

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
February 18, 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, February 18, 2026. Chairman Vehaun presided with the following members present: Ashley, Bryson, Dearth, Lapsley, Manheimer, Moore, Pelly, Pennington, Player, Watts, Whitesides and Wisler. Tarleton was absent.

Others present were William Clarke, General Counsel; Forrest Westall, PE, with McGill Associates; Drew West with CIBO; Larry Hopkins and Seth Eckard with Woodfin Sanitary Water & Sewer District; Ken Kohn, Woodfin Town Council; Anabel Winitsky and Erin McCombs with American Rivers; Lisa Raleigh with Riverlink; Will Yeiser with French Broad River Academy; Kevin Colburn with American Whitewater; Eric Revels with Watershed Drybags; Anna Alsobrook with Mountain True, French Broad River Keeper; Ken Brame with Sierra Club and Patrick Hunter with Southern Environmental Law Center; Tom Hartye, Hunter Carson, Bart Farmer, Darin Prosser, Scott Powell, Mike Stamey, 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 December 17, 2025 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the December 17, 2025 Board Meeting. Mr. Ashley moved for approval of the minutes as presented. Ms. Bryson seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed all guests.

6. Informal Discussion and Public Comment:

Lisa Raleigh stated that she is Riverlink's Executive Director and is in attendance to speak to the valuation of Craggy Dam and for the potential sale and ultimate removal, all with a deep commitment to keep the ratepayers whole. Over the past several days a group of stakeholders have reached out to members of the Board to share information and perspectives. She stated that they were incredibly grateful for the time and openness that has been shown in these conversations. She stated that you will hear today from several partners who care deeply about the river and community. Erin McCombs with American Rivers will close their comments. At the core of their joint request they are asking for commitment to a public process that allows MSD and the community to keep rate payers whole, complete an independent evaluation of Craggy Dam for its potential sale and to fully understand the range of public benefits and tradeoffs associated with dam removal.

The truth that she is speaking to today is that Riverlink sits at the intersection of environmental stewardship and economic vitality of the French Broad River. Before Helene, the river and its tributaries generated over \$3.8 Billion to the region's economy through tourism and outdoor recreation, revenue that is now critical to Western North Carolina's recovery. Just upstream of Craggy Dam, \$34 Million has been invested in the Woodfin Greenway and Blueway assets, including Taylor's Wave which is opening this summer. Downstream lies Buncombe County's premier whitewater and river park corridor, another driver of our outdoor economy. This beautiful and potential economic stretch of river is completely cut off by the dam, including the private property on both sides. All prohibiting connectivity and greatly limiting access to downstream pursuit. Removing the dam would reconnect the river and expand recreation but it would also boost small businesses and river outfitters and support economic vitality. From Riverlink's perspective, this is more than an environmental action, it's a strategic investment in our region's future. Ms. Raleigh thanked the Board for the consideration of a pathway to the sale of Craggy Dam to enable its ultimate removal.

Will Yeiser stated that he is the Executive Director and cofounder of the French Broad River Academy which is located just across the parking lot at the other end of the Mill at Riverside. They are a small non-profit independent school. Since opening in 2009, their students and Staff have toured the MSD Facility every year and have learned firsthand about science, engineering, and public service behind wastewater management. They value being a part of this community and the work MSD does. Mr. Yeiser stated that as Executive Director, his first priority is safety for his students, staff, and community. The proposed sale and removal of Craggy Dam would eliminate a significant safety hazard just downstream from where their students explore, play, and learn. A free-flowing river is not only healthier, it is safer. His second priority is the financial stability of their small nonprofit school. Their campus was designed to withstand flooding but not an event on the scale of Hurricane Helene. They were hit with more than a quarter of a million in unexpected and uninsured expenses. They faced incredible expenses with clean up repairs and replacement of damaged equipment. It forced them to draw deeply from financial reserves that took more than a decade to build. They recovered but another storm of that magnitude could put their future at serious risk. Removing the dam could lower upstream flood levels by as much as 7-10 feet, reducing the periodic flooding they experience after heavy rains and potentially preventing the kind of costly damage they experienced during Helene. It would also help create a stronger riparian buffer that protects nearby community investments including the new \$34 Million greenway. Just this past Monday, Governor Josh Stein was standing only half a mile from here at the site of the future Woodfin Wave advocating ways to reduce flood hazards and improve resilience. Dam removal is a critical opportunity to support those regional goals. A natural free flowing river would strengthen their education program, providing a richer, hands-on learning environment for students studying ecology, hydrology and river stewardship. Mr. Yeiser stated that he respectfully requested this Board to support the proposed sale and removal of Craggy Dam for the safety of the children and families they serve, for the financial resilience of their institution and neighboring businesses, and for the protection of the communities' significant public investments. He thanked MSD for their time and the work.

Eric Revels thanked everyone for their time and stated that he is Founder and CEO of Watershed Drybags. They are located down from this parking lot and manufacture waterproof bags for recreation, search and rescue and military customers worldwide. They have been located in the lower building of the Mill at Riverside since 1998. They were inundated by 42" of floodwater during Helene and they documented to FEMA over \$1.5 Million in losses of equipment, inventory, and furnishings. Fortunately, due to a near miss from the 2004 Ivan flood, they carry FEMA backed flood insurance which was paid out in full. However, after their deductible and depreciation, they occurred a net loss of over \$800,000.00 and were out of business for four months during which they received no revenues and still continued to pay staff of 25 employees. He stated that he is speaking on behalf of several businesses in The Mill including Haw Creek Forge, Living Roofs, High Five Coffee, and others who were wiped out or severely damaged but carried no flood insurance. After the flood they had no choice but to clean up and rebuild watersheds in the same spots, perhaps foolishly given their location and future vulnerability but there was no time to find a new space and rebuild elsewhere given all that was happening in the region. With that said the greater motivation to stay put, for the watershed and for himself, was that he and his staff had a strong bond to the river. He stated that they all have a deep connection to the river in general and he personally has been paddling, fishing, and waterfowl hunting on the French Broad since the late 1970's. Given the estimate that Craggy Dam added an additional 7-10 feet of depth to the flood here, the financial loss was preventable had the dam not been in place. Removal of the dam will open a stretch of river that has only been reachable by a dangerous and illegal portage along the railroad tracks and removal will also prevent inevitable accidents as recreational traffic increases in the future on the French Broad. It is their hope that this Board gives full consideration to the proposal at hand and will fully support the removal of Craggy Dam.

Kevin Colburn stated that he works with American Whitewater doing river conservation, access and safety work and is a long time Buncombe County resident and UNCA Alumni and loves this place. He has worked on hydro-power projects in this region for the past 25 years plus. One of those projects was Dillsboro Dam on the Tuckasegee River which was removed by Duke Energy a few years ago very successfully. That dam bears a lot of resemblance to Craggy Dam. Throughout his career he has worked on dozens of hydropower projects, reviewed hundreds of studies, and what he has learned is that hydropower is renewable in many cases, but it is not always green. Hydropower has a lot of impacts. It can dewater river reaches, harm species, impact water quality, cut off communities from the river, and at the end of the day it is not always green. Things change over time and dams that made sense 100 years ago may no longer make sense today. The impact he is going to focus on today is public safety. As part of his role with American Whitewater, he helps maintain a database of river accidents, people that have drowned or hurt paddling. Low-head dams are one of the leading causes of accidents on rivers in the country. Over time about 1,400 people have perished at low-head dams. That number is growing and is unfortunate. Craggy Dam is not immune to an outcome like that. It is a dangerous dam. It is hard to see from upstream, and downstream the landing is quite dangerous. The risks at Craggy Dam have grown a lot over recent years so today is not like it was 10 years ago. Use has skyrocketed on the river. The addition of Taylor's Wave in Woodfin will increase that use. The greenway will increase that use. Removing Craggy Dam will eliminate a chance for an accident

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there, significantly reducing liability. There is liability associated with dams. As others have mentioned, it would also open up a new river reach by providing access downstream to Ledges Water Park. Paddling is a big part of the economy and culture. It's not the same after Helene, they have lost wonderful rivers that have been damaged, they are less appealing, they are dangerous, and a new run at the French Broad River would be greatly welcomed and appreciated. Mr. Colburn thanked everyone for listening and stated that he hoped this Board would consider the impacts of the dam on liability of safety and recreation and consider this incredible opportunity that removal could convey.

Anna Alsbrook stated that she is the French Broad River Keeper. She would like to thank MSD and Staff for their dedication to clean waters. When pollution issues come up, they are some of the most responsive people she works with and that really matters. As River Keeper, it is her job to make sure that the river is cleaner and safer today vs. yesterday and the day before that. One way to accomplish both of those goals is dam removal. When a dam is removed, a river can flow naturally again, water quality improves, water temperatures become healthier for fish and wildlife, sediment can move the way it is supposed to, the river will begin to heal. Fish can move freely, it strengthens the entire ecosystem from the smallest insects to birds and other wildlife. A free-flowing river supports life at every level. While the power produced by hydropower is renewable, these impacts are not always green. Removing Craggy Dam would specifically reconnect over 1,400 miles of river and streams to the upstream French Broad River system. This is an enormous opportunity. Projects that would restore river connectivity at this scale are rare. This is a chance to do something lasting and meaningful for the health of this river and future generations. Ms. Alsbrook thanked everyone for their continued efforts to protect resources. Dam removal strengthens commitment to cleaner, safer waters and she respectfully urges the MSD Board to consider the sale and ultimate removal of Craggy Dam.

Ken Brame stated that he represents the Sierra Club and their 9,000 members and supporters. Fortunately, this is a community in Buncombe County and this area where people value the environment, our mountains, streams, rivers, the beautiful scenery, and green spaces. A couple of years ago Buncombe County had a bond initiative to protect parks, greenways and land conservation that passed overwhelmingly. The Sierra Club, of all organizations, knows the benefits of renewable energy. The ecological benefits of dam removal far outweigh the small amount of electricity that the dam provides. They are asking MSD to enter into a working partnership and ultimate process with all stakeholders at the table to consider the sale of the Craggy Dam and ultimate removal. He thanked everyone for their time.

Erin McCombs stated that she lives in Asheville and serves as a Southeast Conservation Director with American Rivers. She leads river restoration and dam removal efforts across the southeast. For over a decade she has led and supported dozens of dam removals contributing to the over 2,200 dam removals that have already happened across the US. These projects restore rivers, reduce risk, and make economic sense. She helped to initiate the original conversations with MSD and the Town of Woodfin several years ago regarding the future of Craggy Dam. She began by thanking MSD Staff and this Board. She recognizes the responsibility they carry

on behalf of ratepayers and also the complexity of this issue and the attention that it has required. You may reasonably ask how would this whole dam removal that has been talked about work? A typical process and a similar model that they are currently using for the next downstream dam from this one, the Capitola Dam in Marshall, NC. A fair value is determined for the dam, the dam is then sold and transferred to a qualified third party who pursues dam removal. The land is then transferred to a public entity for the community to enjoy. This type of structure would protect rate payers and transfer risk. However, their role today is not to ask you to decide in favor of dam removal. Their request today is much more straightforward. They request that MSD commit to a deliberate, collaborative process to determine the future of this vital stretch of river. They request two constructive concepts as the next step, both of which originated from one-on-one conversations with members of this Board over the last week, which they deeply appreciate. The first is the creation of a task force. A well-structured task force could provide the warranted forum for rigorous analysis and stake holder engagement needed. It could include MSD Board and Staff and stake holder and rate payer representation. The second request would be the commissioning of an independent third-party valuation of the hydropower facility and dam. While several studies have been conducted a range of views regarding the reasonable valuation still exists. A neutral expert specializing in dam hydropower valuation could establish a fair, defensible number ensuring rate payers are protected. That effort could be coordinated through the task force. Speaking of studies, she wanted to specifically thank MSD Staff for their cooperation on the Stantec Dam Removal Conceptual Design and Energy Alternatives Analysis study which was delivered to MSD this past December. This was funded by a \$180,000.00 grant to American Rivers from the NC Wildlife Resources Commission and it will be a valuable resource for the efforts of a task force. In closing, the future of Craggy Dam carries meaningful financial, ecological and community implications. Decisions of this scale benefit from deliberation and broad input. American Rivers and their partners are ready to keep working consistently and constructively with MSD Staff and Board to assess the potential sale of the Craggy Dam for its ultimate removal. She thanked everyone for their time and service.

7. Report of General Manager:

Mr. Hartye reported that Hunter Carson, Engineering Director, will give an update of a few of MSD's larger construction projects but first he will go over some slides and some of the issues surrounding the Craggy Dam removal study.

Mr. Carson reported that one of the main conclusions of the Craggy Dam removal study was that there will be no physical, financial, or environmental reasons that prohibit removal of Craggy Dam. He is not here to dispute that claim but he is here to raise awareness of many of the complications and implications of dam removal. He stated that MSD does not see the report as finalized yet. Staff received the report in December, provided comments in mid-January which have not been acknowledged nor incorporated into this study. Regarding environmental implications, there are disputes whether hydroelectric is green but we can agree that it is renewable, and he thinks we can all agree that it results in less greenhouse gases than fossil fuel energy. He presented a slide with a table which is directly from the study. Stantec evaluated three different scenarios. Scenario one is the current operating scenario which is hydro and it generates roughly 45% of all of the

electrical power needed at the treatment facility. The other 50-55% MSD purchases off the grid from Duke Energy. Scenario two is removing the dam, we don't have the hydroelectric facility anymore and we have to supplement electrical power by purchasing it from Duke Energy. Scenario three, which was evaluated, was to provide yet another renewable energy source that was solar power and equal to the amount of generation power that we have now in hydro. There would still be some electrical grid energy that would have to be purchased. With scenario three, solar power farm, obviously there would be very large costs associated with dam, flume and power house removal but there is also a very large capital cost associated with constructing a solar farm. If we were to get rid of the dam and the hydro facility and have 100% grid power, we are looking at about 2.3 times the amount of greenhouse gas production. From the study, they determined that it was equal to about 600 cars on the road. Hydroelectric aligns with city and county goals. There is an internal goal for both the city and county to meet 100% renewable by 2030. By 2042 the goal is to have community wide 100% renewable energy. Maintaining the hydro certainly aligns with those goals. Reliance on additional grid power does not.

A physical complication of dam removal is the simple fact that the hydro facility and its structures are very robust. The flume wall is roughly 18' tall, 18' wide, reinforced concrete, and it sits on top of a 6' tall reinforced base slab that is anchored into bedrock. To construct that in the mid 1980's a coffer dam was required. In order to remove that structure properly you would also have to construct a coffer dam to be able to work in the dry. You're not going to have excavators in the middle of the river hammering concrete. To put that into perspective, MSD's coffer dam work upriver is roughly \$13 Million. That was to cross a 300' river. For the flume removal, you are talking almost 3,000' of coffer dam. This would be a very intensive project. Another physical aspect that everyone needs to be aware of is vulnerability of the 66-inch interceptor that runs right along the river here. The study did find that there do not appear to be any significant issues with existing infrastructure, sediment, or regulatory concerns to prevent dam removal. Mr. Carson stated that he disagrees with that statement because if the 66-inch were compromised, that's a very significant issue. It carries all of the wastewater from the entire county, roughly 21 Million gallons per day of sewage on average, every single day. What would happen by removing the dam, the water levels in the French Broad go down by let's say 10 feet. Beaverdam Creek, which feeds into the French Broad, has a much higher bed elevation. What would happen is you would have a cascade effect. Right now you have a backwater effect from the larger French Broad. That would go away and the water inside Beaverdam Creek would narrow significantly, velocities would increase and ultimately you would expose and potentially undermine the 66-inch interceptor. Everyone needs to be aware of that. A portion of the 66-inch that crosses Beaverdam Creek would require reconstruction and fortification in some manner. He presented an AI generated photo of what could potentially happen. The 66-inch is under Beaverdam Creek with only about 1-2' of coverage. Over time as that creek channel narrows and velocities increase, you will expose and potentially undermine the 66-inch interceptor.

There are a lot of financial implications that, as a Board, need to be considered. As American Rivers has said from day one, the intent is to make rate payers whole, which MSD wants to do as well. There is not only an asset value to the Hydro

Facility, but also an operational value to the system in terms of deferred electrical cost. Everyone needs to be aware that our rate payers have paid for capital expenditures in the past on the order of \$12 Million, which would equate to roughly \$36 Million in today's dollars. From the Hatch Report that we finalized back in the summer, we determined that deferred utility costs over the next 30 years would equate to a net savings of about \$17 Million to the rate payers. Then you have the actual cost for removing the dam, the flume, and the powerhouse, which MSD estimates at over \$20 Million. That's quite a discrepancy between the number in the Stantec report. Then there are some ancillary impacts which I will get into on a future slide. In terms of compensation for deferred power costs, and again this is straight from the Hatch Report finished back in the summer, the estimate over the next 30 years is that roughly \$14 Million will be necessary for capital and operating expenditures to keep the hydro running. The value of the power generated over those 30 years equates to about \$31 Million for a net revenue of \$17 Million that is deferred electricity payments. It is worth noting that since FY 2002, MSD has generated approximately \$9 Million worth of power which equates to \$375,000.00 of savings annually to our rate payers.

Scenario three in the Stantec report was to provide MSD with a solar facility. From day one the study sought to explore alternative possibilities to green power production on MSD property and in the surrounding geographic area to compensate for the loss of power generation benefits. The study estimated this option would be roughly \$27-\$32 Million. MSD is under the impression that American Rivers would pay for this. However, deep in the appendix there is a statement that says MSD will likely need to finance the development of the solar facility, including costs associated with permitting, land preparation, design and construction, purchase of materials and upgrades to the electrical distribution. Mr. Carson stated that he is confused as to how this would make MSD's rate payers whole. This doesn't appear to be fair compensation for MSD or its rate payers and as MSD has instructed American Rivers, MSD is not interested in being in the solar business. We have no expertise in that, we are wastewater providers.

In terms of cost of the infrastructure demolition, the study estimated that for full removal of all of the hydro facilities, it would be \$6.3-\$8.7 Million and would be financed by a third party. We weren't exactly sure who that third party would be. Erin McCombs addressed some of that structure during Public Comment. The study also stated that relevant funding to make this happen may not be available in the future. Mr. Carson presented one slide showing the table from the Stantec/American Rivers report, showing \$6.3 Million on the left side (i.e. low estimate) and \$8.7 Million on the high estimate. Mr. Hunter referred back to his previous statement about cofferdam construction and pointed out that flume wall removal was estimated at roughly \$2 Million. That is significantly lower than what it would be in reality in the current construction market. MSD did obtain an estimate from a demolition contractor, D.H. Griffin, and it was \$20 Million for that removal so there is quite a discrepancy. He pointed out that the D.H. Griffin quote did not include design, permitting, or post construction monitoring which is included in the \$6.3-\$8.7 Million Stantec estimate.

Mr. Carson then reported on some ancillary impacts and associated costs of dam removal. A portion of the 66-inch interceptor will need to be reconstructed, and he

stated he would estimate at least \$5 Million for that project. Modifications would be needed to the 54-inch effluent pipe that leaves the tail end of the treatment plant because it runs through the flume wall. Any stormwater extensions or boat access or docks that might be upstream, such as French Broad River Academy, would need to be acknowledged and paid for by someone. High sediment loads and bank instability will need to be addressed in the near term. Any modifications to Taylor's Wave will need to be addressed. MSD Staff has talked to American Rivers and Equinox before and there are ways to modify that feature to make it work with 10-feet less water but again there will be costs associated with that. Who bears that cost?

Mr. Hartye reported that at the outset when Erin McCombs with American Rivers met with Jerry VeHaun, Shannon and himself, it stated that there was \$800 Million available for a project like this and if the study found that dam removal was environmentally sound, then the money would be available both to do the project properly and to pay for the asset. It appears now that is not likely the case. There was no financial proposal in the last version of the report. MSD gave comments back in January and American Rivers has chosen to disregard Staff's concerns and comments and instead leap frogged to the MSD Board with a few slanted videos and to politically pressure them with more visits without the report being complete. To make an informed decision, the MSD Board should have these listed items ready to review to do their proper due diligence for the customers and rate payers. First is to address MSD's comments and finalize the study. Second would be working with the MSD Finance Director and our Consultant which we are hiring, for a national, reputable firm to actually put a value and cost on the dam, a dam appraisal, the leading utility finance in the country and we are going to use them as our independent consultant to figure out what would be a fair price. Third, following Mr. Carson's slides, generate a detailed list of demolition and construction required for the impacted infrastructure. Mr. Hartye thinks that will cost as much or more than the dam. There needs to be two contractor estimates so that we know that we have true numbers. Knocking down the dam is the cheapest part. All of the other things are going to be very expensive and if they don't have somebody that can handle all of that then there's going to be a big hole out there. That is also why we want proof that they have the funding for all of that. So, get a good estimate and have proof of the funding. Then MSD has to do something pursuant to our bond order which is have a consultant make a study on the effect of the operation and that there would be no deleterious effects to the operation continuing forward. Then we need to have all of that in front of the MSD Board to make a decision. We need to have a public hearing with all of the stakeholders and anybody from the public and then if the Board still doesn't have enough information or feel comfortable making the decision, then we can form a task force. These things need to be finished before you start any public engagement. There needs to be facts first and we need to have them in front of the MSD Board first. After these recommended items are complete, then MSD can commission a bond attorney to evaluate. MSD is not going forward until we totally agree on this way to move forward. Mr. Clarke added that in addition to its rate payers, MSD is obligated to its bond holders. It has outstanding more than \$80 Million in revenue bonds issued over the years. In fact, this project was initially financed by revenue bonds. When MSD sells or disposes of property, the Board has to make certain findings. One is that the property is no longer needed or is no longer useful in connection with the system and they also must find that the sale, exchange, or other disposition would not materially, adversely affect the operating efficiency

of the system and would not materially reduce net receipts. Mr. Lapsley asked if MSD still owed any money on that borrowing. Mr. Clarke stated not on this but all of the bonds MSD has outstanding are subject to the bond order. MSD has to make a finding that the sale wouldn't materially or adversely affect the ability of the District to comply with this bond coverage. The District has to maintain revenue sufficient to cover interest and payments on this bond, literally its ratio is 1.2 times, and MSD does better than that. If the value of the dam is more than 3% of the total system, MSD has to engage an appropriate consultant to make the determinations that it won't affect the useful operation of the system. Mr. Clarke stated that those steps have to be taken and he has had a conversation with MSD's bond attorney but at this point MSD and this Board do not have sufficient information to make a decision. Those are things MSD has to do to satisfy its bond holders. Every year if we do a significant thing like this, like sell the dam, even if its for a noble cause, MSD has to put that in a registry and people look at those things and some might say that they weren't asked or told. That's a significant risk out there that we need to address by relying on the information that Mr. Hartye directed the Board to take. Mr. Lapsley stated that he assumes MSD has paid for the expenses relating to this so far and asked if that was correct. Mr. Hartye stated that there is the American Rivers study, which they had funding for and that we want them to complete. MSD will pay for the financial consultant here and if we decide to move on, we will have to pay for the other study regarding the effect on operations pursuant to the bond so that the bond attorney has something to look at. Mr. Lapsley asked roughly how much money does MSD have invested in the efforts so far. Mr. Hartye stated that he wasn't sure but there has been his time, Mr. Clarke's time, Forest Westall's time, tons of Mr. Carson's time and some of Mr. Powell's time. Mr. Lapsley stated that the point he is trying to make is MSD has invested a substantial amount of money to get to this point and is the MSD Board is willing to invest some time and money to study. Should the Board continue to work on it and what do you think the next investment would be, \$500,000.00, \$1 million? Mr. Hartye stated that he thinks this would be the extent of where MSD would expend money. At that point, if we decided the dam went down, we would expect something in return that would pay off. This is just the study's part of it but we need that so there is not a bunch of quibbling out here. The video American Rivers sent out had nothing to do with the value of the asset but it made it sound like it did. We need to have a viable study on that and what the dam is worth. Then we won't have to spend whatever it cost for us of our time going back and forth. We have one of the most reputable firms in the country that does utility financial work for most all of the big cities and they have the qualifications for this. Let's get that out of the way so they can start focusing on some of this other stuff that Mr. Carson has already brought to them. They need to come up with a solid number for all of this. Mr. Lapsley stated that the point he is trying to make is should the Board decide to continue and do these additional investigations there is a substantial sum of money that MSD is going to commit to in order to reach a decision and if the Board decides not to remove the dam, then we will have a sunken cause. If the Board decides to remove the dam, everybody will know what the numbers are and everybody will agree and at that time there might be a request to include all of these expenses that the Board has gone to added to the cost of the project. That could be a substantial amount. Mr. Hartye stated that could be included into the final negotiations after we get a good value from an independent consultant. Ms. Wisler stated that she loved these recommendations and that they make a lot of sense, but

could we get an agreement with American Rivers of who we get to be that financial consultant that comes up with a reasonable number. What she is concerned about is if MSD picks a consultant and American Rivers picks a consultant the number are still going to be different and we be quibbling the same way. All she would ask is whoever is chosen for that financial consultant is that there be an agreement American Rivers is going to take that consultant's recommendation. Right now, the numbers are pretty far apart and she doesn't want that to continue. Mr. Clarke stated that he thinks MSD should contract directly for the consultant. She stated that is fine if MSD pays for it but what she doesn't want is that group to disagree with that consultant and then we're in the same position we are in right now. Mr. Whitesides stated that if we are going to be open and transparent like we should be regardless of who we get as a consultant, all groups need to agree. Ms. Wisler also stated that the other question she had is to keep the dam up to speed, is it compliant right now or do we have big future numbers to put into it. Mr. Hartye stated that it is compliant right now. That is what the Hatch report was, it was an engineering report, not a finance report. It outlined all of the capital improvements that we are going to have to do over time. It is compliant, it is running right now. The dam is compliant, it is a low hazard dam. It made it through the 1400-year storm. There is nothing that is out of compliance at this point at all. The numbers that we have given you were net of the expenses that we have. MSD had Raftelis Associates give us an estimate. This is who the City of Asheville, City of Charlotte, and most major cities in North Carolina and across the United States use for utility type finance. Mr. Hartye stated that he does not think you are going to find anybody that is going to beat them. I don't think there is any reason for anyone to complain and for Raftelis not to be used with their credentials. He recommends going forward with them. Ms. Wisler stated that we do know that MSD needs to put some dollars into that dam based on the Hatch report and asked how long will it take for this group to come up with the money, etc., and would MSD be under the gun in the sense of if we go forward with removing the dam or walking down this path, are their monies that need to be invested in that dam sooner rather than later that this process would encumber. Mr. Hartye stated no and that MSD is going to operate the dam until such time that were not. Mr. Carson stated that MSD has about \$3.5 Million allocated over the next 10 years and it is mostly associated with the powerhouse rehabilitation, not the dam. It is more of the generating facility. Ms. Wisler asked if MSD would do that if they were going to get rid of the dam. Mr. Hartye answered that MSD will move forward as if it's not going away until such time as it is. Ms. Manheimer stated that it would be important information for the Board to know what the future expenses are related to the dam so that may be factored into the equation vs. dismantling the dam. Mr. Hartye stated that information is in the CIP and he has shared the Hatch report with the Board, but it can be sent again. It has all of the details in it. Ms. Manheimer stated that one thing really frustrating about dealing with this region in general is when dealing with management of floodwaters there are lots of different partners but there is not a required regional consortium that holistically manage our floodwaters. We have individuals that impact the riverways that can flood other areas. She would want to understand in a flooding event, not as severe as Helene, the difference between if you have the dam or if you don't have the dam. The City has spent a lot of time around Azalea Park and Swannanoa Rivers trying to find out how bad what is done there impacts whether Biltmore Village floods or not. She has seen plans to build some type of retention facility all the way up at Warren Wilson because it would

help us all downstream. There is no enforcement to make that happen and we are disjointed so there is no incentive to do it. Mr. Pennington stated that, especially with cities and municipalities and we have the North Carolina Association of Flood Plain Managers, we all have to work together. Even recreation components can cause a rise. The RADTIP project caused a rise on the Biltmore Estate and partly on I-40. As a community flood plain manager, he had to sign off on that kind of stuff. Taylor's Wave had to hold a hydrological study. Just about every one of our bridges causes obstructions and debris dams, we have older infrastructure. But the Craggy Dam has always been part of the flood insurance study which is a basis for all of your regulations. Another thing to keep in mind is when people build new structures, most of the time they build them to the bare minimum. Asheville, Buncombe County and Woodfin often have a higher standard which is called a freeboard, it's 2-feet above base flood elevation. But people still build to that standard. Speaking to Esthers point after the 2004 floods there was a small consortium that came together and the project idea was to purposely flood Warren Wilson agricultural fields, not the campus itself, for the protection of Biltmore Village, our downstream most vulnerable area. There was some more discussion regarding 1960 studies and the TVA. Mr. Hartye stated when we do come back at the approval and public hearing, we hope to have some information on that. American Rivers has been hitting hard today on the flooding aspect but before that it was fish migration and before that it was other things. We will investigate thoroughly. MSD has pictures of the dam where it is a bump about 1-foot high which means backwaters were coming up so the impact of it wasn't 7-feet to 10-feet. It will probably take about 12 weeks to conduct the study on the asset value so we should decide on that within the next month. We think the seller should have the appraisal done so we picked Raftelis, a firm that we thought could not be disputed. By the next Board meeting we can have a vote specifically on that. Ms. Manheimer asked the Chairman if one of the representatives could respond if there is some consensus around this. Mr. VeHaun stated yes. Ms. McCombs responded that in general the terms sound very reasonable. It would be nice to take some time instead of reacting, having just seen these for the first time. American Rivers would love to have some time to see if there are things they would like to suggest different. She asked if this information could be provided to them and then they could respond if they could bring it to the next Board meeting. Mr. Hartye stated to American Rivers that MSD would like to move on this today as long as the Board does. The report is the main thing for American Rivers to work on. Regarding the consultant, American Rivers should be able to get back to MSD pretty quick on a yes or a no. Ms. McCombs stated they didn't know who the consultant is. Mr. Hartye stated that it is Raftelis as already stated. He stated that he didn't know that the Board was going to be concerned that American Rivers would not approve but that Raftelis is who MSD chose. Ms. McCombs stated that they haven't had time to analyze this and could MSD provide the information. She stated that she understands that some of these could take a different amount of time so they would love to have a dialog. Mr. VeHaun asked if there needed to be a motion. Mr. Clarke stated not necessarily a motion, maybe just a consensus from the Board that this is the process. It would be helpful if MSD had comments so the Board could make a decision at its March Meeting. If the Board wants to indicate their consensus on moving forward with the process, with input from American Rivers and other stakeholders. The Board's consensus is to move forward with the process. Mr. Clarke stated that at the next Board meeting, you can vote on the actual process specifically with the named consultant. Mr. VeHaun called for further comments.

There were none.

Mr. Hartye then turned the meeting over to Mr. Carson to present some slides and report on some of the larger current construction projects.

Mr. Carson reported on the French Broad River Park crossing. There are two river crossings associated with the Carrier Bridge Pump Station. The river crossings were separated from the pump station portion in an effort to expedite work through the park prior to any restoration efforts that would commence there. There are two pipe sections to finish installing on Lyman Street which could be completed as early as today. Deconstruction of this coffer dam will start tomorrow, and all of the material will be shifted over to the Biltmore Estate. That is a lot of material and the bank has to be restored so that will probably take 4-6 weeks. He presented slides showing the location of the next coffer dam which is located at Carrier Park. Cleary Construction has three crews working right now, one at Lyman Street, one at Carrier Park and another on the Biltmore Estate doing some access modifications that are necessary to get all of the material over to the Estate. Blasting and excavation will take place roughly over the next four days. Pipe installation should begin in about two weeks. He presented slides of the pump station and reported that they are currently working on a retaining wall and a secant pile wall. The secant pile wall shoring allows crews to safely excavate without fear of soil collapse and overlapping secant pile design minimizes water intrusion. Crews are also fusing the 42-inch HDPE force main piping. There are going to be two force mains leaving the station and going under the river to the interceptor on the other side.

Mr. Carson reported that the Weaverville Pump Station is nearing completion. He presented slides showing the small old station and the new station, which is a 5mgd station, expandable to 6mgd, and is estimated to last beyond 50 years for growth in the Weaverville area. He presented slides showing the new wet well area, with the bridge crane which helps remove submersible pumps, a new electrical building, and a new generator. The contractor is working on the new 30-inch pipe that will feed into the station. Start-up of this pump station is anticipated in April. The force main is still ongoing. Rock along Old Marshall Highway has slowed progress. They had to put in over 18,000 LF of new 24-inch force main and still have about 2,500 LF remaining. Mr. Lapsley asked who the contractor was. Mr. Carson stated it is Haren Construction and they sub-contracted to Teraflex for the pipe installation.

Mr. Carson reported on the Fluidized Bed Incinerator Rehabilitation project. He presented slides of the bed and completed work. Form work was laid down so that it would support the dome blocks. At the center there is a keystone that holds all of it up. Inside the incinerator all of the bricks were laid by hand and there was a black coating applied to the inside of the steel vessel itself for corrosion resistance. Then you have a refractory blanket insulation, then the refractory brick. In between those two there is a refractory mortar that is poured. What you end up with is roughly a foot or more of heat protection. Final inspection was held yesterday, and the hope is to re-fire the incinerator in about two weeks.

Mr. Hartye reported that MSD has once again received the Distinguished Budget Presentation Award by the Government Finance Officers Association for the FY 2026 budget document. Thanks to Scott Powell and Jody Germaine.

Mr. Hartye reported that attached is some information provided by Bart Farmer, MSD Wastewater Treatment Director to Asheville Watch Dog regarding PFAS and QAC's.

Mr. Hartye reported that the next Right of Way Committee meeting will be held @ 9 am on February 25, 2026. There will be a Personnel Committee meeting on February 26, 2026 and the subject will be succession planning. The next Regular Board Meeting will be held on March 18, 2026 at 2 pm.

8. Consolidated Motion Agenda:

a. Consideration of Annual Meeting Dates – FY2026:

Mr. Hartye reported that attached is a list of annual meeting dates for Board and Committee meetings.

b. Consideration of Budget Calendar FY 2026:

Mr. Hartye reported that attached is the Budget Calendar showing when all meetings will be held that lead up to the Preliminary and Final Budget. He asked the Board to please note those dates.

c. Consideration of Informal Bids – Clayton Road Pump Station Standpipe Replacement:

Mr. Hartye reported that this project is located at the Clayton Road Pump Station in Arden and consists of replacing approximately 54 vertical feet of 6-inch DIP with 316 Stainless piping. The project was advertised informally, and three bids were received on December 4, 2025 as follows: Hinterland Group with a bid amount of \$250,446.33; Haynes Industrial with a bid amount of \$152,500.00; and Cove Utility with a bid amount of \$115,300.00. The apparent low bidder is Cove Utility with a bid amount of \$115,300.00. Cove Utility has worked well with the District in the past. Due to the critical nature of the station and the likelihood of additional failures, CIP contingency funds will be utilized. Sufficient funds are available. Staff recommends award of this contract to Cove Utility in the amount of \$115,300.00.

d. Consideration of Developer Constructed Sewer Systems – Asheville West Phase 2; Crystal Country (Sky Ridge); Encore at Reems Creek Phase 2:

Mr. Hartye reported that the Asheville West Phase 2 project is located along Torch Light Way in Buncombe County and included extending approximately 1,570 linear feet of 8-inch public gravity sewer to serve 50 single-family units.

Mr. Hartye reported that the Crystal Country project is located along Crystal Country Way in Buncombe County and included extending approximately 784 linear feet of 8-inch public gravity sewer to serve 16 single-family units.

Mr. Hartye reported that the Encore at Reems Creek Phase 2 project is located along Reems Creek Road in Buncombe County and included extending approximately 1,627 linear feet of 8-inch public gravity sewer to serve 139 single-family units.

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

e. Consideration of Budget Amendment for FY25-26 Capital Improvement Program:

Mr. Hartye reported that this was originally budgeted as one project for Carrier Bridge Pump Station. After Helene, this was separated into two smaller projects to build it as fast as we could to get out of the French Broad River Park so the City of Asheville could get in with their restoration efforts. Then we had a winter that was more like a summer, so the productivity has been off the charts for the project. The total price is the same but we are moving the window of expenditures for this project into the current fiscal year. The original budget for this fiscal year was \$14 Million. Staff recommends approval of the attached Budget Amendment Resolution in the amount of \$22.5 Million.

f. Consideration of Reimbursement Resolution for Bond Projects FY26:

Mr. Powell reported that at the beginning of the year the District always has a Reimbursement Resolution due to the nature of issuing revenue bonds. Now that we have moved the window for the \$22.5 Million it must be identified in a reimbursement resolution. We capture that when we issue the first debt. The first debt bond issue will be approximately a 95% reimbursement resolution based on expenditures from this year, last year and the first part of this coming Fiscal Year. This is in line with the budget amendment requested.

g. Second Quarter Budget to Actual Review FY2026:

Mr. Powell reported that Domestic and Industrial User Fees are above budgeted expectations. Facility and Tap Fees are above budgeted expectations. Those numbers are budgeted conservatively due to the nature of how development might occur. We are definitely seeing resilient development going on in this fiscal year. 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 FEMA receipts. O&M Expenditures are at 51.9% of budget. That number does include encumbered amounts which has elevated the budget to actual above 50%. Bond principal and interest and other long-term obligations are at budgeted expectations. Capital Project expenditures are at 84.8% of budget. This is due to principal and interest expenditures as of July 1, 2025. Capital project expenditures are at 88.2% of budget. That is prior to

the budget amendment. They do include encumbered amounts. Actual expenditures as of the end of December are at \$31.8 Million or 56.5% of budget.

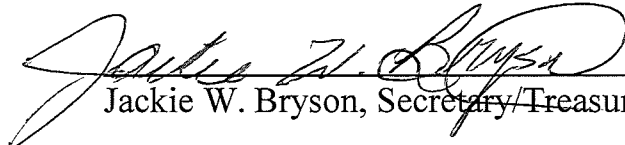
h. Cash Commitment Investment Report – Month ended December, 2025:

Mr. Powell reported that Page 38 presents the makeup of the District's Investment Portfolio. There has not been a significant change in the makeup of the portfolio from the previous few months. Page 39 presents the MSD Investment Manager's report as of the month of December. The average weighted maturity of the investment portfolio is 141 days. The yield to maturity is 3.8%. Page 44 presents MSD's Variable Debt Service report. The 2008 Series Bonds are performing at budgeted expectations. As of the end of January, this issue has saved the District's rate payers approximately \$8.1 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, Mr. Whitesides seconded the motion. Roll call vote was as follows: 13 ayes; 0 nays.

9. **Old Business:** None.
10. **New Business:** None.
11. **Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 3:28 pm.



Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

February 18, 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 the December 17, 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 Annual Meeting Dates – FY2026	Hartye
	b. Consideration of Budget Calendar FY2026	Hartye
	c. Consideration of Informal Bids: Clayton Road PS Standpipe Replacement – Information Only	Hartye
	d. Consideration of Developer Constructed Sewer Systems – Asheville West Phase 2; Crystal Country (Sky Ridge); Encore at Reems Creek Phase 2	Hartye
	e. Consideration of Budget Amendment for FY25-26 Capital Improvement Program	Hartye
	f. Consideration of Reimbursement Resolution for Bond Projects FY26	Powell
	g. Second Quarter Budget to Actual Review FY2026	Powell
	h. Cash Commitment/Investment Report-Month ended December, 2025	Powell
	08. Old Business:	VeHaun
	09. New Business:	VeHaun
	10. Adjournment: (Next Meeting 3/18/26)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
December 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, December 17, 2025. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Lapsley, Manheimer, Pelly, Pennington, Player, Tarleton, Whitesides and Wisler. Moore and Watts were absent.

Others present were William Clarke, General Counsel; Gracie Stevens with Roberts & Stevens; Patty Beaver with CIBO; Ruth Borgmann and Aaron Babson with Hazen & Sawyer; Jeremy Brashears with Ardurra; Tom Hartye, Hunter Carson, Bart Farmer, Darin Prosser, Mike Stamey, Schuyler Taylor 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 November 19, 2025 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the November 19, 2025 Board Meeting. Mr. Whitesides moved for approval of the minutes as presented. Mr. Pelly seconded the motion. Voice vote in favor of the motion was unanimous.

4. Approval of Minutes of the November 19, 2025 Closed Session:

Mr. VeHaun asked if there were any changes to the Minutes of the November 19, 2025 Closed Session Board Meeting. Ms. Wisler moved for approval of the minutes as presented. Ms. Bryson seconded the motion. Voice vote in favor of the motion was unanimous.

5. Discussion and Adjustment of Agenda: None.

6. Introduction of Guests:

Mr. VeHaun welcomed Gracie Stevens who was in attendance with Mr. Clarke; Forrest Westall with McGill Associates; Ruth Borgmann and Aaron Babson with Hazen & Sawyer; Jeremy Brashears with Ardurra and Patty Beaver with CIBO.

7. Informal Discussion and Public Comment: None.

8. Report of General Manager:

Mr. Hartye reported that attached is a link to a short article about MSD staff involvement in the United Way Day of Caring/Connection at Reynolds Middle School. Thanks to all the MSD Staff who participated.

<https://www.unitedwayabc.org/news/msd-reynolds>

Mr. Hartye reported that Ryan on Balsam Road called to express his appreciation for the work by MSD Construction crews replacing the sewer line and paving in the Ridgecrest area. Thanks to Josh Matthews, Elias Solorio, Josh Shook, Dakota Penley and Robert Denny.

Mr. Hartye reported that he has asked Mike Stamey to present a few slides on the District's preventative maintenance cleaning program. We clean close to 1 million feet of sewer mains annually as part of our State Permit. There are about 1,100 miles of sewer to maintain. Mr. Stamey reported that he would do a very brief overview of the basin and line cleaning program. MSD's Non-Discharge Permit with the State of NC does require us to develop and implement a program for cleaning our system. Item 7 in that permit requires that we clean 10% of our system each year so that is approximately 600,000 LF and a lot of times we do more than that. Why we do that is to reduce the risk of blockages, debris and other items in our pipelines that can cause back-ups in dwellings and SSO's. In our District we have 75 different drainage basins and when we implemented this cleaning program we try to go from basin to basin cleaning. We try to get to each basin at least once every 5 years, but we prioritize based on the needs for maintenance in that basin each year. The first step if we are going to an area to clean is to send out postcards in the mail which direct any residents or property owners to our website and also gives our phone and contact information. If they reach the website, they are directed to a page that does 4 things. First it gives a link to our mapping system where they can go to see where they are located on our cleaning program. It also reminds them that when we are cleaning lines along a street there should be no interruptions to service so they can keep using their sewer while we are doing our work. It does mention two items that we want them to be aware of. One is when we are flushing the sewer line, we are running the jet hose up and down the line and there will be changes in pressure and air as we push to and from our pipeline. When that happens, there is a small risk for a momentary time period where the back surge of pressure from that air can cause burps in toilets and maybe splash a little water from the toilet. The way to fix that is to simply put the lid down on the toilet. There also is a possibility of odor which would happen if the p-traps in the plumbing in homes or businesses are dry. The website provides information on how to cure that situation. These post cards are sent out to these basins 2,000-3,000 at a time. After that is done, we then schedule the work time out in the field. Mr. Stamey presented some slides and videos of the flush truck and jet hose and explained this process. Before we start the process of trying to wash and back surge those pressures, we do try to pull lids off of adjacent manholes and clean out caps to help with the air relief as we are doing this process. He presented a quarterly report and pointed out the mainline washed footage for the months of July – October for this year. In that time period we washed and cleaned 418,000 LF of sewer line and that will go toward the goal of 600,000 LF. Many years we are around 900,000 LF cleaned or more. In this particular four-month period we were in four different drainage basins and sent out over 12,000 postcards to notify residents in these areas. Mr. Pennington stated that this is good timing on this, the Board was copied on an e-mail from a resident that didn't understand first of all that we are required by the State to do at least 10% of cleaning per year and just because you live in a gated community it still means you have public infrastructure. The developer makes an agreement at that time to allow MSD to perform maintenance as required. What's also important for the residents to understand when you flush

grease, wipes, and things like that, you have to clean them out or it is going to cause even worse problems. The other thing to note is that Mr. Pennington personally carries a sewage back-up rider policy on his homeowner's policy. Like Mr. Stamey said though, if you just keep the toilet lid closed it's probably going to prevent anything from coming out that you don't want to see. Mr. Hartye stated that the way it came across in the e-mail is a little different, so he wanted to explain the process and that it is just air going back up. Staff had tried to contact them and had a field supervisor out there, but he slammed the door in their face and Mr. Stamey was hung up on. He still hasn't contacted MSD. Ms. Wisler stated that the other thing the resident said in the e-mail is that they weren't notified. Mr. Hartye stated that Mr. Stamey responded to that and they were mailed out. He added that it is possible that they could've just missed it or thrown it away, that he is guilty of that himself. But the resident did refuse to engage with Staff in trying to rectify or show what the problem was. Mr. Stamey stated that in this batch there were 2,600 postcards mailed out to the residents. There were no further questions or discussion on this matter.

Mr. Hartye reported that the Board members and public often ask who our biggest users are. Attached is a list of our Principal Commercial Users which can be found in the Statistical Section of the ACFR.

Mr. Hartye reported that the Employee Christmas lunch will be held on December 18th at 11:30 am. The next Regular Board Meeting will be held on January 21st at 2 pm. The next Right of Way Committee meeting will be held on January 28, 2026 at 9 am.

9. Consolidated Motion Agenda:

a. Consideration of Bids – West City View at Riverside Drive:

Mr. Hartye reported that the West City View at Riverside Drive project is located in the Town of Woodfin and includes replacing approximately 735 LF of 6-inch clay to be replaced with new 8-inch HDPE. The project was advertised and no bids were received on November 25, 2025. The project was therefore readvertised, and one bid was received on December 4, 2025, as follows: KRG Utility Group with a bid amount of \$321,880.00. The apparent low bidder is KRG Utility Group with a bid amount of \$321,880.00. KRG has extensive experience with District Rehabilitation projects and continues to provide satisfactory workmanship. The FY25-26 construction budget for this project is \$300,000.00. Sufficient funds are available in contingency to cover the overage. Staff recommends award of this contract to KRG Utility Group in the amount of \$321,880,00, subject to review and approval by District Counsel.

b. Consideration of Informal Bids – Ash Lagoon Overflow Rehabilitation:

Mr. Hartye reported that the ash lagoon, located northeast of the treatment plant, is part of the original plant (constructed as a sludge storage lagoon) and has been in use since the late 1960's. Ash slurry is pumped from the incinerator system to the lagoon where it settles out and overflow comes back to where it is treated by

the plant. The overflow structure has been updated several times over the past 60 years but is now in poor condition and in need of a full replacement. The project was advertised informally, and two sealed bids were received on November 26, 2025 as follows: Cove Utility, LLC with a bid amount of \$594,600.00 and T.P. Howard's Plumbing Co., Inc. with a bid amount of \$162,275.00. The apparent low bidder is T.P. Howard's Plumbing Co., Inc. with a bid amount of \$162,275.00. District staff have experience with T.P. Howard and have been pleased with their work. The FY 25-26 construction budget for this project is \$185,000.00. Staff recommends award of this contract to T.P. Howard's Plumbing Company, Inc., in the amount of \$162,275.00.

c. Consideration of Developer Constructed Sewer Systems – Farmstead @ Olivette; Argento on Broad; 1191 Bleachery Boulevard:

Mr. Hartye reported that the Farmstead @ Olivette project is located along Olivette Road in Buncombe County and included extending approximately 1,200 linear feet of 8-inch public gravity sewer to serve 33 single-family units.

Mr. Hartye reported that the Argento on Broad project is located along Clayton Road in Buncombe County and included extending approximately 484 linear feet of 8-inch public gravity sewer to serve the 216 multi-family units.

Mr. Hartye reported that the 1191 Bleachery Boulevard project is located along Bleachery Boulevard in the City of Asheville and included extending approximately 397 linear feet of 8-inch public gravity sewer to serve 7 single-family units.

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

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

Mr. Hartye reported that Page 47 represents the rate of return of 4.298% and total cash investments of \$92,713,124. If you take away all current obligations for insurance funds, current year's budget, etc. that leaves just over \$21 Million designated for Capital Outlay for next year. Page 49 presents a breakdown of the District's Investment Portfolio and the Investment Manager's Report is on Page 50. Page 51 and Page 52 represent the YTD Cash Receipts and Expenditures. Both of those are at budgeted expectations. Page 53 presents the 2008a series synthetic bonds with savings to date of approximately \$8.1 Million.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Ashley moved, Mr. Whitesides seconded the motion. Roll call vote was as follows: 12 ayes; 0 nays.

10. Consideration of Acceptance – Solids Handling PER:

Mr. Hartye reported that in March 2023, the MSD Board approved Hazen & Sawyer (Hazen) to complete the Solids Handling Preliminary Engineering Report (PER), an evaluation of existing solids handling processes at the Water Reclamation

Facility (WRF) and phased improvement plan to address biosolids management over a 30-year planning period. The PER included a condition and capacity assessment of existing equipment and then future solids loading projections, which had to go in combination with another project that we are doing, upgrading the biological, so we had to consider all of the increasing solids over the next 30 years with that process as well. This PER also included a redundancy assessment for solids thickening, dewatering, disposal and come up with a conceptual design development of a new solids handling facility. Representatives are present today from Hazen & Sawyer. Ruth Borgmann is going to give a presentation on their findings. Ms. Borgmann reported that Hazen looked at several different solids handling alternatives with the goal of addressing some of the existing capacity limitations that are associated with the existing solids handling equipment at the plant. Particularly the incinerator footprint, also the age of the incinerator, and prepare for upcoming liquid train improvement projects that will change the solids characteristics at the facility and also to consider the redundancy. Right now, when the incinerator goes down, the option is to go to the landfill with the dewatered cake and so we wanted to consider whether there was a better path or redundant option. Hazen looked at a bunch of different options and several evaluations and began to focus on thermal drying and incineration. So, continuing with incineration and doing a reinvestment in the incineration technology or changing to a thermal drying technology. That was what Hazen focused on as the final solids management technology for the facility and also did evaluations of support equipment. Looking at thickening, dewatering and all of the different support processes that go into final solids management. To give a quick recap of the existing process at the plant, the primary and secondary sludge come together into the gravity thickeners which are thickened up a bit and go to a 3-belt filter press for dewatering and then are fed to the incinerator with cake pumps. If your incinerator is out of service for maintenance or any other reason you have the option to do dewatered cake hauling to the landfill. Then there is an air pollution control system, on the emissions there is a stack and there is cleaning of those emissions before they go out and then there is an ash management system which consists of an ash clarifier and then it goes to the ash lagoon. Ms. Borgmann discussed thermal drying vs. incineration pros and cons. With incineration, you can continue along your current path with your project management. You have the ash lagoon and continue to use that and do not have to deal with the final product unless the incinerator is out of service. It does have a smaller facility footprint than the thermal dryer option but there are a lot of other things that come with it particularly associated with the permitting side of things and air pollution control and public protection rules that come with operating an incinerator, potentially adding another incinerator to the facility and a new incinerator would have to have more stringent pollution control requirements than the current incinerator. There's no new incinerators in EPA Region 4 that are under the new tighter emission limit. There is a lot of cost and difficulty in meeting that new stringent limit and going through that permitting process to add a new incinerator with the stricter air pollution control requirements. There are also increased maintenance and labor requirements associated with operating two incinerators if you are going to keep your existing incinerator and new incinerator and try to cycle them on and off. It's very difficult for staff to be able to do that and then just having a redundancy issue to maintain two incinerators. With the thermal dryer option there is some dried product flexibility and positive public perception. You are producing a final product that can be beneficially used, it can be a fertilizer, so you have a reduced regulatory burden.

You can have redundancy within your process with additional sludge storage and future second dryer train that doesn't come with as many complications as a second incinerator would have. It does not have to be rehabilitated as often as an incinerator. There have been many investments in rehabilitation of the incinerator and MSD is working through some right now. Longer life span on the thermal dryer is typically seen. The cons would be that you do have offsite final product management, it has a larger facility footprint and increased operational costs. Ms. Borgmann presented a Thermal Drying Proposed Alternative Process Flow Diagram and explained this process with the primary and secondary sludge going to mechanical thickening and a dewatering centrifuge, which is a type of dewatering technology that results in a slightly drier dewatered cake, to a dewatered cake hopper and then the rotary drum thermal dryer. With the rotary drum thermal dryer technology you feed the dewatered cake to the enclosed rotating drum which is similar to feeding dewatered cake to the incinerator. This is a triple pass drying drum which is rotating and is coming into contact with hot air and that is evaporating the water from the dewatered cake and helping it form a dried pellet. There is also the process that happens after it comes out of the drying drum which sizes the pellet, it goes through a shaker and a crusher to get it to the exact right size so that it is a marketable, consistent product. There is also the Fugitive Dust System that is a part of this, there is an ID fan and different pieces to maintain that and then the Regenerative Thermal Oxidizer that you can see and a lot of times this is used for control of emissions management. The granules are typically 90%-95% dry. Dried Products are considered high end products. It is a fertilizer that can bring value and revenue. Ms. Borgmann passed around a sample from a rotary drum drying facility nearby. This would not produce enough revenue to offset the cost of producing it but it can help with the operational burden. You can also continue to send it to the landfill. Mr. Farmer has been talking to the folks at the landfill to show them what the product looks like. It can be used as daily cover and doesn't have to take up capacity at the landfill. If you do develop that product, it has to have some marketing and customer development. There is also the equipment there and ongoing operational and maintenance costs. Hazen and MSD Staff went on site visits to Aiken, South Carolina, Nashville, Tennessee and Clarksville, Tennessee, trying to find things that were similarly sized to what the MSD size would be and she presented various slides from those visits. The takeaways from these visits were the operational flexibility, the beneficial product with revenue potential, reduced air pollution control requirements, and a preferred concrete building frame. She then presented the Opinion of Probable Construction Cost. This does not include Engineering costs. The Total Construction Cost with no redundancy would be a single thermal dryer unit and a building sized for two thermal dryers to ultimately give the redundancy that you are looking for in the solids handling process vs. incineration. That cost with no redundancy represents a single building sized for one incinerator. The total cost for the redundant unit for incineration is quite a bit more than adding in a second thermal dryer, you would need a whole new building and additional air pollution control equipment. Looking at the total combined construction cost with full redundancy for the thermal dryer is \$170 Million vs. \$212 Million for the incineration. Hazen's recommendation is to move forward with thermal drying. The proposed project process flow will be bringing in that primary and secondary sludge from the liquid train process like we're doing on the existing, except instead of going to the gravity thickener, moving forward with the mechanical thickening and initially putting in two units and in the future adding an additional third unit, having some thickened solids storage, and then

going into the dewatering centrifuges and then to the thermal dryers. The building itself will be sized to support full buildout with full redundancy included. As far as the Drum Dryer package there is only one manufacturer in town and that is Andritz. Andritz is the primary vendor of this size and capacity and is the only vendor that can produce this fully integrated dryer system from start to finish. They have the integrated control, they take everything from the wet cake bin all the way to when you are getting that final product that comes out the back to that perfect spherical pellet. They are the primary vendor and that's what most folks do, they sole source with them directly and get a contract through them and that would be Hazen's recommendation. Regarding site planning, this is a very tight site with rock on one side and the river on the other side. Hazen has been working closely with the biological improvements team on the future upgrades that need to happen to facilitate that. In working with them and talking with the folks at the plant, they have identified the area up above the hill beside the Ash Lagoon which will also free up space down below for future improvements. Ms. Borgmann presented some aerial view and street view renderings of what the site would look like. Phase 1 is the building sized for two dryer trains and future upsizing of dryers, with a single train to go in now and future equipment at a later date at a cost of \$138 Million. That amount includes construction, project contingency, contractor overhead, profit & mobilization and owner's allowance. Overall project cost all in to include engineering cost and construction is estimated at about \$160 Million. Mr. Whitesides stated that Buncombe County is doing all they can to extend the life of the landfill because they know once they reach it they know they will never get another one approved in the County. He asked how this would affect the landfill. Ms. Borgmann stated that you have the option to do something different with your final product. It does not have to go to the landfill, it is a marketable product that can be used as fertilizer because of the nutrients in it, the nitrogen, and the phosphorus. Right now, you are not dependent on the landfill unless you have incinerator downtime. You have had extended periods of incinerator downtime for maintenance where you have to send all of the dewatered cake to the landfill which does eat up capacity. Hazen would anticipate that there would be less downtime with a thermal dryer on an annual basis than with the incinerator. Ultimately when you have a redundant dryer you would have no need to go to the landfill because if one dryer is out of service for maintenance you would be running the other dryer. Mr. Pennington stated that right now Buncombe County is using a Posi-Shell which is a recycled paint with some other products to do the daily cover. This could supplement the daily cover but it is also a very good fertilizer. It is inexpensive, won't burn the grass and is more sustainable. Mr. Hartye stated that what they [the landfill] are getting is 22-24% cake, this is 95%. The wetness of it usually starts at 22-24% so there is a big difference between those two, and volume wise as well. The plan here was to get redundancy so if one dryer goes down another will go up. On both avenues, you will significantly reduce the amount that goes to the landfill. Right now, approximately twelve trucks a day go to the landfill, and it will go down to one or two a day with this and this is good stuff as opposed to the wet stuff. Mr. Ashley asked if it had to go to the landfill. Mr. Hartye stated it would not necessarily have to. If we didn't do the redundant unit and had to bring the whole thing down this would be the product we would prefer opposed to the wet product. Mr. Ashley asked if there could be any profit from sales of this product. Mr. Hartye stated that when the District did the lime stabilization a long time ago, and that went the way of the dinosaur, there wasn't a

lot of demand for it. There may be some demand but not anywhere near enough to cover the cost. It may be something that could be put out front that even the landfill could come and easily pick up to use as cover or even have available. It is a Class A product, so you are able to take it and put it on your lawn. We haven't gotten that far. Ms. Wisler asked in North Carolina, legislatively can we actually sell this because in the City when people brought up selling water and that kind of thing, it is not legal. Ms. Borgmann stated yes. Mr. Tarleton asked regarding the "forever chemical" PFAS (Per-andPolyfluoroalkyl Substances), what liability there is for spreading this granular fertilizer. Ms. Borgmann stated that is a valid question that a lot of people are asking right now. It's still something that is very open and unsure and they have talked about PFAS, what it means, and what the levels are coming into the French Broad. She stated that from what is seen in the influent and effluent, it is very low and they don't expect that there will be a lot of PFAS in the solids because you don't have it coming into the plant right now. However, on the Federal level, there has been some information put out that, as of January, one of the last actions of the Biden Administration, was to put out a draft risk assessment for PFAS in biosolids and they set the limit at 1 part per billion. That is just a risk number, not legislation in any way, it's not regulation, it's just that the first step of regulation is to do the risk management piece. They put that number out, the Trump Administration came in, and they have kind of pulled back on further action right now, so it is kind of in a wait and see period to see if there is anything coming down on the Federal level. As far as what other states are doing, North Carolina seems to be in a wait and see approach. Other states, like New York, have put out some legislation where they have put their number at 20 parts per billion where they are limiting land application of biosolids. Now, what does that mean the thermal dryer is doing? This is an area where this is all new and science is still developing but there have been studies about PFAS and thermal dryer process itself. There was one study that found that when it goes into the drum dryer it is hot, then comes into contact with the air and then the air emissions stream, a lot of it they seem to think is going into the air. Then that air has a scrubber which some condensate comes down so some of that does go back into the water so some of it is just perhaps laying around the plant. Then some goes into air emissions, then there is a regenerative thermal oxidizer on the back end, and they found complete removal of the PFAS on the regenerative thermal oxidizer. That was one study, but that's what exists out there right now. Mr. Hartye added that the District has been testing for PFAS in the French Broad, in the uncontrolled water out in the system, and tested the effluent as well. So far, District numbers are very low, down near the drinking water standard or lower, which is 4 parts per trillion (PPT). We have identified areas that have PFAS, the landfill being one because we take leachate from the landfill, and that is the highest PFAS contributor and we are already low. We could have one big unit over there and if we wanted to isolate that, do some type of preliminary treatment. We are already very low on the water scale and have identified one and Pretreatment Staff are going to all of the industries and any new industries that come in, trying to make sure that they are not contributors as well. The State is probably going to be looking at us developing programs to try to minimize sources and not go for a number but maybe go for best practices from us. The good thing so far for the District is that our numbers look really good and we identified one of our bigger ones. Mr. Tarleton asked if all of the District's solids currently go to the landfill? Mr. Hartye stated yes when the incinerator is down. When the incinerator is burning it gets consumed and put up as ash and treated and then comes back to the plant. When the

Incinerator is being fixed like it is right now, that 20% wet cake is being hauled to the landfill. Mr. Tarleton asked what is happening to the ash right now. Mr. Hartye stated it sits on top of the lagoon. Mr. Tarleton asked, notwithstanding liability, what is the most environmentally responsible thing we could do? Mr. Clarke stated it is just what is being done now, testing what's coming in, testing all of your sources and monitoring what the regulatory climate is going to be. All significant industrial users will have to be monitored for PFAS. Basically, the best thing you can do is monitor what is coming in, monitor what is going out after it's treated, and the big thing identified is coming from the landfill. Mr. Tarleton stated that he is wondering between an incinerator and thermal dryer, which is more environmentally responsible? Mr. Clarke stated that will be part of the study. Ms. Borgmann stated that science is still out on incineration as well. A lot of it is going out the stack and not being treated. Utilities are trying to go to volume reduction and that is what a thermal dryer does. When you think about 20-25% cakes and you're going to 90% dry pellets you have a lot less material that you have to deal with. Mr. Pennington stated that his hometown is Nashville, Tennessee, and they used to incinerate but have gone to all thermal drying. He stated that the other thing that is concerning is that it is a huge cost if you look at the system itself. The other troublesome thing about incineration is that you have ash lagoons. If you will remember from years ago, the Kingston steam plant near Knoxville lost a significant coal ash lagoon right into the water. He stated that he would argue that was severe environmental degradation. There was much discussion regarding the benefits of pellets vs. incineration. Mr. Tarleton stated that they are talking about the same chemicals, semi-dried cake vs. incineration but you aren't changing the real chemical composition of any of it. Ms. Borgmann stated that it does change depending on your process. A lot of it is temperature based and it depends on what temperature you are treating to and some changes are seen in the chemical content. The PFAS group is 5,000-10,000 chemicals at this point. They have what they call terminal products which is what they ultimately break down to and that is what is hard to get rid of. Depending on what your treatment process is, whether it is incineration or thermal drying, you do see transformation of these chemicals from different chemical formations into that terminal product. You do see that with the incineration process, and it does look different than the thermal drying process. It is all a class of chemicals, but what you do with it and how you treat it does impact what ends up in your final product, what ends up in the air stream vs. what ends up in the solids. Mr. Hartye added that what you can try to control is the source and the amount that is coming in. This would be an entirely different conversation if this was cadmium and you have to hit that cadmium target, but this is a moving target. They don't have all of the epidemiology research yet on what the impacts are, what level and what does that mean to bring that level back to your drinking water and your sewage and rivers and that type of thing. They are trying to figure all of that out but in the meantime, you have controls that you can put forth. Mr. Hartye stated that he mentioned this just for perspective what the District is finding in our testing, that we are in good shape compared to a lot of others that ours is very low, below the drinking water standards. There are a lot of people out there that are using carbon to knock out PFAS to get down to a level that we are already at for our wastewater. If the State does come up with a number it is going to be way higher than what we have. It is also a product the landfill will not mind seeing, they can use this for cover. What we send now has to be put in a whole different spot because it is nasty. Mr. Ashley asked how many tons of cake a day are taken to the landfill when the incinerator is down.

Mr. Farmer stated they are hauling roughly twelve tandem loads a day on average. Mr. Farmer also stated that he had brought samples and talked with the landfill and asked if they could use it until a marketing strategy can be found for the product. They were tickled to death with it because you can use it as a cover. Apparently what they have now has to be mixed. As far as the PFAS problem, we are extremely low compared to the rest of the State. Screen samples were taken out of the French Broad upstream of the plant, and twice last year those samples were higher in PFAS than our effluent. The Pretreatment folks are working with industrial users right now making sure there are no significant sources. He feels that this is a beneficial product rather than having ash sitting in the lagoon. Mr. Ashley asked if redundancy is even an option or is that something we must figure out. Mr. Hartye stated that it is easier with the dryer because you're just putting another unit alongside the other. While one is down you can repair the other. Mr. Ashley asked if it would be cheaper than adding an additional incinerator. Mr. Hartye stated that is correct. We did the analysis with one but then if you have redundant units you don't have to worry about taking it to the landfill, you can have that second unit and work on one while the other is operating. Mr. Ashley asked, even if the by product was equivalent from an environmental standpoint, to consider both of these options with the redundancy that has to be done, wouldn't the thermal dryer be much less expensive. Ms. Bormann stated that is correct. Mr. Pennington asked if this was just to approve the study, not to install this right now. Mr. Hartye stated that is correct. Mr. Lapsley asked to go back to the slide showing the three visited locations and stated that Hazen indicated that this is a sole source vendor. Ms. Bormann stated that is correct. The Aiken, South Carolina one was installed in 1999 and Hazen wanted to go and look at the version of what this looked like and to see what improvements and changes the vendor had made as they have been continually operating this equipment over the past 20 years. What they found was the heart of the equipment didn't really change. There have been some additional safety features and minor modifications that they have added along the way. Aiken is similar in size to what you would need here. All three of the site visits were to an Andritz Drum Dryer. Mr. Lapsley asked if Hazen & Sawyer designed all of those three facilities Ms. Borgmann stated that they designed the Clarksville facility. He asked to flip back to the slide that shows the total cost. The total construction cost under the thermal dryer shows \$138 Million. Mr. Lapsley asked how much of that total goes to the vendor. Ms. Borgmann stated around \$18 Million. He stated that the \$18 Million made him feel a little better and that his concern was that a big portion of that \$138 Million was going to one vendor in a non-competitive situation. He stated that once this Board decides on one of these alternatives and direct the consultant to move forward, that vendor is pretty much guaranteed \$18 Million or so in their vats and he would not want to see MSD get into a situation where, just before the eleventh hour, all of the design is done, and then the price goes up to maybe \$25 Million. Then MSD is stuck without another vendor to turn to. Is there some way we can get that vendor locked in. Mr. Hartye stated that is the benefit of the Design-Build, which is next on the Agenda. You get to that point early on so that you see the train coming for a couple months compared to a year, so then you can negotiate fairly quickly. Mr. Carson added that there are competitive manufacturers for centrifuges and for the gravity thickeners and what MSD and these other municipalities will find is that Andritz, because they do manufacture everything, they are able to package all of these components for a cheaper price. Mr. Hartye added that \$18 Million is just for the dryer. Mr. Babson added that there is competition in the market if they don't pull together the entire

envelope like Andritz does. Andritz is the proven manufacturer. Mr. Babson also stated to answer Mr. Lapsley's other question, Hazen has no vested interest in Andritz. Mr. Hartye stated that the engineers could estimate putting that together with multiple vendors and compare them. Mr. Player stated that his concern was that without much competition and if they went belly up over the next year or so what could happen because they are the only vendor in town. He stated he feels better knowing there are other options out there.

With no further discussion, Mr. VeHaun called for a motion to accept the Solids Handling Preliminary Engineering Report prepared by Hazen & Sawyer. Mr. Pennington moved, Ms. Wisler seconded the motion. Roll call vote was as follows: 12 ayes; 0 nays.

11. Consideration of Contract for Owner Advisor Services – Solids Handling Capacity Improvements:

Mr. Hartye reported that the first step for the Solids Handling Capacity Improvements will be getting an Owner's Advisor to put together documents and help support Staff. The item on this Agenda today will be Phase 1- Request for Qualifications and Contract Development Services for a Design-Build Contract. Phase 2 will be for Preconstruction Phase Service and Phase 3 will be for Construction Phase Services. Staff will come back for Phase 2 and 3 at each level. Given Hazen & Sawyers background and their direct involvement in developing the PER, their knowledge of the system and what the District is looking for, they are definitely the most qualified firm to serve as the District's Owner's Advisor. District staff has reviewed Hazen's Phase 1 proposal for a "not-to-exceed" amount of \$150,000.00 and believes it is fair and reasonable. The contract will be billed on an hourly basis. Attached is the "Scope and Fee Proposal for Owner's Advisor Services". There is also a Capital Project Ordinance attached because this will take place in the coming years more so than this year. Staff recommends the District enter into an Owner's Advisor Contract in the not-to-exceed amount of \$150,000.00, subject to review and approval by District Counsel.

Mr. VeHaun called for a motion to accept Staff's recommendation. Mr. Pennington moved, Mr. Ashley seconded the motion. Roll call vote was as follows: 12 ayes; 0 nays.

12. Old Business: None.

13. New Business: None.

14. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 3:15 pm.

Jackie W. Bryson, Secretary/Treasurer



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: February 12, 2026
SUBJECT: Report from the General Manager

- Construction Update

Hunter Carson, Engineering Director will give an update of a few of MSD's larger construction projects.

- Kudos

MSD has once again received the Distinguished Budget Presentation Award by the Government Finance Officers Association for the FY2026 budget document. Much thanks to Scott Powell and Jody Germaine.

- Press

Attached is some information provided by Bart Farmer, MSD Wastewater Treatment Director to Asheville Watch Dog regarding PFAS and QAC's.

- Board/Committee Meetings/Events

The next Right of Way Committee meeting will be held at 9 am on February 25, 2026. The next Regular Board Meeting will be held on March 18, 2026 at 2 pm.

Question: What does our Metropolitan Sewerage District do with the sludge after all of the waste material coming into the facility has been processed? What is the annual tonnage? Is it currently being checked for heavy metals, PFAS, or any other contaminants?

My answer: I've got to say, "annual tonnage of sludge" is not really a topic I've given a lot of thought to, except maybe after a huge meal at Chipotle.

Real answer: Bart Farmer, director of operations at MSD, delivered the, ahem, poop, on this one.

"Once sewage has been treated and digested by microbes, the resulting sludge is thickened, de-watered, and incinerated on site," Farmer said via email. "Last fiscal year we processed 8,531 dry tons of sewage sludge. This translates into roughly 38,828 wet tons."

Let's not pause here to consider what "wet tons" of sludge may smell like. Moving on to heavy metals.



The Metropolitan Sewerage District of Buncombe County's facility in Woodfin processed 8,531 dry tons of sewage sludge in its last fiscal year, a spokesman says. // Photo credit: MSD

“Per our state permit, we test for heavy metals as well as numerous other contaminants,” Farmer said. “We have also been testing for PFAS compounds, even though we are not required to yet. So far, the PFAS results have been very low coming into the facility.”

As we reported in a June 2024 [story](#) about PFAS being found in drinking water at local mobile home parks, PFAS (per- and polyfluoroalkyl substances) “are man-made chemicals used in nonstick cookware, foam in fire extinguishers, pizza boxes, and stain-resistant fabrics. The chemicals are nearly indestructible and accumulate in the environment and human body. They are linked to risks of certain cancers, reproductive issues, birth defects, weaker immune systems, and thyroid and hormonal issues.”

Regarding heavy metals, Farmer said MSD has not seen any testing results that are over the “maximum contaminant level” set by the state.

MSD’s biggest concern right now is something called “quaternary ammonium compounds,” Farmer said.

“These compounds are typically used for disinfection of surfaces,” Farmer said. “They became very popular during the outbreak of COVID when the hypochlorite (bleach) shortage hit.”

The problem arises with the way treatment plants work.

“The QAC cleaners are particularly effective against the nitrifying bacteria that wastewater plants depend on to remove ammonia,” Farmer said. “We are working with our local industries to help them identify and replace these compounds. We will also be starting an educational campaign with our residential customers on the danger that QACs pose to the sanitary sewage system that we all rely on.”

According to the Environmental Protection Agency, “Nitrification is a microbial process by which reduced nitrogen compounds (primarily ammonia) are sequentially oxidized to nitrite and nitrate,” which are less harmful.

As I’ve said before, in all seriousness, the sewage treatment plant in Woodfin is a fascinating place. Take a virtual tour [here](#).

**METROPOLITAN SEWERAGE DISTRICT
ANNUAL MEETING DATES
2026**

BOARD MEETINGS – 2:00 PM

January 21

February 18

March 18

April 15

May 20

June 10

July 15

August 19

September 16

October 21

November 18

December 16

COMMITTEE MEETINGS - (See Budget Calendar)

Planning Committee - As needed by notice.

Right of Way Committee - 4th Wednesday of each month at 9 a.m. No meeting in December.

Personnel Committee - As needed by notice. (See Budget Calendar)

Finance Committee - As needed by notice (See Budget Calendar)

CIP Committee - Annual – (See Budget Calendar)

Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

Meeting Date: February 18, 2026

Submitted By: Thomas E. Hartye, PE., General Manager

Prepared By: W. Scott Powell, CLGFO Director of Finance
Jody Germaine, Budget Analyst

Subject: Adoption of Budget Calendar – FY2026-2027

Background

The District’s budget process must satisfy requirements in the North Carolina General Statutes as well as the 1999 Amended and Restated Bond Order. NC statutes require an annual balanced budget ordinance based upon expected revenues, along with a budget message to be presented to the governing board no later than June 1. Thereafter, the budget must be adopted no earlier than 10 days after the budget is first presented to the Board and not later than July 1. The Bond Order calls for the budget to be adopted by the Board on or before June 15.

Discussion

The attached budget calendar is designed to allow for input by all stakeholders into a systematic and deliberate process. Time between committee and board meetings has been scheduled to prepare and distribute agenda items, including preparation time for any revisions requested to be presented at a subsequent meeting.

The Finance Committee meeting to discuss the proposed budget is scheduled for May 5th with the expectation that fairly firm estimates on health and other insurance renewal care costs will be available by the middle of April.

This calendar is a guide and committee meetings may be added and/or rescheduled as necessary to accommodate the Preliminary Budget being presented on May 20 and the Final Budget being adopted on June 10.

Fiscal Impact

None.

Staff Recommendation

Approval of the proposed Budget Calendar.

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

Budget Calendar FY 2026-2027

April						
S	M	T	W	T	F	S
			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			

May						
S	M	T	W	T	F	S
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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

June						
S	M	T	W	T	F	S
	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				

July						
S	M	T	W	T	F	S
			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	

D A T E	T I M E	S U B J E C T
April 21	9:00 a.m.	Personnel Committee Meeting
		Cost of Living & Merit Pay
		Benefit Allocations
April 23	9:00 a.m.	CIP Committee Meeting
		<ul style="list-style-type: none"> Update of Ten-Year Capital Improvement Program Update Construction Program Financing 2026-2027 Construction Fund Budget
May 5	2:00 p.m.	Finance Committee Meeting
		<ul style="list-style-type: none"> Nine Month Revenue/Expenditure Report Self-Funded Medical & Dental Program Proposed FY2027 Construction Fund Budget Proposed FY2027 Operating Budget & Sewer Rates
May 20	2:00 p.m.	Board Meeting
		<ul style="list-style-type: none"> Preliminary FY2027 Budgets & Sewer Rates
June 10	2:00 p.m.	Board Meeting
		<ul style="list-style-type: none"> Public Hearing Adoption of FY2027 Budgets & Sewer Rates
July 1		Start of Fiscal Year 2026-2027

Metropolitan Sewerage District of Buncombe County

INFORMATION ONLY ITEM

BOARD MEETING DATE: February 18, 2026

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 Informal Bids: Clayton Road Pump Station Standpipe Replacement, MSD Project No. 2025195

BACKGROUND: The Clayton Road Pump Station Standpipe Replacement project is located at the Clayton Road Pump Station in Arden, NC. The project consists of replacing approximately 54 vertical feet of 6-inch DIP with 6-inch 316 SS piping. “Standpipe” refers to the vertical piping inside the pump station wetwell that carries flow from the submersible pumps upwards towards the valve vault.

The existing 6-inch DIP standpipes are in poor condition due to exterior corrosion caused by hydrogen sulfide gas present inside the wet well. This corrosion/blistering weakens the pipe wall and recently resulted in a pipe failure (i.e. leak). MSD maintenance staff has made temporarily repairs. The proposed Sch. 40 316 stainless steel pipe material is resistant to this corrosive atmosphere and will provide longevity.

The project was advertised informally and the following bids were publicly opened and read aloud on December 4, 2025:

<u>Contractor</u>	<u>Bid</u>
1) Hinterland Group	\$250,446.33
2) Haynes Industrial	\$152,500.00
3) Cove Utility	\$115,300.00

The apparent low bidder is Cove Utility with a bid amount of \$115,300.00. Cove Utility has successfully completed other treatment plant-related sewer rehabilitation projects for the District. Staff have been pleased with their previous performances.

FISCAL IMPACT: This project was unplanned and as a result, is unbudgeted. Due to the critical nature of the station and likelihood of additional failures, CIP contingency funds will be utilized. Sufficient funds are available.

STAFF RECOMMENDATION: Staff recommends award of this contract to Cove Utility.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Clayton Rd Pump Station Stand Pipe Replacement

Project No. 2025195

BID TABULATION

December 4, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Hinterland Group LLC Riviera Beach FL	N/A	Yes	Yes	\$250,446.33
Haynes Industrial Asheville NC	N/A	Yes	Yes	\$152,500.00
Cove Utility LLC Easley SC	N/A	Yes	Yes	\$115,300.00

APPARENT LOW BIDDER

(*) Indicates correction in bid amount.

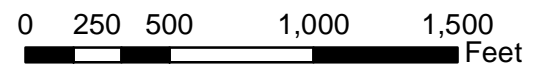
Tim Hensley, P.E.
Project Engineer
Metropolitan Sewerage District of
Buncombe County, North Carolina



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 4th day of December, 2025, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina.



Clayton Rd Pump Station
 Standpipe Replacement
 MSD Project No. 2025195



Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: February 18, 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 Asheville West Phase 2 Extension MSD Project No. 2022032.

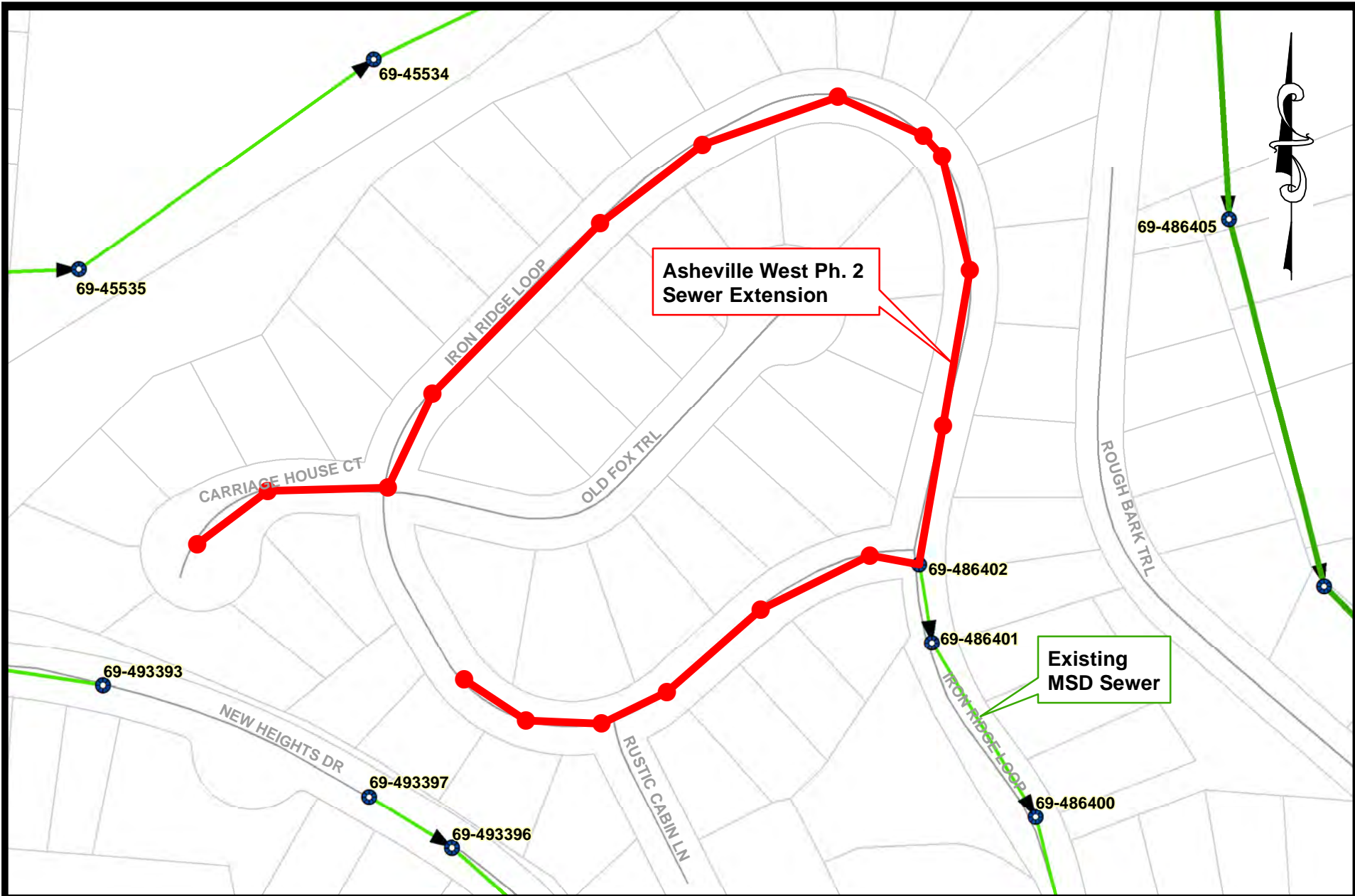
BACKGROUND: This project is located inside the District boundary along Torch Light Way in Buncombe County, NC. The developer of the project is Jim Rahe of Asheville West, LLC.

This phase of the project included extending approximately 1,570 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The wastewater allocation is 15,000 GPD for the fifty (50) Single-Family Units. The estimated cost of the sewer construction is \$268,210.

All MSD requirements have been met.

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



**Asheville West Ph. 2
Sewer Extension**

**Existing
MSD Sewer**



MSD
Engineering Division

**Asheville West Ph. 2 Sewer Extension
MSD Project # 2022032**

Metropolitan Sewerage District of Buncombe County

2/5/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: February 18, 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 Crystal Country Subdivision Extension MSD Project No. 2023168.

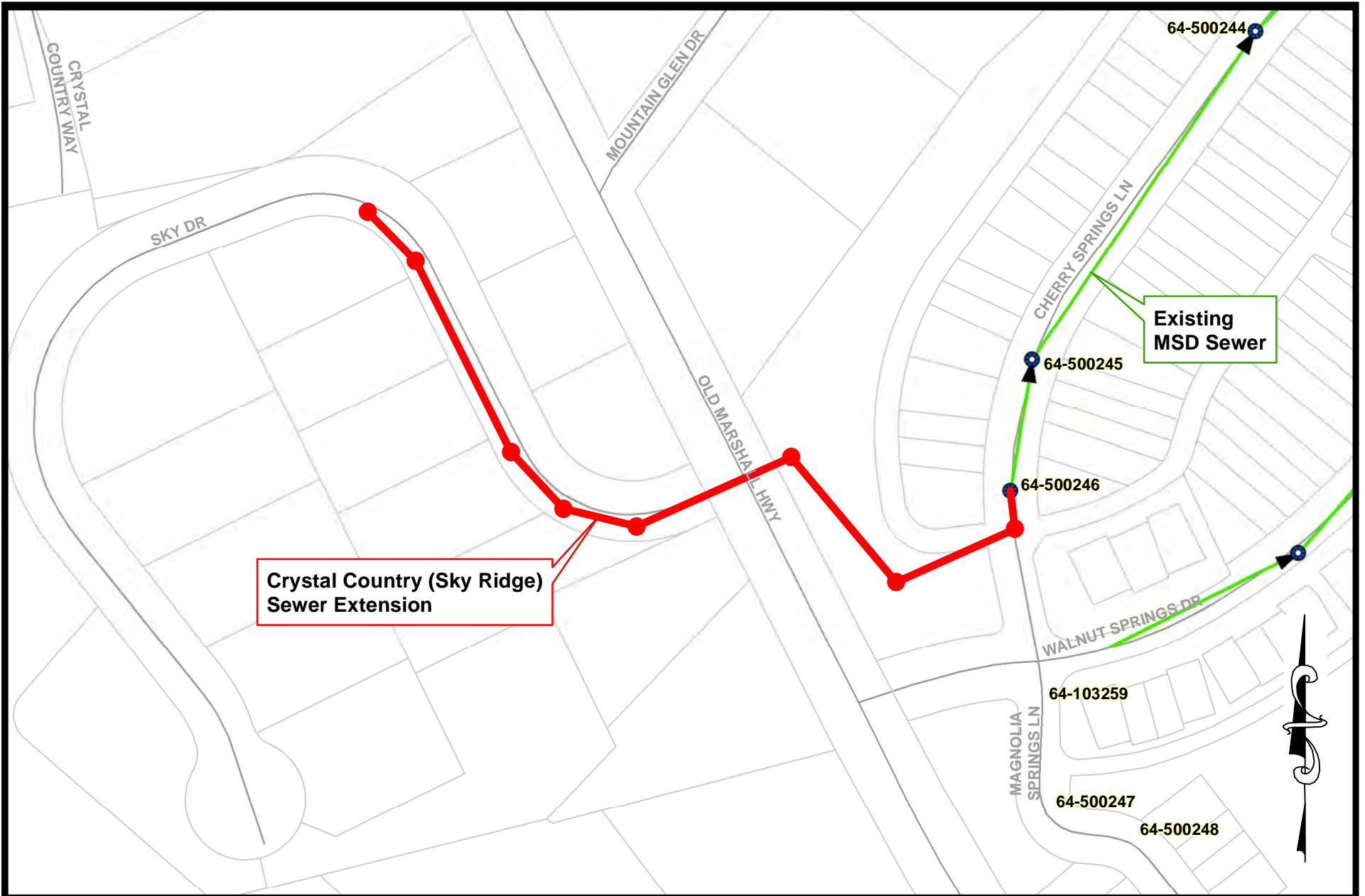
BACKGROUND: This project is located inside the District boundary along Crystal Country Way in Buncombe County, NC. The developer of the project is Wesley Greene of Sky Ridge, LLC.

This project included extending approximately 784 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The wastewater allocation is 6,400 GPD for the sixteen (16) Single-Family Units. The estimated cost of the sewer construction is \$190,579.

All MSD requirements have been met.

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



**Crystal Country (Sky Ridge)
Sewer Extension**

**Existing
MSD Sewer**



MSD
Engineering Division

**Crystal Country (Sky Ridge) Sewer Extension
MSD Project # 2023168**

Metropolitan Sewerage District of Buncombe County

2/5/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: February 18, 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 Encore Townhomes Phase 2 Extension MSD Project No. 2022203.

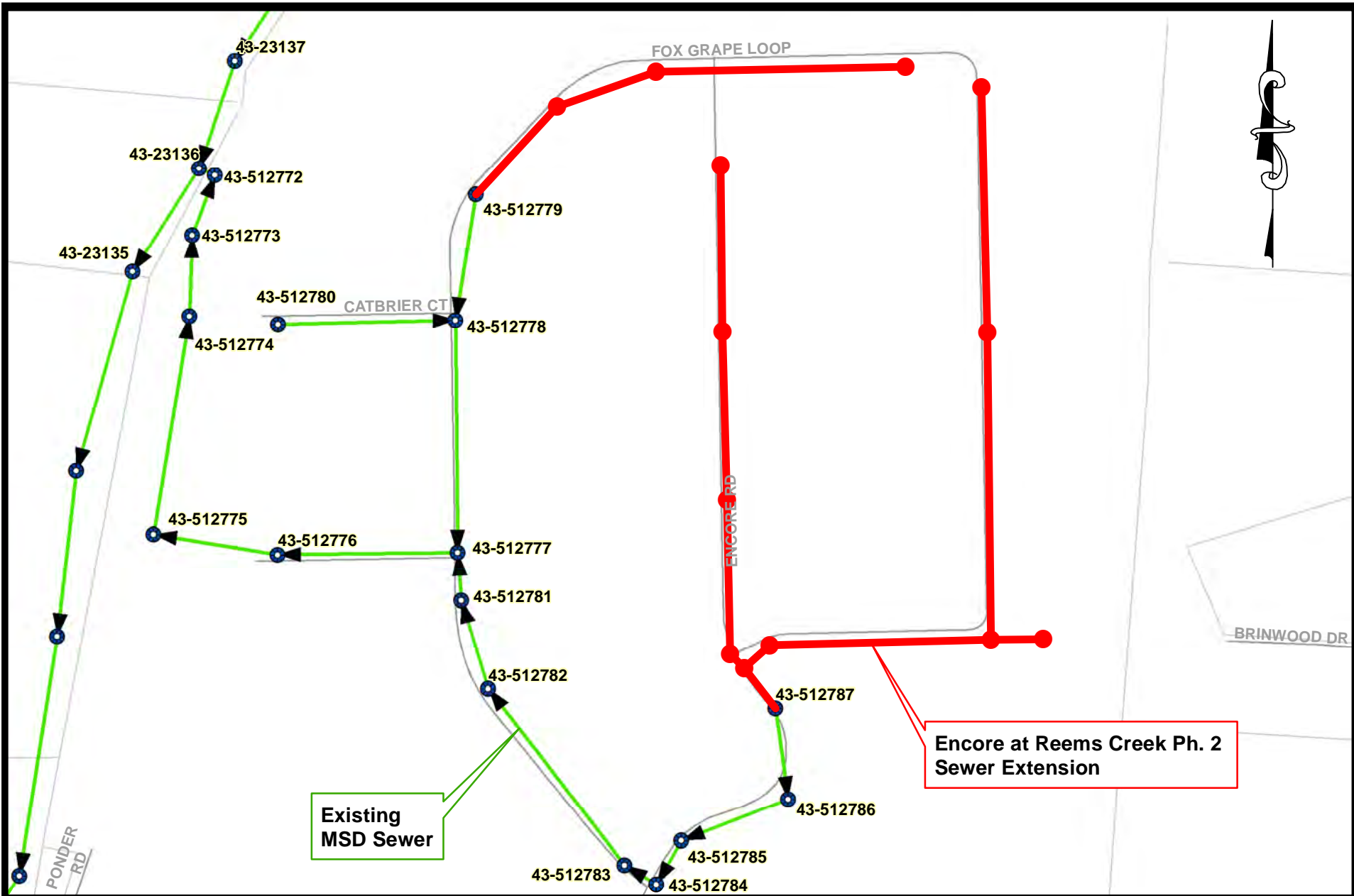
BACKGROUND: This project is located inside the District boundary along Reems Creek Road in Buncombe County. The developer of the project is Jay Lee of Encore at Reems Creek Townhomes, LLC.

This Phase 2 of the project included extending approximately 1,627 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The total project wastewater allocation is 31,275 GPD for the one-hundred and thirty-nine (139) Single-Family Units. The estimated cost of the sewer construction for Phase 2 is \$584,100.

All MSD requirements have been met.

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



MSD
Engineering Division

**Encore at Reems Creek Ph. 2 Sewer Extension
MSD Project # 2022203**

Metropolitan Sewerage District of Buncombe County

2/5/2026

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: February 18, 2026

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

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

SUBJECT: Consideration of Budget Amendment for FY25-26 Capital Improvement Program

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

DISCUSSION: The approved FY25-26 Capital Improvement Program budget is \$57,270,631.00, \$14.0M of which was budgeted for the construction of the Carrier Bridge Pump Station projects ("*River Crossings*" and "*Pump Station*"). Carrier Bridge Pump Station, hereinafter "CBPS", is a multi-year project with \$104.0M currently budgeted for construction between FY25-26 and FY28-29.

Following Hurricane Helene, the CBPS project was separated into two smaller projects to accelerate the start of construction prior to major restoration efforts by the City of Asheville at the French Broad River Park and Carrier Park. Formal bids for the CBPS River Crossings and Pump Station projects were opened on March 6, 2025 and June 25, 2025, respectively.

Contractor availability, early start dates, and favorable weather conditions have resulted in significantly higher productivity in FY25-26 than expected. Total construction expenditures of approximately \$36.5M are now anticipated compared to the \$14.0M budgeted. This increased productivity does not affect the total project budget but simply shifts expenditures planned for future years into the current fiscal year. The FY26-27 CIP budget will be adjusted accordingly.

It should be noted that with exception of CBPS, all other CIP projects are within budgeted expectations and are not included in this budget amendment.

STAFF RECOMMENDATION: Staff recommends approval of the attached Budget Amendment Resolution.

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

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

WHEREAS, the General Manager and Finance Director recommend, and the District Board now desires to amend the FY2026 Construction fund outlined below.

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

Section 1. The Board hereby adopts the amendment to the Construction Fund listed below.

Construction Expenditures \$22,500,000

It is estimated that the following revenues will be available to the Construction Fund:

Appropriated from Net Position \$22,500,000

Section 2. That this resolution shall be entered in the minutes of the District within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G. S. 159-13(d).

PASSED AND ADOPTED this 18th day of February, 2026

M. Jerry VeHaun
Chairman of the Board

Attested to:

Jackie W. Bryson, Secretary/Treasurer

Metropolitan Sewerage District of Buncombe County
BOARD ACTION ITEM

Meeting Date: February 18, 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

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

Meeting Date: February 18, 2026
Subject: Reimbursement Resolution for Bond Projects
Page 2

Discussion(continued)

Engineering staff have identified additional expenditures to the Carrier Bridge Pump Station Replacement Project, which could be reimbursed from the upcoming revenue bonds. Estimated reimbursable expenditures for the project totals \$22,500,000.

Fiscal Impact

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

Staff Recommendation

Approval.

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

REIMBURSEMENT RESOLUTION

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

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

WHEREAS, the Issuer has paid, beginning December 18, 2025, and will pay, on and after the date hereof, certain expenditures (the "Expenditures") in connection with the acquisition, design and construction of the projects on the attached Exhibit (the "Projects"); and

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

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

- Section 1.** The Board hereby declares the Issuer's intent to reimburse the Issuer with the proceeds of the Bonds for the Expenditures with respect to the Project made on and after December 18, 2025 which date is no more than 60 days prior to the date hereof. The Issuer reasonably expects on the date hereof that it will reimburse the Expenditures with the proceeds of the Bonds.
- Section 2.** Each Expenditure was and will be either (a) of a type properly chargeable to capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Bonds, (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a party that is not related to or an agent of the Issuer so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Issuer.
- Section 3.** The maximum principal amount of the Bonds expected to be issued for the Projects is \$22,500,000.
- 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 18th day of February, 2026

M. Jerry VeHaun, Chairman of the Board

Attested to:

Jackie W. Bryson, Secretary/Treasurer

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: February 18, 2026
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO Director of Finance
Subject: Second Quarter Budget to Actual Review – FY2026






Background

At the end of each quarter, actual revenue and expenditure amounts are compared with the budget to evaluate performance. This information is based on cash revenues and invoices received prior to December 31, 2025, and may not include some accruals of revenue and expenditures.

Discussion

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

Other considerations are as follows:

-  Domestic Revenue is slightly above budget expectations. This is due to consumption being higher than budgeted expectations. Staff monitor consumption trends as they have a direct effect on the District's current revenue projections.
-  Industrial Revenue is above budget expectations. This is due to consumption and strength of discharge being higher than budgeted expectations.
-  Facility and Tap Fees are budgeted conservatively. The better-than-expected variance as of the end of the second quarter is due to receiving revenue from various developments.
-  Interest and miscellaneous income are above budgeted expectations. Actual short-term interest rates are higher than anticipated for the fiscal year as well as FEMA remittances in FY2026.
-  Rental income reflects budgeted expectations.

Meeting Date: February 18, 2026

Subject: Second Quarter Budget to Actual Review – FY2026

Page 2

Discussion (continued)

- ✚ O&M expenditure is 51.9% of the budget. The expenditures include encumbered amounts, which has elevated the budget to actual ratio above 50%. The aforementioned encumbrances will be spent in future quarters.

- ✚ Bond principal and interest are at 84.8%. This reflects principal and semi-annual interest payments.

- ✚ Amounts budgeted for capital equipment and capital projects are rarely expended proportionately throughout the year and are expected to be fully spent prior to the end of the year.

Staff Recommendation

None - Information Only.

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

Metropolitan Sewerage District
Budget to Actual Revenue and Expenditure Report

For the three months ended December 31, 2025

UNAUDITED--NON-GAAP

	Amended Budget	Actual to Date	% Budget to Actual
REVENUES			
Domestic User Fees ¹	\$ 41,647,839	\$ 22,708,177	54.52%
Industrial User Fees	3,745,368	2,376,796	63.46%
Facility Fees ²	3,000,000	3,446,856	114.90%
Tap Fees ³	300,000	177,290	59.10%
Billing and Collection	1,212,306	721,807	59.54%
Interest and Misc. Income	2,475,452	2,883,531	116.49%
Employee Contribution to Health Ins.	355,000	187,004	52.68%
Rental Income	96,000	55,034	57.34%
Use of (Contributions to) Available Funds ⁴	<u>36,342,237</u>	<u>36,393,874</u>	100.14%
Total Revenues⁵	\$ <u>89,174,202</u>	\$ <u>68,950,378</u>	77.32%
EXPENDITURES			
Operations and Maintenance ⁶	\$ 22,689,757	\$ 11,774,225	51.89%
Bond Principal and Interest	8,685,468	7,364,210	84.79%
Capital Equipment (Other than O&M) ⁶	528,346	203,417	38.50%
Capital Projects ⁶	56,270,631	49,608,526	88.16%
Contingency	<u>1,000,000</u>	<u>-</u>	0.00%
Total Expenditures	\$ <u>89,174,202</u>	\$ <u>68,950,378</u>	77.32%

Notes:

¹Revenues are accounted for on the cash basis method

²Increase due to unanticipated revenue from various developments

³Increase in number of Taps requiring Pavement Disturbance

⁴Pay-as-go funds to be used for CIP

⁵Budget-to-Actual Ratio does not include use of available funds

⁶Includes encumbered amounts as well as actual insurance expenditures

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: February 18, 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 December 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 December 31, 2025 were \$89,460,506. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.207%. 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 December 31, 2025 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of December 31, 2025 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$ 38,683,582.

Total Cash & Investments as of 12/31/2025		89,460,506
Less:		
Budgeted Commitments (Required to pay remaining FY26 budgeted expenditures from unrestricted cash)		
Construction Funds	(24,507,827)	
Operations & Maintenance Fund	<u>(12,854,016)</u>	
		(37,361,843)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(1,087,984)	
FY26 Principal & Interest Due	<u>(236,652)</u>	
		(1,324,636)
District Reserve Funds		
Fleet Replacement	(1,929,315)	
Pump Replacement	(204,213)	
WWTP Replacement	(561,190)	
Maintenance Reserve	<u>(1,393,544)</u>	
		(4,088,262)
District Insurance Funds		
General Liability	(296,630)	
Worker's Compensation	(286,915)	
Post-Retirement Benefit	(3,285,233)	
Self-Funded Employee Medical	<u>(4,133,405)</u>	
		<u>(8,002,183)</u>
Designated for Capital Outlay		<u><u>38,683,582</u></u>

Meeting Date: February 18, 2026

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

Page 2

Staff Recommendation
None - Information Only.

Action Taken

Motion by: _____ to _____

Second by: _____

Other: _____

Follow-up required: _____

Person responsible: _____

Approve

Disapprove

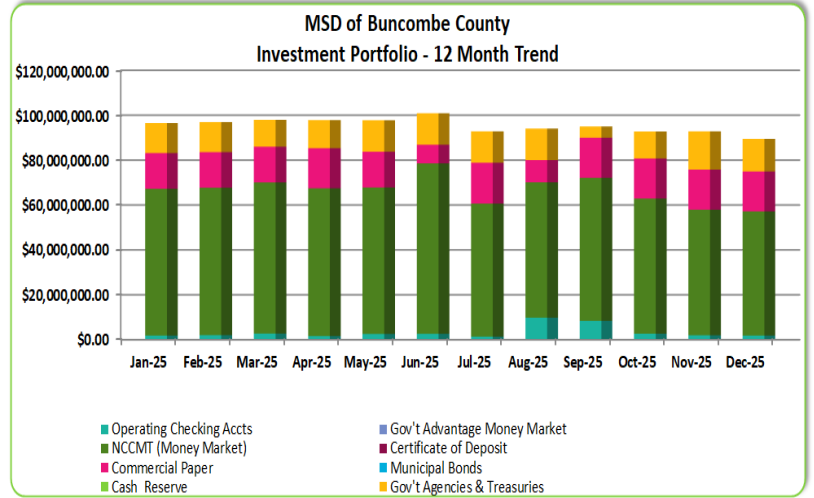
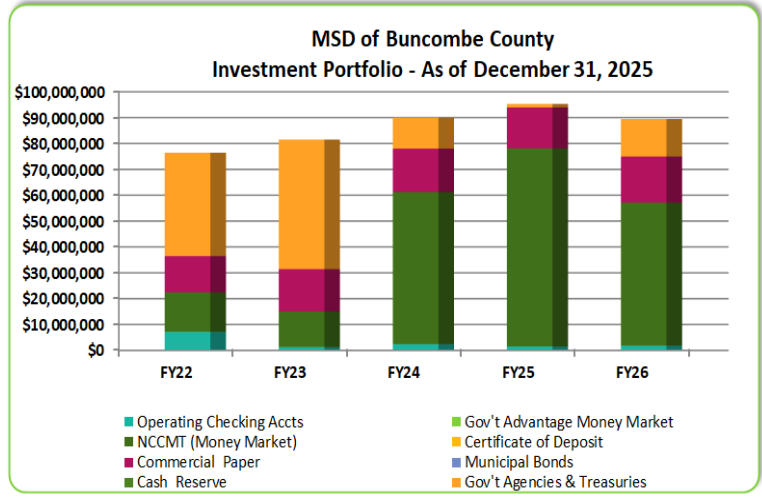
Table

Send to Committee

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	\$ -		\$ 1,087,984			\$ -	\$ -		\$ 1,087,984
Held by MSD	1,865,803	0	54,200,932	-	17,812,412	-		14,493,375	88,372,522
	\$ 1,865,803	\$ -	\$ 55,288,916	\$ -	\$ 17,812,412	\$ -	\$ -	\$ 14,493,375	\$ 89,460,506

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	16.20%	No significant changes in the investment portfolio as to makeup or total amount. All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	19.93%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	61.78%	
Checking Accounts:	100%		
Operating Checking Accounts		2.09%	
Gov't Advantage Money Market		0.00%	



Meeting Date: February 18, 2026

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

Page 4

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

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 81,867,657	\$ 81,884,695	\$ 138,667
Capital Contributed (Withdrawn)	(4,436,830)	(4,436,830)	
Realized Income	196,656	196,656	(48,422)
Unrealized/Accrued Income		50,018	48,353
Ending Balance	<u>\$ 77,627,483</u>	<u>\$ 77,694,538</u>	<u>\$ 138,597</u>

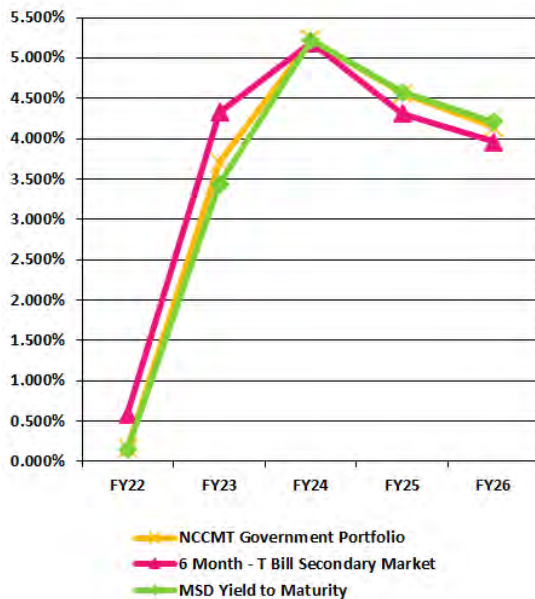
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 63,134,107	\$ 200,562
Securities/CD's 91 to 365 Days	-	-
Securities/CD's > 1 Year	14,493,375	\$ 46,042
	<u>\$ 77,627,483</u>	<u>\$ 246,604</u>

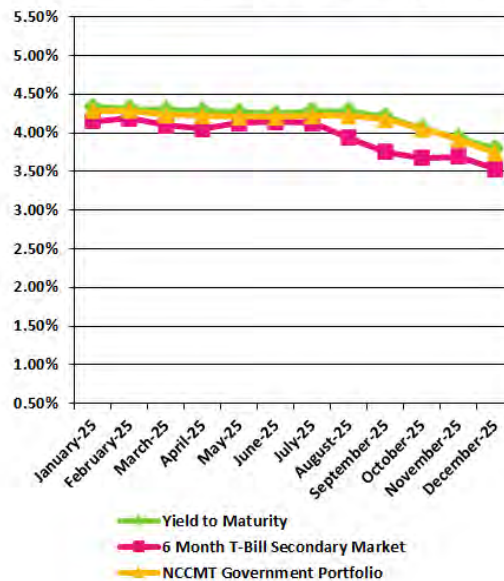
Month End Portfolio Information

Weighted Average Maturity	141
Yield to Maturity	3.80%
6 Month T-Bill Secondary Market	3.53%
NCCMT Government Portfolio	3.74%

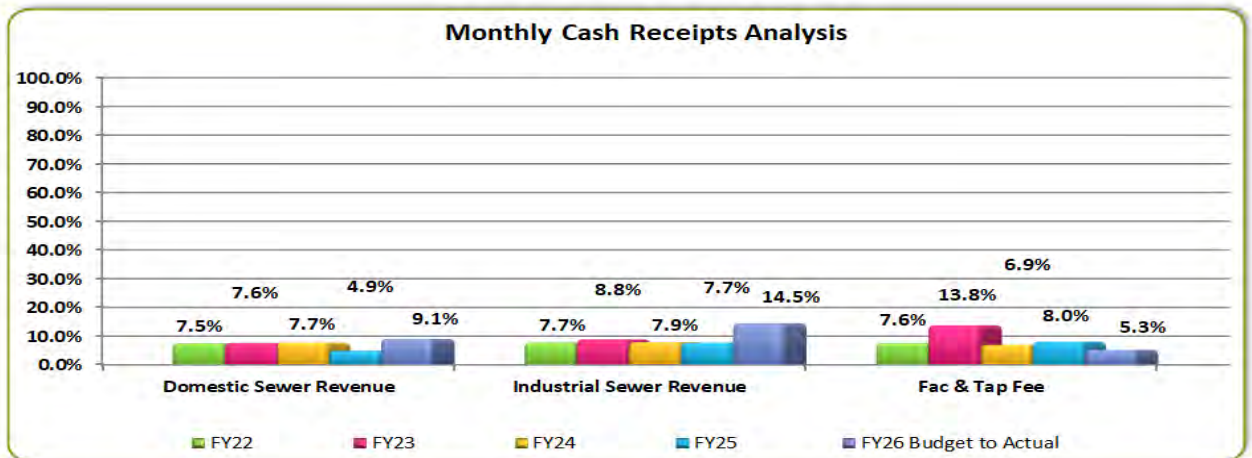
Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - December 31, 2025

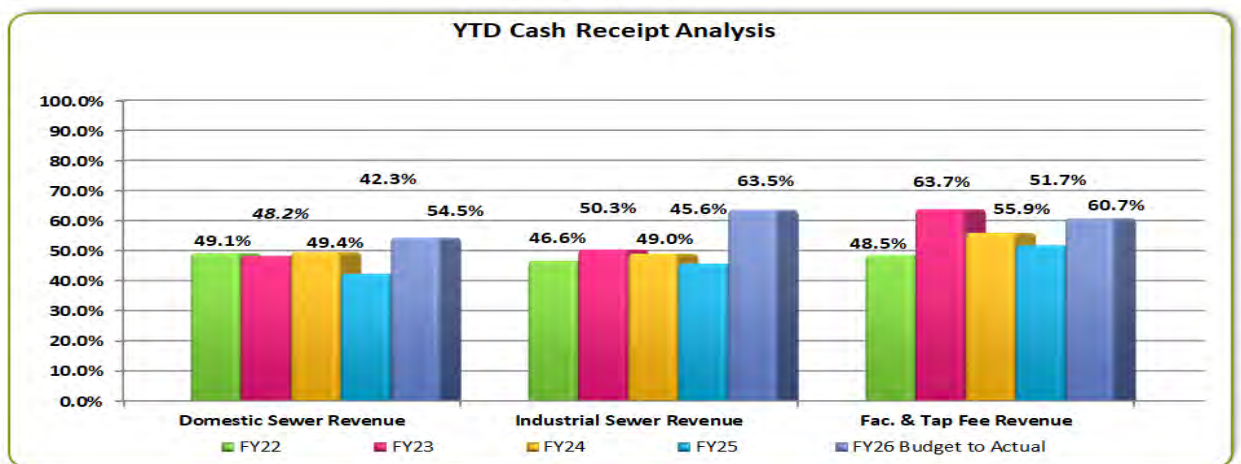


Metropolitan Sewerage District Analysis of Cash Receipts As of December 31, 2025



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.

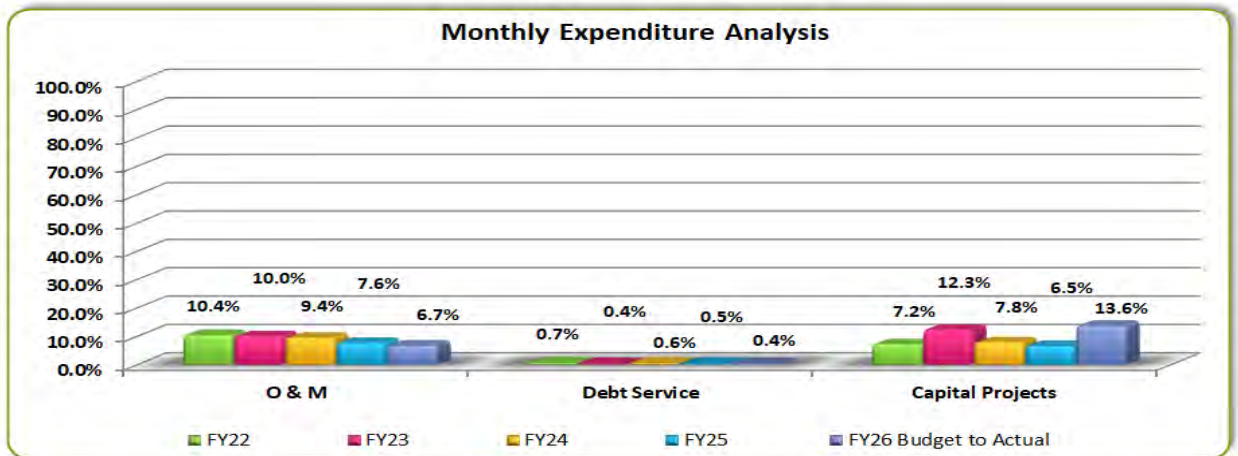


YTD Actual Revenue Analysis:

YTD Actual Revenue Analysis:

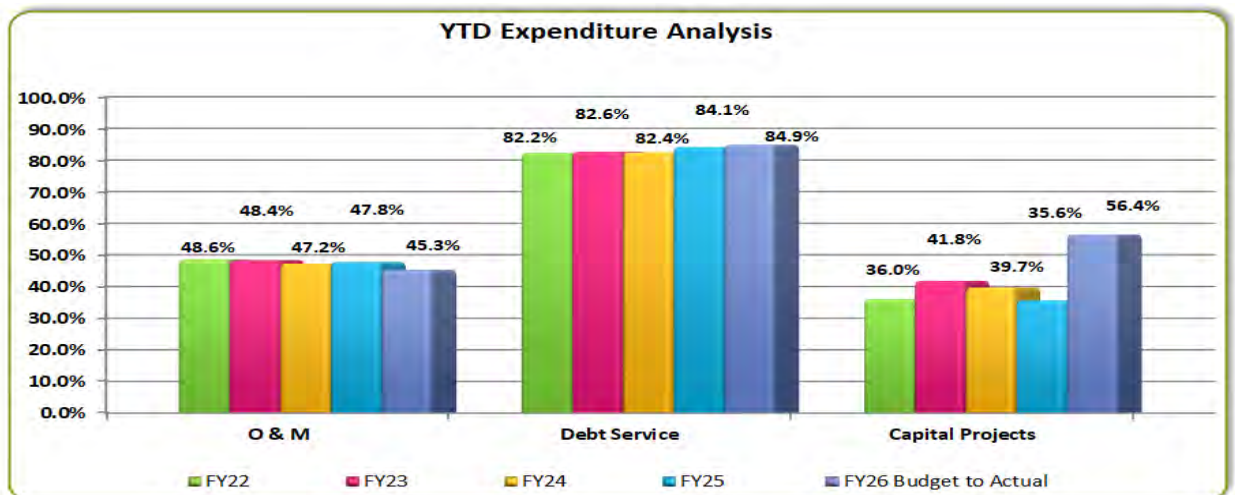
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

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



Monthly Expenditure Analysis:

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



YTD Expenditure Analysis:

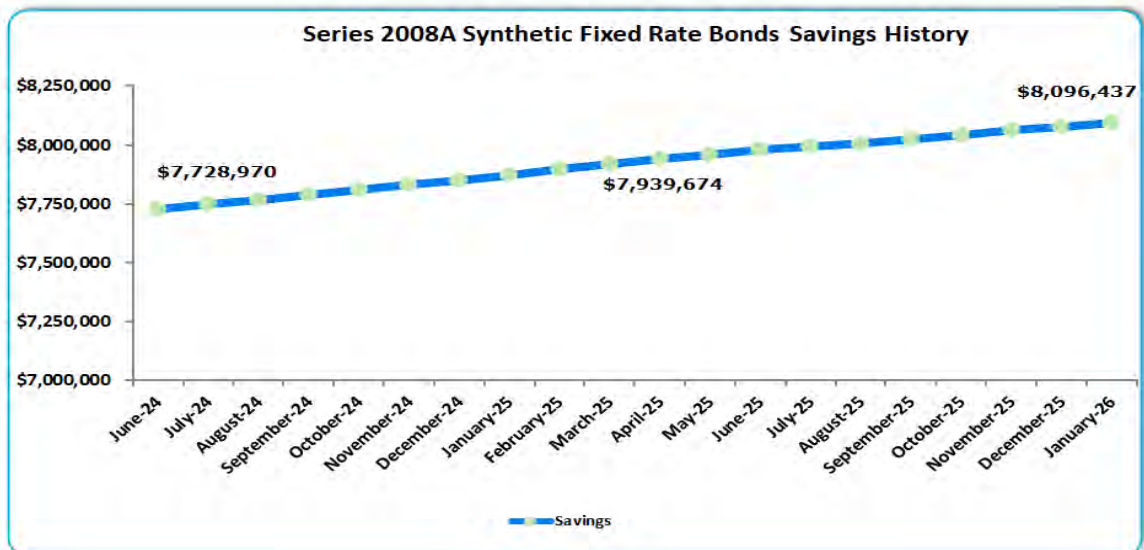
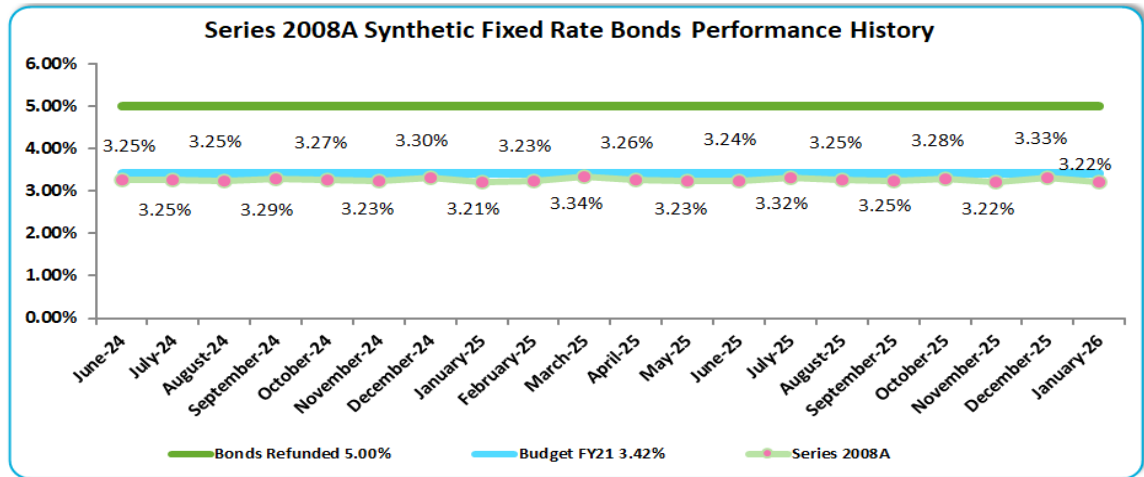
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing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

Meeting Date: February 18, 2026

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

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Metropolitan Sewerage District Variable Debt Service Report As of January 31, 2026



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$8,096,437 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 \$275,320 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
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
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 Constructioin Rehab/Replacement	Black Mountain	28711	250	1/13/2026	319365	Cantrell	1/13/2026	250	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section C	Asheville	28806	980	11/17/25 - 1/31/2026	284574	McDevitt			Coconstruction 60% complete
E Hiilcrest Rd Private Sewer Rehabilitation	Asheville	28804	590	1/2/26 - 2/15/26	319218	Matthews			Ready for Construction
Dover Street	N Asheville	28804	300	3/1/26 - 4/1/26	TBA	TBA			Ready for Construction
Knauth Rd Rehabilitation Ph. 2	Asheville	28805	346	FY 25/26	275867	TBA			Ready for Construction
Upper Glendale Avenue	Asheville	28803	695	FY 25/26	310029	TBA			Ready for Construction
15 Weaver Hill Rd Sewer Rehab	Asheville	28805	150	FY 25/26	318623	TBA			In ROW
28 Vista Street Sewer Rehabilitation	Asheville	28803	900	FY 25/26	305205	TBA			In ROW
55 Congress Street Sewer Rehabilitation	Asheville	28801	823	FY 25/26	247631	TBA			In Design
12 W. Cotton Ave	Black Mountain	28711	320	FY 25/26	309214	TBA			In Design
Syrlyn Street @ Edgewood Road	Asheville	28804	725	FY 25/26	228045	TBA			Preliminary Engineering
8 Ellenwood Dr	Asheville	28804	300	FY 25/26	308431	TBA			Preliminary Engineering



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2025 to 12/31/2025

	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	702	19	20	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	31	9	72	443	12	15	610	0	177	591	4	0	768
November 2025	31	8	112	385	12	9	0	300	232	120	0	0	652
December 2025	34	11	62	638	4	18	0	0	0	220	0	0	220
Grand Totals	178	57	541	3,598	82	99	57,233	474	998	2299	12	0	3771

* 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
		607	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
		253	32	25
ON-CALL CREW *				
	July, 2025	32	53	40
	August, 2025	24	65	38
	September, 2025	18	43	39
	October, 2025	26	62	37
	November, 2025	47	59	31
	December, 2025	41	56	26
		188	57	34
Grand Totals:		1,048	31	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 December 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
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	69,612	1,550	3,029	72,641	17,487	0	6,596
December	81,240	2,812	1,819	83,059	11,154	0	0
Grand Total:	569,277	13,605	16,013	585,290	89,241	883	67,409
Avg Per Month:	94,880	2,268	2,669	97,548	14,874	147	11,235

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

February 11, 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	7/4/2026	\$ 20,986,375.00	75%	Removing rock for forcemain installation on Old Marshall Hwy. Continuing forcemain installation along Wiley Dr. Waiting for equipment deliveries at pump station.
CARRIER BRIDGE PS - RIVER CROSSINGS	Asheville	Cleary Construction	3/19/2025	5/12/2025	7/30/2026	\$ 12,932,000.00	45%	Finalizing work at Lyman Street site. Work underway at Carrier Park/Biltmore river site.
OLD COUNTY HOME ROAD	Asheville	Terry Brothers Construction Co.	7/16/2025	9/19/2025	3/15/2026	\$ 2,874,835.00	50%	Pipe installation continues. Preparing for crossing of New Leicester Highway.
SWEETEN CREEK @ BUCK SHOALS	Asheville	Terry Brothers Construction Co.	11/25/2025	8/6/2025	5/3/2026	\$ 430,849.00	97%	Paving restoration to be scheduled as weather permits.
MSD FLEET/WAREHOUSE RESURFACING	Woodfin	C&T Paving	9/17/2025	10/27/2025	2/24/2026	\$ 96,490.00	95%	Working on minor punchlist items.
INCINERATOR REHABILITATION	WRF	Industrial Furnace	9/17/2025	11/3/2025	3/3/2026	\$ 1,845,000.00	75%	Setting up crane to install new expansion joint. Windbox repaired. Brick work complete for dome.
INTERMEDIATE CLARIFIER TROUGH PHASE 2	WRF	Cove Utility	10/15/2025	11/3/2025	7/31/2026	\$ 1,464,000.00	7%	Parts being manufactured. Site work to start in May
INTERCEPTOR ASSESSMENT & CLEANING	Buncombe Co	Bio-Nomic Services	8/20/2025	11/17/2025	8/14/2026	\$ 1,291,375.00	10%	Approximately 22,000 LF of line has been videoed. Will be videoing 36" pipe on Line H in near future.
CARRIER BRIDGE PUMP STATION REPLACEMENT	Asheville	Ruby Collins	7/16/2025	11/3/2025	8/19/2028	\$ 75,378,958.00	7%	Wall installation underway. Fusing underway for pipeline.
ASH LAGOON OVERFLOW REHABILITATION	WRF	TP Howard	12/17/2025	TBD	TBD	\$ 162,275.00	0%	waiting for equipment to arrive.
INTERCEPTOR SAND TRANSPORT SYSTEM PH2	WRF	Haynes Utility	12/17/2025	TBD	2/28/2026	\$ 19,685.00	75%	Pipework underway.
WEST CITY VIEW	Woodfin	KRG Utility	12/17/2025	TBD	TBD	\$ 321,880.00	0%	Pre-constructing meeting being scheduled

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

February 4 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	Woodland Townhomes	2022074	Asheville	28806	72	1,445	4/16/2025	Waiting on Final Inspection
13	Emma Road	2022083	Asheville	28806	5	311	4/22/2025	Waiting on Testing
14	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
15	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
16	Star Point (aka Restaurant Ct)	2023003	Asheville	28801	70	22	11/8/2024	Waiting on Testing
17	115 Fairview Road Apartments&Townhomes	2023019	Asheville	28803	269	1,036	1/29/2025	Waiting on Final Inspection
18	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Waiting on Final Inspection
19	Evado at Tap Root	2023050	Asheville	28732	310	1,458	7/1/2025	Waiting on Final Inspection
20	West Haywood Street Apartments	2023117	Asheville	28801	46	215	7/16/2024	Final Inspection complete, awaiting close-out docs
21	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
22	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	In construction
23	Butler Road Apartments	2024011	Asheville	28704	279	1,205	10/7/2025	Waiting on Testing
24	Chipotle Airport Road	2024056	Asheville	28732	Comm.	247	8/12/2025	Pre-con held, construction not yet started
25	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
26	Novant Medical Center Hendersonville Road	2024148	Asheville	28803	Comm.	129	6/11/2025	Waiting on Final Inspection
27	Terra Futura	2025058	Asheville	28806	4	197	9/3/2025	Pre-con held, construction not yet started
28	Birch Hill Phase 2	2025098	Asheville	28806		284	12/16/2025	In construction
29	123 Haywood Street	2025128	Asheville	28801	15	162	9/17/2025	Waiting on Final Inspection
30	Deerfield Episcopal Retirement Community	2025143	Asheville	28803	1	3,214	1/27/2026	Pre-con held, construction not yet started
31	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
32	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
33	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Final Inspection complete, awaiting close-out docs
34	206 Padgettown Extension	2024251	Black Mountain	28711	7	244	6/24/2025	In construction
35	NCDOT I-5504 NC 1917I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
36	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	Waiting on Final Inspection
37	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
38	Broad River Village Off-Site Sewer Extension	2021057	Buncombe Co.	28806	92	2,152	12/10/2025	Waiting on Final Inspection
39	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
40	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	Final Inspection complete, awaiting close-out docs
41	Christ School Townhomes	2022127	Buncombe Co.	28704	87	2,050	4/16/2025	Waiting on Final Inspection
42	Double R Sewer Extension	2022200	Buncombe Co.	28715	7	263	1/31/2025	Final Inspection complete, awaiting close-out docs
43	Meribel (Monticello Family)	2022204	Buncombe Co.	28787	168	295	2/5/2025	Waiting on Final Inspection
44	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Final Inspection complete, awaiting close-out docs
45	Rivertown Phase 3	2023015	Buncombe Co.	28704	116	660	10/7/2025	Waiting on Testing
46	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Waiting on Final Inspection
47	Edgewood Road S Subdivion Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Final Inspection complete, awaiting close-out docs
48	The Biltmore Park West Offsite	2023190	Buncombe Co.	28803	1	774	9/17/2025	In construction
49	The Apex at Brevard	2023202	Buncombe Co.	28704	197	859	9/23/2025	In construction
50	Old Charlotte Apartments Phase 1	2023216	Buncombe Co.	28803	210	1,723	10/22/2024	Final Inspection complete, awaiting close-out docs
51	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
52	Rydale Heights Pockets	2023235	Buncombe Co.	28804	20	935	3/12/2025	Final Inspection complete, awaiting close-out docs
53	Rolling Hills	2023244	Buncombe Co.	28715	132	4,398	4/15/2025	Final Inspection complete, awaiting close-out docs
54	Old Charlotte Phase 2	2024059	Buncombe Co.	28803	221	6,866	12/4/2024	Waiting on Testing
55	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Waiting on Testing
56	Altitude Apartments	2024096	Buncombe Co.	28704	114	340	8/8/2025	Pre-con held, construction not yet started
57	Reems Creek Village	2024120	Buncombe Co.	28787	35	1,440	6/24/2025	In construction
58	Pinner Road/Woodlights Trail	2024123	Buncombe Co.	28704	3	116	7/15/2025	Pre-con held, construction not yet started
59	The One at Candler	2024125	Buncombe Co.	28715	336	2,920	10/28/2025	In construction
60	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Final Inspection complete, awaiting close-out docs
61	Carolina Wren MHP	2024175	Buncombe Co.	28806	55		1/20/2026	Pre-con held, construction not yet started
62	Sheetz Arden	2024184	Buncombe Co.	28704	Comm.	208	7/25/2025	Waiting on Final Inspection
63	Broad River Village On-Site Sewer Extension	2024198	Buncombe Co.	28806	92	1,670	12/10/2024	Waiting on Final Inspection
64	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Waiting on Final Inspection
65	12 Baker Road	2025080	Buncombe Co.	28806	4	409	11/25/2025	In construction
66	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
67	Seasons at Cane Creek Phase 2	2022170	Cane Creek	28732	84	566	5/1/2024	Final Inspection Complete, awaiting closeout docs
68	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
69	Mountain Green Landscaping	2022019	Fletcher	28732	3	427	7/2/2025	In construction
70	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	Final Inspection complete, awaiting close-out docs
71	Asheville Airport Parking Lot Sewer Reloc	2023135	Fletcher	28732	0		8/8/2023	In construction
72	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Final Inspection complete, awaiting close-out docs
73	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Pre-con held, construction not yet started
74	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	Pre-con held, construction not yet started
75	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	Pre-con held, construction not yet started
76	Legacy at Mills River	2022117	Hendersonville	28759	456	9,679	6/18/2025	Pre-con held, construction not yet started
77	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
78	Marketplace at Mills River	2023174	Hendersonville	28759	Comm.	1,901	4/30/2025	Waiting on Testing
79	Ohalo Sewer Extension	2024116	Hendersonville	28759	1	764	5/27/2025	Final Inspection complete, awaiting close-out docs
80	School House Road Industrial	2025099	Hendersonville	28759	2	900	12/17/2025	Pre-con held, construction not yet started
81	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
82	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
83	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Waiting on Final Inspection
84	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
85	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
86	Terraces at Reynolds Mountain West Ph I & II	2021164	Woodfin	28804	42	1,990	6/26/2024	Waiting on Final Inspection
TOTAL					4,921	92,358		