursement resolution identifies major projects intended to be solely or substantially financed by bonds anticipated to be issued in FY2027. Board approval is required to obtain the tax-exemption of interest paid on MSD bonds by authorizing reimbursement from bond proceeds of the expenditures for these projects.

This resolution does not take the place of an annual budget or capital projects ordinance as mandated by North Carolina General Statutes required authorizing any expenditures irrespective of source of the funds. These projects have been or will be included in the District's annual budget process.

In addition to this current reimbursement resolution, additional resolutions may be submitted for other projects when their anticipated costs may be more accurately projected.

Discussion

\$80 million of bonds are planned to be issued in FY2027 and this reimbursement resolution is intended to preserve for the District the ability to issue the bonds as tax-exempt bonds and to reimburse itself from their proceeds for the temporary cash outlay made for the projects identified in the reimbursement resolutions.

Meeting Date: August 20, 2025
Subject: Reimbursement Resolution for Bond Projects
Page 2

Discussion(continued)

Engineering staff have identified several upcoming projects detailed on the attached exhibit, which could be reimbursed from the upcoming revenue bonds. Estimated reimbursable expenditures for these projects total \$37,750,000.

Fiscal Impact

Allows for reimbursement of project expenses with bond proceeds. This reimbursement resolution does not obligate the District to use bond proceeds for these projects, nor does it create an obligation for expenditure of the funds for the identified projects. Authorization for these project expenditures is provided by the annual budget ordinance or capital projects ordinance.

Staff Recommendation

Approval.

<u>Action Taken</u>			
Motion by:	to	<input type="checkbox"/> Approve	<input type="checkbox"/> Disapprove
Second by:		<input type="checkbox"/> Table	<input type="checkbox"/> Send to Committee
Other:			
Follow-up required:			
Person responsible:		Deadline:	

REIMBURSEMENT RESOLUTION

RESOLUTION OF THE DISTRICT BOARD OF THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA DECLARING ITS INTENTION TO REIMBURSE ITSELF FROM THE PROCEEDS OF ONE OR MORE TAX-EXEMPT FINANCINGS FOR CERTAIN EXPENDITURES MADE AND/OR TO BE MADE IN CONNECTION WITH THE ACQUISITION, CONSTRUCTION AND/OR EQUIPPING OF CERTAIN CAPITAL IMPROVEMENTS

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 Issuer has paid, beginning June 20, 2025, and will pay, on and after the date hereof, certain expenditures (the "Expenditures") in connection with the acquisition, design and construction of the projects on the attached Exhibit (the "Projects"); and

WHEREAS, the District Board of the Issuer (the "Board") has determined that those monies previously advanced no more than 60 days prior to the date hereof and to be advanced on and after the date hereof to pay the Expenditures are available only for a temporary period and it is necessary to reimburse the Issuer for the Expenditures from the proceeds of one or more issues of tax-exempt bonds (the "Bonds");

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

- Section 1.** The Board hereby declares the Issuer's intent to reimburse the Issuer with the proceeds of the Bonds for the Expenditures with respect to the Project made on and after June 20, 2025 which date is no more than 60 days prior to the date hereof. The Issuer reasonably expects on the date hereof that it will reimburse the Expenditures with the proceeds of the Bonds.
- Section 2.** Each Expenditure was and will be either (a) of a type properly chargeable to capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Bonds, (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a party that is not related to or an agent of the Issuer so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Issuer.
- Section 3.** The maximum principal amount of the Bonds expected to be issued for the Projects is \$37,750,000.
- Section 4.** The Issuer will make a reimbursement allocation, which is a written allocation by the Issuer that evidences the Issuer's use of proceeds of the Bonds to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the Projects are placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The Issuer recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain de minimis amounts, expenditures by "small issuers" (based on the year of issuance and not the year of expenditure) and expenditures for construction projects of at least five years.
- Section 5.** This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 20th day of August, 2026

M. Jerry VeHaun, Chairman of the Board

Attested to:

Jackie W. Bryson, Secretary/Treasurer

Metropolitan Sewerage District of Buncombe County

Attachment to Reimbursement Resolution

August 20, 2025

Project	Project #	Estimated Expenditures on and after June 20, 2025
Jonestown Road @ Riverside Drive	2018028	\$ 725,000
Kimberly Ave. @ Sedley Ave.	2018029	1,018,000
Montford Ave. @ Montford Park	2017144	660,000
Sweeten Creek Rd. @ Buck Shoals Rd	2014015	468,000
Old County Home Road PSR	2015221	3,046,000
Carrier Bridge Pump Station Replacement	2019045	14,694,000
Incinerator Rehabilitation FY26	2022057	2,000,000
Int. Clarifier EFF. Trough Rehabilitation	2022024	2,750,000
Weaverville Pump Station Replacement	2019080	<u>12,389,000</u>
		<u>\$ 37,750,000</u>

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: August 20, 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 June 30, 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 June 30, 2025 were \$100,857,793. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.577%. 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 June 30, 2025 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of June 30, 2025 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$ (6,461,234).

Total Cash & Investments as of 06/30/2025		100,857,793
Less:		
FY26 O & M Expenditures approved June 11, 2025	(23,486,617)	
FY26 CIP Expenditures approved June 11, 2025	<u>(56,270,631)</u>	
		(79,757,248)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(7,205,134)	
FY26 Principal & Interest Due	<u>(8,685,467)</u>	
		(15,890,601)
District Reserve Funds		
Fleet Replacement	(1,640,729)	
Pump Replacement	(170,445)	
WWTP Replacement	(426,387)	
Maintenance Reserve	<u>(1,365,403)</u>	
		(3,602,964)
District Insurance Funds		
General Liability	(667,340)	
Worker's Compensation	(467,000)	
Post-Retirement Benefit	(3,221,124)	
Self-Funded Employee Medical	<u>(3,712,350)</u>	
		<u>(8,068,214)</u>
Designated for Capital Outlay		<u>(6,461,234)</u>

Meeting Date: August 20, 2025

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2025

Page 2

Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

☐ Approve

☐ Disapprove

Second by:

☐ Table

☐ Send to Committee

Other:

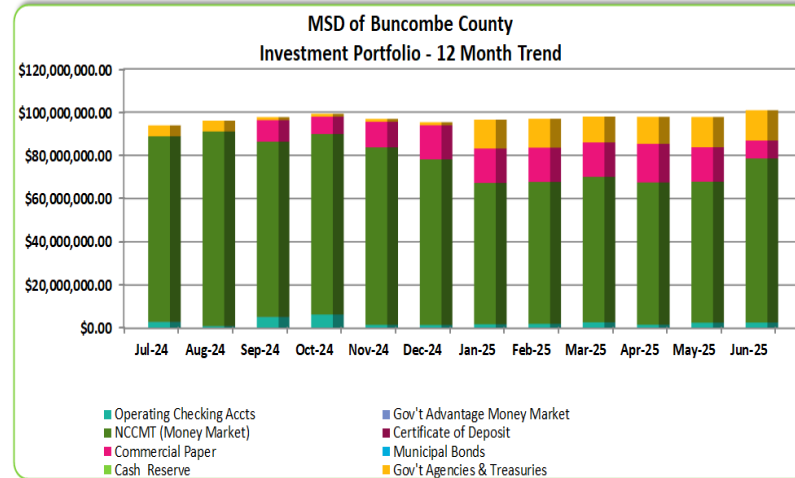
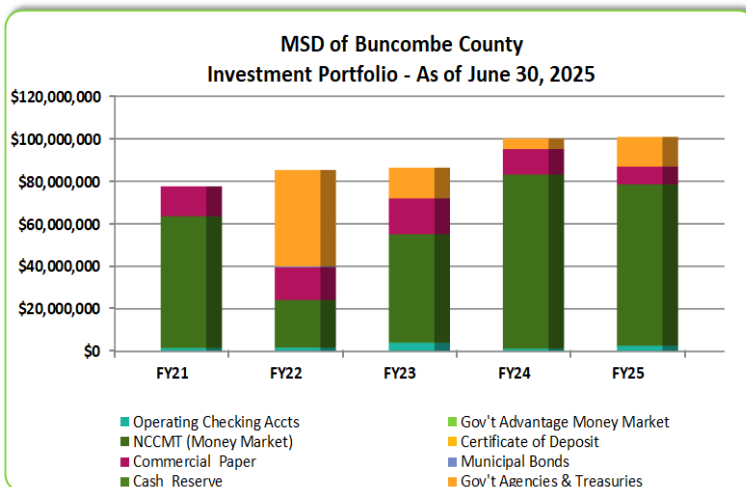
Follow-up required:

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	\$ -		\$ 7,205,134			\$ -	\$ -		\$ 7,205,134
Held by MSD	2,646,371	0	68,702,541	-	8,318,051	-		13,985,696	93,652,659
	\$ 2,646,371	\$ -	\$ 75,907,675	\$ -	\$ 8,318,051	\$ -	\$ -	\$ 13,985,696	\$ 100,857,793

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	13.87%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	8.25%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	75.26%	All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Checking Accounts:	100%		
Operating Checking Accounts		2.62%	
Gov't Advantage Money Market		0.00%	



Meeting Date: August 20, 2025

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2025

Page 4

Metropolitan Sewerage District Investment Managers' Report On June 30, 2025

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 87,008,452	\$ 87,052,194	\$ 115,563
Capital Contributed (Withdrawn)	(4,627,351)	(4,627,351)	
Realized Income	263,487	263,487	(61,717)
Unrealized/Accrued Income		19,082	43,189
Ending Balance	\$ 82,644,588	\$ 82,707,412	\$ 97,035

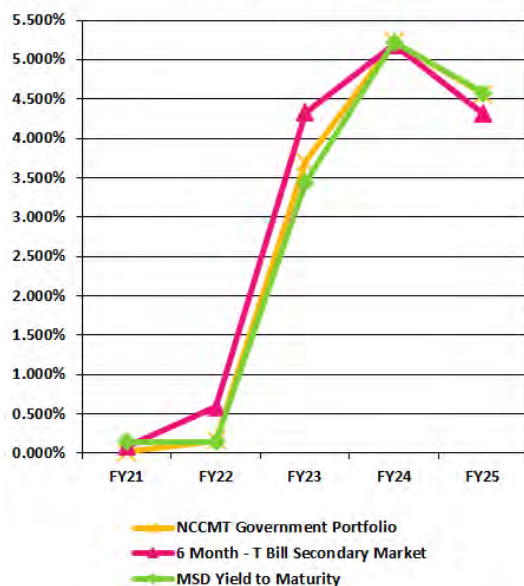
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 68,648,762	\$ 219,326
Securities/CD's 91 to 365 Days	3,999,800	12,779
Securities/CD's > 1 Year	9,996,025	31,936
	\$ 82,644,588	\$ 264,042

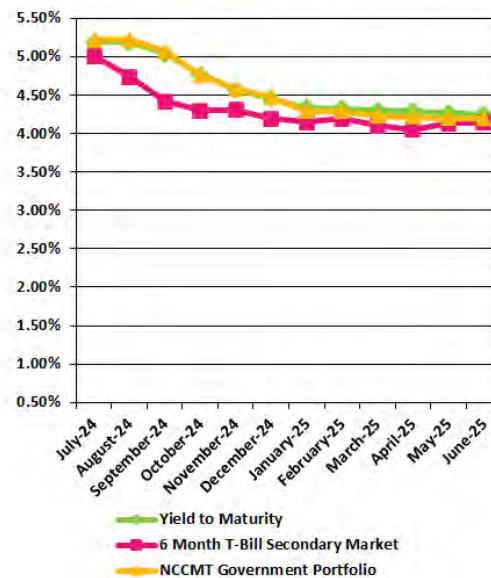
Month End Portfolio Information

Weighted Average Maturity	111
Yield to Maturity	4.25%
6 Month T-Bill Secondary Market	4.14%
NCCMT Government Portfolio	4.20%

Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - June 30, 2025

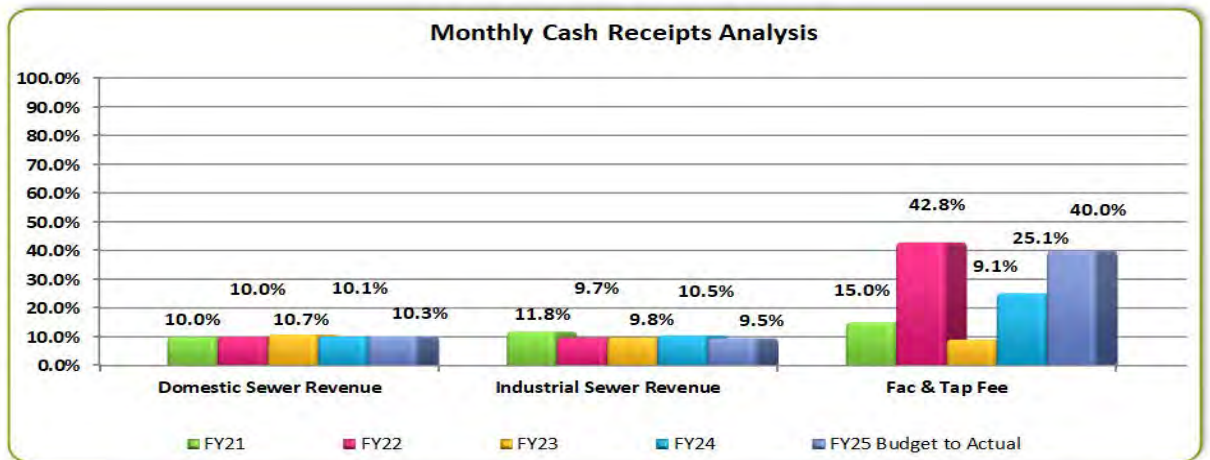


Meeting Date: August 20, 2025

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2025

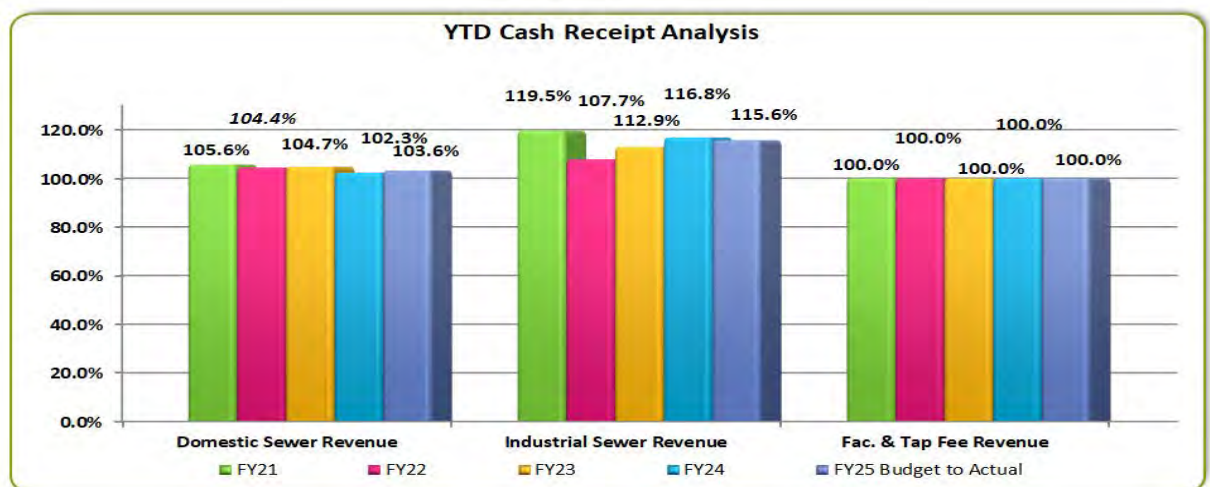
Page 5

Metropolitan Sewerage District
Analysis of Cash Receipts
As of June 30, 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:

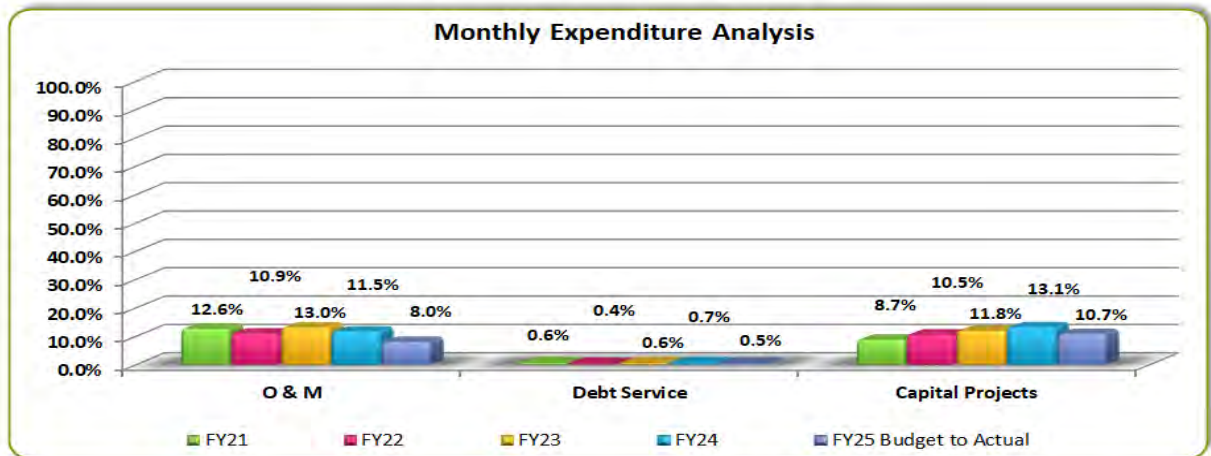
- * YTD domestic sewer revenue is considered reasonable based on historical trends and financial impacts of tropical storm Helene.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and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

Meeting Date: August 20, 2025

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2025

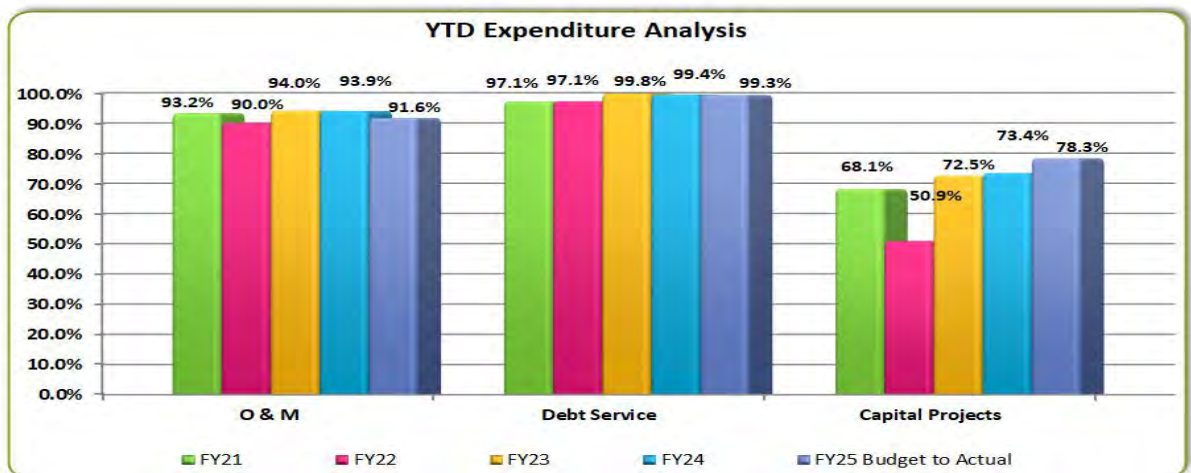
Page 6

Metropolitan Sewerage District
Analysis of Expenditures
As of June 30, 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:

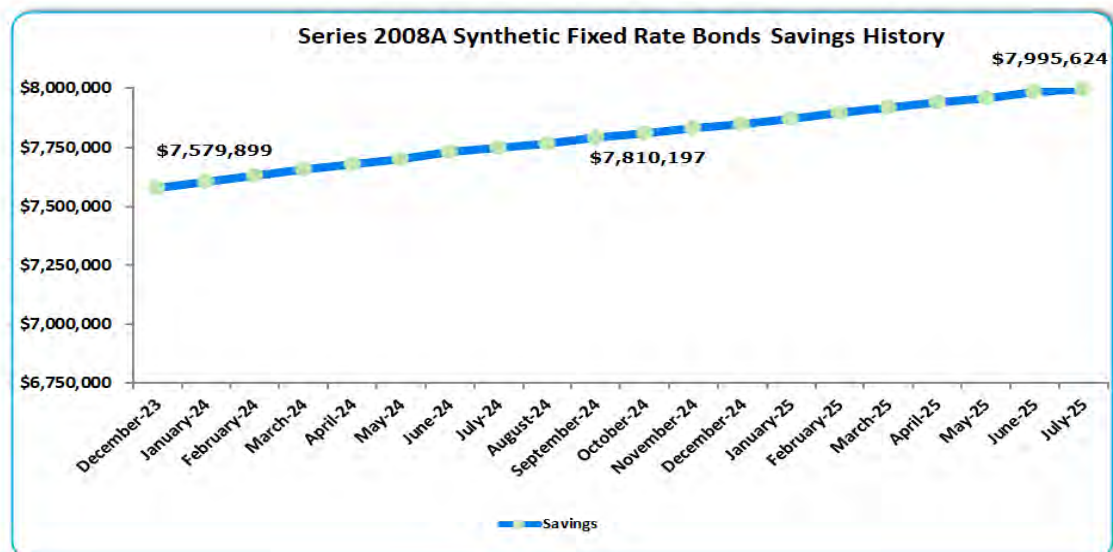
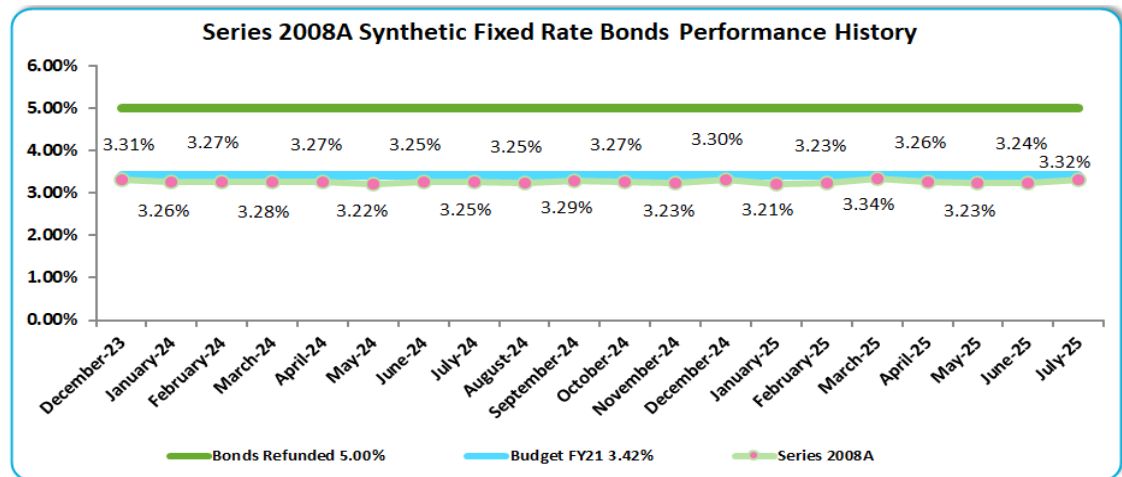
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing 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: August 20, 2025

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2025

Page 7

Metropolitan Sewerage District
Variable Debt Service Report
As of July 31, 2025



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,995,624 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 \$213,993 to terminate the existing Bank of America Swap Agreement.

STATUS REPORTS

MSD System Services In-House Construction FY 2025-2026									
PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
43 Woodfin Street IRS Rehbilitation	Asheville	28801	174	7/8/2025	251271	Cantrel	7/8/2025	174	Complete
51 Coxe Avenue Construction Rehabilitation	Asheville	28801	29	7/21/2025	315501	Cantrel	7/21/2025	29	Complete
286 Old Haw Creek Rd Sewer Rehabilitation	Asheville	28805	100	6/30/25 - 7/25/25	275815	McDevitt	7/28/2025	77	Complete
112 Enthoffer St Phase I	Black Mountain	28711	425	6/30/25 - 8/1/25	305189	Matthews	7/31/2025	429	Complete
112 Enthoffer St Phase II	Black Mountain	28711	200	8/1/25 - 8/15/25	315815	Matthews			Construction 20% complete
37 Lucerne Ave	Asheville	28806	320	7/30/25 - 10/1/25	310196	McDevitt			Construction just underway
Woodbine Road Sewer Rehabilitation	N Asheville	28804	271	8/16/25 - 10/15/25	315556	TBA			Ready for Construction
Lorraine Avenue	N Asheville	28804	378	FY 24/25	300998	TBA			Ready for Construction
Wildwood Park Sewer Rehabilitation	Weaverville	28787	581	FY 25/26	312605	TBA			Ready for construction
Knauth Rd Rehabilitation Ph. 2	Asheville	28805	346	FY 25/26	275867	TBA			Ready for Construction
Baker Place @ Carrier Street Sewer Rehabilitation	Asheville	28806	1300	FY 25/26	284574	TBA			Ready for construction
Old Asheland Ave to Phifer Street Sewer Rehabilitation	Asheville	28801	462	FY 25/26	258560	TBA			Ready for construction
Virginia Ave @ Lufty Ave	Asheville	28806	1400	FY 25/26	441499	TBA			Ready for construction
Vandalia Ave Sewer Rehabilitation	Asheville	28806	1325	FY 24/25	248041	TBA			Ready for construction
350 Old Haw Creek Road Sewer Rehabilitation Ph. 2	Asheville	28805	825	FY 24/25	312590	McDevitt			Ready for construction
500 Laurel Avenue Sewer Rehabilitation	Black Mountain	28711	230	FY 24/25	247281	TBA			Ready for construction
Carver Avenue @ Owenby Lane	Black Mountain	28711	785	FY 25/26	292540	TBA			In ROW
Upper Glendale Avenue	Asheville	28803	695	FY 25/26	310029	TBA			In ROW
Wellington Street Phase I	Asheville	28806	459	FY 25/26	280245	TBA			In Design
Wellington Street Phase II	Asheville	28806	781	FY 25/26	300947	TBA			In Design
28 Vista Street	Asheville	28803	900	FY 25/26	305205	TBA			In Design
526 Depot Street at Livingston Street Rehab Ph. 2	Asheville	28801	500	FY 25/26	TBA	TBA			In Design
Applewood Drive @ New Haw Creek Road Sewer Rehab	Asheville	28805	360	FY 24/25	291537	TBA			In Design
55 Congress Street Sewer Rehabilitation	Asheville	28801	823	FY 24/25	247631	TBA			In Design
Syrlin Street @ Edgewood Road	Asheville	28804	725	FY 25/26	228045	TBA			Preliminary Engineering
12 W. Cotton Ave	Black Mountain	28711	320	FY 25/26	309214	TBA			Preliminary Engineering
8 Ellenwood Dr	Asheville	28804	300	FY 25/26	308431	TBA			Preliminary Engineering
11 Shenandoah Rd Sewer Rehabilitation	Asheville	28805	1600	FY 25/26	275804	TBA			Preliminary Engineering
Country Club Road Sewer Rehab	Asheville	28804	113	FY 25/26	307035	TBA			Preliminary Engineering
14 Mineral Spring Rd	Asheville	28805	540	FY 25/26	280241	TBA			Preliminary Engineering
73 Argyle Lane	Asheville	28806	755	FY 25/26	219342	TBA			Preliminary Engineering
48 Clarendon Road Sewer Rehabilitation	Asheville	28806	500	FY 25/26	258562	TBA			Preliminary Engineering



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2024 to 6/30/2025

	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	10	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
April 2025	50	11	205	829	24	22	0	0	263	470	1	0	733
May 2025	27	14	120	708	15	28	30,139	0	197	795	7	0	992
June 2025	22	5	95	676	15	30	20	0	52	890	10	187	1129
Grand Totals	396	157	1,812	8,045	332	231	90,021	180	5067	6110	42	187	11544

* Used to calculate Total Rehab Footage



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2024 to June 30, 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
April	80,658	2,341	4,363	85,021	28,576	0	13,942
May	59,783	2,071	4,532	64,315	19,570	0	11,148
June	90,478	2,510	2,952	93,430	11,150	1,000	0
Grand Total:	901,163	27,810	40,974	942,137	208,316	3,396	147,819
Avg Per Month:	75,097	2,317	3,414	78,511	17,360	283	12,318



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
	April, 2025	131	26	34
	May, 2025	116	27	39
	June, 2025	143	29	37
		1,662	28	34
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
	April, 2025	62	30	27
	May, 2025	49	33	32
	June, 2025	46	40	25
		557	33	26
ON-CALL CREW *				
	July, 2024	28	37	36
	August, 2024	33	78	57

* 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	JOB	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
ON-CALL CREW *				
	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
	March, 2025	32	54	42
	April, 2025	21	57	45
	May, 2025	31	55	56
	June, 2025	37	56	54
		546	56	40
Grand Totals:		2,765	35	33

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

Metropolitan Sewerage District of Buncombe County

Information Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 7/23/2025

BOARD MEETING DATE: 8/20/2025

SUBMITTED BY: Tom Hartye, PE, General Manager

PREPARED BY: Wesley Banner, Right of Way Manager

REVIEWED BY: Hunter Carson, PE, Director of CIP

SUBJECT: Quarterly Report – Fourth Quarter

Attached you will find a Project Status Summary for all active acquisition projects. This report provides information on percentage of easements complete, percentage of compensation expended and comments on condemnations. This information is provided for your review.

STAFF RECOMMENDATION: For information only. No action required.

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

August 13, 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	8/1/2025	\$1,252,278.00	100%	All site work is complete. Close-out in process.
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	WRF	Cove Utility, LLC	10/18/2023	6/20/2024	6/6/2025	\$558,620.70	99%	Work is scheduled to be completed the week of August 11, 2025.
WEAVERVILLE PUMP STATION AND FORCEMAIN IMPROVEMENTS	Woodfin	Haren Construction Co.	1/17/2024	4/15/2024	7/4/2026	\$20,986,375.00	45%	Second stage of pump by-pass system is being tested. 24" pipeline is being fused, underground conduit being installed at pump station electrical building.
2 & 55 BANKS TOWN RD (FLOOD RELATED)	Weaverville	TP Howard	1/21/2025	2/10/2025	8/1/2025	\$ 158,227.00	85%	complete. New pipe installed at 55 Banks Town Road with pier work underway.
SAND HILL ROAD @ BAKER PLACE	Asheville	Terry Brothers Construction Co.	4/16/2025	4/16/2025	1/11/2026	\$ 725,322.00	95%	Pipeline installation complete. Final Inspection pending.
CARRIER BRIDGE PS - RIVER CROSSINGS	Asheville	Cleary Construction	3/19/2025	5/12/2025	7/30/2026	\$ 12,932,000.00	5%	Contractor has mobilized to the site and begun preparation work for coffer dam installation.
Sweeten Creek @ Buck Shoals	Asheville	Terry Brothers Construction Co.	11/25/2025	8/6/2025	5/3/2026	\$ 430,849.00	10%	Pipe installation work is now underway
Incinerator Sand Transport System Replacement	WRF	Haynes Utility	7/2/2025	8/11/2025	9/10/2025	\$85,400.00	5%	Contractor mobilized on 8/11/25 and disassembling of old equipment is underway.

Planning & Development Project Status Report								
Active Construction Projects Sorted by Work Location and Project Number								
August 8th 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
11	Burton Street	2021048	Asheville	28806	4	64	7/24/2024	Pre-con held, construction not yet started
12	Reserve at McIntosh	2021207	Asheville	28806	228	2,475	12/14/2023	Waiting on Final Inspection
13	Woodland Townhomes	2022074	Asheville	28806	72	1,445	4/16/2025	Waiting on Testing
14	Emma Road	2022083	Asheville	28806	5	311	4/22/2025	Waiting on Testing
15	Busbee Phase 1A	2022102	Asheville	28803	179	1,325	1/24/2024	Waiting on Final Inspection
16	1618 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
17	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
18	Star Point (aka Resturant Ct)	2023003	Asheville	28801	70	22	11/8/2024	Waiting on Testing
19	115 Fairview Road Apartments& Townhomes	2023019	Asheville	28803	269	1,036	1/29/2025	Waiting on Final Inspection
20	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Waiting on Final Inspection
21	Evado at Tap Root	2023050	Asheville	28732	310	1,458	7/1/2025	In construction
22	1191 Bleachery Blvd	2023056	Asheville	28803	7	400	3/26/2024	Waiting on Final Inspection
23	Fairhaven Summit Apartments	2023061	Asheville	28803	77	530	8/27/2024	Waiting on Final Inspection
24	West Haywood Street Apartments	2023117	Asheville	28801	46	215	7/16/2024	Waiting on Final Inspection
25	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
26	Crestview Extension	2023176	Asheville	28803	5	204	4/10/2024	Final Inspection complete, awaiting close-out docs
27	Westview Village	2023183	Asheville	28806	26	824	8/14/2024	Final Inspection complete, awaiting close-out docs
28	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	In construction
29	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
30	Novant Medical Center Hendersonville Road	2024148	Asheville	28803	Comm.	129	6/11/2025	Pre-con held, construction not yet started
31	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
32	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
33	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
34	206 Padgettown Extension	2024251	Black Mountain	28711	7	244	6/24/2025	Pre-con held, construction not yet started
35	NC DOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
36	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	In construction
37	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
38	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
39	Broad River Village Off-Site Sewer Extension	2021057	Buncombe Co.	28806	92	2,152	12/10/2025	Waiting on Testing
40	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Waiting on final inspection
41	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
42	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
43	Farmstead at Olivette	2021247	Buncombe Co.	28804	33	1,280	2/7/2024	Final Inspection complete, awaiting close-out docs
44	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Final Inspection complete, awaiting close-out docs
45	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	In construction
46	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	0	3,267	7/18/2023	Final Inspection complete, awaiting close-out docs
47	Arden Pines	2022069	Buncombe Co.	28704	244	2,020	8/14/2024	Waiting on Final Inspection
48	Christ School Townhomes	2022127	Buncombe Co.	28704	87	2,050	4/16/2025	In construction
49	Argento on Broad	2022174	Buncombe Co.	28704	216	484	8/14/2024	Waiting on Final Inspection
50	Double R Sewer Extension	2022200	Buncombe Co.	28715	7	263	1/31/2025	Pre-con held, construction not yet started
51	Meribel (Monticello Family)	2022204	Buncombe Co.	28787	168	295	2/5/2025	In construction
52	Focus Homes/Mallard Run	2022216	Buncombe Co.	28704	50	1,564	11/11/2024	Final Inspection complete, awaiting close-out docs
53	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Final Inspection complete, awaiting close-out docs
54	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Final Inspection complete, awaiting close-out docs
55	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Waiting on Final Inspection
56	Edgewood Road S Subdivion Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Final Inspection complete, awaiting close-out docs
57	Crystal Country aka Sky Ridge Development	2023168	Buncombe Co.	28804	16	784	10/22/2024	Final Inspection complete, awaiting close-out docs
58	Old Charlotte Apartments Phase 1	2023216	Buncombe Co.	28803	210	1,723	10/22/2024	Waiting on Testing
59	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
60	Rydale Heights Pockets	2023235	Buncombe Co.	28804	20	935	3/12/2025	Waiting on Testing
61	Rolling Hills	2023244	Buncombe Co.	28715	132	4,398	4/15/2025	In construction
62	Old Charlotte Phase 2	2024059	Buncombe Co.	28803	221	6,866	12/4/2024	Waiting on Testing
63	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Waiting on Testing
64	Altitude Apartments	2024096	Buncombe Co.	28704	114	340	8/8/2025	Pre-con held, construction not yet started
65	Reems Creek Village	2024120	Buncombe Co.	28787	35	1,440	6/24/2025	Pre-con held, construction not yet started
66	Pinner Road/Woodlights Trail	2024123	Buncombe Co.	28704	3	116	7/15/2025	Pre-con held, construction not yet started
67	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Waiting on Testing
68	Sheetz Arden	2024184	Buncombe Co.	28704	Comm.	208	7/25/2025	Pre-con held, construction not yet started
69	Broad River Village On-Site Sewer Extension	2024198	Buncombe Co.	28806	92	1,670	12/10/2024	Waiting on Final Inspection
70	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Waiting on Testing
71	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
72	Seasons at Cane Creek Phase 2	2022170	Cane Creek	28732	84	566	5/1/2024	Final Inspection Complete, awaiting closeout docs
73	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
74	Mountain Green Landscaping	2022019	Fletcher	28732	3	427	7/2/2025	Pre-con held, construction not yet started
75	Asheville Regional Airport	2022191	Fletcher	28732	Comm.	1,205	2/13/2024	Final Inspection complete, awaiting close-out docs
76	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	Waiting on Final Inspection
77	Asheville Airport Parking Lot Sewer Reloc	2023135	Fletcher	28732	0		8/8/2023	In construction
78	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Final Inspection complete, awaiting close-out docs
79	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Pre-con held, construction not yet started
80	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	Pre-con held, construction not yet started
81	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	Pre-con held, construction not yet started
82	Legacy at Mills River	2022117	Hendersonville	28759	456	9,679	6/18/2025	Pre-con held, construction not yet started
83	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
84	Marketplace at Mills River	2023174	Hendersonville	28759	Comm.	1,901	4/30/2025	Waiting on Testing
85	Mountain Home Dunkin	2024086	Hendersonville	28791	Comm.	211	4/22/2025	Pre-con held, construction not yet started
86	Ohalo Sewer Extension	2024116	Hendersonville	28759	1	764	5/27/2025	In construction
87	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
88	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
89	480 Reems Creek Rd (Encore @ Reems Crk)	2022203	Weaverville	28787	139	3,190	9/17/2024	Waiting on Testing
90	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Pre-con held, construction not yet started
91	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
92	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
93	Terraces at Reynolds Mountain West Ph I & II	2021164	Woodfin	28804	42	1,990	6/26/2024	Waiting on Final Inspection
TOTAL					6,250	106,786		