

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
September 17, 2025

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, September 17, 2025. Chairman Vebaun presided with the following members present: Ashley, Bryson, Lapsley, Pelly, Pennington, Player, Tarleton, Watts and Whitesides. Dearth, Manheimer, Moore and Wisler were absent.

Others present were Susan Russo-Klein, General Counsel; Drew West with CIBO; Hunter Carson, Scott Powell, Mike Stamey, 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 the August 20, 2025 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the August 20, 2025 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Whitesides seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed Susan Russo-Klein with Roberts & Stevens and Drew West with CIBO.

6. Informal Discussion and Public Comment: None.

7. Report of General Manager:

Mr. Carson reported that Debra Wooten of 112 Enthoffer Street in Black Mountain called in to express her appreciation for the MSD crew. Thanks to Josh Matthews, Robert Denny, Seth Honeycutt, Elias Solorio, Josh Shook, Dakota Penley and Ed Sealey.

Mr. Carson reported that the MSD Annual company picnic will be held on Thursday, September 18th. Please stop by for some good food and entertainment.

Mr. Carson reported that the September Right of Way Committee meeting has been cancelled. The next Right of Way Committee meeting will be held on October 22, 2025 at 9 am. There is a Planning Committee scheduled for October 10, 2025 at 9 am. The next regular Board Meeting will be held on October 15th at 2 pm.

8. Consolidated Motion Agenda:

a. Consideration of Bids – Kimberly Avenue @ Sedley Avenue:

Mr. Carson reported that this project is located in north Asheville along Kimberly Avenue between Kimberly Knoll and Griffing Boulevard. The project totals 2,710 LF of 6-inch pipe. The new project will predominately be 8-inch HDPE to be installed via pipe bursting. The existing pipe is 6-inch vitrified clay in poor condition with structural defects, heavy root intrusion and misaligned joints which have led to sanitary sewer overflows in the past increases the likelihood of those in the future. The project was advertised formally and one bid was received on August 28, 2025. Per General Statutes the project was re-advertised and again only one bid was received on September 4, 2025, as follows: Terry Brothers Construction Company with a bid amount of \$965,866.00. Terry Brothers has an extensive record of working with MSD and they do great work. The FY 25-26 construction budget for this project is \$985,000.00. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$965,866.00 subject to review and approval by District Counsel.

b. Consideration of Bids - MSD Fleet & Warehouse Resurfacing:

Mr. Carson reported that this project will include removing and replacing the asphalt and subgrade materials in the parking lot areas to the west of MSD's Fleet and Warehouse buildings. Flooding during Hurricane Helene degraded the subsurface conditions exacerbating surficial cracking and impacting the asphalt's ability to support the heavy truck and equipment loads it is subjected to daily. This project includes removal of the existing asphalt and approximately three feet of subgrade material which will be built back up with new drainage stone, geotextile fabric, road bond and asphalt. This is about a 46,000 square foot parking area and drive that will be replaced. The project was advertised formally and two bids were received on August 28, 2025. Per General Statutes, the project was re-advertised and two sealed bids were received on September 4, 2025, as follows: French Broad Paving, Inc. with a bid amount of \$1,110,426.75 and C&T Paving, LLC with a bid amount of \$964,904.00. The apparent low bidder is C&T Paving, LLC with a bid amount of \$964,904.00. C&T Paving has extensive experience with District projects, having completed the paving for numerous CIP projects and having been awarded MSD's Non-City of Asheville ROW Paving Restoration Contract in 2024 and 2025. The FY 25-26 construction budget for this project is \$1,500,000.00. MSD is seeking FEMA reimbursement for this project and that process is progressing well. Staff recommends award of this contract to C&T Paving LLC in the amount of \$96,904.00, subject to review and approval by District Counsel.

c. Consideration of Bids – Incinerator Rehabilitation:

Mr. Carson reported that the Fluidized Bed Incinerator (FBI) at MSD's Water Reclamation Facility is the District's primary means of solids disposal. Originally placed into service in 1992, the FBI has undergone multiple component rebuilds over the years, with the last major rehabilitation completed in 2004. In late October, 2025, a four-month shut down is scheduled to begin to allow for a major

internal rehabilitation. The FBI replacement project will include replacement of the interior firebricks (dome floor, inner walls and corbel), installation of a castable refractory ceiling in lieu of the existing brick ceiling, replacement of the nickel alloy tuyeres in the dome floor, and replacement of various pipe penetrations through the FBI's steel shell. Due to long lead times, the firebricks and tuyeres were pre-purchased under separate contracts and were approved by the MSD Board on February 21, 2024 and January, 2025. All of the materials are now in MSD's possession, so we are ready to begin that work next month. This contract is for the installation of the materials and removal of the old materials. The project was formally advertised and one bid was received on August 28, 2025. Per General Statutes, the project was therefore re-advertised and one bid was received on September 4, 2025 as follows: Industrial Furnace Company, Inc. with a bid amount of \$1,845,000.00. Over approximately 10 years, MSD has done a handful of projects with Industrial Furnace Company and they have done exceptional work on each project. The FY 25-26 construction budget for this project is \$2,000,000.00. Staff recommends award of this contract to Industrial Furnace Company Inc. in the amount of \$1,845,000.00, subject to review and approval by District Counsel.

d. Consideration of Developer Constructed Sewer System – Creekside Community Offsite and Onsite Sewer Extension:

Mr. Carson reported that this project is located along Brevard Road in Buncombe County. The developers of the project are Ambach Communities, LLC and 2177 Brevard, LLC. The project included extending approximately 4,984 linear feet of 8-inch public gravity sewer to serve 252 Single-Family and 250 Multi-Family residences. The project has been approved for both MSD's Revenue Sharing and Developer-to-Developer Reimbursement Programs. All MSD requirements have been met. Staff recommends acceptance of the aforementioned developer constructed sewer system.

e. Consideration of Bids – Sodium Hypochlorite Contract FY 26:

Mr. Carson reported that the Water Reclamation Facility (WRF) is required to disinfect the effluent prior to discharge to the French Broad River. Liquid sodium hypochlorite is used for this purpose. On average, the WRF uses approximately 200,000 gallons per year. The project was formally advertised on August 25, 2025. On September 8, 2025 two bids were received, bids were emailed to five vendors and an advertisement placed in the Asheville-Citizen Times and posted to the MSD web site. Two bids were received on September 8, 2025. Because this is a purchase contract there is no minimum number of bids. JCI Jones was the lowest bidder at \$1.57/gallon or \$314,000.00 based on the unit quantity. This is lower than the current contract with JCI Jones which is \$1.68/gallon. JCI Jones has agreed to hold their price firm for the total year contract irrespective of market changes. Staff recommends the contract be awarded to JCI Jones at a unit price of \$1.57 per gallon with the option of extending the contract by one additional year if it is in the best interest of MSD to do so. This is subject to review and approval by District Counsel.

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

Mr. Powell reported that Page 31 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 32 presents the MSD Investment Manager's report as of the month of July. The weighted average maturity of the investment portfolio is 111 days. The yield to maturity is 4.29%. Page 33 presents the analysis of the District's Cash Receipts. Monthly and YTD domestic are considered reasonable based on timing of cash receipts. Monthly and Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Monthly and 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 34 presents an analysis of the District's Expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on timing of cash expenditures. Page 35 presents MSD's Variable Debt Service report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of August, the issue has saved the District's rate payers approximately \$8 Million in debt service since April, 2008.

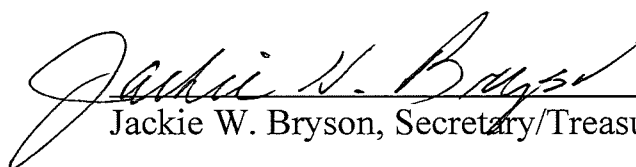
With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Watts moved, Ms. Bryson seconded the motion. Roll call vote was as follows: 10 ayes; 0 Nays.

9. **Old Business:** None.

10. **New Business:** None.

11. **Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:17 pm.


Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

September 17, 2025 @ 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. Approval of Minutes of the August 20, 2025 Board Meeting	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. Report of General Manager	Hartye
	07. Consolidated Motion Agenda	Hartye
	a. Consideration of Bids – Kimberly Avenue @ Sedley Avenue	Hartye
	b. Consideration of Bids – MSD Fleet & Warehouse Resurfacing	Hartye
	c. Consideration of Bids – Incinerator Rehabilitation	Hartye
	d. Consideration of Developer Constructed Sewer Systems – Creekside Community Offsite & Onsite Sewer Extension	Hartye
	e. Consideration of Bids – Sodium Hypochlorite Contract FY26	Hartye
	f. Cash Commitment/Investment Report-Month ended July, 2025	Powell
	08. Old Business	VeHaun
	09. New Business:	VeHaun
	10. Adjournment: (Next Meeting 10/15/25)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT

August 20, 2025

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, August 20, 2025. Chairman Vebaun presided with the following members present: Ashley, Bryson, Dearth, Lapsley, Manheimer, Pelly, Pennington, Player, Tarleton, Watts, Whitesides and Wisler. Moore was absent.

Others present were William Clarke, General Counsel; Forrest Westall, PE, with McGill Associates; Seth Eckard, Woodfin Sanitary Water & Sewer District; Tom Hartye, Hunter Carson, Scott Powell, Bart Farmer, Mike Stamey, Derrick Swing, Spencer Nay and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

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

3. Approval of Minutes of the July 16, 2025 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the July 16, 2025 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Whitesides seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed Seth Eckard with Woodfin Sanitary Water & Sewer District.

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

6. Informal Discussion and Public Comment: None.

7. Report of Committees:

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

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

8. Report of General Manager:

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

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

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

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

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

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

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

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

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

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

9. Consolidated Motion Agenda:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

f. Fourth Quarter Budget to Actual Review 2025:

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

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

g. Reimbursement Resolution for Bond Projects:

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

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

Mr. Powell reported that Page 53 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 54 presents the MSD Investment Manager's report as of the month of June. The weighted average maturity of the investment portfolio is 111 days. The yield to maturity is 4.25%. Page 57 presents MSD's Variable Debt Service report. The 2008 Series Bonds are performing at budgeted expectations. As of the end of July, the issue has saved the District's rate payers approximately \$8 Million in debt service since April, 2008.

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

10. Old Business:

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

11. New Business: None.

12. Adjournment:

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

Jackie W. Bryson, Secretary/Treasurer



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: September 17, 2025
SUBJECT: Report from the General Manager

- Kudos

Debra Wooten of 112 Enthoffer St. in Black Mountain called in to express her appreciation for the MSD crew. Thanks to Josh Matthews, Robert Denny, Seth Honeycutt, Elias Solorio, Josh Shook, Dakota Penley, and Ed Sealey.

- MSD Company Picnic

Annual picnic will be held Thursday, September 18th. Please stop by for fun activities and food.

- Board/Committee Meetings/Events

The September Right of Way Committee meeting has been cancelled. The next Right of Way Committee meeting will be held on October 22, 2025 at 9am. The next Planning Committee meeting will be held on October 10, 2025 at 9am. The next Regular Board meeting will be held on October 15th at 2 pm.

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: September 17, 2025

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

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

SUBJECT: Consideration of Bids: Kimberly Avenue @ Sedley Avenue
MSD Project No. 2018029

BACKGROUND: The Kimberly Avenue @ Sedley Avenue project is located in north Asheville along Kimberly Avenue between Kimberly Knoll and Griffing Boulevard. The project also includes work on Warwick Place. The project totals 2,710 LF and includes approximately 2,154 LF of new 8-inch HDPE installed via pipe bursting. Approximately 514 LF of 8-inch SDR26 HW PVC, and 42 LF of 8-inch DIP will be installed by dig and replace.

The existing sewer lines are 6-inch VCP in poor condition with multiple structure defects, heavy root intrusion, and misaligned joints that are causing recurring maintenance issues and increased likelihood of a SSO. This project has a pipe rating of 51.

The project was advertised formally and one bid was received on August 28, 2025. Per NCGS, the project was readvertised and again only one bid was received. On September 4, 2025, at 2:00pm, the following bid was publicly opened and read aloud:

<u>Contractor</u>	<u>Bid</u>
1) Terry Brothers Construction Company	\$965,866.00

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$965,866.00. Terry Brothers Construction Company has an extensive record of successfully completing gravity sewer rehabilitation projects for the District. Staff has been very pleased with their previous performance.

FISCAL IMPACT: The FY 25-26 construction budget for this project is \$985,000.

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

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Kimberly Ave @ Sedley Ave Sanitary Sewer Rehabilitation

Project No. 2018029

BID TABULATION

September 4, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Terry Brothers Construction Co	5%	1	Yes	\$965,866.00

Apparent Low Bidder

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



This is to certify that the bid tabulated herein was publicly opened and read aloud at 2:00 PM on the 4th day of September, 2025, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bid was accompanied by acceptable bidders bond in the amount of 5% of the bid.

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2025 - 2026

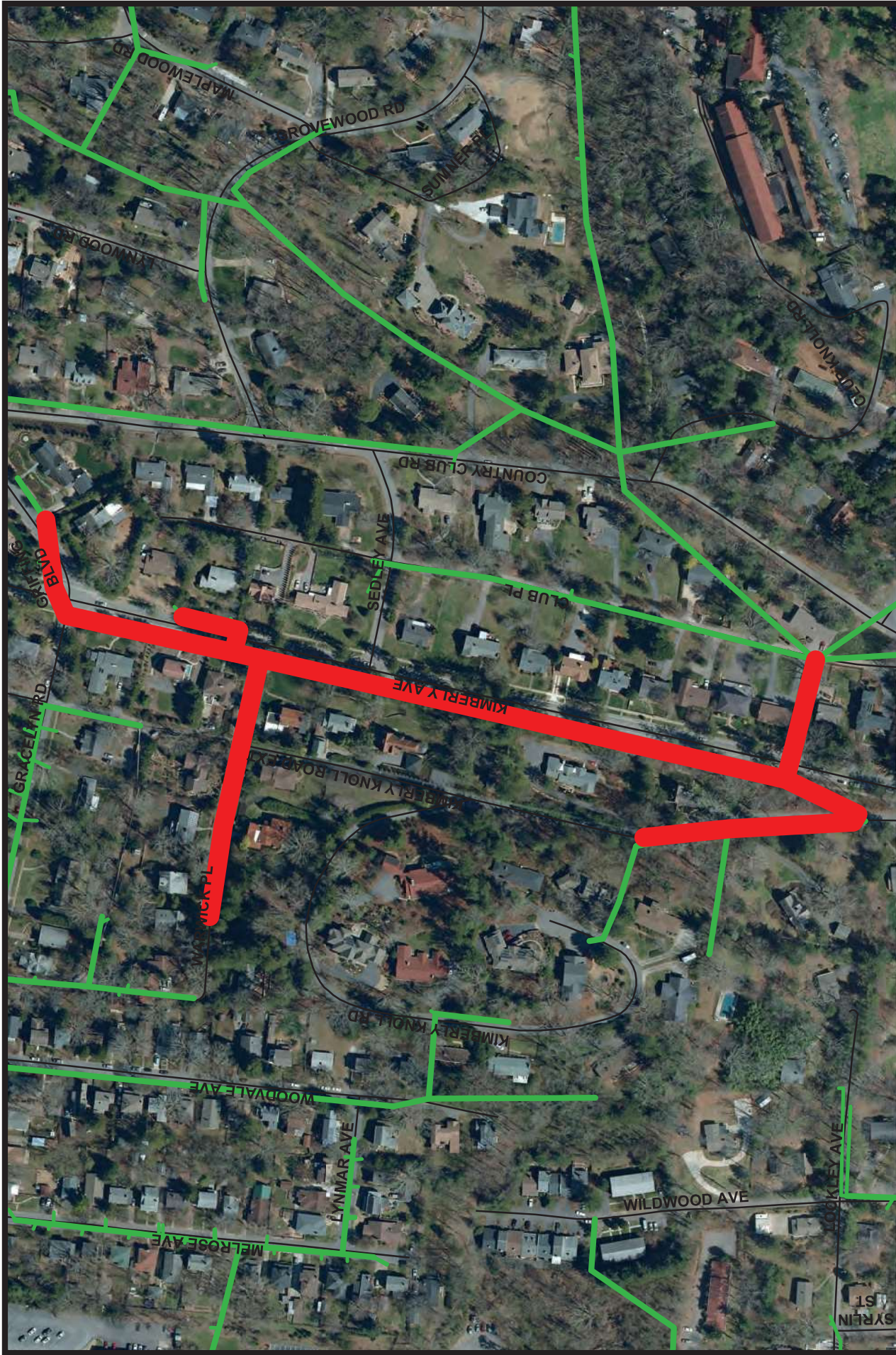
PROJECT:	Kimberly Ave. @ Sedley Avenue	LOCATION:	Asheville
TYPE:	General Sewer Rehab.	PIPE RATING:	51
PROJECT NO.	2018029	TOTAL LF:	2,947
PROJECT BUDGET:	\$1,148,622.00	PROJECT ORIGIN:	CSR's, Work Orders, MH Overflows

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/24	EST. COST JAN - JUNE 2025	BUDGET FY 25-26
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$25,175.00	\$25,175.00		
55330 - DESIGN				
55340 - PERMITS	\$1,000.00		\$1,000.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$11,350.00	\$9,600.00	\$1,750.00	
55370 - LEGAL FEES	\$15,176.00	\$14,676.00		\$500.00
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$78,921.00	\$4,389.00	\$74,532.00	
55400 - APPRAISAL	\$4,000.00			\$4,000.00
55410 - CONDEMNATION	\$16,000.00			\$16,000.00
55420 - CONSTRUCTION	\$985,000.00			\$985,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$2,000.00			\$2,000.00
55450 - SURVEY - ASBUILT	\$10,000.00			\$10,000.00
TOTAL AMOUNT	\$1,148,622.00	\$53,840.00	\$77,282.00	\$1,017,500.00

ENGINEER:	MSD	TH	ESTIMATED BUDGETS - FY 27 - 35	
R.O.W. ACQUISITION:	MSD	# PLATS: [11]	FY 26-27	\$0.00
CONTRACTOR:			FY 27-28	\$0.00
CONSTRUCTION ADM:	MSD		FY 28-29	\$0.00
INSPECTION:	MSD		FY 29-30	\$0.00
			FY 30-31	\$0.00
			FY 31-32	\$0.00
			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00

SPECIAL PROJECT NOTES:

PROJECT DESCRIPTION: This project is located in N. Asheville along Kimberly Ave. The existing 6-inch VCP will be replaced with 2,947 LF new 8" pipe (predomintely 8-inch HDPE through pipe bursting operations, with minor segments of DIP and PVC). This 6-inch VCP line is in poor structural condition, roots present throughout, mis-aligned joints, and problematic spur lines.



METROPOLITAN SEWERAGE DISTRICT of BUNCOMBE COUNTY, NORTH CAROLINA	Budget Map
	
Kimberly Avenue at Sedley Avenue Project No. 2018029 NOT TO SCALE 	

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: September 17, 2025

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

PREPARED BY: Hunter Carson, P.E. – Director of Engineering
Shaun Armistead, P.E. – Project Manager

SUBJECT: Consideration of Bids: MSD Fleet & Warehouse Resurfacing, MSD Project No. 2025035

BACKGROUND: This project will include removing and replacing the asphalt and subgrade material in the parking lot areas to the west of MSD's Fleet and Warehouse buildings. Flooding during Hurricane Helene degraded the subsurface conditions, exacerbating surficial cracking and impacting the asphalt's ability to support the heavy truck and equipment loads it is subjected to daily. This project includes removal of the existing asphalt and three (3) feet of subgrade material across the approximately 46,000 square foot area. The parking lot will be rebuilt using drainage stone, geotextile fabric, road base, and asphalt.

This project was advertised formally, and two bids were received on August 28, 2025. Per NCGS bidding requirements, the project was re-advertised, and two sealed bids were received on September 4, 2025, at 1:30 PM in the following amounts:

<u>Contractor</u>	<u>Total Bid</u>
1) French Broad Paving, Inc.	\$1,110,426.75
2) C&T Paving, LLC	\$964,904.00

The apparent low bidder is C&T Paving, LLC with a bid amount of \$964,904.00. The District has extensive experience with C&T Paving, having completed the paving for numerous CIP projects and having been awarded MSD's Non-City of Asheville ROW Paving Restoration Contract in 2024 and 2025. C&T Paving has performed well and continues to provide excellent workmanship.

FISCAL IMPACT: The FY 25-26 construction budget for this project is \$1,500,000.00. MSD is seeking FEMA reimbursement for this project.

STAFF RECOMMENDATION: Staff recommends award of the contract to C&T Paving, LLC, contingent upon review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

MSD Fleet/Warehouse Resurfacing

Project No. 2025035

BID TABULATION

September 4, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
French Broad Paving Inc	5%	1	Yes	\$1,110,426.75
C&T Paving LLC	5%	1	Yes	\$964,904.00

Apparent Low Bidder



Shaun Armistead, P.E.
Project Engineer
Metropolitan Sewerage District of
Buncombe County, North Carolina

This is to certify that the bid tabulated herein was publicly opened and read aloud at 1:30 PM on the 4th day of September, 2025, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bid was accompanied by acceptable bidders bond in the amount of 5% of the bid.

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

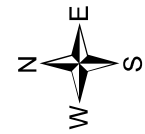
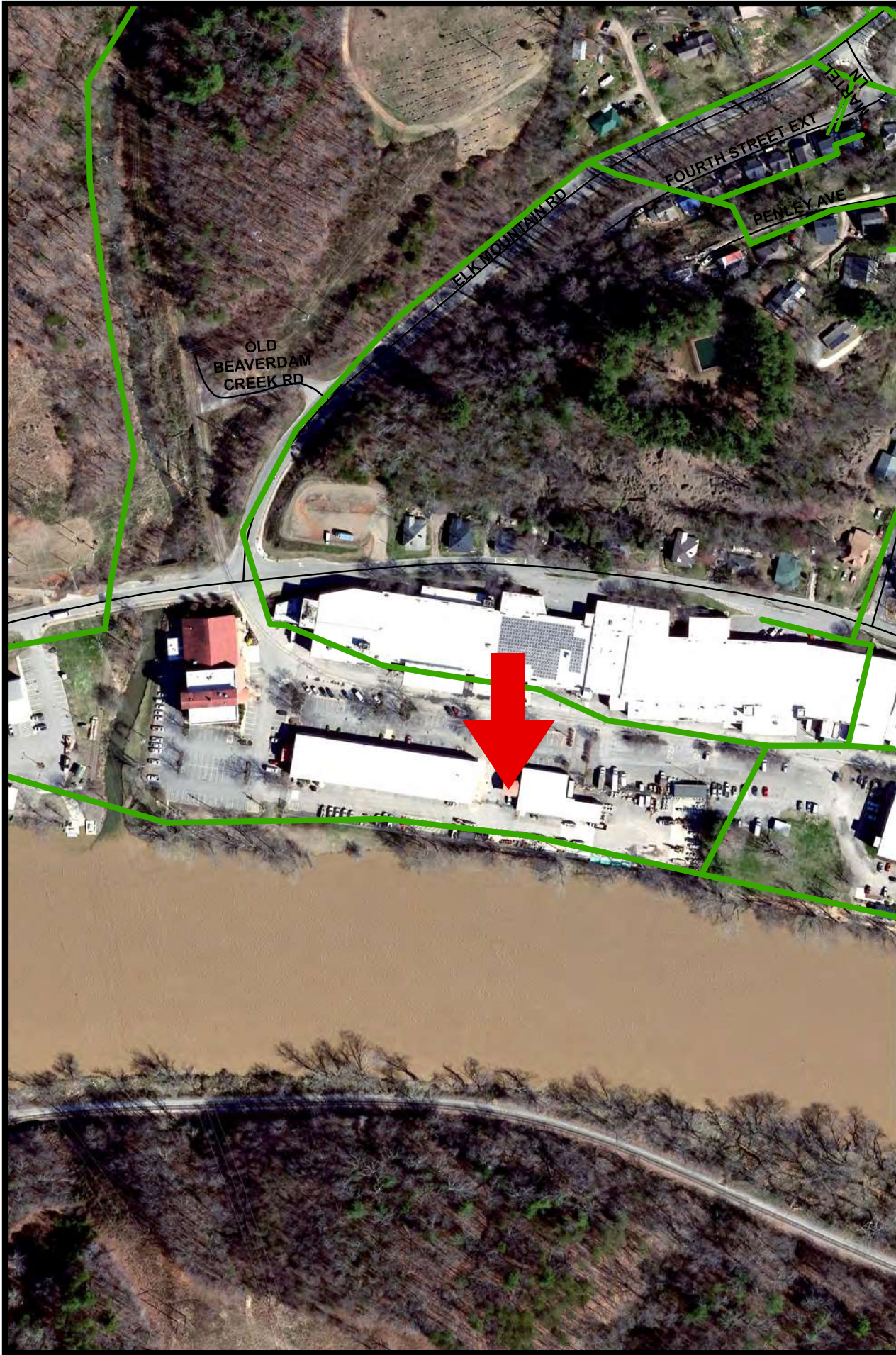
BUDGET DATA SHEET - FY 2025 - 2026

PROJECT:	MSD Fleet/Warehouse Resurface	LOCATION:	Asheville
TYPE:	Water Reclamation Facility	PIPE RATING:	N/A
PROJECT NO.	2025035	TOTAL LF:	0
PROJECT BUDGET:	\$1,500,000.00	PROJECT ORIGIN:	Failing asphalt in parking lot

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/24	EST. COST JAN - JUNE 2025	BUDGET FY 25-26
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$1,500,000.00			\$1,500,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$1,500,000.00	\$0.00	\$0.00	\$1,500,000.00

ENGINEER:	MSD	SA	ESTIMATED BUDGETS - FY 27 - 35	
R.O.W. ACQUISITION:	MSD	# PLATS: [0]	FY 26-27	\$0.00
CONTRACTOR:			FY 27-28	\$0.00
CONSTRUCTION ADM:	MSD		FY 28-29	\$0.00
INSPECTION:	MSD		FY 29-30	\$0.00
			FY 30-31	\$0.00
PROJECT DESCRIPTION: This project will include removing and replacing the asphalt and subgrade material in the parking lot areas to the west of its Fleet and warehouse buildings. MSD Staff believe flooding during Hurricane Helene degraded the subsurface conditions, exacerbating previously observed surficial cracking, and impacting the asphalt's ability to support the heavy truck and equipment loads it is subjected to daily. MSD seeks to remove the existing asphalt and subgrade to a 3 foot depth in an approximately 46,000 square foot area and build back up with proper drainage stone, road base, and			FY 31-32	\$0.00
			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00

SPECIAL PROJECT NOTES:



**MSD Fleet/Warehouse Resurfacing
Project No. 2025035**

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: September 17, 2025

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

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

SUBJECT: Consideration of Bids for Incinerator Rehabilitation,
MSD Project No. 2022057

BACKGROUND: The Fluidized Bed Incinerator (FBI) at MSD's Water Reclamation Facility is the District's primary means of solids disposal. Originally placed into service in 1992, the FBI has undergone multiple (component) rebuilds over the years, with the last major rehabilitation completed in 2004. A four-month shutdown is scheduled to begin in late October 2025 to allow for a major internal rehabilitation.

The FBI rehabilitation project will include replacement of the interior firebricks (dome floor, inner walls, and corbel), installation of a castable refractory ceiling in lieu of the existing brick ceiling, replacement of the nickel alloy tuyeres in the dome floor, and replacement of various pipe penetrations through the FBI's steel shell. Replacement of these material components is necessary due to their age and deteriorated condition that has resulted from the corrosive and abrasive FBI process.

Due to long lead times, the firebricks and tuyeres were pre-purchased under separate contracts and were approved by the MSD Board on February 21, 2024, and January 15, 2025. Materials from the first contract are in MSD's possession, and the second contract shipment is scheduled for delivery in mid-September.

The incinerator rehabilitation project was advertised formally, and one bid was received on August 28, 2025, at 3:00pm. The project was therefore re-advertised (per NCGS formal bidding requirements) and one bid was again received on September 4, 2025, at 3:00pm in the following amount:

<u>Supplier</u>	<u>Materials Price</u>
1) Industrial Furnace Company, Inc.	\$1,845,000.00

The apparent low bidder is Industrial Furnace Company with a bid amount of \$1,845,000.00. Industrial Furnace Company has extensive experience with MSD's FBI and has assisted MSD with numerous repairs. The quality of their work has been exceptional.

FISCAL IMPACT: The FY 25-26 construction budget for this project is \$2,000,000.00.

STAFF RECOMMENDATION: Staff recommends award of this contract to Industrial Furnace Company, Inc. in the amount of \$1,845,000.00, contingent upon review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Incinerator Rehabilitation

Project No. 2022057

BID TABULATION

September 4, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Industrial Furnace Company	5%	1	Yes	\$1,845,000.00

Apparent Low Bidder


Darin Prosser, P.E.
Project Engineer
Metropolitan Sewerage District of
Buncombe County, North Carolina



This is to certify that the bid tabulated herein was publicly opened and read aloud at 3:00 PM on the 4th day of September, 2025, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bid was accompanied by acceptable bidders bond in the amount of 5% of the bid.

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2025 - 2026

PROJECT:	Incinerator Rehabilitation	LOCATION:	MSD-Treatment Plant
TYPE:	Treatment Plant	PIPE RATING:	N/A
PROJECT NO.	2022057	TOTAL LF:	0
PROJECT BUDGET:	\$5,383,225.00	PROJECT ORIGIN:	Aging Equipment, IFCO Recommendation

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/24	EST. COST JAN - JUNE 2025	BUDGET FY 25-26
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES	\$225.00	\$225.00		
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$5,383,000.00	\$2,105,073.00	\$1,277,927.00	\$2,000,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$5,383,225.00	\$2,105,298.00	\$1,277,927.00	\$2,000,000.00

ENGINEER:	MSD	DP	ESTIMATED BUDGETS - FY 27 - 35	
R.O.W. ACQUISITION:	N/A	# PLATS: [0]	FY 26-27	\$0.00
CONTRACTOR:			FY 27-28	\$0.00
CONSTRUCTION ADM.:	MSD		FY 28-29	\$0.00
INSPECTION:	MSD		FY 29-30	\$0.00
			FY 30-31	\$0.00
PROJECT DESCRIPTION: This project is for the rehabilitation of the incinerator and includes replacement of the heat exchanger, preheat burner system, and high temperature refractory lining inside the fluidizing bed incinerator. The refractory was last replaced in 2004 and protects the steel shell of the incinerator from high temps and corrosive gases. The heat exchanger and preheat burner both show signs of significant wear and need to be replaced.			FY 31-32	\$0.00
			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00

SPECIAL PROJECT NOTES:	This project was previously named Incinerator Rehabilitation FY 24.
	The FY24 has been dropped since this has been an ongoing project for several years.



**Incinerator Rehabilitation
Project No. 2022057**

NOT TO SCALE



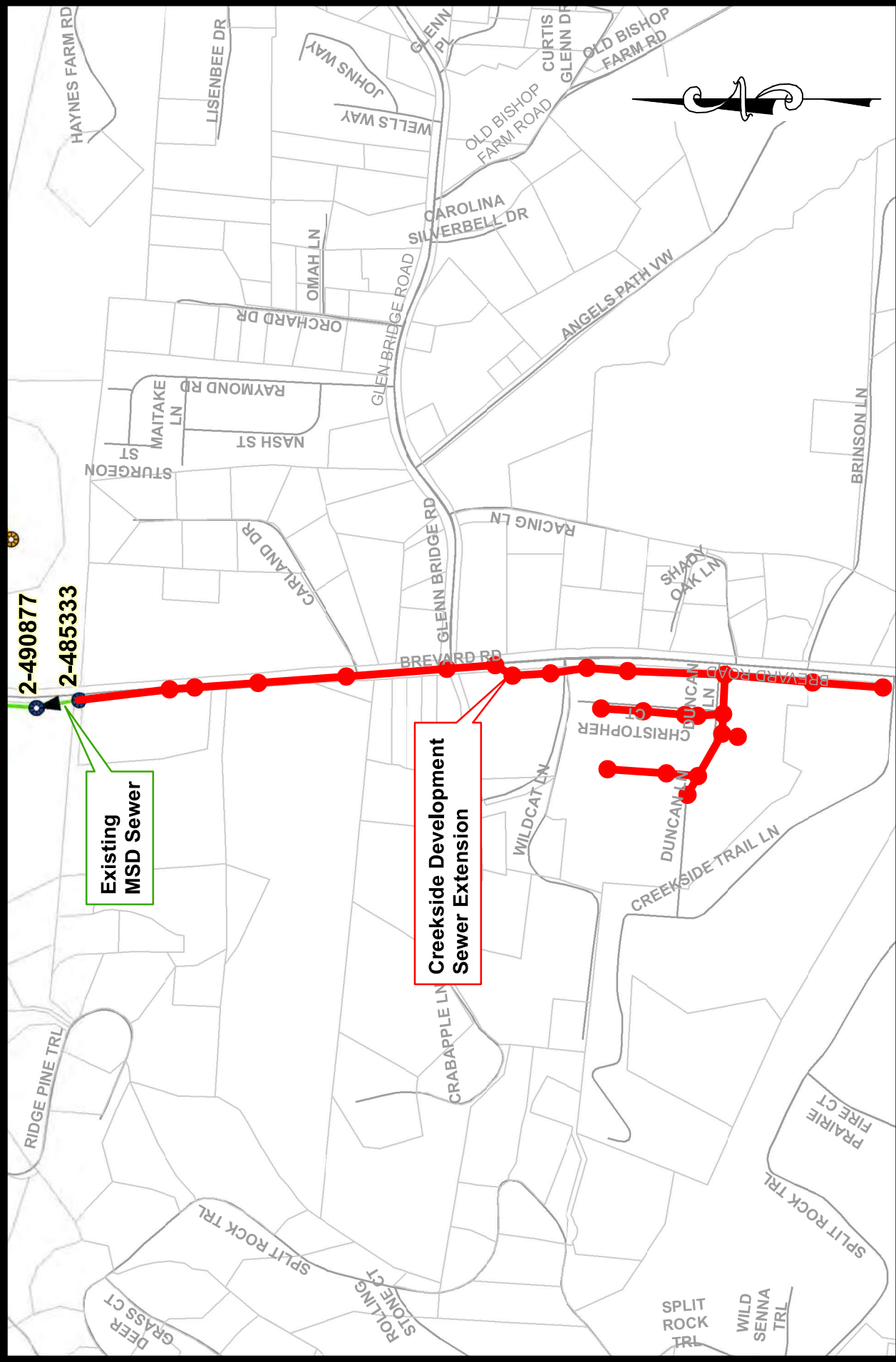
METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE:	September 17, 2025
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 Creekside Community Offsite & Onsite Sewer Extension, MSD Project Nos. 2021208 and 2023012.
BACKGROUND:	This project is located inside the District boundary along Brevard Road in Buncombe County. The developers of the project are Mark Ambach of Ambach Communities, LLC and Christopher Urso of 2177 Brevard, LLC. The project included extending approximately 4,984 linear feet of 8-inch public gravity sewer to serve the Residential Development. The wastewater allocation for the development is 90,400 GPD for the two-hundred and fifty-two (252) Single-Family and two-hundred and fifty (250) Multi-Family Residences. The estimated cost of the sewer construction is \$1,429,000. This project has been approved for MSD’s Revenue Sharing and Developer-to-Developer Reimbursement Programs. All MSD requirements have been met.
STAFF RECOMMENDATION:	Staff recommends acceptance of this developer constructed sewer system.



**Creekside Development Sewer Extension
MSD Project # 2022046 & 2023012**

Metropolitan Sewerage District of Buncombe County



MSD
Engineering Division

Metropolitan Sewerage District of Buncombe County

Board Action Item

Meeting Date: September 17, 2025

Subject: Consideration of Bids - Sodium Hypochlorite Contract FY26

Prepared by: Bart Farmer; Operations Manager – Water Reclamation Facility
Heather Young; Purchasing Supervisor

Reviewed by: Tom Hartye, General Manager
W. Scott Powell, CLGFO; Finance Director
Billy Clarke, District Counsel

Background: The Water Reclamation Facility (WRF) is required to disinfect the effluent prior to discharge to the French Broad River. Liquid sodium hypochlorite is used for this purpose. Our current cost for Sodium Hypochlorite is \$1.6819/gallon, with an estimated expenditure for FY25 - based on 200,000 gallons usage - of \$336,380.00. FY26 bids for Sodium Hypochlorite were requested via formal bid. This methodology allows MSD to keep costs in line and help mitigate fluctuations due to changes in fuel and manufacturing costs. The bid was based on an estimated usage for 2025-2026 of 200,000 gallons of Sodium Hypochlorite.

Discussion: Pursuant to North Carolina Purchasing Statutes and MSD Procedures, on August 25, 2025, bids were emailed to five vendors, and an advertisement was placed in the Asheville-Citizen Times and posted to the MSD web site. Two (2) bids were received, and the bid opening was held September 8, 2025. JCI Jones was the lowest bidder at \$1.57/gallon and agreed to hold their price firm for the total year contract irrespective of market changes. JCI Jones is the incumbent supplier of Sodium Hypochlorite to MSD, and MSD staff feel comfortable with both the quality of the chemicals and the customer service supplied by JCI Jones.

Fiscal Impact: This is a Unit Price Contract, without minimum or maximum quantities. Based on historical use, FY26 expenditures for Sodium Hypochlorite is anticipated to be \$314,000.00, within the levels budgeted by the WRF.

Staff Recommendation: Staff recommends that the Board award the contract for the supply of Sodium Hypochlorite to JCI Jones at a unit price of \$1.57 per gallon with the option of extending the contract by one additional year if it is in the best interest of MSD to do so.

Bid Tab:

Vendor	Price per Gallon	Extended Price based on 200,000 estimated gallons	Comments
JCI Jones	\$1.57	\$314,000.00	Hold pricing for one year –
Oltrin/Trinity Mfg	\$1.85	\$370,000.00	Hold pricing for one year
Colonial Chemicals	No Bid	No Bid	
PVS Chemicals	No Bid	No Bid	
Brenntag Mid-South	No Bid	No bid	

**ROBERTS
& STEVENS**
ATTORNEYS AT LAW

WILLIAM CLARKE
VINCENT D. CHILDRESS, JR.
DAVID L. ENGLISH
KENNETH R. HUNT
DENNIS L. MARTIN, JR.
ANN-PATTON HORNTAL
PHILLIP T. JACKSON
JAMES W. K. WILDE
MARY ROBINSON HERVIG
JOHN D. NOOR
KATHRYN MAULTSBY MADISON
L. ASHLEY SAVILLE-AMTOWER
SUSAN RUSSO KLEIN
STEVEN W. SIZEMORE
CHARLES E. MCGEE
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L. KATHLEEN POTTER HARGROVE
DAVID C. HAWISHER
ABBIE N. HORNBERGER
BRYANT G. CROSS
BENJAMIN H. VAN STEINBURGH
DENISE A. LOCKETT
KELLY E. MCLAUGHLIN

LANDON ROBERTS, FOUNDER (1921-2007)
JOHN S. STEVENS, FOUNDER (1933-2019)
WYATT S. STEVENS (1969-2024)
GREGORY D. HUTCHINS (1962-2024)

Writer's Direct No.: 828/258-6919
Writer's E-mail: bclarke@roberts-stevens.com

September 9, 2025

Heather Young
Purchasing Supervisor
MSD
2028 Riverside Drive
Asheville, NC 28804

Via E-mail: hyoung@msdbc.org

Re: Purchase of Sodium Hypochlorite

Dear Heather:

I have reviewed the 2025 – 2026 Bid Package for Sodium Hypochlorite and the proposals from JCI Jones Chemical and Trinity Manufacturing/Oltrin Solutions. The proposals are satisfactory in form and content. MSD may award the contract for purchase of sodium hypochlorite to the lowest responsive, responsible bidder.

Sincerely,

ROBERTS & STEVENS, P.A.



William Clarke

BC/sh

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: September 17, 2025
 Submitted By: Thomas E. Hartye, PE., General Manager
 Prepared By: W. Scott Powell, CLGFO, Director of Finance
 Cheryl Rice, Accounting Manager
 Subject: Cash Commitment/Investment Report-Month Ended July 31, 2025

Background

Each month, staff presents to the Board an investment report for all monies in bank accounts and specific investment instruments. The total investments as of July 31, 2025 were \$92,824,219. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.473%. 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 July 31, 2025 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of July 31, 2025 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$ 3,946,536.

Total Cash & Investments as of 06/30/2025		92,824,219
Less:		
Budgeted Commitments (Required to pay remaining FY26 budgeted expenditures from unrestricted cash)		
Construction Funds	(54,516,789)	
Operations & Maintenance Fund	<u>(21,838,864)</u>	
		(76,355,653)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(65,537)	
FY26 Principal & Interest Due	<u>(1,560,767)</u>	
		(1,626,304)
District Reserve Funds		
Fleet Replacement	(1,693,204)	
Pump Replacement	(176,034)	
WWTP Replacement	(448,710)	
Maintenance Reserve	<u>(1,370,299)</u>	
		(3,688,247)
District Insurance Funds		
General Liability	(61,607)	
Worker's Compensation	(166,392)	
Post-Retirement Benefit	(3,255,806)	
Self-Funded Employee Medical	<u>(3,723,674)</u>	
		<u>(7,207,479)</u>
Designated for Capital Outlay		<u><u>3,946,536</u></u>

Meeting Date: September 17, 2025

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

Page 2

Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

☐ Approve

☐ Disapprove

Second by:

☐ Table

☐ Send to Committee

Other:

Follow-up required:

Person responsible:

Deadline:

Meeting Date: September 17, 2025

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

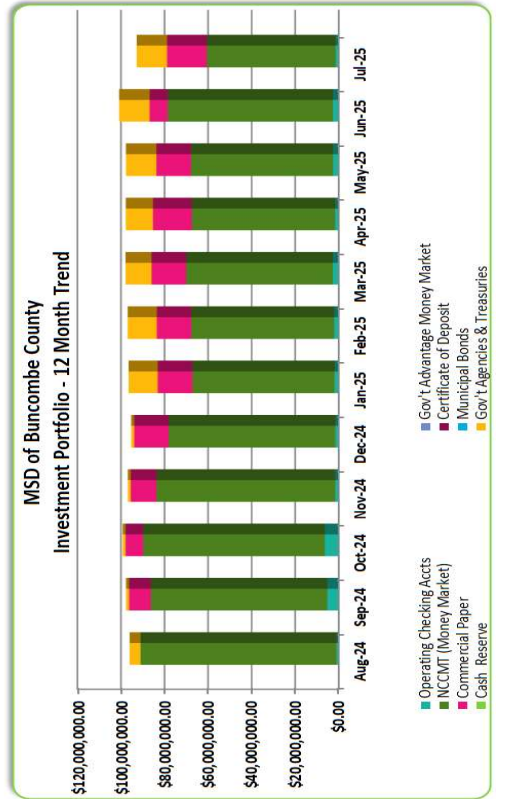
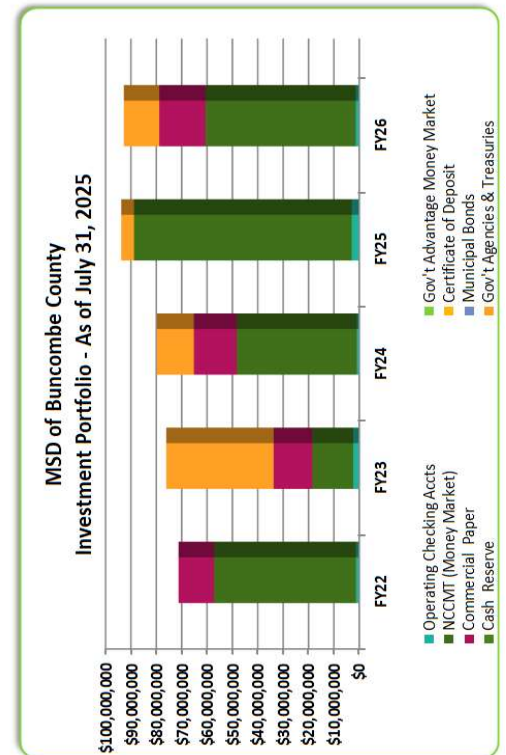
Page 3

	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	\$ -		\$ 65,537			\$ -	\$ -	\$ -	\$ 65,537
Held by MSD	1,364,039	0	59,175,091	-	18,223,727	-	-	13,995,825	92,758,682
	\$ 1,364,039	\$ -	\$ 59,240,628	\$ -	\$ 18,223,727	\$ -	\$ -	\$ 13,995,825	\$ 92,824,219

Investment Policy Asset Allocation	Maximum Percent	Actual Percent
U.S. Government Treasuries,		
Agencies and Instrumentalities	100%	15.08%
Bankers' Acceptances	20%	0.00%
Certificates of Deposit	100%	0.00%
Commercial Paper	20%	19.63%
Municipal Bonds	100%	0.00%
North Carolina Capital Management Trust	100%	63.82%
Checking Accounts:		
Operating Checking Accounts	100%	1.47%
Gov't Advantage Money Market		0.00%

No significant changes in the investment portfolio as to makeup or total amount.

All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.



Meeting Date: September 17, 2025

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

Page 4

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

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 82,644,588	\$ 82,707,412	\$ 97,035
Capital Contributed (Withdrawn)	102,418	102,418	
Realized Income	190,176	190,176	
Unrealized/Accrued Income		44,859	53,497
Ending Balance	\$ 82,937,182	\$ 83,044,865	\$ 150,532

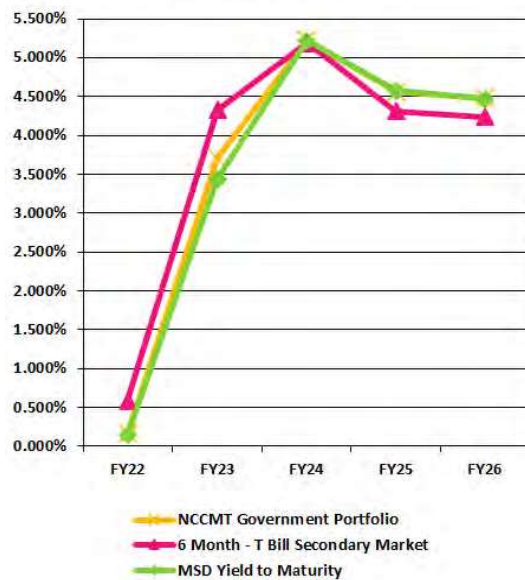
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 68,941,356	\$ 239,841
Securities/CD's 91 to 365 Days	3,999,800	13,915
Securities/CD's > 1 Year	9,996,025	34,775
	\$ 82,937,182	\$ 288,531

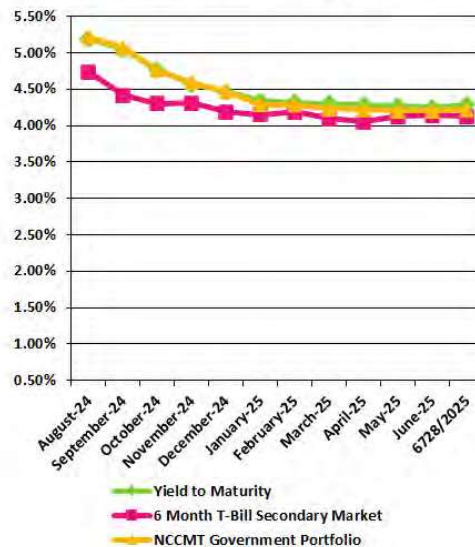
Month End Portfolio Information

Weighted Average Maturity	111
Yield to Maturity	4.29%
6 Month T-Bill Secondary Market	4.13%
NCCMT Government Portfolio	4.22%

Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - July 31, 2025

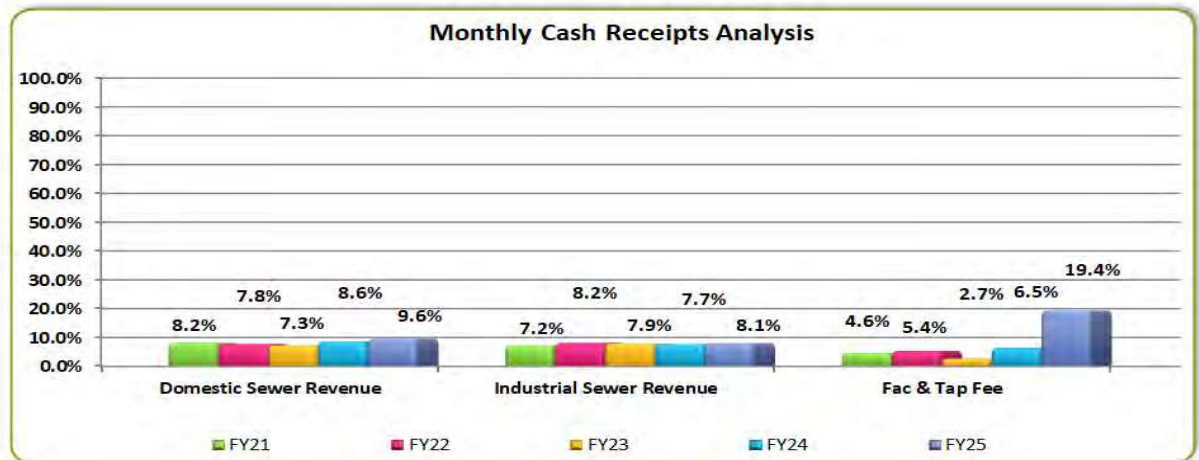


Meeting Date: September 17, 2025

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

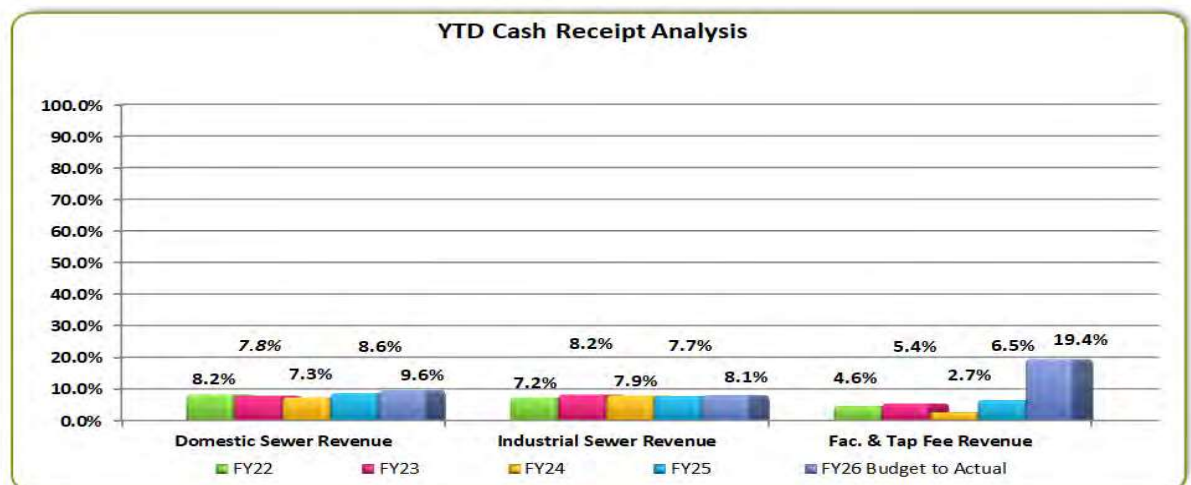
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Metropolitan Sewerage District
Analysis of Cash Receipts
As of July 31, 2025



Monthly Cash Receipts Analysis:

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



YTD Actual Revenue Analysis:

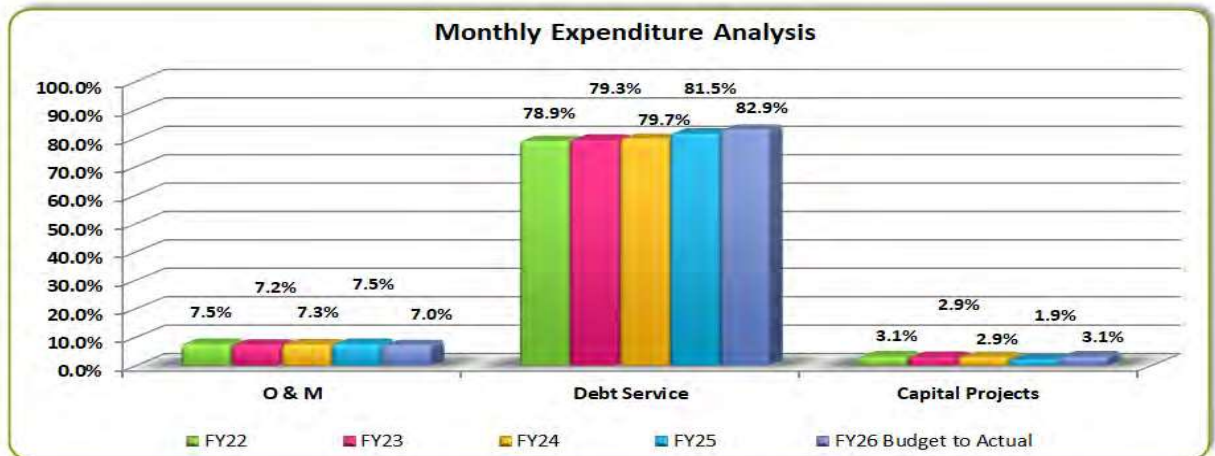
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Meeting Date: September 17, 2025

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

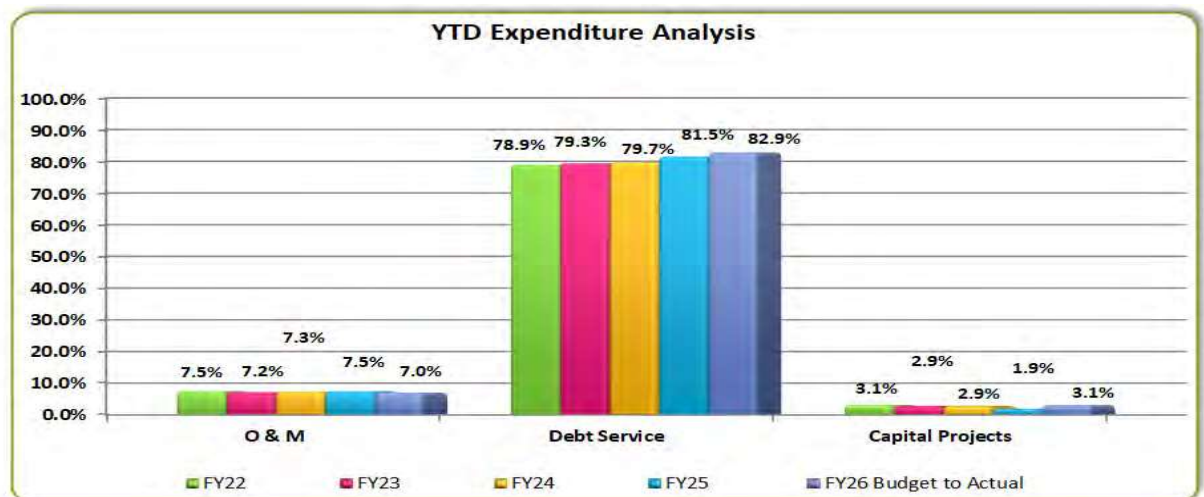
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Metropolitan Sewerage District
Analysis of Expenditures
As of July 31, 2025



Monthly Expenditure Analysis:

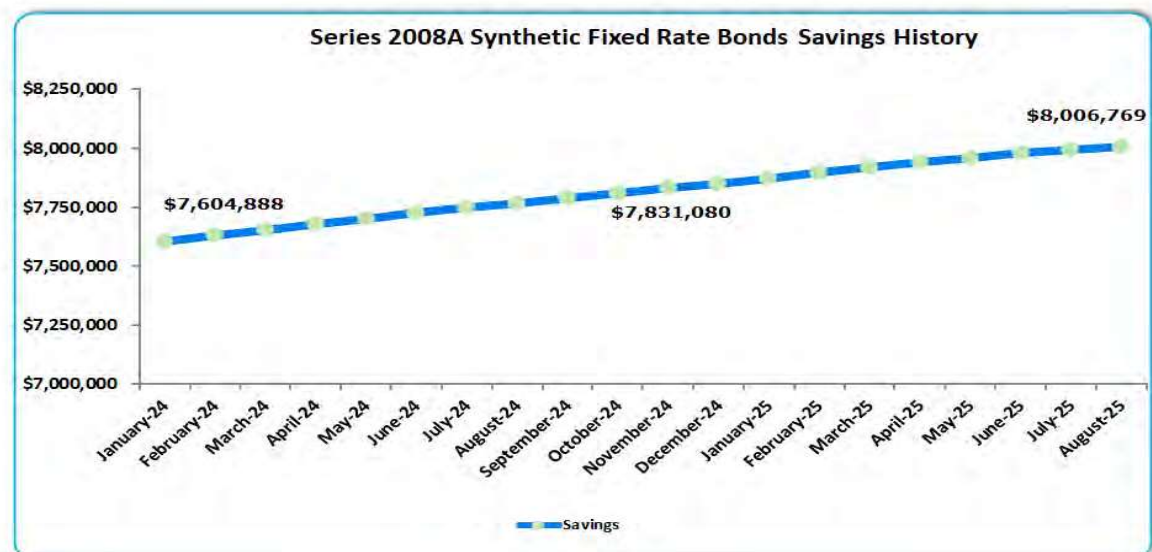
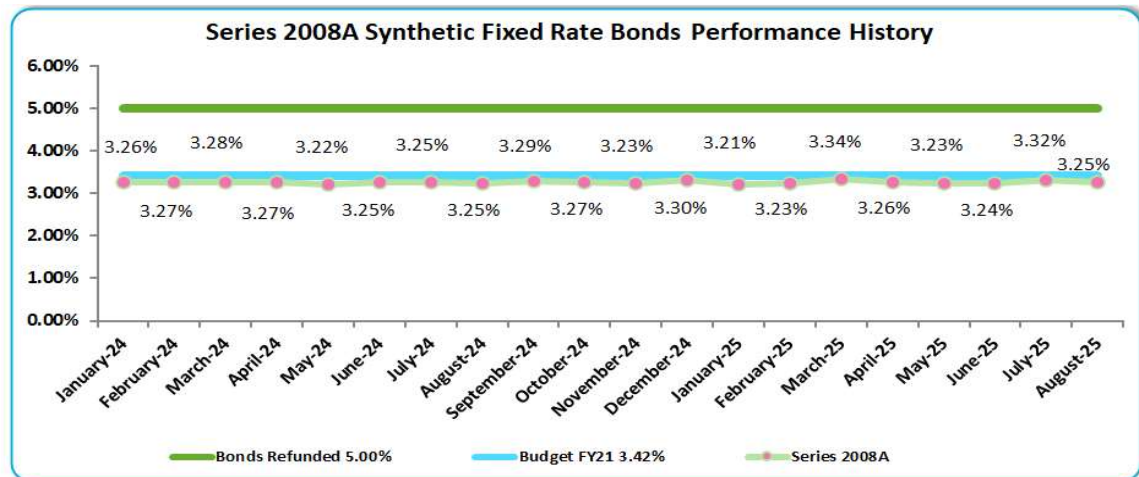
- * Monthly O&M expenditures are considered reasonable based on historical trends and timing of expenditures in the current year.
- * Due to the nature of the variable rate bond market, monthly expenditures can vary year to year. Based on current variable interest rates, monthly debt service expenditures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



YTD Expenditure Analysis:

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

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



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$8,006,769 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 \$284,356 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 Coxie 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
Eola Ave @ Lucerne Avenue	Asheville	28806	270	9/2/25 - 9/15/25	316196	McDevitt			Construction in progress
Lorraine Avenue	N Asheville	28804	378	8/29/25 - 10/1/25	300998	Matthews			Construction in progress
Woodbine Road Sewer Rehabilitation	N Asheville	28804	271	9/16/25 - 10/16/25	315556	TBA			Ready for Construction
Wildwood Park Sewer Rehabilitation	Weaverville	28787	581	FY 25/26	312605	TBA			Ready for construction
Knauth Rd Rehabilitation Ph. 2	Asheville	28805	346	FY 25/26	275867	TBA			Ready for Construction
Baker Place @ Carrier Street Sewer Rehabilitation	Asheville	28806	1300	FY 25/26	284574	TBA			Ready for construction
Old Asheland Ave to Phifer Street Sewer Rehabilitation	Asheville	28801	462	FY 25/26	258560	TBA			Ready for construction
Virginia Ave @ Lufty Ave	Asheville	28806	1400	FY 25/26	441499	TBA			Ready for construction
Vandalia Ave Sewer Rehabilitation	Asheville	28806	1325	FY 24/25	248041	TBA			Ready for construction
350 Old Haw Creek Road Sewer Rehabilitation Ph. 2	Asheville	28805	825	FY 24/25	312590	McDevitt			Ready for construction
500 Laurel Avenue Sewer Rehabilitation	Black Mountain	28711	230	FY 24/25	247281	TBA			Ready for construction
Carver Avenue @ Owenby Lane	Black Mountain	28711	785	FY 25/26	292540	TBA			In ROW
Upper Glendale Avenue	Asheville	28803	695	FY 25/26	310029	TBA			In ROW
Wellington Street Phase I	Asheville	28806	459	FY 25/26	280245	TBA			In Design
Wellington Street Phase II	Asheville	28806	781	FY 25/26	300947	TBA			In Design
28 Vista Street	Asheville	28803	900	FY 25/26	305205	TBA			In Design
526 Depot Street at Livingston Street Rehab Ph. 2	Asheville	28801	500	FY 25/26	TBA	TBA			In Design
Applewood Drive @ New Haw Creek Road Sewer Rehab	Asheville	28805	360	FY 24/25	291537	TBA			In Design
55 Congress Street Sewer Rehabilitation	Asheville	28801	823	FY 24/25	247631	TBA			In Design
Syrln Street @ Edgewood Road	Asheville	28804	725	FY 25/26	228045	TBA			Preliminary Engineering
12 W. Cotton Ave	Black Mountain	28711	320	FY 25/26	309214	TBA			Preliminary Engineering
8 Ellenwood Dr	Asheville	28804	300	FY 25/26	308431	TBA			Preliminary Engineering
11 Shenandoah Rd Sewer Rehabilitation	Asheville	28805	1600	FY 25/26	275804	TBA			Preliminary Engineering
Country Club Road Sewer Rehab	Asheville	28804	113	FY 25/26	307035	TBA			Preliminary Engineering
14 Mineral Spring Rd	Asheville	28805	540	FY 25/26	280241	TBA			Preliminary Engineering
73 Argyle Lane	Asheville	28806	755	FY 25/26	219342	TBA			Preliminary Engineering
48 Clarendon Road Sewer Rehabilitation	Asheville	28806	500	FY 25/26	258562	TBA			Preliminary Engineering



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2025 to 7/31/2025

	Dig Ups	Emergency Dig Ups	Dig Up ML Ftg	Dig Up SL Ftg	Manhole Repairs	Taps Installed	ROW Ftg	IRS Rehab Ftg *	Const Rehab Ftg *	D-R Rehab Ftg *	Manhole Installs	Bursting Rehab Ftg *	Total Rehab Ftg *
July 2025	38	14	126	690	19	19	3,000	174	29	506	1	0	709
Grand Totals	38	14	126	690	19	19	3,000	174	29	506	1	0	709



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2025 to July 31, 2025

	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
Grand Total:	99,965	2,860	6,145	106,110	17,790	0	0
Avg Per Month:	99,965	2,860	6,145	106,110	17,790	0	0



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2025	113	26	48
		113	26	48
NIGHT 1ST RESPONDER				
	July, 2025	52	37	25
		52	37	25
ON-CALL CREW *				
	July, 2025	32	53	40
		32	53	40
Grand Totals:		197	33	40

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

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

September 10, 2025

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	WRF	Cove Utility, LLC	10/18/2023	6/20/2024	9/1/2025	\$558,620.70	100%	Work is now complete.
WEAVERVILLE PUMP STATION AND FORCEMAIN IMPROVEMENTS	Woodfin	Haren Construction Co.	1/17/2024	4/15/2024	7/4/2026	\$20,986,375.00	50%	Second stage of by-pass pump system is operational and pipe installation for new FM in this stage is underway. Eletrical related work continues at the pump station site.
2 & 55 BANKS TOWN RD (FLOOD RELATED)	Weaverville	TP Howard	1/21/2025	2/10/2025	11/1/2025	\$ 158,227.00	90%	Pier and pipe installed at 55 Banks Town Road complete. Surface restoration underway.
SAND HILL ROAD @ BAKER PLACE	Asheville	Terry Brothers Construction Co.	4/16/2025	4/16/2025	1/11/2026	\$ 725,322.00	98%	paving restoration underway
CARRIER BRIDGE PS - RIVER CROSSINGS	Asheville	Cleary Construction	3/19/2025	5/12/2025	7/30/2026	\$ 12,932,000.00	10%	cofferdam for section 1 complete. Pipework to begin soon.
Sweeten Creek @ Buck Shoals	Asheville	Terry Brothers Construction Co.	11/25/2025	8/6/2025	5/3/2026	\$ 430,849.00	80%	work in railroad ROW complete. Work in Buck Shoals Road area underway.
Incinerator Sand Transport System Replacement	WRF	Haynes Utility	7/2/2025	8/11/2025	10/1/2025	\$85,400.00	65%	Contractor is progressing well. Old silo has been removed and new silo is in place. Installatoin of support apparatus is underway.

Planning & Development Project Status Report Active Construction Projects Sorted by Work Location and Project Number September 8th, 2025								
No.	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
2	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
3	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
4	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
5	North Bear Creek Subdivision Ph. I	2018117	Asheville	28806	5	105	9/6/2023	Final Inspection complete, awaiting close-out docs
6	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
7	Millbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
8	3927 Sweeten Creek Rd (Rumi Way)	2019076	Asheville	28704	16	590	2/1/2023	Final Inspection complete, awaiting close-out docs
9	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
10	Onteora Blvd and May Street Relocate	2019207	Asheville	28803	0	16	1/17/2023	Pre-con held, construction not yet started
11	Burton Street	2021048	Asheville	28806	4	64	7/24/2024	Pre-con held, construction not yet started
12	Reserve at McIntosh	2021207	Asheville	28806	228	2,475	12/14/2023	Waiting on Final Inspection
13	Woodland Townhomes	2022074	Asheville	28806	72	1,445	4/16/2025	Waiting on Testing
14	Emma Road	2022083	Asheville	28806	5	311	4/22/2025	Waiting on Testing
15	Busbee Phase 1A	2022102	Asheville	28803	179	1,325	1/24/2024	Waiting on Final Inspection
16	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
17	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
18	Star Point (aka Resturant Ct)	2023003	Asheville	28801	70	22	11/8/2024	Waiting on Testing
19	115 Fairview Road Apartments& Townhomes	2023019	Asheville	28803	269	1,036	1/29/2025	Waiting on Final Inspection
20	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Waiting on Final Inspection
21	Evado at Tap Root	2023050	Asheville	28732	310	1,458	7/1/2025	In construction
22	1191 Bleachery Blvd	2023056	Asheville	28803	7	400	3/26/2024	Waiting on Final Inspection
23	Fairhaven Summit Apartments	2023061	Asheville	28803	77	530	8/27/2024	Waiting on Final Inspection
24	West Haywood Street Apartments	2023117	Asheville	28801	46	215	7/16/2024	Waiting on Final Inspection
25	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
26	Crestview Extension	2023176	Asheville	28803	5	204	4/10/2024	Final Inspection complete, awaiting close-out docs
27	Westview Village	2023183	Asheville	28806	26	824	8/14/2024	Final Inspection complete, awaiting close-out docs
28	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	In construction
29	Chipotle Airport Road	2024056	Asheville	28732	Comm.	247	8/12/2025	Pre-con held, construction not yet started
30	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
31	Novant Medical Center Hendersonville Road	2024148	Asheville	28803	Comm.	129	6/11/2025	In construction
32	Terra Futura	2025058	Asheville	28806	4	197	9/3/2025	Pre-con held, construction not yet started
33	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
34	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
35	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
36	206 Padgettown Extension	2024251	Black Mountain	28711	7	244	6/24/2025	Pre-con held, construction not yet started
37	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
38	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	In construction
39	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
40	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
41	Broad River Village Off-Site Sewer Extension	2021057	Buncombe Co.	28806	92	2,152	12/10/2025	Waiting on Final Inspection
42	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Waiting on final inspection
43	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
44	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
45	Farmstead at Olivette	2021247	Buncombe Co.	28804	33	1,280	2/7/2024	Final Inspection complete, awaiting close-out docs
46	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Final Inspection complete, awaiting close-out docs
47	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	In construction
48	Arden Pines	2022069	Buncombe Co.	28704	244	2,020	8/14/2024	Waiting on Final Inspection
49	Christ School Townhomes	2022127	Buncombe Co.	28704	87	2,050	4/16/2025	In construction
50	Argento on Broad	2022174	Buncombe Co.	28704	216	484	8/14/2024	Waiting on Final Inspection
51	Double R Sewer Extension	2022200	Buncombe Co.	28715	7	263	1/31/2025	Pre-con held, construction not yet started
52	Meribel (Monticello Family)	2022204	Buncombe Co.	28787	168	295	2/5/2025	In construction
53	Focus Homes/Mallard Run	2022216	Buncombe Co.	28704	50	1,564	11/11/2024	Final Inspection complete, awaiting close-out docs
54	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Final Inspection complete, awaiting close-out docs
55	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Final Inspection complete, awaiting close-out docs
56	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Waiting on Final Inspection
57	Edgewood Road S Subdivin Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Final Inspection complete, awaiting close-out docs
58	Crystal Country aka Sky Ridge Development	2023168	Buncombe Co.	28804	16	784	10/22/2024	Final Inspection complete, awaiting close-out docs
59	Old Charlotte Apartments Phase 1	2023216	Buncombe Co.	28803	210	1,723	10/22/2024	Waiting on Testing
60	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
61	Rydale Heights Pockets	2023235	Buncombe Co.	28804	20	935	3/12/2025	Waiting on Testing
62	Rolling Hills	2023244	Buncombe Co.	28715	132	4,398	4/15/2025	In construction
63	Old Charlotte Phase 2	2024059	Buncombe Co.	28803	221	6,866	12/4/2024	Waiting on Testing
64	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Waiting on Testing
65	Altitude Apartments	2024096	Buncombe Co.	28704	114	340	8/8/2025	Pre-con held, construction not yet started
66	Reems Creek Village	2024120	Buncombe Co.	28787	35	1,440	6/24/2025	Pre-con held, construction not yet started
67	Pinner Road/Woodlights Trail	2024123	Buncombe Co.	28704	3	116	7/15/2025	Pre-con held, construction not yet started
68	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Waiting on Final Inspection
69	Sheetz Arden	2024184	Buncombe Co.	28704	Comm.	208	7/25/2025	Pre-con held, construction not yet started
70	Broad River Village On-Site Sewer Extension	2024198	Buncombe Co.	28806	92	1,670	12/10/2024	Waiting on Final Inspection
71	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Waiting on Testing
72	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
73	Seasons at Cane Creek Phase 2	2022170	Cane Creek	28732	84	566	5/1/2024	Final Inspection Complete, awaiting closeout docs
74	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
75	Mountain Green Landscaping	2022019	Fletcher	28732	3	427	7/2/2025	Pre-con held, construction not yet started
76	Asheville Regional Airport	2022191	Fletcher	28732	Comm.	1,205	2/13/2024	Final Inspection complete, awaiting close-out docs
77	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	Waiting on Final Inspection
78	Asheville Airport Parkinig Lot Sewer Reloc	2023135	Fletcher	28732	0		8/8/2023	In construction
79	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Final Inspection complete, awaiting close-out docs
80	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Pre-con held, construction not yet started
81	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	Pre-con held, construction not yet started
82	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	Pre-con held, construction not yet started
83	Legacy at Mills River	2022117	Hendersonville	28759	456	9,679	6/18/2025	Pre-con held, construction not yet started
84	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
85	Marketplace at Mills River	2023174	Hendersonville	28759	Comm.	1,901	4/30/2025	Waiting on Testing
86	Mountain Home Dunkin	2024086	Hendersonville	28791	Comm.	211	4/22/2025	Pre-con held, construction not yet started
87	Ohalo Sewer Extension	2024116	Hendersonville	28759	1	764	5/27/2025	Waiting on Testing
88	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
89	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
90	480 Reems Creek Rd (Encore @ Reems Crk)	2022203	Weaverville	28787	139	3,190	9/17/2024	Waiting on Testing
91	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Pre-con held, construction not yet started
92	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
93	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
94	Terraces at Reynolds Mountain West Ph I & II	2021164	Woodfin	28804	42	1,990	6/26/2024	Waiting on Final Inspection
TOTAL					6,254	103,963		