

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT

July 15, 2026

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 15, 2026. Chairman VeHaun presided with the following members present: Ashley, Bryson, Endries, Manheimer, Pelly, Pennington, Tarleton, Watts, and Whitesides. Lapsley, Moore, Player, and Wisler were absent.

Others present were Cindy Rice, Roberts & Stevens, General Counsel; Drew West with CIBO; Forrest Westall with McGill Associates; Tom Hartye, Hunter Carson, Scott Powell, Mike Stamey, Bart Farmer, Derrick Swing, Darin Prosser, 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 June 10, 2026 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the June 10, 2026 Board Meeting. Mr. Endries moved for approval of the minutes as presented. Mr. Whitesides seconded the motion. Roll call vote was as follows: 10 ayes; 0 Nays.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed Cindy Rice with Roberts & Stevens; Forrest Westall with McGill Associates and Drew West with CIBO.

6. Informal Discussion and Public Comment: None.

7. Election of Officers:

Ms. Rice called for nominations for Chair of the MSD Board. Ms. Manheimer made the motion to nominate Mr. VeHaun as Chair. Mr. Pelly 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 2026-2027. Mr. Watts moved and Mr. Whitesides seconded the motion. Roll call vote was as follows: 10 ayes; 0 Nays.

Mr. VeHaun called for nominations for Vice Chair of the MSD Board. Mr. Watts 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 2026-2027. Mr. Pelly moved and Mr. Ashley seconded the motion. Voice vote in favor of the motion was unanimous.

Mr. VeHaun appointed Ms. Bryson for re-appointment as Secretary/Treasurer of the MSD Board for 2026-2027. Mr. Watts seconded. Voice vote in favor of the motion was unanimous.

8. Report of General Manager:

Mr. Hartye reported that attached to the Agenda is a letter from the Agyemans of 12 Ridge Avenue conveying their appreciation for the work done by Troy McDevitt, Boyce Lunsford, Corbin Clark, Elias Solorio, Richard McKinney, and Tristan Shade.

Mr. Hartye reported that attached to the Agenda is an email from Janis Kaye of 32 Vista Street acknowledging the great job done by Troy McDevitt and his crew.

Mr. Hartye reported that attached to the Agenda is the proposed financing calendar and distribution list for the upcoming \$120 Million Bond Issue. The MSD Board will be considering the Preliminary Findings and the adoption of the Bond order in the next 2 months.

Mr. Hartye reported that the July Right of Way Committee Meeting is cancelled. The next Right of Way Committee Meeting will be held on August 26th at 9am. The next Regular Board Meeting will be held on August 19th at 2 pm. There will be a Personnel Committee meeting on Thursday, July 23rd at 11:30 am

9. Consolidated Motion Agenda:

a. Consideration of Sole Source Procurement – Influent Pump Impeller Purchase:

Mr. Hartye reported that the plant has three large influent pumps, each rated at 35 mgd. Given the unique nature of these pumps, the primary overriding concern is that each pump must be standardized with identical performance. Accordingly, a sole-source purchase is required. The cost for two pump impellers is \$110,099.79, with a production and delivery time of approximately 24-26 weeks. MSD personnel will perform impeller replacement after delivery of the units. The FY26-27 budget for this project is \$115,000.00. Staff recommends that the District sole-source and procure two Grundfos Pump Model 125MF-2AB impellers in the amount of \$110,099.79.

b. Consideration of Bid – Supervisory Control & Data Acquisition (SCADA) System:

Mr. Hartye reported that the Supervisory Control and Data Acquisition (SCADA) system monitors and controls treatment and operational processes at MSD's Water Reclamation Facility and pump stations. The existing SCADA system, IFIX, is obsolete and does not provide the features of the current SCADA system. MSD evaluated multiple SCADA software platforms and narrowed its search to VT SCADA and Inductive Automation. Informal bids were solicited for both systems. After careful review, VT SCADA was selected. A proposal for VT SCADA was provided by CITI in the amount of \$175,000.00. This includes \$56,447.00 in materials and \$118,553.00 for services which includes system configuration, programming, commissioning and training. There will be various other purchases for the hardware and such which will be done by District Staff. The FY26-27 budget for this project is \$387,000.00. Staff recommends award of the materials and service contract to CITI in the amount of \$175,000.00, contingent upon review and approval by District Counsel.

c. Consideration of Solids Handling Capacity Improvements Design-Build Project Criteria:

Mr. Hartye reported that this is the Solids project that will be replacing the incinerator and is about a \$150 Million project. This project will be delivered using the progressive Design-Build method (D-B), which integrates design and construction services under a single team and contract. In accordance with General Statutes, MSD can utilize this Design-Build process for public contracts. MSD must establish in writing the criteria used for determining the circumstances under which the D-B method is appropriate for a project. Attached is a letter from Hazen & Sawyer addressing the criteria. Staff is seeking Board approval of the D-B project criteria prior to advertising the Request for Qualifications (RFQ) for D-B team selection, anticipated for July 15, 2026.

d. Consideration of Developer Constructed Sewer Systems – 115 Fairview Apartments; 123 Haywood Street; Biltmore Park West; Broad River Village; Christ School Townhomes; Ingles #140; Old Charlotte Multi-Family; Seasons at Cane Creek Phase 2; Taproot Phase 3; Woodland Townhomes:

Mr. Hartye reported that the 115 Fairview Apartments project is located in the City of Asheville and included extending approximately 1036 linear feet of 8-inch public gravity sewer to serve 269 multi-family units.

Mr. Hartye reported that the 123 Haywood Street project is located along Haywood Street in the City of Asheville and included extending approximately 162 linear feet of 8-inch public gravity sewer to serve the 15-unit multi-family development.

Mr. Hartye reported that the Biltmore Park West project is located along Olmstead Way in Buncombe County and included extending approximately 416 feet of 8-inch and 358 linear feet of 12-inch public gravity sewer to serve the future single-family development.

Mr. Hartye reported that the Broad River Village project is located along Morris Road in Buncombe County and included extending approximately 3,833 linear feet of 8-inch public gravity sewer to serve 92 single-family units.

Mr. Hartye reported that the Christ School Townhomes project is located along Christ School Road in Buncombe County and included extending approximately 2,050 linear feet of 8-inch public gravity sewer to serve 87 single-family units.

Mr. Hartye reported that the Ingles #140 project is located along Hendersonville Road in Henderson County and included extending approximately 715 linear feet of 8-inch public gravity sewer to serve the commercial development.

Mr. Hartye reported that the Old Charlotte Multi-Family project is located along Old Charlotte Highway in Buncombe County and included extending approximately 1,753 linear feet of 8-inch public gravity sewer to serve a 221-unit multi-family development.

Mr. Hartye reported that the Seasons at Cane Creek Phase 2 project is located along Hendersonville Road in Henderson County and included extending approximately 568 linear feet of 8-inch public gravity sewer to serve an 84-unit multi-family development.

Mr. Hartye reported that the Taproot Phase 3 project is located along Tap Root Lane in Henderson County and included extending approximately 4,130 linear feet of 8-inch public gravity sewer to serve the 183-unit single-family development.

Mr. Hartye reported that the Woodland Townhomes project is located along Woodland Drive in the City of Asheville and included extending approximately 1,445 linear feet of 8-inch public gravity sewer to serve the 72-unit single-family development.

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

e. Procurement of New 2027 Combination Vacuum Truck:

Mr. Hartye reported that the District's policy is to annually evaluate the condition of fleet vehicles and purchase replacements when the estimated cost of repair and maintenance exceeds the cost of a new vehicle. At the March 19, 2026 Equipment Replacement Committee meeting the members

recommended the purchase of one new 2027 Combination Vacuum Truck. Pursuant to General Statutes, MSD, as a local government, is authorized to purchase from suppliers who are selected through a group purchasing program. The Sourcewell Cooperating Purchasing Contract is one of such groups. The cost per the contract for the vacuum truck is \$614,886.06. This reflects a 3% discount of \$13,165.61 off MSRP. Staff recommends that the bid for Jet-Vac Equipment through the Sourcewell Cooperative Purchase Contract be awarded.

f. Reimbursement Resolution for Bond Projects:

Mr. Powell reported that to be in compliance with IRS regulations concerning tax-exempt financing, all expenditures are to be 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 will 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 the attached project listing.

g. Cash Commitment Investment Report – Month ended May, 2026:

Mr. Powell reported that Page 60 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 61 presents the MSD Investment Manager's report as of the month of May. The weighted average maturity of the investment portfolio is 72 days and the yield to maturity is 3.62%. Page 62 presents the District's Analysis of Cash Receipts. Monthly and YTD domestic revenue are considered reasonable based on timing of cash receipts and historical trends. 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 the timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 41 presents the Districts' 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 the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of June, the issue has saved the District rate payers approximately \$8.2 million in debt service since April of 2008.

There was some discussion regarding the cost and life of the vacuum truck. There was also discussion regarding what the City of Asheville does with their used equipment. Mr. Powell stated that all of the District's surplus equipment goes on GovDeals.com to be auctioned off. Typically, those end up going to other smaller municipalities

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Watts moved, Mr. Pelly seconded the motion. Roll call vote was as follows: 10 ayes; 0 Nays.

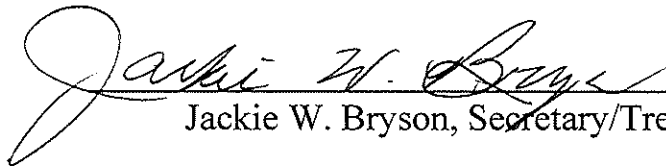
10. Old Business:

Mr. Tarleton asked if there were any updates on the dam removal. Mr. Hartye stated not at this time. The District is still having our consultant do the appraisal which is expected in the next few weeks. As far as American Rivers, we haven't heard anything.

11. New Business: None.

12. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:25 pm.


Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

July 15, 2026, 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. Approval of Minutes of June 10, 2026 Board Meeting	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. Election of Officers	VeHaun
	07. Report of General Manager	Hartye
	08. Consolidated Motion Agenda	Hartye
	a. Consideration of Sole Source Procurement – Influent Pump Impeller Purchase	Hartye
	b. Consideration of Bid – Supervisory Control & Data Acquisition (SCADA) System	Hartye
	c. Consideration of Solids Handling Capacity Improvements Design-Build Project Criteria	Hartye
	d. Consideration of Developer Constructed Sewer Systems – 115 Fairview Apartments; 123 Haywood Street; Biltmore Park West; Broad River Village; Christ School Townhomes; Ingles #140; Old Charlotte Multi-Family; Seasons at Cane Creek Phase 2; Taproot Phase 3; Woodland Townhomes	Hartye
	e. Procurement of New 2027 Combination Vacuum Truck	Hartye
	f. Reimbursement Resolution for Bond Projects	Powell
	g. Cash Commitment/Investment Report-Month ended May, 2026	Powell
	09. Old Business	VeHaun
	10. New Business:	VeHaun
	11. Adjournment: (Next Meeting 08/20/25)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
June 10, 2026

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board and Public Hearing on the Final Budget for FY 2026-2027 was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, June 10, 2026. Chairman VeHaun presided with the following members present: Bryson, Endries, Lapsley, Manheimer, Pelly, Pennington, Tarleton and Wisler. Ashley, Moore, Player, Watts and Whitesides were absent.

Others present were Billy Clarke, General Counsel; Patty Beaver with CIBO; Tom Hartye, Hunter Carson, Scott Powell, Mike Stamey, Bart Farmer, Derrick Swing, Matthew Walter, 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 May 20, 2026 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the May 20, 2026 Board Meeting. Ms. Bryson moved for approval of the minutes as presented. Mr. Pennington seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed Patty Beaver with CIBO.

6. Informal Discussion and Public Comment: None.

7. Report of General Manager:

Mr. Hartye reported that the Final FY 2027 Budget of \$117.5 Million and a Public Hearing will be held at this meeting. There have been no changes to the Preliminary Budget that was brought to this Board in May. He shared a hard copy of a synopsis of this year's budget and 10-year Business Plan/Financial Model. Mr. Powell will give a presentation regarding these items at the Public Hearing.

Mr. Hartye reported that MSD is working with Buncombe County to apply for BRIC funding for the extension of sewer further west into the Candler area, not only to expand residential and commercial/industrial service but also to eliminate two package plant discharges into Hominy Creek along with providing service in areas where there are failing septic systems.

Mr. Hartye reported that Mr. Endries has agreed to serve on the Planning, CIP, and Right of Way Committees. Ms. Wisler has agreed to serve

on the Personnel Committee in order to still have five members. Ms. Bryson has ceded her Chair on Personnel Committee to Mr. Whitesides but will still be serving as a Committee Member.

Mr. Hartye reported that the June Right of Way Committee Meeting will be cancelled. The next Right of Way Committee Meeting will be held on July 22nd at 9am. The next Regular Board Meeting will be held on July 15th at 2 pm.

8. Consolidated Motion Agenda:

a. Consideration of Non-City of Asheville Road ROW Paving Restoration Contract - FY 2026-2027:

Mr. Hartye reported that this is an annual contract for restoration of roads, driveways and sidewalks resulting from District Maintenance activities for areas outside of the City of Asheville Road Right of Ways. These activities are both planned (new connections or small repairs) and unplanned (emergency repairs). At the June 12, 2024 Board Meeting the contract was awarded to C&T Paving with a bid amount of \$424,350.00. Their bid was approved and contained a provision to renew for a period of two additional years if in MSD's best interest. For FY27, the contract will be renewed at the same amount of \$424,350.00. The FY27 System Services CIP Construction budget includes appropriate funding for this item. This item is provided for information only.

b. Report on City of Asheville Paving Agreement FY 2026-2027:

Mr. Hartye reported that this agreement is for small patches of 300 SF or less within the City Limits. This renewal agreement was approved by the MSD Board in 2013. For FY27, the District's monetary contribution for this agreement is \$291,193.99. This amount is based upon usage throughout the past three years. The System Services CIP Construction budget for FY27 includes appropriate funding for this item. This item is provided for information only.

c. General Manager Recruitment – Vendor Approval:

Mr. Swing reported that with the pending retirement of Mr. Hartye occurring next Fall, Staff has been in contact with vendors to do a third-party recruitment. Three proposals were taken to the Personnel Committee on June 4th. Committee recommendation is to contract with Developmental Associates, LLC, to conduct the General Manager recruitment. Staff will keep the MSD Board apprised during recruitment and also invite the Board Members who are not on the Personnel Committee to attend meetings as they are scheduled. Mr. Lapsley asked who the other two firms were. Mr. Swing answered Slavin Management and Raftelis. Mr. Pelly asked for information about Developmental Associates, LLC. Mr. Swing stated that

they are a company based out of North Carolina. They are one of the only companies that concentrate on local governments, also based in North Carolina. They have done hundreds of management recruitments across the state and across the country. They have worked with the City of Asheville and Buncombe County in the last couple of years. They have also hired water and sewer directors specifically for the City of Durham, City of Greensboro, Goldsboro and the City of Savannah. Their Senior Consultant is Ed Kerwin who retired as the GM of OWASA.

d. Cash Commitment Investment Report – Month ended April, 2025:

Mr. Powell reported that Page 36 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 37 presents the MSD Investment Manager's report as of the month of April. The weighted average maturity of the investment portfolio is 78 days and the yield to maturity is 3.66%. Page 38 presents the District's Analysis of Cash Receipts. Monthly and YTD domestic revenue are considered reasonable based on timing of cash receipts and historical trends. 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 the timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 39 presents the Districts' analysis of expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on timing of cash expenditures and historical trends. Page 40 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of May, the issue has saved the District rate payers approximately \$8.2 million in debt service since April of 2008.

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

9. Public Hearing: Consideration of Resolution adopting Final Budget for FY 2026-2027 and the Schedule of Sewer Rates and Fees.

Mr. VeHaun declared the Public Hearing open at 2:16 pm.

Mr. VeHaun called for comments from the public or Board Members. There were no comments.

Mr. VeHaun declared the Public Hearing closed at 2:17 pm.

Mr. Powell reported that the \$117.5 Million budget has had no changes from the Preliminary Budget. Included in this budget is \$23.3 Million for O&M; a 3.2 % increase in Salaries and Benefits, which has an impact of approximately \$593,000. This includes Personnel Committee recommendations of 3.0% COLA Adjustment. There are the same funding

levels for Self-insurance, and GASB 75 OPEB, as well as State required 5.5% retirement contribution and unemployment funding. There is a 1.8% increase in materials, supplies and services that has an approximate impact of \$179,000.00. This includes adjustments to address regulatory and operational needs. This also includes CIP Committee recommendations of \$83.8 Million. Treatment Plant and Pump Stations are the majority of that investment at \$64.48 Million. Collection Rehabilitation is \$14.6 Million. As far as Capital Equipment is concerned, Fleet Replacement is the lion's share at approximately \$1.1 Million. The flusher truck replacement will be about \$625,000.00. Starting July 1 there will be an approximate 10%-20% increase pertaining to tariffs, so we need to secure something before that time. Debt Service is \$8.67 Million. Regarding Revenue, Staff has made the following assumptions based on current trend data: 0.75% growth in residential accounts, .75% increase in domestic consumption for FY 27; Facility and Tap Fee revenue at \$4,300,0000 for FY 27; 3.0% rate of return on investments.

Staff recommends no increase in Sewer System Development Fee. Staff recommends a 7.0% Domestic rate increase which will be a \$2.72 increase in the average single family month bill which amounts to \$32.64 per year. The average single family monthly bill will go from \$39.46 to \$42.18. The rate increase is proposed to provide funding for the CIP, to maintain favorable debt service ratio, to minimize future interest expense and to keep rate increases small and uniform per industry and previous District Boards direction. Mr. Powell presented a graph showing how MSD rates compare to other sewer service providers. Mr. Hartye presented a graph showing MSD's average monthly bill over time. Over time, MSD has been getting more and more competitive with the monthly bill being below the average and at the same time reducing our SSO's and investing more in the system. Mr. Hartye conveyed that when the Board considers a rate increase that it must be taken in context with the existing bill, whether the existing bill is competitive or already expensive. Also, what you are getting for your 7%, is it just to keep the operation afloat or does it involve capital reinvestment? MSD's bill is very competitive, well below the average for our region. In addition, MSD is putting \$795 million of capital improvements into the system in the next 10 years. Our CIP document goes into great detail, showing where our revenues are to be spent and when. This level of detail is not provided by many other local agencies, but is crucial when we are asking for rate increases. Mr. Powell added that MSD rates, in comparison to AA and AAA NC Units of Government, are fairly comparable to entities that are similar in size. We choose AA and AAA because they are usually the ones reinvesting in their systems.

Mr. Pelly stated that this is all very helpful information but regardless of all of that people are going to be not happy with a 7% increase so anything that MSD can do to share this information in the bill is one way to let people know that relative to other places it could be a lot worse and that he would encourage MSD to consider doing that. Mr. Hartye stated that could be done.

Mr. VeHaun called for a motion to approve the Resolution adopting the Final Budget for FY 26-27 and the Schedule of Sewer Rates and Fees. Ms. Manheimer moved. Ms. Wisler seconded the motion. Roll call vote was as follows: 9 ayes; 0 nays.

10. Old Business:

Mr. Hartye stated that his four-year contract ends July 1, 2026. He asked for the Board's approval to make an amendment to his contract and change the date to 15 months from now, which will be September 30, 2027. Mr. Pennington made the motion to accept this amendment. Ms. Wisler seconded the motion. Roll call vote was as follows: 9 ayes; 0 nays.

11. New Business: None.

12. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:30 pm.

Jackie W. Bryson, Secretary/Treasurer



MEMORANDUM

TO: MSD Board

FROM: Thomas E. Hartye, P.E., General Manager

DATE: July 10, 2026

SUBJECT: Report from the General Manager

- Kudos
 - Attached is a letter from Akwasi and Janell Agyeman of 12 Ridge Ave. conveying their appreciation of the efficient and careful work performed by MSD crew. Thanks to Troy McDevitt, Boyce Lunsford, Corbin Clark, Elias Solorio, Richard McKenny, and Tristan Stade.
 - Attached is an email from Janis Kaye of 32 Vista St. acknowledging the great job done by Troy McDevitt's crew repairing the sewer around her property.

- 2026 Bond Issue

Attached is the proposed Financing Calendar and distribution list for the upcoming \$120 Million Bond Issue. The MSD Board will be considering the Preliminary Findings and the adoption of the Bond order in the next 2 months.

- Board/Committee Meetings/Events

The July Right of Way Committee meeting is cancelled. The next Right of Way Committee will be held August 26th at 9am. The next Regular Board Meeting will be held on August 19th at 2 pm.

17 June 2026

Mr. Darrell Hess, Right of Way Agent
Metropolitan Sewerage District
Buncombe County, NC
2028 Riverside Drive
Asheville, NC 28804

Hello Mr. Hess,

We are writing to thank you and your team for the excellent service we have witnessed throughout the process on Project #2024211. Since early May, the work team assigned to the project has handled the many tasks involved in the sewer line replacement work carefully and efficiently. Although our usual movements along the access route have necessarily been affected during their work hours, inconveniences have been limited, and we are grateful.

We are well aware that we who live and work here could not enjoy our modern life without the expert service your department provides. Please share our praise with the men whose progress we have observed daily for the past five weeks. Their skilled teamwork has accomplished a very large and seemingly complicated job on time and with minimal disruption. We appreciate the service rendered us by the Metropolitan Sewerage District.

Sincerely,

A handwritten signature in black ink, appearing to read "Akwasi & Janell".

Akwasi and Janell Agyeman
12 Ridge Avenue
Asheville, NC 28803-1432

From: goforit.janis@gmail.com <goforit.janis@gmail.com>

Sent: Tuesday, June 9, 2026 1:15 PM

To: Stamey, Mike <mikes@msdbc.org>

Cc: Hartye, Tom <thartye@msdbc.org>

Subject: Sewage Project off Vista Street

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.

Good afternoon, Mike and Tom

I just wanted to take a moment to acknowledge the great job the MSD staff did while repairing the sewage drain system that runs through my property. I was delighted with their professionalism, thoughtfulness, efficiency, safety and neatness. Since I'd been out of town for over 2 weeks when they started, I was working in my own yard before they actually reached my yard. This gave me the opportunity to meet each of them and watch them work. Amazing to watch. Troy the Crew Leader, Ricky, Boyce, Cobin, Triston and Ellis left my property at least equal to how they found it(minus the grass) and for that I am grateful. It was disappointing that I had to lose a couple of trees but that's the price of progress. Now if Mother nature would cooperate and water the grass seeds a little every day, I would be extremely happy! 😊

This crew did a great job!!!

Thank you,
Janis Kaye
32 Vista Street
Asheville, NC 28803
828-545-5820

MSDBC, NC

Sewerage System Revenue Bonds, Series 2026 Public Sale

Financing Calendar

June 24, 2026 – DRAFT
LGC Approval – October 6th
Pricing – October 7th
Closing – Mid / Late October

Jun-26	Jul-26	Aug-26	Sep-26	Oct-26
Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa
1 2 3 4 5 6	1 2 3 4	1	1	1 2 3
7 8 9 10 11 12 13	5 6 7 8 9 10 11	2 3 4 5 6 7 8	6 7 8 9 10 11 12	4 5 6 7 8 9 10
14 15 16 17 18 19 20	12 13 14 15 16 17 18	9 10 11 12 13 14 15	13 14 15 16 17 18 19	11 12 13 14 15 16 17
21 22 23 24 25 26 27	19 20 21 22 23 24 25	16 17 18 19 20 21 22	20 21 22 23 24 25 26	18 19 20 21 22 23 24
28 29 30	26 27 28 29 30 31	23/30 24/31 25 26 27 28 29	27 28 29 30	25 26 27 28 29 30 31

The MSDBC Board typically meets on the Third Wednesday of the month at 2:00pm.

The agenda deadline for the Board meeting is the Wednesday prior to the meeting.

Working Group

Role	Entity	Defined
Issuer	Metropolitan Sewerage District of Buncombe County, NC	MSDBC
	Local Government Commission	LGC
Financial Advisor	Davenport & Company LLC	DAV
Bond Counsel	McGuireWoods LLP	BC
District General Counsel	Robert & Stevens Law Firm	GC
Senior Manager	Wells Fargo Bank	SM
Co-Manager	Raymond James	CM
Co-Manager	Truist	CM
Underwriter's Counsel	Robinson Bradshaw & Hinson, P.A.	UC
Trustee	Bank of New York Mellon	T
Trustee's Counsel	TBD	TC

Date	Task	Responsibility
April 30 th	Distribute RFQ to Select Underwriters	MSDBC / DAV
May 12 th	- LGC Pre-application Call - Request Sale Date from the LGC	MSDBC / BC / DAV MSDBC / UW / DAV
May 22 nd	Underwriter RFQ Proposal Received	MSDBC / DAV
Mid-June	Working Group Coordination Call	Working Group
July 8 th	Agenda Deadline for July 15 th MSDBC Board Meeting	MSDBC
July 15 th	- MSDBC Board Meeting (2:00pm) — Available for MSDBC Board Action (if needed)	MSDBC / BC/ DAV
Mid-July	First Draft of Bond Documents, Preliminary Official Statement, Bond Purchase Agreement and [Financial Projections Distributed]	BC / UC / FC

MSDBC, NC

Sewerage System Revenue Bonds, Series 2026 Public Sale

Financing Calendar

June 24, 2026 – DRAFT
LGC Approval – October 6th
Pricing – October 7th
Closing – Mid / Late October

Jun-26	Jul-26	Aug-26	Sep-26	Oct-26
Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa
1 2 3 4 5 6	1 2 3 4	1	1	1 2 3
7 8 9 10 11 12 13	5 6 7 8 9 10 11	2 3 4 5 6 7 8	6 7 8 9 10 11 12	4 5 6 7 8 9 10
14 15 16 17 18 19 20	12 13 14 15 16 17 18	9 10 11 12 13 14 15	13 14 15 16 17 18 19	11 12 13 14 15 16 17
21 22 23 24 25 26 27	19 20 21 22 23 24 25	16 17 18 19 20 21 22	20 21 22 23 24 25 26	18 19 20 21 22 23 24
28 29 30	26 27 28 29 30 31	23/30 24/31 25 26 27 28 29	27 28 29 30	25 26 27 28 29 30 31

The MSDBC Board typically meets on the Third Wednesday of the month at 2:00pm.

The agenda deadline for the Board meeting is the Wednesday prior to the meeting.

Date	Task	Responsibility
July 27 th	LGC Documents Review Call (2:00pm) – Dial in: 213-357-4434 – Code: 535 041 162# – Link: Microsoft Teams Meeting	Working Group
August 3 rd – 12 th	Credit Presentation Review Meeting with MSDBC Staff	MSDBC / DAV
August 12 th	Agenda Deadline for August 19 th MSDBC Board Meeting	MSDBC
August 19 th	MSDBC Board Meeting (2:00pm) – MSDBC Board considers adopting a Preliminary Findings Resolution	MSDBC / BC / DAV
By August 22 nd	Submit Joint Legislative Committee Letter	MSDBC / BC
August 25 th	Fitch Rating Meeting (10:00am) – Dial in: 213-357-4434 – Code: 790 062 776# – Link: Microsoft Teams Meeting	MSDBC / DAV
August 26 th	- Moody's Rating Meeting (9:00am) – Dial in: 213-357-4434 – Code: 692 373 111# – Link: Microsoft Teams Meeting - S&P Rating Meeting (2:00pm) – Dial in: 213-357-4434 – Code: 487 091 121# – Link: Microsoft Teams Meeting	MSDBC / DAV

MSDBC, NC

Sewerage System Revenue Bonds, Series 2026 Public Sale

Financing Calendar

June 24, 2026 – DRAFT
LGC Approval – October 6th
Pricing – October 7th
Closing – Mid / Late October

Jun-26	Jul-26	Aug-26	Sep-26	Oct-26
Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23/30 24/31 25 26 27 28 29	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

The MSDBC Board typically meets on the Third Wednesday of the month at 2:00pm.

The agenda deadline for the Board meeting is the Wednesday prior to the meeting.

Date	Task	Responsibility
Mid / Late August	Second drafts of updated Preliminary Official Statement, Bond Purchase Agreement, Bond Documents, and [Financial Projections Distributed]	BC / UC / FC
By September 1 st	Deadline to Submit LGC Application for October LGC Approval (Including POS Early Release Letter, if needed)	MSDBC / DAV / BC
September 9 th	Agenda Deadline for September 16 th MSDBC Board Meeting	MSDBC
September 16 th	- MSDBC Board Meeting (2:00pm) - MSDBC Board considers adopting a Bond Order authorizing the issuance of the Revenue Bonds	MSDBC / BC / DAV
Mid / Late September	Underwriter's Due Diligence Call	Working Group
By September 25 th	Finalize Credit Ratings	MSDBC / DAV
September 30 th	Finalize and Mail Preliminary Official Statement	BC / UC
October 6 th	LGC considers approving the financing	LGC
October 7 th	Sell Bonds	Working Group
Mid / Late October	Close on Bonds	Working Group

MSDBC, NC

Sewerage System Revenue Bonds, Series 2026

Distribution List

June 24, 2026

Issuer

Metropolitan Sewerage District of Buncombe County,
NC
2028 Riverside Drive
Asheville, NC 28804

Tom Hartye ☎ (828) 225-8399
General Manager ✉ thartye@msdbc.org

Scott Powell ☎ (828) 225-8211
Finance Director ✉ SPowell@msdbc.org

Hunter Carson ☎ (828) 225-8241
Director of CIP ✉ hcarson@msdbc.org

Local Government Commission

Local Government Commission
3200 Atlantic Avenue
Raleigh, NC 27604

Jennifer Wimmer ☎ (919) 814-4285
Director of Debt Management ✉ jennifer.wimmer@nctreasurer.gov

Stephanie Bacik ☎ (919) 814-4279
Assistant Director of Debt Management ✉ stephanie.bacik@nctreasurer.gov

Donna Davis ☎ (919) 814-4293
Utilities Analyst ✉ donna.davis@nctreasurer.gov

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301 College St., Suite 400
Asheville, NC 28801

William Clarke ☎ (828) 252-6600
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Raleigh, NC 27601

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Associate ✉ c crews@mcguirewoods.com

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901 E. Cary Street, Suite 1100
Richmond, VA 23219

101 N. Tryon Street, Suite 1220
Charlotte, NC 28246

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Mitch Brigulio ☎ (704) 644-5414
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Associate Vice President ✉ crichards@investdavenport.com

Chase Cumins ☎ (704) 664-5413
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Charlotte, NC 28202

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Vice President ✉ henry.powers@wellsfargo.com

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MSDBC, NC

Sewerage System Revenue Bonds, Series 2026

Distribution List

June 24, 2026

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Vice President ✉ rachel.adams@raymondjames.com

Co-Manager

Truist
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Chicago, IL 60606

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Atlanta, GA 30339

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Peyton Thomas (980) 729-2549
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Aidan Kelley (919) 328-8872
Attorney ✉ AKelley@rbh.com

Trustee

Bank of New York Mellon Trust Co., N.A.
4655 Salisbury Road, Suite 300
Jacksonville, FL 32256

Elizabeth Graham (904) 645-1936
Vice President ✉ elizabeth.graham@bny.com

Trustee's Counsel

TBD

TBD



Email Distribution List:

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Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: July 15, 2026

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

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

SUBJECT: Influent Pump Impeller Purchase, MSD Project Number 2025279

BACKGROUND: The plant has three large influent pumps (each rated at 35mgd) that lift all wastewater received at the plant to the head of the treatment process. Without these pumps, the collection system will back up resulting in major SSOs.

The influent pumps were each replaced between FY13 and FY17. The pumps have performed well with little maintenance; however, normal wear has occurred. Due to the abrasive nature of the wastewater (grit), components such as seals, wear rings, and impellers wear slowly and result in lower pumping efficiency and pumping rate. Every few years, impeller replacement is necessary to maintain optimal operation. Two replacement impellers were approved for purchase in September 2022 and have since been installed. The purchase of two additional impellers is being proposed; one for immediate installation and a second as a spare.

Given the unique nature of these pumps, a primary overriding concern is that each pump must be standardized with identical performance. Grundfos (formerly Morris Pump) is the original pump manufacturer and only manufacturer of the replacement impellers. Accordingly, a sole-source purchase is required.

The cost for two pump impellers is \$110,099.79, with a production & delivery time of approximately 24-26 weeks. MSD personnel will perform impeller replacement after delivery of the units.

Please refer to the attached documentation for further information.

FISCAL IMPACT: The FY26-27 available budget for this project is \$115,000.00.

STAFF RECOMMENDATION: Staff recommends that the District sole-source procure two (2) Grundfos Pump Model 125MF-2AB impellers in the amount of \$110,099.79.

Staff recommends this sole-source due to the fact that standardization, performance, and compatibility with the existing pump is a primary overriding concern.

Tim Ballard
Phone
Mobile 828-231-1116
Email: tballard@msdbc.org



Sales Quotation

Bill To

Metropolitan Sewerage District of Buncombe County
2020 Riverside Drive
Asheville NC 28804
USA

Ship to

French Broad River WWTP/Asheville, NC
2010 Riverside Drive
Asheville NC 28804
USA

Information

Quotation Number	14369
Sales Quote Amt.	110,099.79
Customer Code	C10868
Document Date	12/18/25
Valid Until	08/02/26

Item / Part #	Material/Description	Delivery	Qty	Unit Price	Ext. Amount
99185986	IMP/WR,RH,4V,125MF-2AB,CI/450BHN	TBD	2	\$ 51,448.50	\$ 102,897.00

Quoted prices exclude freight and applicable taxes. Where shown, freight and tax are estimated for budgeting purposes only and will be adjusted to actual amounts at time of shipment. All pricing is valid for 30 days and subject to review thereafter. Lead times are estimates only, are not guaranteed, and are subject to product availability at the time the order is placed.

Sub Total \$ 102,897.00

Estimated Tax \$ 7,202.79

Total Amount \$ 110,099.79

Freight will be FOB factory, prepaid and added to invoice. Terms are Net 30 days. This Sales Quotation is subject to and incorporates by reference (i) the Master Terms and Conditions of Sale available at <https://www.heyward.net/Master-TCs>, and (ii) the Supplemental Seller T&Cs available at <https://www.heyward.net/Supplemental-Seller-TCs>. A purchase order or signed quote must be received before an order can be entered. For Credit Card orders (Visa, Mastercard, or AmEx), please call 704.583.2305, ext 222.

We appreciate the opportunity to be of assistance. If the above quotation results in an order, please address it to:

Heyward Services
2101-A Cambridge Beltway Drive
Charlotte, NC 28273

Contact us if we can be of further assistance. Thank you for partnering with Heyward!

Thorpe, Glory
gthorpe@heyward.net
Heyward Services

Printed Name

Signature/Date

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2026 - 2027

PROJECT:	Raw Pump Impeller Replacement	LOCATION:	MSD - Treatment Plant
TYPE:	Treatment Plant	PIPE RATING:	N/A
PROJECT NO.	2025279	TOTAL LF:	0
PROJECT BUDGET:	\$115,000.00	PROJECT ORIGIN:	Aging Infrastructure

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/25	EST. COST JAN - JUNE 2026	BUDGET FY 26-27
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	\$115,000.00			\$115,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$115,000.00	\$0.00	\$0.00	\$115,000.00

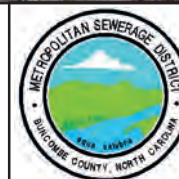
ENGINEER:	MSD	HC	ESTIMATED BUDGETS - FY25-FY33	
R.O.W. ACQUISITION:		# PLATS: []	FY 27-28	\$0.00
CONTRACTOR:			FY 28-29	\$0.00
CONSTRUCTION ADM:	MSD		FY 29-30	\$0.00
INSPECTION:	MSD		FY 30-31	\$0.00
			FY 31-32	\$0.00
			FY 32-33	\$0.00
PROJECT DESCRIPTION: The WRF raw influent pump station has three pumps that convey wastewater from the 66" sewer interceptor into the WRF for treatment. This project includes the purchase of two (2) new raw influent pump impellers to replace existing, aging units.			FY 33-34	\$0.00
			FY 34-35	\$0.00
			FY 35-36	\$0.00

SPECIAL PROJECT NOTES:



Raw Pump Impeller Replacement Project No. 2025279

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: July 15, 2026

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

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

SUBJECT: Supervisory Control & Data Acquisition (SCADA) System Replacement, MSD Project Number 2025280

BACKGROUND: The Supervisory Control and Data Acquisition (SCADA) system monitors and controls treatment and operational processes at MSD's Water Reclamation Facility and pump stations. The existing SCADA system, IFIX is obsolete and does not provide the features of current SCADA systems. Furthermore, IFIX does not support Multi Factor Authentication (MFA) which is critical to cyber security.

MSD staff evaluated multiple SCADA software platforms and narrowed its search to VT SCADA and Inductive Automation. Informal bids were solicited for both systems. After careful review, VT SCADA was selected due to its ease of navigation and use by operations staff, superior customer support, and single point of contact for software components. Additionally, VT SCADA offers high performance P&ID graphics, supports MFA, allows unlimited remote users, and quick development time for new projects. The latter is important for the upcoming Solids Handling and Biological Treatment Replacement projects at the WRF.

A proposal for VT SCADA was provided by CITI in the amount of \$175,000.00. This includes \$56,447.00 in materials and \$118,553.00 in services (i.e. system configuration, programming, commissioning and training). Pursuant to MSD's Purchasing Policy, Board approval is required for service contracts that exceed \$90,000.00. NCGS formal bidding requirements do not apply.

Please refer to the attached documentation for further information.

In addition to the CITI proposal in the amount of \$175,000.00, various independent material purchases (i.e. hardware) are necessary for the SCADA System replacement. None of the material purchase contracts exceed \$90,000.00.

FISCAL IMPACT: The FY26-27 available budget for this project is \$387,000.00.

STAFF RECOMMENDATION: Staff recommends award of the materials and service contract to CITI in the amount of \$175,000.00 contingent upon review and approval by District Counsel.



CITI SCOPE PROPOSAL C25108R1

Date: June 25, 2026

To: Travis Williamson
SCADA Technician
MSD of Buncombe County
2028 Riverside Drive
Asheville, NC 28804
(828) 225-8296
twilliamson@msdbc.org

Reference: MSD of Buncombe County
French Broad River WWTP SCADA Upgrades

CITI Inc, an equipment supplier, offers to furnish the following described materials and services in accordance with the attached "Conditions of Sale" and other provisions that are referenced herein.

Item 1: Ignition Scope

<u>Materials</u>	
<u>Qty</u>	<u>Description</u>
1	Ignition SCADA Software including the following modules: - OPC UA Server Module - Core Drivers - Perspective Module - Symbol Factory - Tag Historian - SQL Bridge Module - Alarm Notification Module - SMS Notification Module - Reporting Module - WebDev Module - Redundant Server
1	Ignition Basic Care Support for new SCADA software for 1 year

<u>Services</u>	
<u>Qty</u>	<u>Description</u>
1	Project Management
1	Development of a new server SCADA application to provide monitoring and control of the plant's existing process and telemetry system
1	Configuration of SCADA server (to be supplied by you)
1	Setup and commissioning of new SCADA system
1	SCADA coordination and progress meetings as required
1	Coordination with MSD IT team to setup network interconnections between SCADA server at French Broad River WWTP
1	PLC programming and commissioning to update telemetry polling functionality
1	Operator Training



Item 2: VTScada Scope

<u>Materials</u>	
<u>Qty</u>	<u>Description</u>
1	VTScada Software including the following license add-ons: - 50K Development Server with 50K Historian and Data Sharing - 50K Runtime with 50K Historian - Unlimited Clients - Alarm Notification - Integrated Version Control - VTScada Drivers - Slippy Maps - Redundant Server
1	VTScada SupportPlus support for new SCADA software for 1 year
Materials Total	\$56,447.00

<u>Services</u>	
<u>Qty</u>	<u>Description</u>
1	Project management
1	Development of a new server SCADA application to provide monitoring and control of the plant's existing process and telemetry system
1	Configuration of SCADA server (to be supplied by you)
1	Setup and commissioning of new SCADA system
1	SCADA coordination and progress meetings as required
1	Coordination with MSD IT team to setup network interconnections between SCADA server at French Broad River WWTP
1	PLC programming and commissioning to update telemetry polling functionality
1	Operator Training
Services Total	\$118,553.00

CITI Pricing Summary

<i>Pricing for CITI scope of materials and services for item 1 – Ignition Scope</i>	<i>Total excluding taxes =</i>	<i>\$167,030.00</i>
<i>Pricing for CITI scope of materials and services for item 2 – VTScada Scope</i>	<i>Total excluding taxes =</i>	<i>\$175,000.00</i>

CITI Clarifications:

1. The scope of this proposal excludes all of the following regardless of the specification responsibility statements:
 - Microsoft Office, Adobe Acrobat or any additional software for the new server, unless specifically listed in CITI Inc's materials scope;
 - Computer workstations including SCADA servers and remote viewers;
 - Computer hardware including monitors, UPS, keyboard, etc;
 - Software submittals;
 - Modifications of existing PLC and SCADA applications, unless specifically listed in CITI Inc's services scope;
 - Materials not specifically listed in CITI Inc's scope;
 - Services not specifically listed in CITI Inc's scope;



2. SCADA application software will be developed per CITI standards with approval of MSD. Meetings will be included to review all SCADA screens before deployment. Existing PLC control functionality of plant process will not be modified unless specifically listed in CITI services scope.
3. Services to establish and test the connectivity for new SCADA servers must be provided by the MSD IT department. It is recommended that cybersecurity best practices are followed for this implementation.
4. Ignition Basic Care Support add-on for 1-year is \$7,228. This add-on is included in the materials total for Item 1 Materials
5. VTScada SupportPlus support add-on for 1-year is \$7,313. This add-on is included in the materials total for Item 2 Materials.
6. Materials will be released for manufacture and shipment to the job site upon receipt of your authorization. Services should be fully deliverable in accordance with an agreed upon schedule within 8-10 weeks after receipt of your order and your authorization to release; however, delivery schedules are non-binding, and CITI Inc maintains the right to partial delivery of as materials become available. If the delivery of materials is delayed as a result of manufacturer supply chain issues or other factors beyond our control, CITI Inc shall not be liable for any additional costs or damages associated with such delays.
7. After completion of equipment installation, CITI Inc will begin the field services for commissioning. You will need to have qualified staff present during this testing.
8. All materials are warranted for 18 months after delivery, 12 months after completion of their respective acceptance testing, or 12 months after the original project completion date, whichever occurs first.
9. CITI Inc's insurance coverage is: general liability - \$1,000,000/\$2,000,000; auto liability - \$1,000,000; excess liability - \$1,000,000; and workers compensation - \$1,000,000. If any additional coverage or endorsements are required, the charges for additions to CITI Inc's policy will be charged to you as an extra expense at actual cost times a multiplier of 1.15.
10. CITI Inc will retain all rights to Intellectual Property developed under this project and will grant the end user non-transferable rights to its use and modification. A copy of CITI Inc's privacy statement is available at www.CITI-INC.com.
11. This proposal is based on costs available to us on date of this proposal and is valid for 60 days. Due to supply chain cost volatility, CITI Inc reserves the right to escalate selling price prior to receipt of authorization for release for manufacture and delivery. Shipping is FOB factory, freight cost allowed. Unless stated elsewhere in this proposal, destination of all shipments will be the designated project site. Payment terms for this project are net 30 days, contingent upon approved credit, after the date of each invoice. Payment to CITI Inc shall not be dependent on you being paid by any third parties. Materials that are delivered or approved for storage in CITI Inc's facility will be billed complete at time of delivery/storage. Services will be billed on a percentage completed.
12. CITI Inc will not provide any materials or services for this project prior receipt of an executed purchase order.
13. CITI Inc will accept a purchase order for this scope of supply subject to these clarifications and the attached CITI Inc "Conditions of Sale". A subcontract will not be accepted. The order will need to incorporate this proposal or specifically include within its body the listing of materials, services, and clarifications from this proposal so as to define CITI Inc's scope of supply and terms. All terms of CITI Inc's agreement must be specifically listed in the order. Assignment of order is subject to CITI Inc's written consent.
14. CITI Inc will apply taxes to all invoices for labor and materials as applicable. If a tax exemption is being claimed, all relevant exemption forms must be provided to CITI at the time the purchase order is issued.



If you have any questions about this scope of supply, please call us. Thank you for your consideration.

CITI Inc.

A handwritten signature in black ink, appearing to read "Terrian Marley".

Terrian Marley
Project Manager

Attachment: CITI Inc Conditions of Sale

CITI, INC CONDITIONS OF SALE

1. **GENERAL:** Sales by CITI, INC, (herein CITI) are made solely under the conditions expressly set forth herein. Any proposed changes or exceptions to these conditions, or additional terms and conditions, included or referenced in Purchaser's order or acceptance of this offer, are hereby rejected by CITI, and shall be of no force or effect upon CITI unless expressly accepted in writing by CITI.

This Contract shall bind and inure to the benefit of Purchaser and CITI, as well as their respective successors and assigns; however, neither party may assign this Contract without prior written consent of the other.

Neither party shall be deemed to have waived its rights by failing to enforce any particular provision of this Contract.

If a court invalidates any portion of this Contract, the rest of this Contract shall remain valid and be construed as if not containing the invalidated provision.

North Carolina law shall govern the rights and obligations of the parties. Either party may pursue any legal means available to resolve disputes or claims arising out of or relating to this Contract. Both parties agree to the jurisdiction for resolution of disputes under this order as Mecklenburg County, North Carolina. Each party shall be responsible for their own legal fees in any matter related to this agreement.

2. **CREDIT APPROVAL:** If at any time information available on Purchaser's financial condition or credit history, in CITI's judgment, does not justify the terms of payment specified herein, CITI may require full or partial payment in advance, or an acceptable form of payment guarantee such as a bank letter of credit, or other modifications to the terms of payment.

3. **PROPRIETARY INFORMATION:** All information, data, drawings, instruction and operation manuals furnished by CITI with this Contract are proprietary to CITI, submitted in strict confidence, and are to be used by Purchaser solely for the purposes of this Contract, and shall not be reproduced, transmitted, disclosed or used in any other manner without CITI's written authorization.

4. **RISK OF LOSS:** Risk of loss or damage to the Products, or any part thereof, shall pass to Purchaser at the f.o.b. ship point stated herein.

5. **EXCUSABLE DELAY:** CITI shall not be liable for failure to perform or for delay in performance due to fire, flood, or any other act of God; strike or other labor difficulty, including the bankruptcy of any suppliers to CITI, act of any civil or military authority or of Purchaser; riot; embargo; delay in or shortage of transportation facilities; or any other delay beyond CITI's reasonable control. In the event CITI's performance is delayed by any such cause, CITI's schedule for performance shall be extended accordingly. If Purchaser's actions delay CITI's performance, Purchaser shall pay CITI any additional costs incurred by CITI resulting from such delay. If Purchaser delays shipment of Products, or any part thereof, in addition to paying CITI for additional costs incurred, Purchaser shall also pay for the Products or the parts on the date CITI is prepared to make shipment.

6. **TAXES AND LICENSES:** The Purchase Price does not include any licenses or State or local taxes of any kind applicable to the sale, use or delivery of the Products or services covered under this Contract. Purchaser shall pay direct or reimburse CITI for any such license fees or taxes that CITI or CITI's subcontractors or suppliers are required to pay. CITI will apply taxes to all invoices for labor and materials as applicable to the State where the work is sold. If a tax exemption is being claimed, all relevant exemption forms must be provided to CITI at the time of execution of this Contract.

7. **INSPECTION BY PURCHASER:** Purchaser may inspect the Products at Purchaser's expense at the point of manufacture, provided that such inspection is arranged and conducted so as not to unreasonably interfere with CITI's or the manufacturer's operations. Purchaser's inspection of the Products and release for shipment shall constitute Purchaser's acceptance of the Products as conforming to the requirements of this Contract.

8. **WARRANTY:** CITI warrants the Products from defects in material and workmanship for a period of one (1) year from date the Products are initially placed in operation, or eighteen (18) months from date the Products are shipped, whichever occurs first, provided that the Products are stored, installed, maintained and operated in accordance to the manufacturers recommendations and are protected from harm or damage including but not limited to fire, water, physical damage, exposure to inclement weather, extreme temperatures, and not subjected to misuse, neglect or accident. Upon prompt written notice of and determination that such defect is covered under the foregoing warranty, CITI's responsibility is limited to correction of the defect by, at CITI's option,

repair or replacement of the defective part or parts, f.o.b. factory. CITI will not accept responsibility for incidental or consequential damages. Unless stated elsewhere herein, CITI provides no warranty of product performance or process results. The foregoing warranties are exclusive and in lieu of all other warranties of any kind, including any implied warranty of merchantability or fitness for a particular purpose.

Any products repaired or replaced under this warranty will be warranted for the remainder of the original warranty period. CITI shall have no responsibility for the condition of primed or finish painted surfaces after the Products leave their point of manufacture.

Field touch-up of shop primed or painted surfaces is normal and shall be at Purchaser's expense. Any touch-up or repainting required to shop primed or painted surfaces, for reasons other than improper or incorrect application in the shop, shall be Purchaser's responsibility.

Purchaser shall be responsible for unpacking and inspecting all shipped Products and noting any damage on the shipper's bill of lading. Any damage must be reported to CITI within 48 hours of receipt of shipment by Purchaser.

9. **PAYMENT TERMS.** CITI's payment terms are Net 30 days from date of CITI invoice. If Purchaser is late in paying the Purchase Price or any partial payment due under this Contract, or otherwise breaches this Contract, CITI shall be entitled to interest at 1½% per month on the overdue amount, and on its damages, calculated from the date of default in payment or other breach, plus court costs, reasonable attorneys' fees and other expenses incurred in any effort to collect.

No retainage on the equipment, products, services, or any part thereof, is allowed unless prior approved by CITI. Full retainage release must be made within the earlier of: seven days after purchaser receives payment of retainage, 60 days from the completion of CITI's scope of work, or 180 days after delivery, whichever occurs first.

10. **BACKCHARGES:** CITI shall not be liable for any charges incurred by Purchaser for work, repairs, replacements or alterations to the Products, without CITI's prior written authorization, and any adverse consequences resulting from such unauthorized work shall be Purchaser's full responsibility.

11. **LIMITATION OF LIABILITY:** CITI shall not be liable to purchaser for any special, indirect, incidental or consequential damages arising from CITI's obligations under this contract, whether such damages are based upon breach of contract, breach of warranty, tort, strict liability or otherwise. In any event, CITI's liability to purchaser shall not exceed the purchase price of the products or parts of the products on which such liability is based.

12. **CANCELLATION BY PURCHASER:** If Purchaser cancels this Contract or refuses to accept delivery of the Products, Purchaser shall be liable to CITI for reasonable cancellation charges, including loss of anticipated profits, administrative costs, commissions to sales representatives, costs incurred by CITI for all work performed or in process up to the time of cancellation or refusal to accept delivery, cancellation charges from CITI's suppliers or subcontractors, and any other expenses incurred by CITI in connection with Purchaser's cancellation or refusal to accept delivery.

13. **DEFAULT BY PURCHASER:** Without incurring any liability or waiving any claim for damages CITI may have against Purchaser, CITI may refuse to make or delay making delivery, and/or withhold any service, and/or ship C.O.D., and/or apply payments to open balances at CITI discretion, if:

(a) Purchaser breaches this or any contract with CITI, or; (b) CITI fails to receive payment within 30 days from date of invoice, or; (c) CITI becomes aware of facts which, in its judgment, render Purchaser's financial condition unsatisfactory or cast doubt on Purchaser's willingness or ability to pay for the Products and/or services, or; (d) Purchaser engages in or consents to liquidation, commission of any act of insolvency, appointment of a receiver of assets or assignment for the benefit of creditors, or if Purchaser becomes the subject of any bankruptcy or insolvency proceeding.

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2026 - 2027

PROJECT:	SCADA System Replacement	LOCATION:	MSD - Treatment Plant
TYPE:	Treatment Plant	PIPE RATING:	N/A
PROJECT NO.	2025280	TOTAL LF:	0
PROJECT BUDGET:	\$387,000.00	PROJECT ORIGIN:	Aging Infrastructure

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/25	EST. COST JAN - JUNE 2026	BUDGET FY 26-27
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	\$387,000.00			\$387,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$387,000.00	\$0.00	\$0.00	\$387,000.00

ENGINEER:	MSD	HC	ESTIMATED BUDGETS - FY25-FY33	
R.O.W. ACQUISITION:		# PLATS: []	FY 27-28	\$0.00
CONTRACTOR:			FY 28-29	\$0.00
CONSTRUCTION ADM:	MSD		FY 29-30	\$0.00
INSPECTION:	MSD		FY 30-31	\$0.00
			FY 31-32	\$0.00
PROJECT DESCRIPTION: The Supervisory Control and Data Acquisition (SCADA) system monitors and controls treatment and operational processes at MSD's Water Reclamation Facility and pump stations. The existing SCADA system is quickly becoming obsolete and unsupported. The new system will provide more robust capabilities and will be compatible with major upcoming WRF improvement projects (i.e. Solids Handling and Biological Replacement).			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00
			FY 35-36	\$0.00

SPECIAL PROJECT NOTES:

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: July 15, 2026

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

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

SUBJECT: Consideration of Acceptance for the Solids Handling Capacity Improvements Design-Build Project Criteria, MSD Project No. 2019087

BACKGROUND: The Solids Handling Improvements project will increase the capacity of the solids handling processes at the Water Reclamation Facility. The additional capacity is needed to accommodate future flow rates and increased biosolids generation from the future biological process upgrades.

This project will be delivered using the progressive Design-Build method (D-B), which integrates design and construction services under a single team and contract. In accordance with NC G.S. 143-128.1A (b), governmental entities utilizing the D-B process for public contracts must establish, in writing the criteria used for determining the circumstances under which the D-B method is appropriate for a project. Such criteria shall, at a minimum, address the following:

- Extent to which governmental entity can adequately and thoroughly define the project requirements prior to the issuance of the RFQ for design builder qualifications
- The time constraints for the delivery of the project.
- The ability to ensure that a quality project can be delivered.
- The capability of the governmental entity to manage and oversee the project, including the availability of experienced staff or outside consultants experienced with the design build method
- Good faith effort to comply with G.S. 143-128.2 (Minority Participation Goals) and G.S. 1443-128.4 (historically underutilized businesses) and to recruit and select small business entities.
- The criteria used by the governmental entity, including a comparison of the advantages and disadvantages of using the design build delivery method for a given project in lieu of the delivery methods identified in 143-18(a)(1)(2) and (4).

In December 2025, the MSD Board approved Hazen & Sawyer (Hazen) to provide Owner Advisor Phase 1 services, including development of contract documents and project criteria to satisfy the NC G.S. requirements.

Staff is seeking Board approval of the D-B project criteria prior to advertising the Request for Qualifications (RFQ) for D-B team selection, anticipated for July 15, 2026.

Please refer to the attached documentation for responses to the D-B project criteria.

STAFF RECOMMENDATION: Staff recommends approval of the Solids Handling Improvement Design-Build Project Criteria that has been prepared by Hazen, contingent upon review and approval by District Counsel.



May 7th, 2026

To: Metropolitan Sewerage District of Buncombe County, NC

From: Hazen and Sawyer
Aaron Babson, PE
John Wilhoit, PE

Re: NC General Statute 143-128.1A (b) – Design-Build Criteria

This letter addresses the requirements of North Carolina's [General Statute \(G.S.\) 143-128.1A](#) section (b), which sets out the rules for when and how a North Carolina governmental entity can use the Design-Build method for public projects, including definitions, selection criteria, and public notice requirements. Specifically, subsection (b) reads as follows:

- (b) A governmental entity shall establish in writing the criteria used for determining the circumstances under which the design-build method is appropriate for a project, and such criteria shall, at a minimum, address all of the following:
- (1) The extent to which the governmental entity can adequately and thoroughly define the project requirements prior to the issuance of the request for qualifications for a design-builder.
 - (2) The time constraints for the delivery of the project.
 - (3) The ability to ensure that a quality project can be delivered.
 - (4) The capability of the governmental entity to manage and oversee the project, including the availability of experienced staff or outside consultants who are experienced with the design-build method of project delivery.
 - (5) A good-faith effort to comply with [G.S. 143-128.2](#) , [G.S. 143-128.4](#), and to recruit and select small business entities. The governmental entity shall not limit or otherwise preclude any respondent from submitting a response so long as the respondent, itself or through its proposed team, is properly licensed and qualified to perform the work defined by the public notice issued under subsection (c) of this section.
 - (6) The criteria utilized by the governmental entity, including a comparison of the advantages and disadvantages of using the design-build delivery method for a given project in lieu of the delivery methods identified in subdivisions (1), (2), and (4) of [G.S. 143-128\(a1\)](#).

Requirement #1

The extent to which the governmental entity can adequately and thoroughly define the project requirements prior to the issuance of the request for qualifications for a design-builder.

Response

The recommended project requirements are defined in the “French Broad River WRF Solids Handling Preliminary Engineering Report”, dated January 29, 2026.

To address the capacity limitations associated with the existing Fluidizing Bed Incinerator (FBI), age of infrastructure and prepare for upcoming liquid train improvements, a new solids handling strategy was developed as a part of the Solids Handling Preliminary Engineering Report. Both thermal drying and incineration were evaluated, and various thickening and dewatering technologies were considered with respect to each final solids management technology. MSD selected thermal drying as the final solids management technology.

The proposed project includes: aerated sludge storage for primary and secondary sludge blending, mechanical thickening, aerated thickened sludge storage, dewatering and rotary drum drying with final product storage and loadout. Due to the limited footprint available on the current plant site and required space for future liquid train improvements, the location behind the training facility was identified for the entire solids handling facility for the French Broad River Water Reclamation Facility (FBRWRF). The new solids handling building will be inclusive of thickening and dewatering and will be sized for two dryers serving future 60 mgd buildout conditions. Each dryer train will include 2 mechanical thickening units, 2 dewatering units and 1 thermal drying system in addition to ancillary solids handling equipment such as sludge storage, blowers, pumps, and polymer makeup. Redundancy will be provided for the thickening and dewatering processes by providing a standby unit. An upgrade to the existing Non-Potable Water (NPW) system is anticipated to feed the solids complex demands and will need to be coordinated with the forthcoming liquid train project along with primary and secondary sludge feed to the new solids handling facility.

Requirement #2

The time constraints for the delivery of the project.

Response

The anticipated project schedule was included as part of the “Cost Model Projections for the Biological Nutrient Upgrades and Biosolids Handling Upgrade Projects “, dated January 28, 2026. Section 3.0 “Biosolids Handling Upgrades Project” lists the anticipated project schedule, indicating an overall project duration of 57 months (4 years, 9 months) from Progressive Design-Build (PDB) Request for Qualifications (RFQ) development through completion of construction services.

The time constraints noted above directly correlates with the upcoming liquids train project, which needs to be completed in 2037 to meet compliance schedule. Due to limited site availability, it is recommended that the solids capacity improvements project is completed prior to start of the liquids train project. Therefore, it is critical the solids train project be completed by 2031. Age, condition, and capacity of the existing FBI are also drivers of project schedule. Despite undergoing an internal rehabilitation in FY26, the FBI system is approximately 34 years old and is approaching the end of its service life.

Requirement #3

The ability to ensure that a quality project can be delivered.

Response

Several Design-Build teams, comprised of reputable, quality Design-Builders and Designers have been engaged to solicit interest in the project, and solicit feedback on project delivery method. The Progressive Design-Build delivery model will allow for an experienced Design-Build team to be selected based on qualifications for this specific project.

Requirement #4

The capability of the governmental entity to manage and oversee the project, including the availability of experienced staff or outside consultants who are experienced with the design-build method of project delivery.

Response

MSD has engaged Design-Build Owner's Advisor (OA) services with Hazen and Sawyer, who has experience and technical expertise in biosolids facilities design and construction, as well as delivering these projects via the progressive design-build delivery method.

Hazen will support MSD in managing and overseeing the project in three distinct phases, generally mirroring those of a typical Progressive Design-Build project as outlined below:

RFQ and Contract Development Services: Defined as the time between notice to proceed of OA Services to the contract and onboarding of the PDB team. It is anticipated the duration of these services will be six (6) months.

Phase 1 – Preconstruction Phase Services: Defined as the time between the onboarding of the PDB team and the acceptance of the Guaranteed Maximum Price (GMP) at the anticipated 60% design milestone. It is anticipated that the duration of the preconstruction phase services will be eighteen (18) months.

Phase 2 – Construction Phase Services: Defined as the time between the acceptance of the GMP at the 60% design milestone and the construction final acceptance, final payment, and completion of Project warranty period.

Requirement #5

A good-faith effort to comply with [G.S. 143-128.2](#) , [G.S. 143-128.4](#), and to recruit and select small business entities. The governmental entity shall not limit or otherwise preclude any respondent from submitting a response so long as the respondent, itself or through its proposed team, is properly licensed and qualified to perform the work defined by the public notice issued under subsection (c) of this section.

Response

The Design-Build construction delivery method is subject to [G.S. 143-128.2](#), Minority Business Participation Goals, as well as [G.S. 143-128.4](#), Historically underutilized business defined; statewide uniform certification. Criteria for the evaluation of the Request for Qualifications will include Minority and Women-Owned Business enterprise (MWBE) outreach efforts and inclusion of qualified MWBE's to perform parts of the services for Design-Build project.

Requirement #6

The criteria utilized by the governmental entity, including a comparison of the advantages and disadvantages of using the design-build delivery method for a given project in lieu of the delivery methods identified in subdivisions (1), (2), and (4) of [G.S. 143-128\(a1\)](#).

Response

Design-Bid-Build and Design-Build differ most in how they structure responsibility, risk, and collaboration. In Design-Bid-Build, the Owner hires a Designer to complete the project contract documents, then solicits bids from Contractors to build exactly what was designed. This creates a clear separation between design and construction, but it also means longer timelines, more opportunities for miscommunication, and a higher likelihood of change orders when real-world conditions clash with the original drawings. Each party protects its own scope, which can slow problem-solving and push risk back onto the owner.

Design-Build, by contrast, unifies design and construction under a single contract, giving the Owner one accountable partner. That integration tends to streamline communication, reduce schedule delays, and encourage more innovative, cost-effective solutions because the design and construction teams collaborate from day one. Owners often prefer Design-Build when they want faster delivery, fewer disputes, and a more predictable budget. The model rewards efficiency and shared problem-solving, making it especially attractive for projects where time, coordination, and adaptability matter most. Additionally, Design-Build offers an opportunity for potential cost sharing between the Owner and Design-Builder.

Progressive Design-Build is a two-phase, collaboration-first project delivery method where the Owner selects a Design-Builder based primarily on qualifications, then works with that team to progressively develop scope, cost, and schedule before committing to a final construction price.

In this model, the Owner and Design-Builder jointly advance the design during Phase 1, using iterative feedback, transparent cost development, and early constructability input to shape the project in real time. This approach reduces the need for fully developed plans during procurement and allows the team to refine decisions as more information becomes available, improving accuracy and reducing surprises. Only after the design reaches an agreed-upon level of design completion does the team negotiate a guaranteed maximum price, moving into Phase 2 for final design and construction. Because it blends the single-contract efficiency of Design-Build with the flexibility and early-involvement benefits of Construction Manager at Risk (CMAR), Progressive Design-Build is especially valuable for complex projects where Owners want greater control, clearer risk management, and stronger alignment with the Design-Builder.

CMAR is less favored in North Carolina, and not recommended for this project, because state law adds layers of procedural requirements like mandatory public subcontractor bidding, strict prequalification rules, and tight limits on self-performing work, that slow the process and reduce the flexibility CMAR is supposed to offer. These constraints often dilute the benefits of early Contractor involvement and make the method feel more cumbersome than collaborative. As a result, many public Owners lean toward Design-Build, which avoids much of this administrative burden and provides a more streamlined, integrated delivery path.

Progressive Design-Build is increasingly favored because it creates a highly collaborative environment where Owners, Designers, and Builders work together from the start. This early alignment encourages innovation, improves communication, and allows risks to be identified and mitigated before they become costly problems. By overlapping design and construction, the overall project timeline is shortened, and the transparent, open-book approach gives owners clearer insight into budgeting and cost control.

It also reduces change orders, shifts appropriate risk to the design-builder, and provides a flexible two-phase structure with an off-ramp if expectations aren't met. At a time when many qualified contractors are reluctant to pursue large, high-risk hard-bid projects, Progressive Design-Build offers a more predictable, collaborative process that attracts stronger teams and delivers better project outcomes. For these reasons, Progressive Design-Build is recommended for the Solids Capacity Improvements project.

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the 115 Fairview Apartments Extension MSD Project No. 2023019.

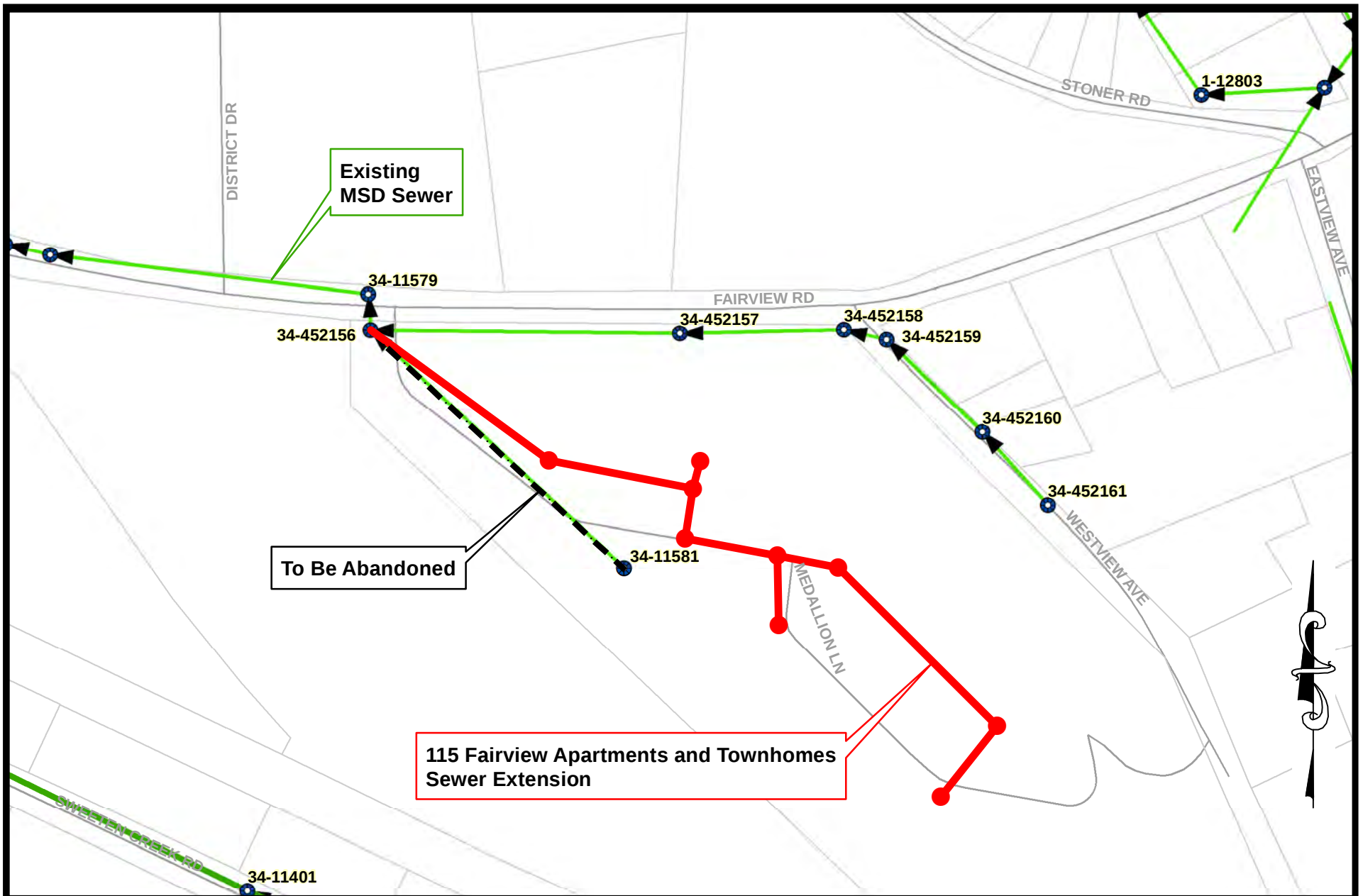
BACKGROUND: This project is located inside the District boundary along Fairview Road in Asheville, NC. The developer of the project is Beau McIntosh with Catalyyst Capital Partners.

This project included extending approximately 1,036 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 63,225 GPD for the Two-Hundred and Sixty-Nine (269) Unit Multi-Family Development. The estimated cost of the sewer construction is \$235,000.

All MSD requirements have been met.

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



MSD
Engineering Division

115 Fairview Apartments and Townhomes Sewer Extension MSD Project # 2023019

Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the 123 Haywood Street Extension MSD Project No. 2025128.

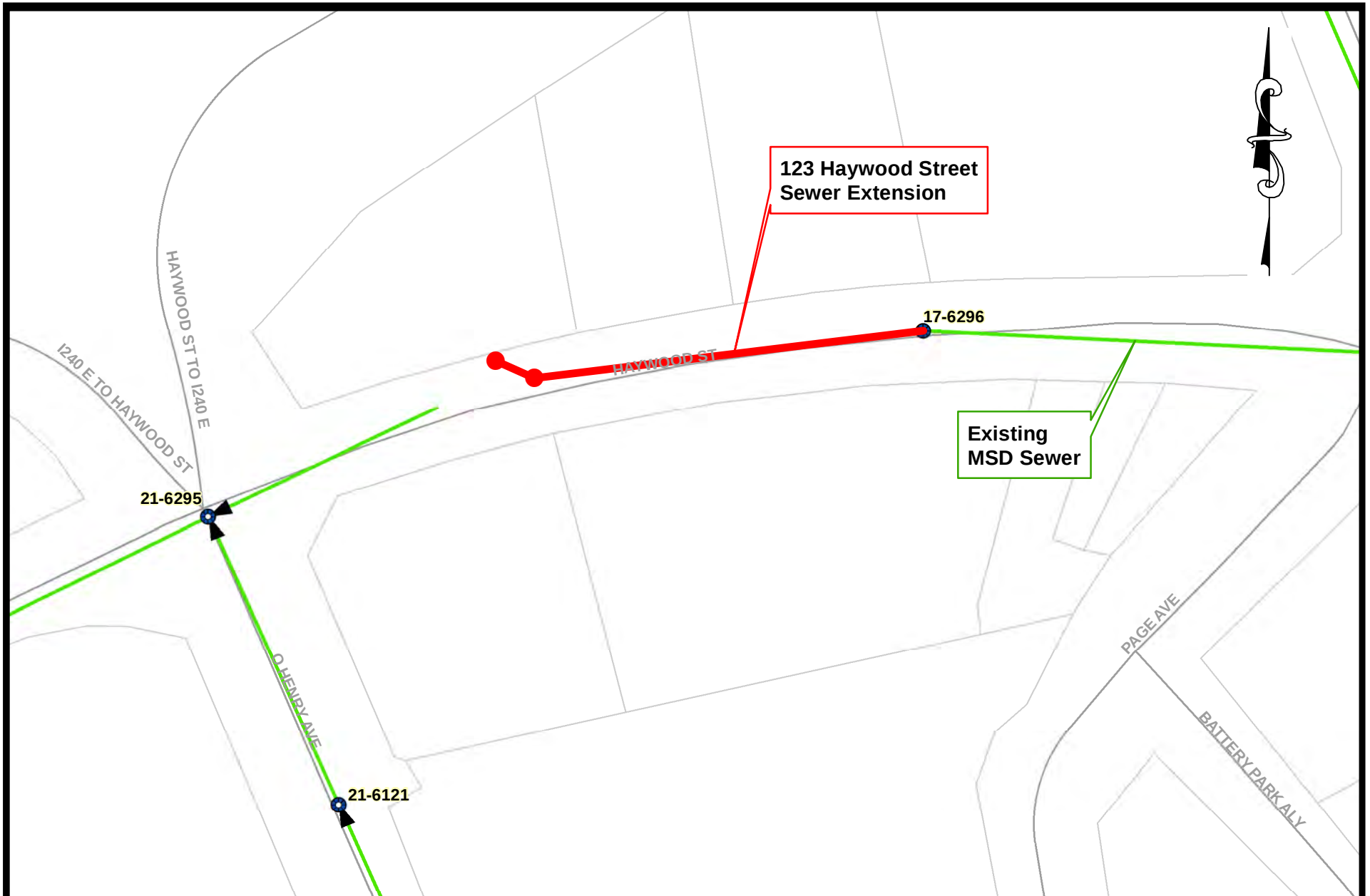
BACKGROUND: This project is located inside the District boundary along Haywood Street in Asheville, NC. The developer of the project is Dennale DeKlippe with 123 Haywood St Condos, LLC.

This project included extending approximately 162 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 1,800 GPD for the Fifteen (15) Unit Multi-Family Development. The estimated cost of the sewer construction is \$110,000.

All MSD requirements have been met.

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



MSD
Engineering Division

123 Haywood Street Sewer Extension MSD Project # 2025128

Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Biltmore Park West Offsite Extension MSD Project No. 2023190.

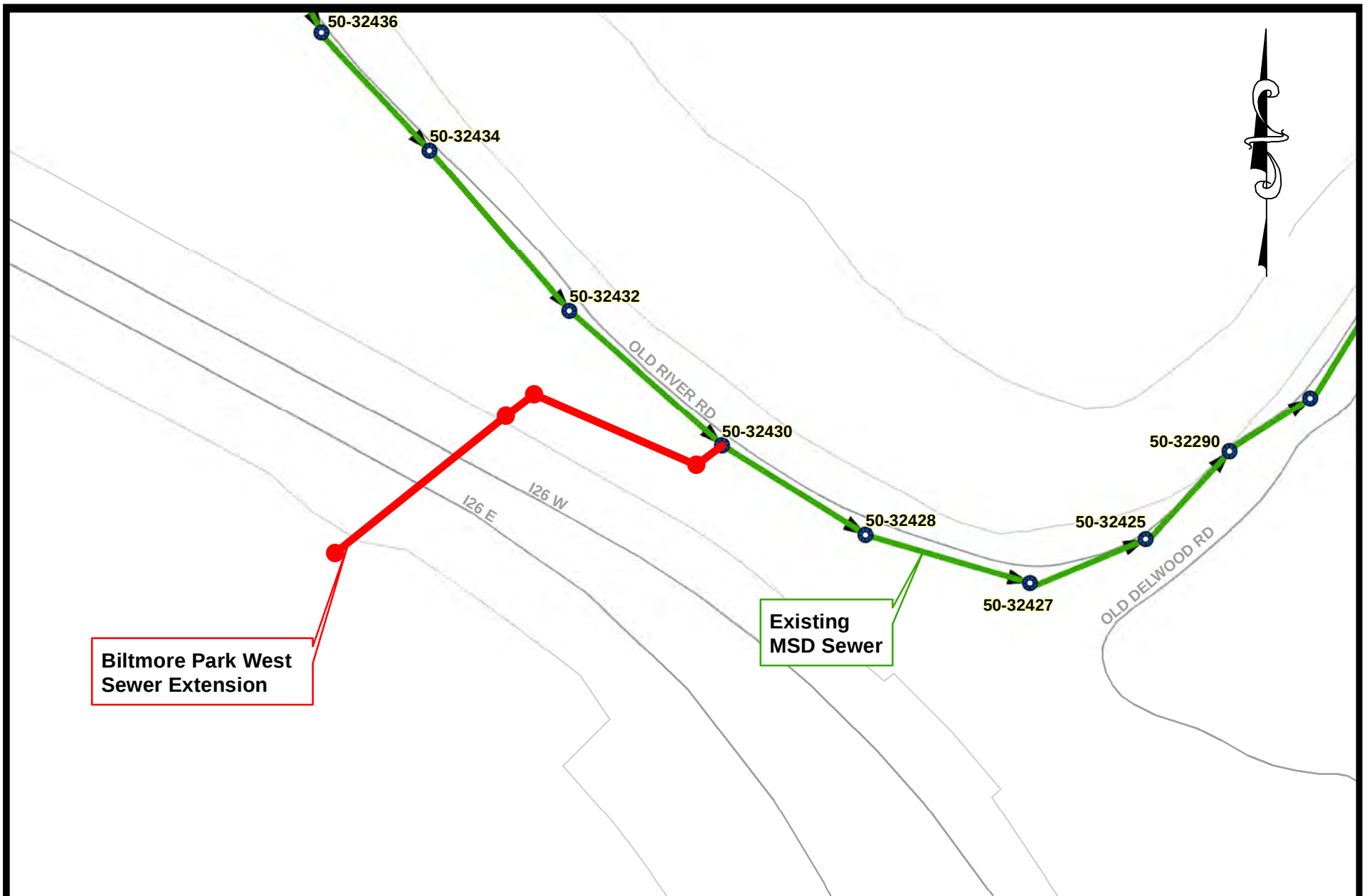
BACKGROUND: This project is located inside the District boundary along East Frederick Law Olmstead Way in Buncombe County, NC. The developer of the project is Lee Thomason with Biltmore Farms, LLC.

This project included extending approximately 416 linear feet of 8-inch and 358 linear feet of 12-inch public gravity sewer to serve the future Residential Development.

No wastewater was allocated for the future Single-Family Development. The estimated cost of the sewer construction is \$1,600,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Biltmore Park West Sewer Extension MSD Project # 2023190

Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Broad River Village Extension MSD Project No. 2021057.

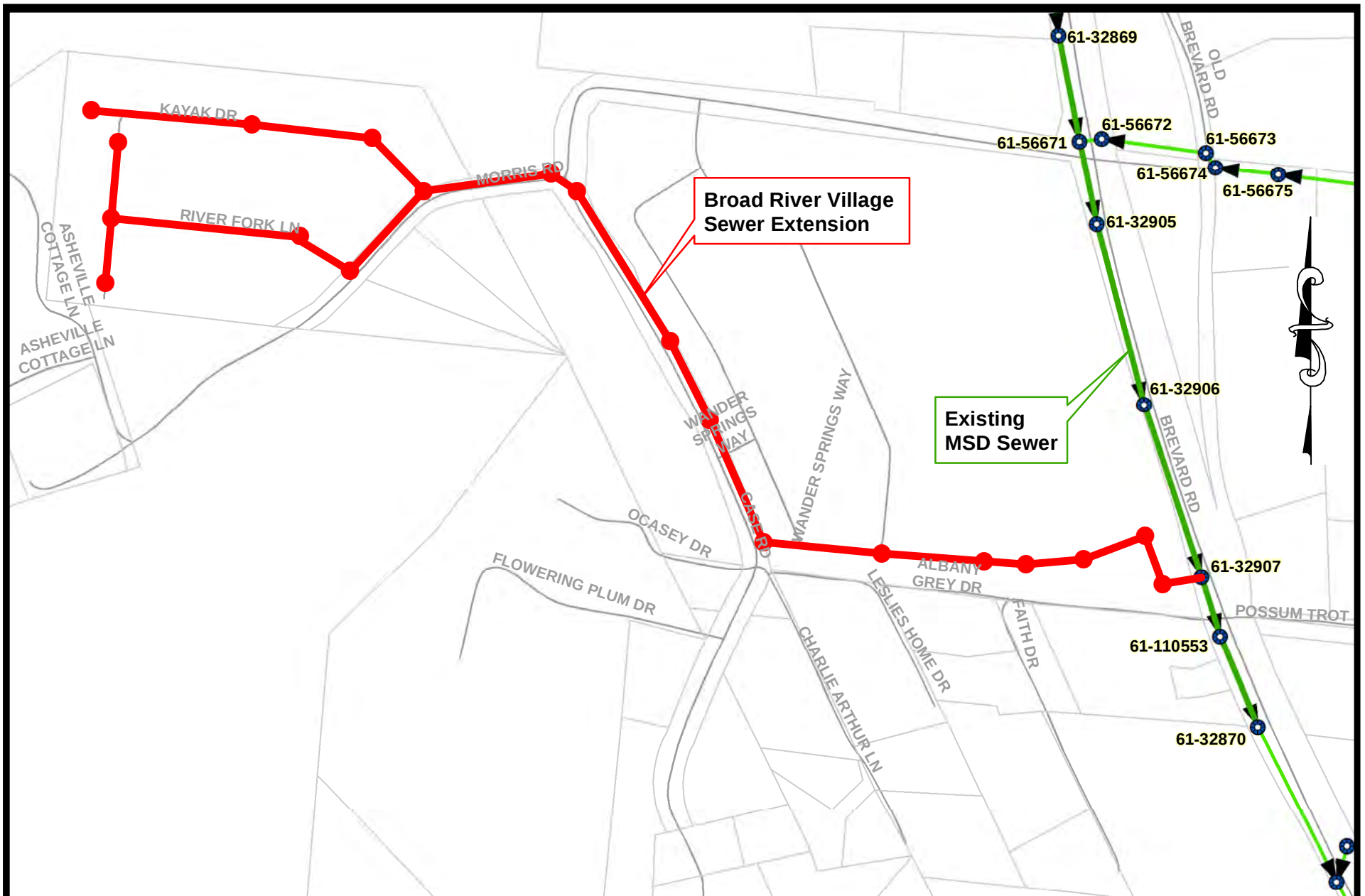
BACKGROUND: This project is located inside the District boundary along Morris Road in Buncombe County, NC. The developer of the project is Tim Courtad with Pride One.

This project included extending approximately 3,833 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 21,600 GPD for the Ninety-Two (92) Unit Single-Family Development. The estimated cost of the sewer construction is \$644,742.

All MSD requirements have been met.

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



MSD
Engineering Division

Broad River Village Sewer Extension MSD Project # 2021057

Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Christ School Townhomes Extension MSD Project No. 2022127.

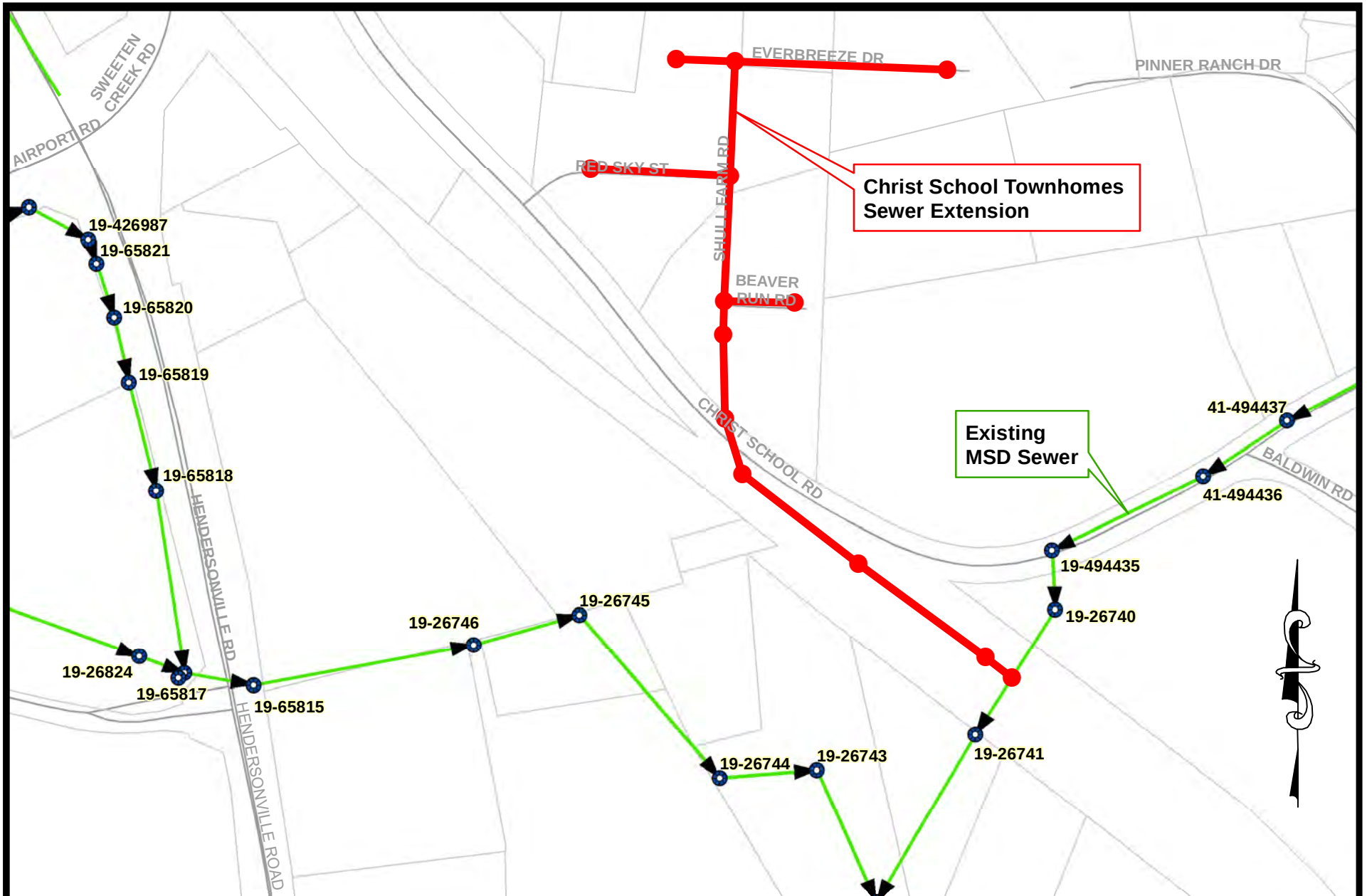
BACKGROUND: This project is located inside the District boundary along Christ School Road in Buncombe County, NC. The developer of the project is John Boniface with Trilogy Investment Company, LLC.

This project included extending approximately 2,050 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 20,000 GPD for the Eighty-Seven (87) Unit Single-Family Development. The estimated cost of the sewer construction is \$482,413.

All MSD requirements have been met.

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



MSD
Engineering Division

Christ School Townhomes Sewer Extension
MSD Project # 2022127
Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Ingles #140 Extension MSD Project No. 2023139.

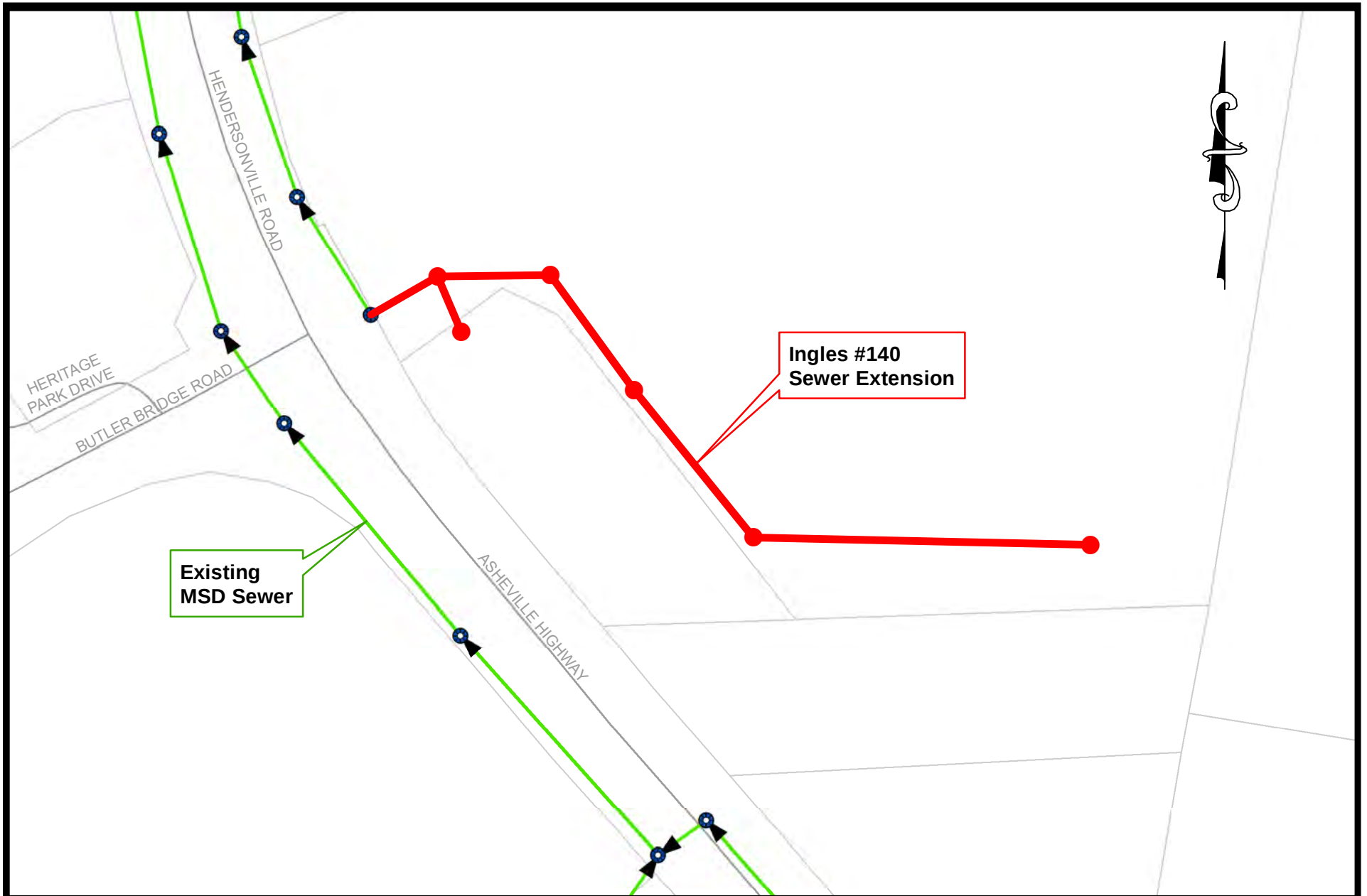
BACKGROUND: This project is located inside the District boundary along Hendersonville Road in Henderson County, NC. The developer of the project is Preston Kendall with Ingles Fletcher Exchange, LLC.

This project included extending approximately 715 linear feet of 8-inch public gravity sewer to serve the Commercial Development.

The wastewater allocation is 47,395 GPD for the Commercial Development. The estimated cost of the sewer construction is \$150,000.

All MSD requirements have been met.

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



MSD
Engineering Division

**Ingles #140 Sewer Extension
MSD Project # 2023139**

Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Old Charlotte Multi-Family Extension MSD Project No. 2023216.

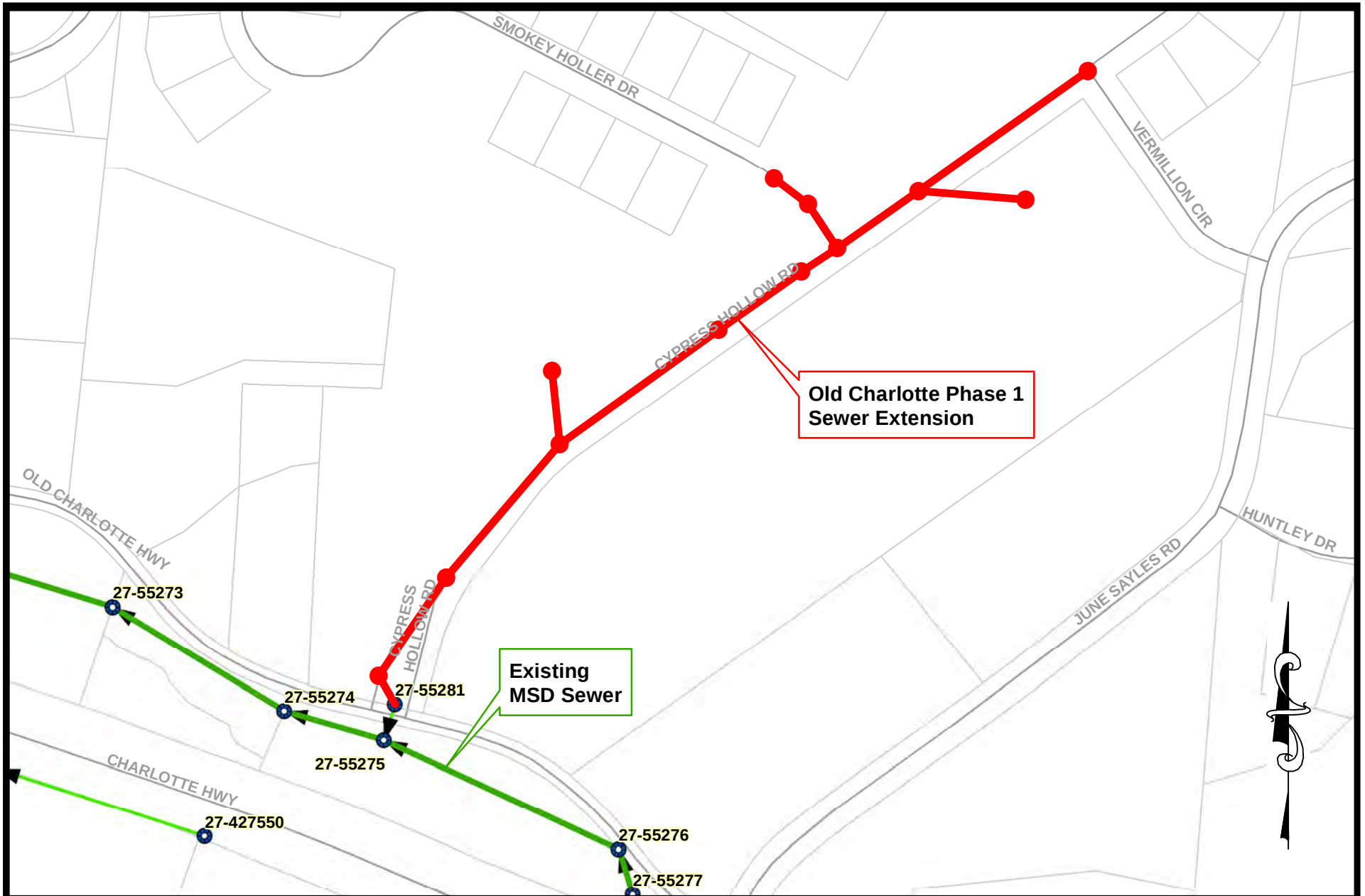
BACKGROUND: This project is located inside the District boundary along Old Charlotte Highway in Buncombe County, NC. The developer of the project is Andrew Levin with OCH Development, LLC.

This project included extending approximately 1,723 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 20,400 GPD for the Two-Hundred and Twenty-One (221) Unit Multi-Family Development. The estimated cost of the sewer construction is \$191,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Old Charlotte Phase 1 Sewer Extension MSD Project # 2023216

Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Seasons at Cane Creek Phase 2 Extension MSD Project No. 2022170.

BACKGROUND: This project is located inside the District boundary along Hendersonville Road in Henderson County, NC. The developer of the project is William Ratchford with Southwood Realty.

This project included extending approximately 568 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 16,800 GPD for the Eighty-Four (84) Unit Multi-Family Development. The estimated cost of the sewer construction is \$154,000.

All MSD requirements have been met.

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



EMERALD TAYLOR WAY

Seasons at Cane Creek Phase 2
Sewer Extension

EMERALD TAYLOR WAY

SEASONS CIRCLE

15-480661

To Be Abandoned

15-480660

Existing
MSD Sewer

15-480657

15-480658

15-480656

SEASONS CIRCLE
EXTENSION



MSD
Engineering Division

Seasons at Cane Creek Phase 2 Sewer Extension MSD Project # 2022170

Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Taproot Phase 3 Extension MSD Project No. 2023114.

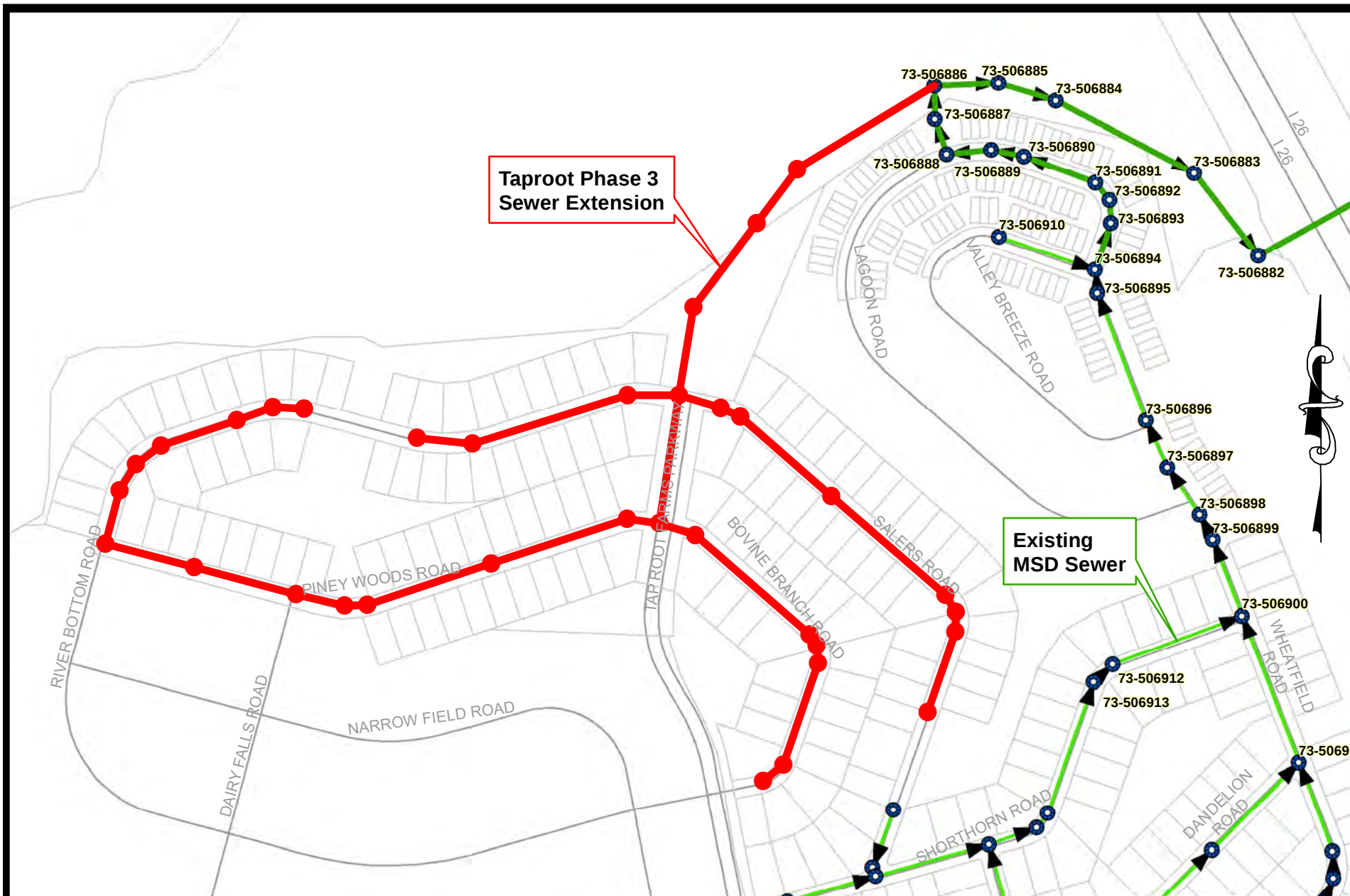
BACKGROUND: This project is located inside the District boundary along Tap Root Lane in Henderson County, NC. The developer of the project is Brian Wasser with DR Horton Inc.

This project included extending approximately 4,130 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 41,175 GPD for the One-Hundred and Eighty-Three (183) Unit Single-Family Development. The estimated cost of the sewer construction is \$520,000.

All MSD requirements have been met.

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



**Taproot Phase 3
Sewer Extension**

**Existing
MSD Sewer**



MSD
Engineering Division

Taproot Phase 3 Sewer Extension MSD Project # 2023114

Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 15, 2026

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Woodland Townhomes Extension MSD Project No. 2022074.

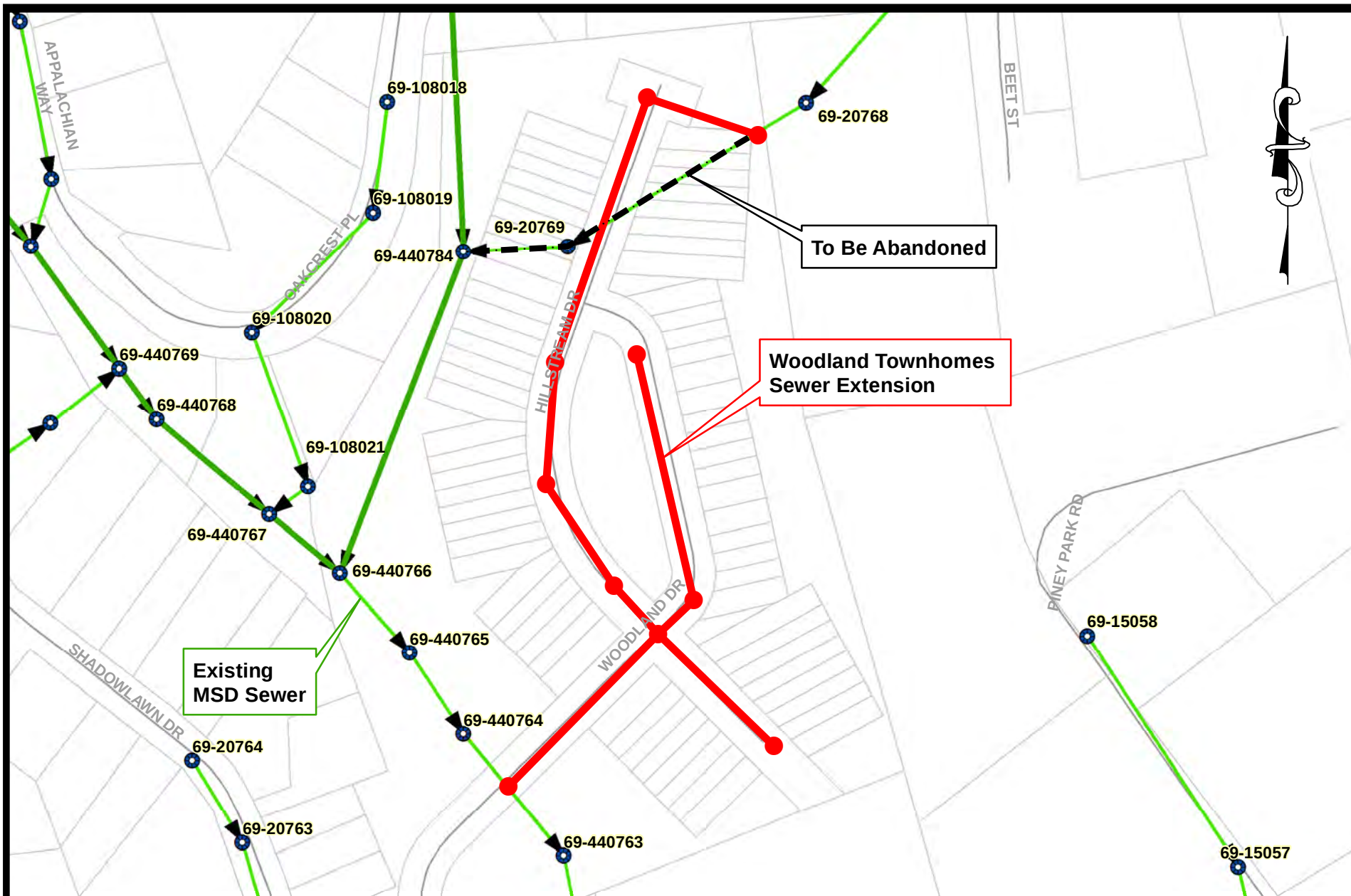
BACKGROUND: This project is located inside the District boundary along Woodland Drive in Asheville, NC. The developer of the project is John Boniface with Trilogy Investment Company, LLC.

This project included extending approximately 1,445 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 19,800 GPD for the Seventy-Two (72) Unit Single-Family Development. The estimated cost of the sewer construction is \$299,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Woodland Townhomes Sewer Extension MSD Project # 2022074

Metropolitan Sewerage District of Buncombe County

6/30/2026

Metropolitan Sewerage District of Buncombe County Board Action Item

Meeting Date: July 15, 2026

Subject: Procurement of New 2027 Combination Vacuum Truck
Fleet Replacement

Submitted by: Tom Hartye, General Manager

Reviewed by: Scott Powell, CLGFO; Finance Director
Billy Clarke, District Counsel

Prepared by: Heather Young, Purchasing Supervisor

Background: The District's policy is to annually evaluate the condition of fleet vehicles and purchase replacements when the estimated cost of repair and maintenance exceeds the cost of a new vehicle. At the March 19, 2026, Equipment Replacement Committee meeting, the members recommended the purchase of one (1) New 2027 Combination Vacuum Truck, as presented to this Board for approval. Funds for this purchase were included in the 2026-2027 Budget. This is replacing existing Vactor Combination Vacuum Truck 1405 that was purchased new in 2014 with a current odometer reading of 93,862 miles. The new vehicle will have significant safety upgrades (braking, engine, emissions, springs, strobe lights, and air bags).

Discussion: Pursuant to North Carolina Purchasing Statute G.S. 143-129(e)(3) and MSD Purchasing Procedures, MSD, as a local government, is authorized to purchase from suppliers who are selected through a group purchasing program that is a "formally organized program that offers competitively obtained purchasing [products or] services at discounted prices to two or more public agencies." The Sourcewell Cooperative Purchasing Contract – is one such group purchasing program. Joe Johnson Equipment was awarded the FY27 Vactor Manufacturing Contract under Sourcewell Cooperative Number: 101221-VTR. The cost, per the contract, for the Combination Vacuum Truck is \$614,886.06. This reflects a 3% discount of \$13,165.61 off MSRP. Because the cost of this truck exceeds \$90,000.00, the procurement requires Board approval.

Fiscal Impact: The total cost of this contract will be \$614,886.06, \$604,125.00 was budgeted for this item for the 2026-2027 Fiscal Fleet Replacement Fund.

Staff Recommendation: Staff recommend that the bid for Jet-Vac Equipment through the Sourcewell Cooperative Purchase Contract be awarded.

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

Meeting Date: July 15, 2026
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

\$120 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: July 15, 2026
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 \$65,331,000.

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.

Action Taken

Motion by:

to

☐ Approve

☐ Disapprove

Second by:

☐ Table

☐ 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 May 15, 2026, 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 May 15, 2026 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 \$65,331,000.
- 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 15th day of May, 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

July 15, 2026

Project	Project #	Estimated Expenditures on and after May 15, 2026
Carrier Bridge Pump Station Replacement	2019045	34,785,000
Hazel Mill Rd. @ Richland St.	2014016	\$ 2,718,000
Int. Clarifier EFF. Trough Rehabilitation	2022024	2,350,000
ITT Pump Station Upgrade	2020061	2,971,000
Kimberly Ave. @ Sedley Avenue	2018029	505,000
Lining Contract #10	2024035	3,200,000
Montford Ave. @ Montford Park	2017144	772,000
Solids Handling Capacity Improvements	2019087	13,246,000
South Storage Building	2023009	1,726,000
Weaverville Pump Station Replacement	2019080	<u>3,058,000</u>
		<u>\$ 65,331,000</u>

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: July 15, 2026
 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 May 31, 2026

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 May 31, 2026 were \$77,345,890. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.026%. 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 May 31, 2026 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of May 31, 2026 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$ 43,023,568.

Total Cash & Investments as of 05/31/2026		77,345,890
Less:		
Budgeted Commitments (Required to pay remaining FY26 budgeted expenditures from unrestricted cash)		
Construction Funds	(17,302,479)	
Operations & Maintenance Fund	<u>(4,019,739)</u>	
		(21,322,218)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(63,882)	
FY26 Principal & Interest Due	<u>(36,435)</u>	
		(100,317)
District Reserve Funds		
Fleet Replacement	(2,236,338)	
Pump Replacement	(199,760)	
WWTP Replacement	(544,687)	
Maintenance Reserve	<u>(1,414,228)</u>	
		(4,395,013)
District Insurance Funds		
General Liability	(577,926)	
Worker's Compensation	(397,142)	
Post-Retirement Benefit	(3,458,205)	
Self-Funded Employee Medical	<u>(4,071,501)</u>	
		<u>(8,504,774)</u>
Designated for Capital Outlay		<u>43,023,568</u>

Meeting Date: July 15, 2026

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2026

Page 2

Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

☐ Approve

☐ Disapprove

Second by:

☐ Table

☐ Send to Committee

Other:

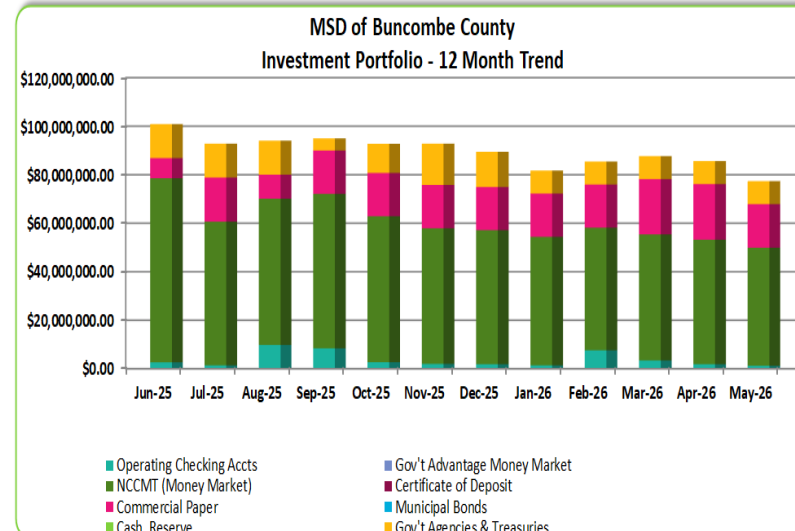
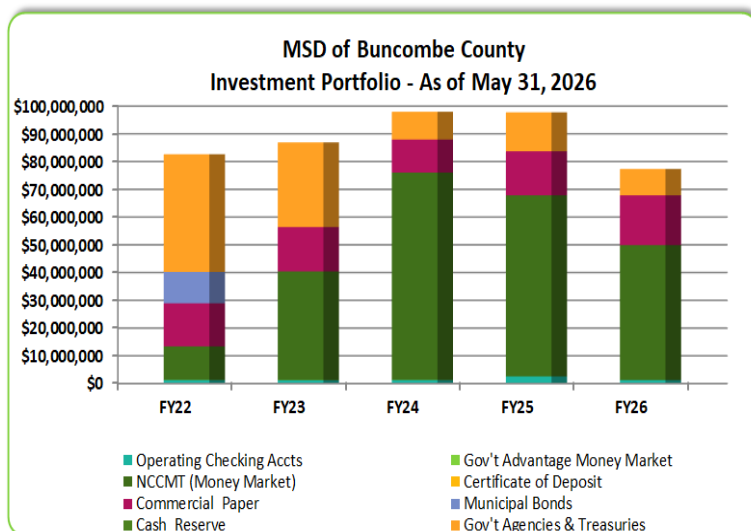
Follow-up required:

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	\$ -		\$ 63,882			\$ -	\$ -		\$ 63,882
Held by MSD	1,233,075	0	48,580,215	-	17,974,843	-		9,493,875	77,282,008
	\$ 1,233,075	\$ -	\$ 48,644,097	\$ -	\$ 17,974,843	\$ -	\$ -	\$ 9,493,875	\$ 77,345,890

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	12.27%	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%	19.55%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	66.59%	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		1.59%	
Gov't Advantage Money Market		0.00%	



Meeting Date: July 15, 2026

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2026

Page 4

Metropolitan Sewerage District Investment Managers' Report On May 31, 2026

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 74,612,033	\$ 74,696,099	\$ 68,324
Capital Contributed (Withdrawn)	(7,855,801)	(7,855,801)	
Realized Income	121,061	121,061	
Unrealized/Accrued Income		143,641	28,096
Ending Balance	\$ 66,877,293	\$ 67,104,999	\$ 96,420

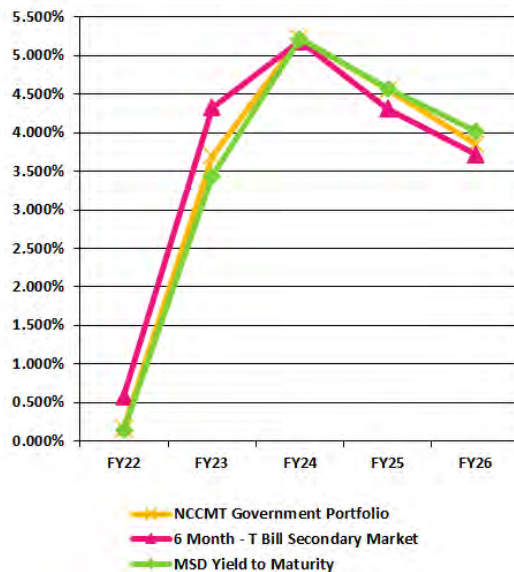
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 57,383,417	\$ 251,232
Securities/CD's 91 to 365 Days	2,498,375	10,938
Securities/CD's > 1 Year	6,995,500	30,627
	\$ 66,877,293	\$ 292,798

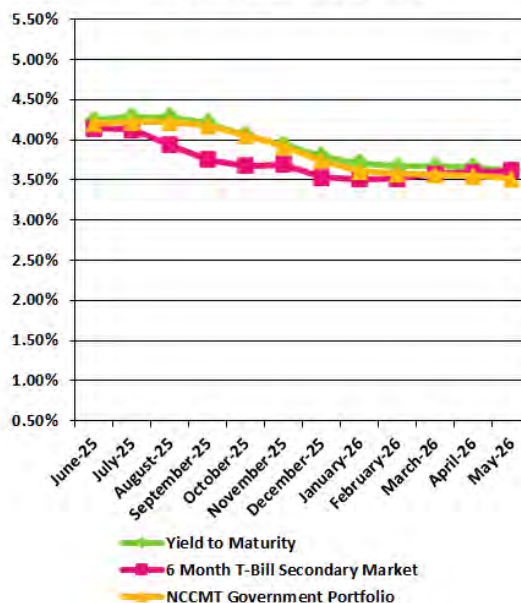
Month End Portfolio Information

Weighted Average Maturity	72
Yield to Maturity	3.62%
6 Month T-Bill Secondary Market	3.62%
NCCMT Government Portfolio	3.52%

Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - May 31, 2026

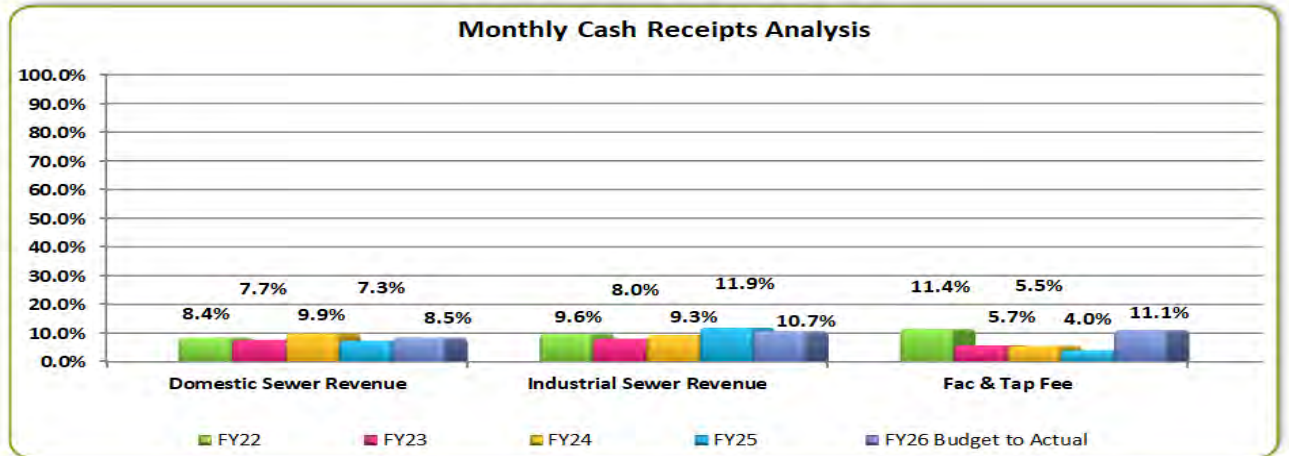


Meeting Date: July 15, 2026

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2026

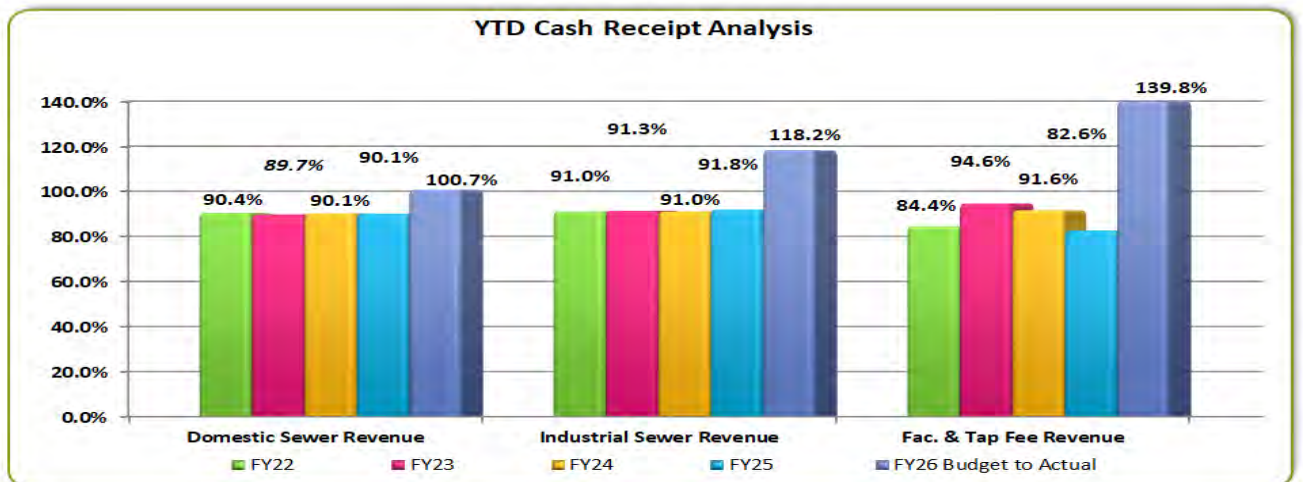
Page 5

Metropolitan Sewerage District
Analysis of Cash Receipts
As of May 31, 2026



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:

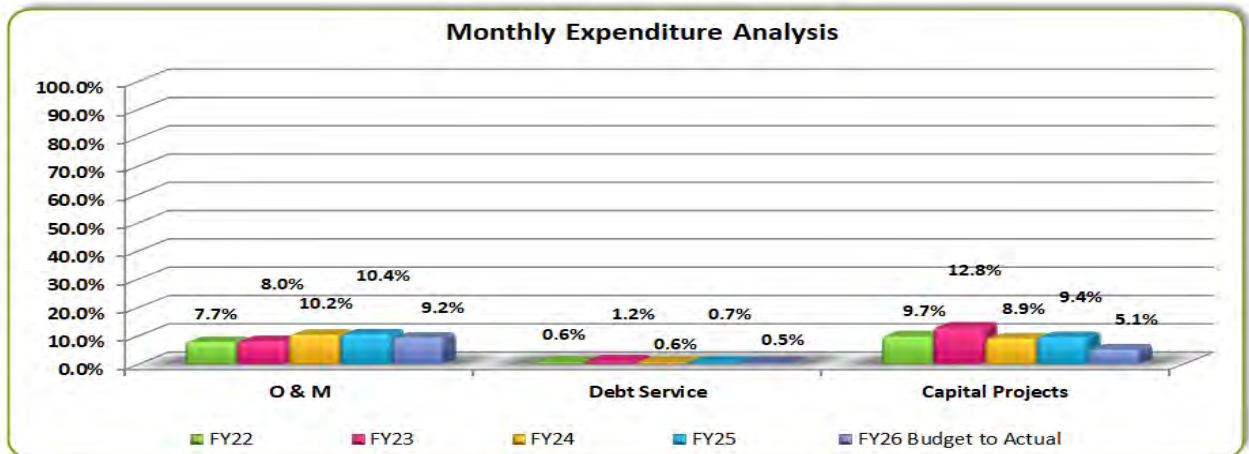
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Meeting Date: July 15, 2026

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2026

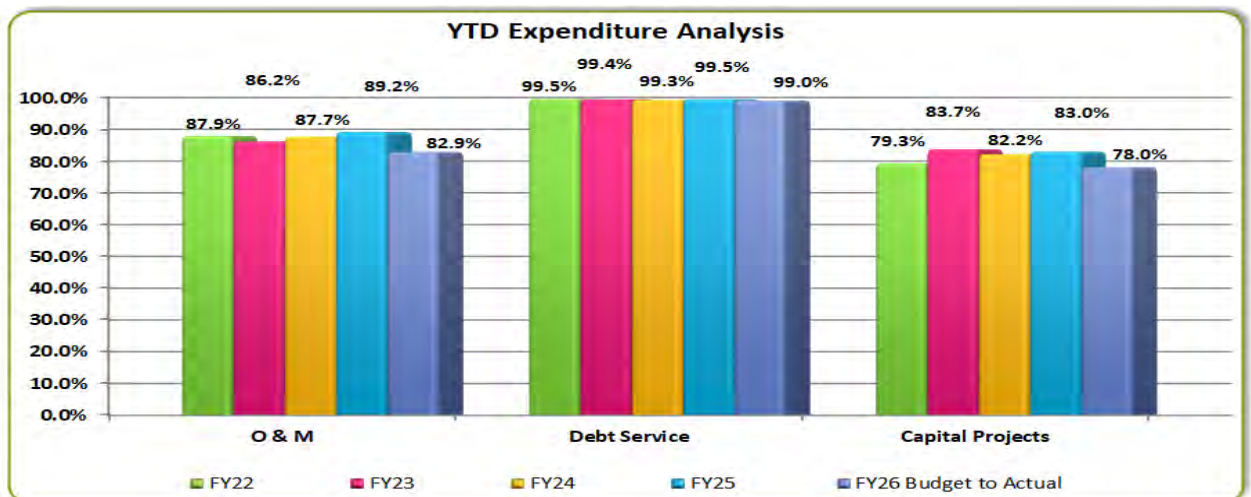
Page 6

Metropolitan Sewerage District
Analysis of Expenditures
As of May 31, 2026



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:

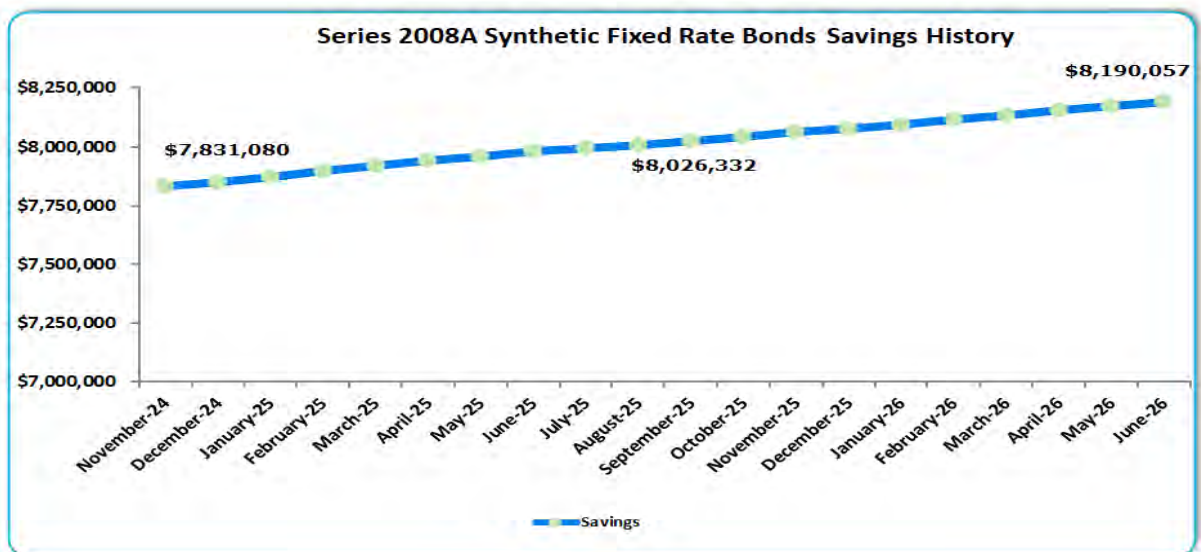
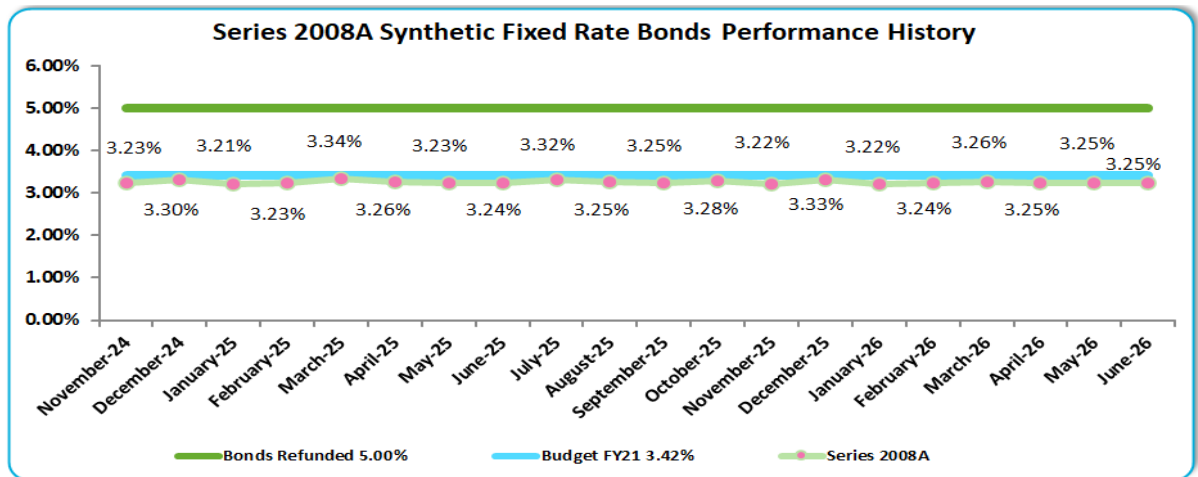
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing 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: July 15, 2026

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2026

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Metropolitan Sewerage District
Variable Debt Service Report
As of June 30, 2026



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$8,190,057 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 \$141,620 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 Rehabilitation	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	8/22/2025	232	Complete
37 Lucerne Ave	Asheville	28806	320	7/30/25 - 10/1/25	310196	McDevitt	8/27/2025	340	Complete
16 Bear Leah Trail Construction Rehab Pipe Repair	Arden	28704	410	9/23/2025	316994	Meadows	9/23/2025	410	Complete
Lorraine Avenue	N Asheville	28804	378	8/29/25 - 10/1/25	300998	Matthews	9/30/2025	290	Complete
12 Marlborough Rd Rehab	Asheville	28805	248	10/9/2026	317405	S. Honeycutt	10/9/2026	248	Complete
105 Timber Hollow Trail (Weaver Hill Rd) Construction Rehab	Asheville	28805	177	10/13/25-10/14/25	317487	Matthews	10/14/2025	177	Complete
12 Parker Road Construction Rehab	Asheville	28803	150	7/15/2025	317609	G. Hensley	10/20/2025	150	Complete
Eola Ave @ Lucerene Ave	Asheville	28806	270	9/2/25 -10/15/25	316196	McDevitt	10/24/2025	289	Complete
Woodbine Road Sewer Rehabilitation	N Asheville	28804	271	10/1/25 - 10/30/25	315556	Matthews	10/30/2025	302	Complete
259 Westwood Place Construction Rehabilitation	Asheville	28806	178	11/3/2025	317682	G Hensley	11/3/2025	178	Complete
615 Biltmore Ave	Asheville	28803	27	11/10/25 - 11/20/25	317910	Matthews	11/12/2025	26	Complete
Mud Creek Pump Station Valve Installation	Fletcher	28732	10	11/10/25 - 11/15/25	317912	McDevitt	11/7/2025	10	Complete
5 Fern Street Construction Rehab	Asheville	28803	232	11/18/2025	318132	M. Hensley	11/18/2025	232	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section A	Asheville	28806	100	11/17/25 - 1/31/2026	284574	McDevitt	11/26/2025	84	Complete
5 Robinwood Road IRS Rehab	Asheville	28804	300	11/20/2025	317711	Cantrell	11/20/2025	300	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section B	Asheville	28806	220	11/17/25 - 1/31/2026	318492	McDevitt	12/31/2025	220	Complete
88 Craven Hill Circle Constructionin Rehab/Replacement	Black Mountain	28711	250	1/13/2026	319365	Cantrell	1/13/2026	250	Complete
40 Coxe Ave Construction Rehab	Asheville	28801	148	2/4/2026	319646	Cantrell	2/4/2026	148	Complete
Airport Rd at I-26 Rest Stop Construction Repair	Fletcher	28732	38	2/6/2026	319978	Cantrell	2/6/2026	38	Complete
405 periwinkle dr rehab	Asheville	28804	365	2/9/2026	319800	Cantrell	2/9/2026	365	Complete
388A School Rd E	Asheville	28803	285	2/20/2026	320123	Cantrell	2/20/2026	285	Complete
170 Coxe Avenue	Asheville	28801	104	2/26/2026	320543	Cantrell	2/26/2026	104	Complete
55 Eastview Ave Construction Rehabilitation	Asheville	28803	258	3/5/2026	320507	Cantell	3/5/2026	258	Complete
E Hillcrest Rd Private Sewer Rehabilitation	Asheville	28804	514	1/2/26 -3/12/26	319218	Matthews	3/13/2026	510	Complete
104 Lamancha Dr Construction Rehabilitation	Asheville	28805	221	3/13/2026	320650	Meadows	3/13/2026	221	Complete
5 Fox Hollow Ct Construction Rehabilitation	Arden	28704	207	3/18/2026	320926	Cantrell	3/18/2026	207	Complete
39 Lookout Dr Construction Rehabilitation	Asheville	28804	373	3/20/2026	301648	Hensley	3/20/2026	373	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section C	Asheville	28704	980	2/1/26 - 3/15/26	284574	McDevitt	3/30/2026	1012	Complete
1006 New Haw Creek Rd Construction Rehabilitation	Asheville	28805	87	4/1/26 - 4/2/26	321487	G Hensley	4/2/2026	87	Complete
258 Cedar Lane Construction Rehabilitation	Arden	28704	330	4/6/26	300915	Matthews	4/6/2026	330	Complete
1478 Patton Ave IRS Rehabilitation	Asheville	28806	50	4/10/2026	321409	G Hensley	4/10/2026	50	Complete
196 Coxe Ave Sewer Rehab	Asheville	28801	84	4/20/2026	321672	Cantrell	4/20/2026	84	Complete
Dover Street	N Asheville	28804	333	3/16/26 - 4/1/26	319997	Matthews	4/30/2026	320	Complete
229 Airport Rd	Arden	28704	10	5/11/2026	322218	G Hensley	5/11/2026	10	Complete
22 Innsbrook Rd Manhole Replacement	Asheville	28804	8	5/18/2026	321930	Matthews	5/18/2026	8	Complete
Old US 70 Hwy	Black Mountain	28711	213	5/20/2026	322244	Matthews	5/20/2026	213	Complete
28 Vista Street Sewer Rehabilitation Phase 1	Asheville	28803	600	5/4/26 - 5/29/26	305205	McDevitt	5/29/2026	658	Complete
93 Burgins Chapel Rd	Swannanoa	28778	135	6/11/2026	323041	Meadows	6/11/2026	135	Complete
Carolina Day Soccer Field	Arden	28803	266	6/1/26 - 6/15/26	318714	Matthews	6/11/2026	265	Complete
64 Washington Avenue Construction Rehab	Woodfin	28804	30	6/16/2026	323367	Cantrell	6/16/2026	30	Complete
340 School Rd	Asheville	28806	365	6/15/26 - 7/15/26	322635	Matthews	6/26/2026	415	Complete
28 Vista Street Sewer Rehabilitation Phase 2	Asheville	28803	300	6/1/26 -6/22/26	323063	McDevitt	6/30/2026	280	Complete
5 N Kensington Road Construction Rehab	Asheville	28804	80	6/29/26 - 7/8/26	323369	Matthews			Construction just underway
Lucerne Avenue at Patton Avenue	Asheville	28806	150	6/30/26 - 7/24/26	321665	McDevitt			Construction just underway



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2025 to 5/31/2026

	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 2025	39	14	126	712	19	21	3,000	174	179	506	1	0	859
August 2025	25	7	143	807	20	19	0	0	0	572	6	0	572
September 2025	19	8	27	623	15	18	53,623	0	410	290	1	0	700
October 2025	30	9	68	440	12	15	610	0	425	591	4	0	1016
November 2025	30	8	109	385	12	9	0	300	410	120	0	0	830
December 2025	34	11	62	655	4	19	0	0	0	220	0	0	220
January 2026	45	9	111	595	9	15	0	0	250	0	0	0	250
February 2026	39	12	114	582	23	8	350	0	940	0	0	0	940
March 2026	37	12	132	580	21	10	0	0	1059	1522	14	0	2581
April 2026	42	15	137	1,187	17	12	0	50	501	320	2	0	871
May 2026	23	16	193	564	16	22	11,020	0	213	676	3	0	889
Grand Totals	363	121	1,220	7,130	168	168	68,603	524	4387	4817	31	0	9728

* Used to calculate Total Rehab Footage



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2025	113	26	48
	August, 2025	99	23	34
	September, 2025	99	21	32
	October, 2025	113	22	37
	November, 2025	79	23	34
	December, 2025	104	24	38
	January, 2026	101	23	39
	February, 2026	107	21	35
	March, 2026	126	23	35
	April, 2026	105	23	34
	May, 2026	91	25	39
		1,137	23	37
NIGHT 1ST RESPONDER				
	July, 2025	52	37	25
	August, 2025	46	38	26
	September, 2025	40	30	25
	October, 2025	36	27	26
	November, 2025	34	24	26
	December, 2025	45	32	21
	January, 2026	47	29	18
	February, 2026	55	22	21
	March, 2026	48	29	27
	April, 2026	53	26	23
	May, 2026	36	26	28
		492	29	24
ON-CALL CREW *				
	July, 2025	32	53	40
	August, 2025	24	65	38
	September, 2025	18	43	39
	October, 2025	26	62	37

* 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 *				
	November, 2025	47	59	31
	December, 2025	41	56	26
	January, 2026	51	57	39
	February, 2026	37	46	42
	March, 2026	47	41	43
	April, 2026	30	60	51
	May, 2026	34	48	26
		387	53	37
Grand Totals:		2,016	30	34

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



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2025 to May 31, 2026

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2025							
July	99,965	2,860	6,145	106,110	17,790	0	0
August	101,116	2,308	2,543	103,659	13,579	0	26,587
September	116,467	2,412	380	116,847	14,502	883	12,881
October	100,878	1,663	2,096	102,973	14,730	0	21,345
November	70,599	1,550	3,309	73,908	17,487	0	6,596
December	81,240	2,812	1,819	83,059	11,154	2,147	0
2026							
January	39,806	3,306	4,607	44,413	12,753	0	1,886
February	45,568	2,206	9,725	55,293	14,205	0	10,327
March	95,089	3,971	12,660	107,749	17,774	957	21,824
April	111,450	1,981	5,018	116,468	20,295	0	14,339
May	85,572	1,814	5,314	90,886	17,767	0	25,503
Grand Total:	947,749	26,883	53,616	1,001,365	172,035	3,987	141,288
Avg Per Month:	86,159	2,444	4,874	91,033	15,640	362	12,844

***Right of Way Section
4th Quarter Summary
Open Projects***

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expends to Date</i>	<i>Comment</i>
ITT Pump Station Replacement	\$116,964	\$31,636	Access 50% complete (will proceed to construction with ROE's on three State Owned parcels) with 27% of budget expended to date
Montford Ave. @ Montford Park	\$87,109	\$110,389	Access 100% with one condemnation pending and 127% of budget expended to date.
Old Turnpike Road @ Azalea Road Rehabilitation	\$94,347	\$5,680	Access 17% complete with 6% of budget expended to date.

CAPITAL IMPROVEMENT PROGRAM
STATUS REPORT SUMMARY
July 8, 2026

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
WEAVERVILLE PUMP STATION AND FORCEMAIN IMPROVEMENTS	Woodfin	Haren Construction Co.	1/17/2024	4/15/2024	8/1/2026	\$ 20,986,375.00	95%	Final pump checks and testing in progress.
CARRIER BRIDGE PS - RIVER CROSSINGS	Asheville	Cleary Construction	3/19/2025	5/12/2025	7/30/2026	\$ 12,932,000.00	100%	Complete
OLD COUNTY HOME ROAD	Asheville	Terry Brothers Construction Co.	7/16/2025	9/19/2025	9/1/2026	\$ 2,874,835.00	90%	All pipe work complete with the exception of Line D and the Leicester Hwy crossing.
INTERMEDIATE CLARIFIER TROUGH PHASE 2	WRF	Cove Utility	10/15/2025	11/3/2025	9/1/2026	\$ 1,464,000.00	75%	Trough replacements nearing completion, underdeck equipment installation continues.
INTERCEPTOR ASSESSMENT & CLEANING	Buncombe Co	Bio-Nomic Services	8/20/2025	11/17/2025	8/14/2026	\$ 1,291,375.00	85%	Heavy line cleaning underway in identified line segments
CARRIER BRIDGE PUMP STATION REPLACEMENT	Asheville	Ruby Collins	7/16/2025	11/3/2025	8/19/2028	\$ 75,378,958.00	11%	Excavation for station continues.
ASH LAGOON OVERFLOW REHABILITATION	WRF	TP Howard	12/17/2025	TBD	TBD	\$ 162,275.00	0%	waiting for equipment to arrive.
WEST CITY VIEW	Woodfin	KRG Utility	12/17/2025	4/13/2026	8/1/2026	\$ 321,880.00	85%	Pipeline work nearing completion.
JONESTOWN RD AT RIVERSIDE DR	Woodfin	Terry Brothers Construction Co.	9/9/2025	4/22/2026	9/19/2026	\$ 722,690.00	95%	All pipe work complete. Abandonment of one manhole paving remain.
MONTFORD AVE AT MONTFORD PARK	Woodfin	Terry Brothers Construction Co.	10/20/2025	TBD	TBD	\$ 645,430.00	0%	Pre-construction meeting held Feb.20, 2026. Notice to proceed date for this 120 day contract being discussed.
KIMBERLY AVE AT SEDLEY AVE	Woodfin	Terry Brothers Construction Co.	9/24/2025	6/15/2026	2/10/2027	\$ 965,866.00	33%	Pipe bursting work in progress.

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

July 1, 2026

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	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
9	Onteora Blvd and May Street Relocate	2019207	Asheville	28803	0	16	1/17/2023	Pre-con held, construction not yet started
10	Burton Street	2021048	Asheville	28806	4	64	7/24/2024	Pre-con held, construction not yet started
11	Reserve at McIntosh	2021207	Asheville	28806	228	2,475	12/14/2023	Final Inspection complete, awaiting close-out docs
12	Emma Road	2022083	Asheville	28806	5	311	4/22/2025	Final Inspection complete, awaiting close-out docs
13	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
14	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
15	Star Point (aka Resturant Ct)	2023003	Asheville	28801	70	22	11/8/2024	Final Inspection complete, awaiting close-out docs
16	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Waiting on Final Inspection
17	Evado at Tap Root	2023050	Asheville	28732	310	1,458	7/1/2025	Waiting on Final Inspection
18	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
19	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	In construction
20	Butler Road Apartments	2024011	Asheville	28704	279	1,205	10/7/2025	Waiting on Final Inspection
21	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
22	Terra Futura	2025058	Asheville	28806	4	197	9/3/2025	Pre-con held, construction not yet started
23	Birch Hill Phase 2	2025098	Asheville	28806		284	12/16/2025	In construction
24	Deerfield Episcopal Retirement Community	2025143	Asheville	28803	1	3,214	1/27/2026	In construction
25	327 Haywood Road	2025266	Asheville	28806	13	412	3/20/2026	Final Inspection complete, awaiting close-out docs
26	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
27	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
28	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Final Inspection complete, awaiting close-out docs
29	206 Padgettstown Extension	2024251	Black Mountain	28711	7	244	6/24/2025	In construction
30	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
31	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	Waiting on Final Inspection
32	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
33	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
34	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	Final Inspection complete, awaiting close-out docs
35	Double R Sewer Extension	2022200	Buncombe Co.	28715	7	263	1/31/2025	Final Inspection complete, awaiting close-out docs
36	Meribel (Monticello Family)	2022204	Buncombe Co.	28787	168	295	2/5/2025	Final Inspection complete, awaiting close-out docs
37	Riverstone Phase 3	2023015	Buncombe Co.	28704	116	660	10/7/2025	Waiting on Testing
38	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Final Inspection complete, awaiting close-out docs
39	The Apex at Brevard	2023202	Buncombe Co.	28704	197	859	9/23/2025	Waiting on Final Inspection
40	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
41	Old Charlotte Phase 2	2024059	Buncombe Co.	28803	221	6,866	12/4/2024	Final Inspection complete, awaiting close-out docs
42	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Waiting on Final Inspection
43	Altitude Apartments	2024096	Buncombe Co.	28704	114	340	8/8/2025	Waiting on Final Inspection
44	Reems Creek Village	2024120	Buncombe Co.	28787	35	1,440	6/24/2025	Final Inspection complete, awaiting close-out docs
45	Pinner Road/Woodlights Trail	2024123	Buncombe Co.	28704	3	116	7/15/2025	Pre-con held, construction not yet started
46	The One at Candler	2024125	Buncombe Co.	28715	336	2,920	10/28/2025	In construction
47	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Final Inspection complete, awaiting close-out docs
48	Carolina Wren MHP	2024175	Buncombe Co.	28806	55		1/20/2026	Pre-con held, construction not yet started
49	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Waiting on Final Inspection
50	Riverside Drive Subdivision	2025065	Buncombe Co.	28804	13	525	3/4/2026	Waiting on Final Inspection
51	12 Baker Road	2025080	Buncombe Co.	28806	4	409	11/25/2025	Final Inspection complete, awaiting close-out docs
52	Belcrest at Biltmore Park	2025129	Buncombe Co.	28803	357	2,164	2/25/2026	In construction
53	Crestfield Avenue	2025229	Buncombe Co.	28804	7	177	3/20/2026	In construction
54	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
55	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
56	Mountain Green Landscaping	2022019	Fletcher	28732	3	427	7/2/2025	Final Inspection complete, awaiting close-out docs
57	Asheville Airport Parking Lot Sewer Reloc	2023135	Fletcher	28732	0		8/8/2023	In construction
58	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Final Inspection complete, awaiting close-out docs
59	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	In construction
60	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	In construction
61	Legacy at Mills River	2022117	Hendersonville	28759	456	9,679	6/18/2025	Pre-con held, construction not yet started
62	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
63	Marketplace at Mills River	2023174	Hendersonville	28759	Comm.	1,901	4/30/2025	Final Inspection complete, awaiting close-out docs
64	Ohalo Sewer Extension	2024116	Hendersonville	28759	1	764	5/27/2025	Final Inspection complete, awaiting close-out docs
65	Rutledge Road Phase 3	2025078	Hendersonville	28732	28	1,394	2/25/2026	Pre-con held, construction not yet started
66	School House Road Industrial	2025099	Hendersonville	28759	2	900	12/17/2025	Pre-con held, construction not yet started
67	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
68	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
69	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Waiting on Final Inspection
70	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
71	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
72	Terraces at Reynolds Mountain West Ph I & II	2021164	Woodfin	28804	42	1,990	6/26/2024	Final Inspection complete, awaiting close-out docs
TOTAL					4,084	74,025		