

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
October 15, 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, October 15, 2025. Chairman Vebaun presided with the following members present: Ashley, Bryson, Dearth, Lapsley, Manheimer, Player, Tarleton, Watts, Wisler, and Whitesides. Moore, Pelly, and Pennington were absent.

Others present were William Clarke, General Counsel; Forrest Westall, PE, McGill Associates; Drew West with CIBO; Hunter Carson, Scott Powell, Mike Stamey, Derrick Swing, Darin Prosser, Wesley Banner, 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 September 17, 2025 Board Meeting:

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

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed Drew West with CIBO.

6. Informal Discussion and Public Comment: None.

7. Report of Committees:

a. Planning Committee – October 10, 2025.

Mr. Carson reported that the Planning Committee met on Friday, October 10, 2025 at 9 am to discuss a developer appeal. MSD does not allow private pump stations and force mains to serve subdivided, separately owned parcels. KLP Pinners EAT, LLC, the Developer, proposed a solution that they feel addresses MSD's concern and meets the spirit of MSD's Policy. The Planning Committee called for a motion to continue discussion amongst the full Board at the November 19th Board Meeting and all were in favor. Between now and that time those meeting minutes will be passed out to this Board so that everyone may be prepared for that discussion.

8. Report of General Manager:

Mr. Carson reported that Tom Hartye is not at this meeting because he will be having surgery today for a new knee replacement and asked that everyone be thinking of him.

Mr. Carson reported that MSD's Grayson Hensley and Josh Matthews just returned from the Utility Expo in Louisville, Kentucky. They took part in the Hyundai Equipment Excavator Challenge which is a series of events using an excavator. There were about 70 contestants at this event. Grayson Hensley came in First place and Josh Matthews came in Third place. This is a testament to the talent we have here at MSD. Congratulations to both of them.

Mr. Carson reported that there are articles attached from the Watch Dog and Citizen Times regarding the ongoing construction of the Carrier Bridge Pump Station River Crossings. He presented photos of the construction of the coffer dam, excavation, and the force mains that are now installed roughly halfway across the river. These are anchored into bedrock for security and encased in concrete. The deconstruction of the coffer dam will now begin and a second cofferdam will be constructed on the opposite side of the river. Mr. Ashley asked if the concrete over the pipes was at the bottom of the river. Mr. Carson stated that they had to leave approximately a foot for native material to be placed over the top of the concrete, so it is not flush with the base of the riverbed.

Mr. Carson reported that the System Performance Annual Report (SPAR) is now updated on the MSD website. Thanks to Bart Farmer and Angel Reece for putting this together.

Mr. Carson reported that the next Right of Way Committee meeting will be held on October 22, 2025 at 9 am. The next regular Board Meeting will be held on November 19th at 2 pm.

9. Consolidated Motion Agenda:

a. Consideration of Bids – Montford Avenue @ Montford Park:

Mr. Carson reported that this project is located in Asheville near Montford Park. It is comprised of 804 LF of 8-inch DIP (installed by dig and replace) and 325 LF of HDPE (installed by pipe bursting). The existing clay pipe is in poor condition and has experienced SSO's. The project was advertised formally and no bids were received on September 25, 2025. The project was re-advertised and one bid was received on October 2, 2025, as follows: Terry Brothers Construction Company with a bid amount of \$645,430.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship. The FY 25-26 construction budget for this project is \$590,000.00. Sufficient funds are available in the CIP contingency fund to cover the overage of \$55,430.00. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$645,430.00, contingent upon review and approval by District Counsel.

b. Consideration of Bids - Intermediate Clarifier Trough Rehabilitation Phase 2:

Mr. Carson reported that the intermediate clarifiers were placed into service in 1990. Clarified water flows upward through one of the four clarifier basins and overflows into a series of aluminum effluent troughs. As water passes upwards, the solids settle to the bottom of the basin, which are then collected by a chain and flight system which are fiberglass boards on a chain driven system that brings all of the solids to a sump. The troughs are in poor condition and are leaking due to significant corrosion, while the chains, flights and other underdeck equipment need replacement due to wear during operation. This is a phased project with Phase 1 being completed several months ago. Because of long lead times Staff pre-purchased some of the equipment which was the chain and flight system. This Phase 2 Contract is for the purchase of the fiber-reinforced polymer effluent troughs and installation of troughs and chain and flight system. Phase 2 of this project was advertised formally and one bid was received on August 28, 2025. Per General Statutes, the project was re-advertised and one bid was received on September 4, 2025, as follows: Cove Utility LLC with a bid amount of \$4,116,000.00. Cove Utility was the chosen contractor for Phase 1 of this project and has experience with other similar projects. The bid amount exceeds the funds available for this phase of the project. Per Statutes, District staff negotiated a reduction in the scope to bring the contract price within the budget for this phase. A copy of the reduced scope proposal is attached. The remaining work will be re-budgeted and bid in FY 26-27 as Phase 3 of this project. The construction budget for this phase is \$3,100,000.00, spread over two fiscal years. The construction budget includes \$831,900.00 for the purchase of the underdeck equipment, leaving \$2,268,100.00 for this contract. The negotiated price of \$1,464,000.00 is within the budget for this phase. Staff recommends award of the contract to Cove Utility, LLC in the amount of \$1,464,000.00 and approval of the attached Capital Project Ordinance, contingent upon review and approval by District Counsel.

c. Consideration of Bids – Incinerator Rehabilitation Sludge Hauling Contract:

Mr. Carson reported that the Fluidized Bed Incinerator (FBI) at MSD's Water Reclamation Facility is the District's primary means of solids disposal. Originally placed into service in 1992, the FBI has undergone multiple component rebuilds. Next week a shutdown is scheduled to begin a major internal rehabilitation. The FBI rehabilitation contract was awarded by the MSD Board on September 17, 2025. This contract is for hauling of biosolids to the Buncombe County Landfill during the rehabilitation period. The contract is based on a per-load cost for approximately 20 weeks, with an estimated total of 1,160 loads. Hauling operations will be performed using six dump trucks, operating six days per week while the landfill is open. Trucks will remain on-site until the rehabilitation is complete and the FBI is fully operational. The project was formally advertised and one bid was received on September 19, 2025. Per General Statutes, the project was re-advertised and three bids were received on September 26, 2025 as follows: J&A CCM, LLC with a bid amount of \$763,036.40; TransMountain Industries with a bid amount of \$742,400.00 and Carroll Gentry Hauling with a

bid amount of \$503,440.00. The apparent low bidder is Carroll Gentry Hauling with a bid amount of \$503,440.00. This will be Carroll Gentry Hauling's first contract with the District. The vendor has prior experience providing material and debris hauling services for NCDOT. A reference check was initiated with the NCDOT. At the time this item was prepared for this meeting, Staff had received no response for reference checks. Those references have been received. One is from NCDOT. Carroll Gentry Hauling has done work for the NCDOT since 2008 with very favorable references. The second was a positive reference from LBM Industries. The FY 25-26 construction budget for the Incinerator Rehabilitation project is \$2,000,000.00 and includes sludge hauling. The Incinerator Rehabilitation construction contract was awarded in the amount of \$1,845,000.00, leaving \$155,000.00 available for sludge hauling, a deficiency of \$348,440.00. Sufficient funds are available in the CIP Contingency fund to cover the overage. Staff recommends award of this contract to Carroll Gentry Hauling in the amount of \$503,440.00, contingent upon review and approval by District Counsel.

d. Consideration of Developer Constructed Sewer Systems – 3927 Sweeten Creek (Rumi Way); Encore Townhomes Phase 1; Focus Homes (Mallard Run); Rockdale Development :

Mr. Carson reported that the 3927 Sweeten Creek (Rumi Way) project is located along Sweeten Creek Road in the City of Asheville and included extending approximately 590 linear feet of 8-inch public gravity sewer to serve 16 Single-Family residences.

Mr. Carson reported that the Encore Townhomes Phase 1 project is located along Reems Creek Road in Buncombe County and included extending approximately 1,563 linear feet of 8-inch public gravity sewer to serve 139 Single-Family residences.

Mr. Carson reported that the Focus Homes (Mallard Run) project is located along Mallard Run Drive in Buncombe County and included extending approximately 1,564 linear feet of 8-inch public gravity sewer to serve 50 Single-Family residences.

Mr. Carson reported that the Rockdale Subdivision project is located along Rockdale Avenue in Buncombe County and included extending approximately 630 linear feet of 8-inch public gravity sewer to serve 9 Single-Family residences.

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

Mr. Lapsley asked if there was a rough number of the value of all of these extensions. Mr. Carson stated that each of those agenda items includes an estimated cost of \$78,425.00, \$210,000.00, \$150,000.00, and \$145,700.00. Mr. Lapsley stated that it was probably around \$1 million and that the public's perception is that the developers pay for this. He stated that the point he is trying to make is that the developer may pay for the initial cost but it is the consumer that ends up paying for it. He stated that it is his opinion that all of that cost just

plays into the cost of affordable housing. He stated that people lose sight of the fact that the developer doesn't lose money, the developer passes that cost on. He stated that he is confronted all of the time with his local government and county commissioners about the cost of affordable housing. He stated that he would submit that it is things like extension of sewer service, extension of water service, road construction, all of those things that are a cost to the developer in the beginning end up being cost to the buyer. He stated that he feels that it is incumbent on everyone's part to try to keep the cost of these utilities down to make housing affordable.

e. Cash Commitment Investment Report – Month ended August, 2025:

Mr. Powell reported that Page 35 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 36 presents the MSD Investment Manager's report as of the month of August. The weighted average maturity of the investment portfolio is 110 days. The yield to maturity is 4.29%. Page 37 presents the analysis of the District's Cash Receipts. Monthly and YTD domestic are considered reasonable based on timing of cash receipts and historical trends. Monthly and YTD Industrial User Fees as well as Facility and Tap Fees are considered reasonable based on timing of cash receipts and historical trends. Page 38 presents an analysis of the District's Expenditures. Monthly and YTD expenditures are considered reasonable taking into consideration the current year budget and historical trends. Page 39 presents MSD's Variable Debt Service report. The 2008A Series is performing at budgeted expectations. As of the end of September, the issue has saved the District's rate payers approximately \$8 Million in debt service since April, 2008.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Watts moved, Ms. Wisler seconded the motion. Roll call vote was as follows: 11 ayes; 0 Nays.

10. Old Business: None.

11. New Business:

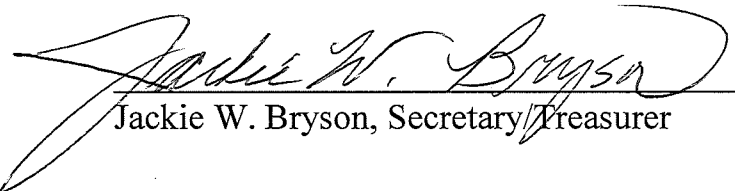
Mr. Clarke reported that there has been negotiation and a proposed settlement of a condemnation case so this Board will need to go into a closed session so that they may discuss. Mr. VeHaun called for a motion to go into closed session at 2:25 pm. Mr. Whitesides moved, Mr. Watts seconded. Voice vote was unanimous.

Mr. Clarke reported that he and Wesley Banner participated in mediation of a condemnation case, MSD v. Regal Hospitality 20 CVS 1341-100 arising out of the Christian Creek Interceptor Replacement Project. During mediation, the parties discussed a proposed settlement of \$25,000. Mr. Clarke is seeking the Board's approval of that settlement. The board discussed the project briefly and the property involved. The Board then returned to open session.

Mr. Watts made the motion to accept the \$25,000 settlement for MSD vs. Regal Hospitality. Ms. Wisler seconded the motion. Roll call vote was as follows: 11 ayes; 0 Nays.

12. Adjournment:

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



Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

October 15, 2025 @ 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. Approval of Minutes of the September 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 Committees: a. Planning Committee – October 10, 2025	Pelly
	07. Report of General Manager	Hartye
	08. Consolidated Motion Agenda	Hartye
	a. Consideration of Bids – Montford Ave. @ Montford Park	Hartye
	b. Consideration of Bids – Intermediate Clarifier Trough Rehabilitation Phase 2	Hartye
	c. Consideration of Bids – Incinerator Rehabilitation – Sludge Hauling Contract	Hartye
	d. Consideration of Developer Constructed Sewer Systems – 3927 Sweeten Creek (Rumi Way); Encore Development Phase 1; Focus Homes (Mallard Run); Rockdale Development	Hartye
	e. Cash Commitment/Investment Report-Month ended August, 2025	Powell
	09. Old Business	VeHaun
	10. New Business:	VeHaun
	11. Adjournment: (Next Meeting 11/19/25)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
September 17, 2025

1. Call to Order and Roll Call:

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

Others present were Susan Russo-Klein, General Counsel; Drew West with CIBO; Hunter Carson, Scott Powell, Mike Stamey, Derrick Swing, Darin Prosser, Spencer Nay and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

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

3. Approval of Minutes of the August 20, 2025 Board Meeting:

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

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

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

6. Informal Discussion and Public Comment: None.

7. Report of General Manager:

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

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

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

8. Consolidated Motion Agenda:

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

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

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

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

c. Consideration of Bids – Incinerator Rehabilitation:

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

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

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

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

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

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

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

Mr. Powell reported that Page 31 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 32 presents the MSD Investment Manager's report as of the month of July. The weighted average maturity of the investment portfolio is 111 days. The yield to maturity is 4.29%. Page 33 presents the analysis of the District's Cash Receipts. Monthly and YTD domestic are considered reasonable based on timing of cash receipts. Monthly and Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Monthly and YTD Facility and Tap fees are above historical trends due to the timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 34 presents an analysis of the District's Expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on timing of cash expenditures. Page 35 presents MSD's Variable Debt Service report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of August, the issue has saved the District's rate payers approximately \$8 Million in debt service since April, 2008.

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

9. Old Business: None.

10. New Business: None.

11. Adjournment:

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

Jackie W. Bryson, Secretary/Treasurer



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: October 10, 2025
SUBJECT: Report from the General Manager

- Kudos
 - MSD's Grayson Hensley won First place in the Hyundai Equipment Excavator Challenge at the recent Kentucky Equipment Show. Grayson competed against participants from all over the southeast. Contestants put their skills to the test in timed exercises including trench digging, lifting and placing a length of pipe, and precision placement of materials. Congrats to MSD's Josh Matthews who came in third.
- Carrier Bridge Pump Station River Crossings Press

Attached are articles from the Watch Dog and Citizen Times regarding the ongoing construction of the River Crossings project.
- System Performance Annual Report (SPAR)

The following is a link to MSD's Annual performance report. Thanks to Bart Farmer and Angel Reece for putting it together.
<http://www.msdbc.org/documents/spars/SPAR2025.pdf>
- Board/Committee Meetings/Events

The next Right of Way Committee meeting will be held on October 22 at 9am. The next Board Meeting will be November 19th at 2 pm.

Question: While riding the River Arts District Greenway recently, I noticed a new cofferdam in the French Broad River, across from where the dog park used to be. What's going on? My assumption, which is probably wrong, is that they are relocating the Amboy Road bridge from up river at the confluence of the Swannanoa and French Broad. What's the actual answer?

My answer: Give us one more big flood, and that Amboy Road bridge might just relocate itself.

Real answer: This is not a bridge relocation at all. Rather, it's actually two major projects the Metropolitan Sewerage District is taking on. They are pretty hard to miss, as it's tough to hide a cofferdam in the river.

MSD General Manager Tom Hartye said via email that the district has separated the work into two projects "for the sake of expediting the construction disturbance and facilitating the restoration of French Broad River Park and Carrier Park in the wake of Helene.

"The first portion is the 'Pipeline River Crossings' project consisting of two open cut river crossings to install new pipelines for the future," Hartye said. "Since this portion of the project will affect the central area of both parks, it was carved out and was awarded back in March."



The Metropolitan Sewerage District is taking on two major projects along the French Broad River. One is a 'Pipeline River Crossings' project, which includes construction of a rock cofferdam that will allow for construction of a new pipeline across the river. The second project is construction of a new pump station, located primarily on MSD property adjacent to the city's French Broad River Park. // Watchdog photo by Katie Linsky Shaw

MOUNTAINS

Blasting to begin at riverfront park for sewer line

Sarah Honosky

Asheville Citizen Times | USA TODAY NETWORK

ASHEVILLE – Blasting will likely begin Sept. 22 for a new pipeline crossing underneath the French Broad River, part of a multimillion-dollar Metropolitan Sewerage District project.

In-water work at French Broad River Park began in August. It is part of the \$105 million Carrier Bridge Pump Station project, which will replace MSD's largest pump station, built in 1966, which sits adjacent to the park.

In part, it will result in two new sewer line river crossings at French Broad River and Carrier parks — with about five feet of "coverage" overtop the pipes, which will be encased in concrete and anchored to bedrock, MSD Director of Engineering Hunter Carson told the Citizen Times Sept. 17.

The work has been timed to coincide with restoration efforts in the heavily Tropical Storm Helene-damaged areas.

Pipes will be built under the river using a cofferdam — which creates a horseshoe-shaped enclosure in the water made of rock, earth and gravel. The area within is then drained and the line installed. A similar process is underway in Woodfin for the Taylor's Wave project.

The first cofferdam has been completed at French Broad River Park. To install the new sewer lines, the contractor must dig a trench below the river, Carson said.

Beneath the soil and silt on the bottom of the French Broad, there is "extremely hard bedrock." It is too hard to remove using normal excavation or mechanical hammering, so blasting is the only "practical way" to break the rock into smaller, manageable pieces.

Traffic in and around the blasting area will be stopped during each blast.

Boreholes created by a drilling rig are filled with controlled charges of explosives, such as gelatin dynamite, Carson said of the process. A detonator then sets off the charge. Nearby, people may hear warning signals followed by the muffled sound of the blast. Visually, it is designed to be uneventful. There will be no large explosions or flying debris, just the breaking apart of the rock so it can be excavated safely, he said.

Nearby closures?

French Broad River Park remains closed, as it has since Helene ravaged the riverside park, resulting in destruction of infrastructure, an area dog park and tree loss.

As the MSD project continues, a section of the Wilma Dykeman Greenway on the east side of the river, from Foundy Street to Amboy Road, will be temporarily closed, with users rerouted to the sidewalk on the far side of Lyman Street. The closure is expected to last about four months to allow staging of construction equipment and materials, and construction of the second cofferdam.

The southbound lane of Lyman Street will also require periodic temporary closures. In preparation for the river crossing at Carrier Park, the contractor has begun staging materials at the west end of the park, as well.

The first river crossing is expected to be finished in mid-January, the Citizen Times reported in August. The timeline is subject to change based on rainfall and river elevation.

When will French Broad parks be rebuilt?

In August, the city entered into a \$4.6 million contract with Boston-based firm Sasaki Associates to provide design and engineering services needed to rebuild the French Broad riverfront park system.

The firm is behind several resilient waterfront parks, like those in Cedar Rapids, Iowa; Wilkes-Barre, Pennsylvania; and the Chicago Riverwalk, according to its statement of qualifications submitted to the city.

Through the contract, Sasaki will provide a comprehensive recovery and enhancement design plan to rebuild, mitigate and improve Asheville's parks, greenways and open spaces along the French Broad, according to a staff report.

The design phase will last through summer 2026. Sarah Honosky is the city government reporter for the Asheville Citizen Times, part of the USA TODAY Network. News Tips? Email shonosky@citizen-times.com or message on Twitter at [@shonosky](https://twitter.com/shonosky).



ABOVE: French Broad River Park in Asheville, April 30. JOSH BELL/ASHEVILLE CITIZEN TIMES

TOP: The drill rig on site near French Broad River Park where MSD is constructing a new pipeline river crossings. PROVIDED BY METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY

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Givens GERBER PARK

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10 am to 7 pm
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VISIT: gbshoewarehouse.com

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: October 15, 2025

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

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

SUBJECT: Consideration of Bids: Montford Ave @ Montford Park
Sanitary Sewer Rehabilitation Project, MSD Project No. 2017144

BACKGROUND: The Montford Ave @ Montford Park project is located in Asheville near Montford Park. It is comprised of 804 L.F. of 8-inch DIP (installed by open trench) and 325 L.F. HDPE (installed by pipe burst). The existing 8-inch vitrified clay sewer line is in poor condition and has experienced SSO's.

The project was advertised formally, and no bids were received. The project was readvertised, and one bid was received on October 2, 2025. The bid was read aloud at 2:00 p.m. in the following amount:

<u>Contractor</u>	<u>Bid</u>
1) Terry Brothers Construction Co.	\$645,430.00

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$645,430.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship.

FISCAL IMPACT: The FY 25-26 construction budget for this project is \$590,000.00. Sufficient funds are available in the CIP contingency fund to cover the overage.

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

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Montford Ave @ Montford Park Sanitary Sewer Rehabilitation

Project No. 2017144

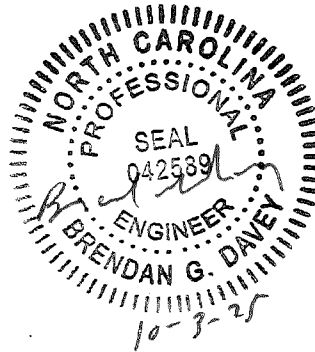
BID TABULATION

October 2, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Terry Brothers Construction CO	5%	1	Yes	\$645,430.00

Apparent Low Bidder

Brendan Davey, P.E.
Project Engineer
Metropolitan Sewerage District of
Buncombe County, North Carolina



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

Metropolitan Sewerage District of Buncombe County, North Carolina

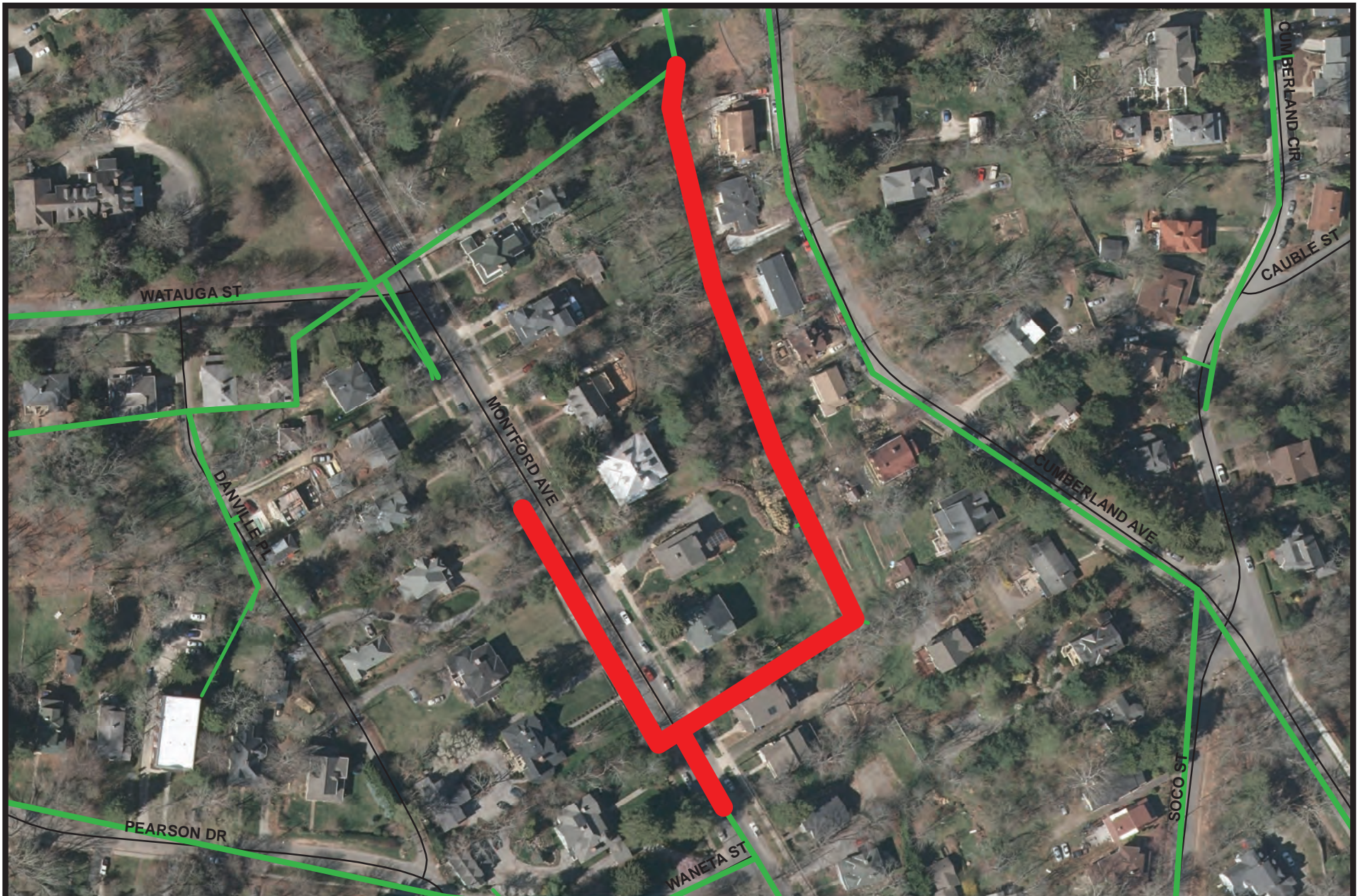
CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2025 - 2026

PROJECT:	Montford Ave. @ Montford Park	LOCATION:	Asheville
TYPE:	General Sewer Rehab.	PIPE RATING:	59
PROJECT NO.	2017144	TOTAL LF:	1,129
PROJECT BUDGET:	\$754,739.00	PROJECT ORIGIN:	Sags, Structural Defects, Soil Pipe

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/24	EST. COST JAN - JUNE 2025	BUDGET FY 25-26
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$7,325.00	\$7,325.00		
55330 - DESIGN				
55340 - PERMITS	\$1,000.00		\$1,000.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$9,400.00	\$8,850.00	\$550.00	
55370 - LEGAL FEES	\$14,000.00	\$9,213.00	\$3,787.00	\$1,000.00
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$89,514.00	\$2,405.00	\$57,049.00	\$30,060.00
55400 - APPRAISAL	\$7,000.00			\$7,000.00
55410 - CONDEMNATION	\$32,000.00		\$5,000.00	\$27,000.00
55420 - CONSTRUCTION	\$590,000.00			\$590,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$2,000.00			\$2,000.00
55450 - SURVEY - ASBUILT	\$2,500.00			\$2,500.00
TOTAL AMOUNT	\$754,739.00	\$27,793.00	\$67,386.00	\$659,560.00

ENGINEER:	MSD	BD	ESTIMATED BUDGETS - FY 27 - 35	
R.O.W. ACQUISITION:	MSD	# PLATS: [11]	FY 26-27	\$0.00
CONTRACTOR:			FY 27-28	\$0.00
CONSTRUCTION ADM:	MSD		FY 28-29	\$0.00
INSPECTION:	MSD		FY 29-30	\$0.00
			FY 30-31	\$0.00
			FY 31-32	\$0.00
PROJECT DESCRIPTION: This project is located just south of Montford Park and includes the replacement of approximately 1,129 LF of existing 8-inch VCP with new 8-inch DIP. The existing pipe has sags, multiple structural defects, and areas where the pipe is almost non-existent.			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00
SPECIAL PROJECT NOTES:				



**Montford Avenue at Montford Park
Project No. 2017144**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: October 15, 2025

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

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

SUBJECT: Consideration of Bids: Intermediate Clarifier Trough Rehabilitation Ph 2, MSD Project No. 2022024

BACKGROUND: The intermediate clarifier was placed into service in 1990. Clarified water flows upward through one of four clarifier basins and overflows into a series of aluminum effluent troughs, while solids settle out and are swept along the bottom of the basin by boards (flights) mounted on chains that run the length of the basin, which are in turn moved by gears near the center of the clarifier. The troughs are in poor condition and are leaking due to significant corrosion, while the chains, flights, and other underdeck equipment are in need of replacement due to wear during operation.

The intermediate clarifier rehabilitation project has been divided into multiple phases: Phase I, completed in Summer 2025, replaced effluent troughs and underdeck equipment in the southwestern basin of the intermediate clarifier. Phase II was designed to include the replacement of the same equipment in the southeast, northwest and northeast basins. The underdeck equipment was approved for sole source purchase in April 2025 and is currently being manufactured. This contract will be for the purchase of new fiber-reinforced polymer effluent troughs and installation of troughs and underdeck equipment by the selected contractor.

Phase 2 was advertised formally, and one bid was received on August 28, 2025. Per NCGS bidding requirements, the project was re-advertised, and one sealed bid was received on September 4, 2025, at 2:30 PM in the following amounts:

<u>Contractor</u>	<u>Total Bid</u>
1) Cove Utility, LLC	\$4,116,000.00

The apparent low bidder is Cove Utility, LLC with bid amount of \$4,116,000.00. Cove Utility was the chosen contractor for Phase 1 of this project and has experience with other similar projects.

The bid amount exceeds the funds available for this phase of the project. Per NCGS § 143-129 (b), District staff negotiated a reduction in scope to bring the contract price within the budget for this phase of the project. A copy of the reduced scope proposal is attached for reference. The remaining work will be re-budgeted and bid in FY 26-27 as Phase 3 of this project.

FISCAL IMPACT: The construction budget for this phase of the project is \$3,100,000.00, spread over two fiscal years. The construction budget includes \$831,900.00 for the purchase of the underdeck equipment, leaving \$2,268,100 for this contract. The negotiated price of \$1,464,000.00 is within the budget for this phase of the project.

STAFF RECOMMENDATION: Staff recommends award of the contract to Cove Utility, LLC in the amount of \$1,464,000.00 and the approval of the attached Capital Project Ordinance, contingent upon review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Intermediate Clarifier Trough Rehabilitation Phase 2

Project No. 2022024

BID TABULATION

September 4, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Cove Utility LLC	5%	1	Yes	\$4,116,000.00

Apparent Low Bidder



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

This is to certify that the bid tabulated herein was publicly opened and read aloud at 2:30 PM on the 4th day of September, 2025, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bid was accompanied by acceptable bidders bond in the amount of 5% of the bid.



September 25, 2025

Metropolitan Sewer District of Buncombe County
ATTN: Shaun Armistead

Subject: Intermediate Clarifier Effluent Trough Rehabilitation, Phase 2 - Scope Reduction Proposal

Shaun,

In reference to the construction bid proposal submitted by Cove Utility on 9/4/25 for the above referenced project, Cove understands the original bid amount exceeds the owner's available budget for the project. Therefore, Cove has prepared and offered the below price for a reduced scope of the project to just performing the rehabilitation work in one of the existing clarifiers instead of the original scope of three clarifiers.

The reduced scope price for the work in clarifier #3 is \$ 1,464,000. All the original specifications & terms of the project bid documents remain except that the work will only be limited to that of existing clarifier #3 (Southeast basin) and the existing trough support beams are to remain to be reused by the new trough system unmodified. A revised project scope summary is as follows:

- Design, manufacture, and delivery of new effluent troughs for existing clarifier #3 (SE basin)
- Demolition of all existing effluent troughs and the below water level chain and flight system components in clarifier #3 (SE basin).
- Existing I-beam trough supports will remain in place. New troughs shall be designed to utilize these existing supports.
- Installation of the owner-supplied new chain & flight system components in clarifier #3 (SE basin)
- Installation of new FRP effluent troughs in clarifier #3 (SE basin)
- Maintain flow from clarifier #4 (SW basin) basin to effluent box on east side of the clarifier via the existing 24" box troughs.
- Trough submittal is expected within 90 days of NTP
- Trough delivery is expected within 180 days of NTP
- Project completion is expected within 270 days of NTP

We look forward to the opportunity to work with MSD on this project. If you have any questions, please don't hesitate to reach out to me at the contact info below.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jeff Caffery", is written over a light blue horizontal line.

Jeff Caffery
President
Cove Utility
jeff@coveutility.com
(864) 505-5017

INTERMEDIATE CLARIFIER TROUGH REHABILITATION PH. 2 CAPITAL PROJECT ORDINANCE

BE IT ORDAINED by the Board of the Metropolitan Sewerage District of Buncombe County, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Intermediate Clarifier Trough Rehabilitation Ph. 2 Capital Project Ordinance is hereby adopted:

Section 1. The project authorized is the Intermediate Clarifier Trough Rehabilitation Ph. 2 to be financed in whole or in part by appropriated net position.

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

Capital Expenditures	<u>\$ 1,464,000</u>
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Section 3. The following revenues are anticipated to be available to provide for these expenditures:

Transfer from General Fund	<u>\$ 1,464,000</u>
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Section 4. The Finance Officer is hereby directed to maintain within the Construction Fund sufficient specified detailed accounting records to satisfy all financial reporting requirements.

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

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

Section 7. Copies of this Intermediate Clarifier Trough Rehabilitation Ph. 2 Project Ordinance shall be furnished to the Secretary of the Governing Board, and to the Finance Officer for direction carrying out this project.

ADOPTED this Fifteenth day of October, 2025.

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

M. Jerry VeHaun, Chairman

Jackie W. Bryson Secretary/Treasurer

APPROVED AS TO FORM:

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

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2025 - 2026

PROJECT:	Int. Clarifier Eff. Trough Rehab	LOCATION:	MSD - Treatment Plant
TYPE:	Treatment Plant	PIPE RATING:	N/A
PROJECT NO.	2022024	TOTAL LF:	0
PROJECT BUDGET:	\$4,753,849.00	PROJECT ORIGIN:	Aging Infrastructure, Poor condition

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/24	EST. COST JAN - JUNE 2025	BUDGET FY 25-26
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES	\$113.00	\$113.00		
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$4,753,736.00	\$674,144.00	\$979,592.00	\$2,750,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$4,753,849.00	\$674,257.00	\$979,592.00	\$2,750,000.00

ENGINEER:	MSD	SA	ESTIMATED BUDGETS - FY 27 - 35	
R.O.W. ACQUISITION:	MSD	# PLATS: [0]	FY 26-27	\$350,000.00
CONTRACTOR:			FY 27-28	\$0.00
CONSTRUCTION ADM.:	MSD		FY 28-29	\$0.00
INSPECTION:	MSD		FY 29-30	\$0.00
			FY 30-31	\$0.00
PROJECT DESCRIPTION: The intermediate clarifier was placed into service in 1990. Clarified water flows upward through one of four clarifier basins and overflows into a series of aluminum effluent troughs. These troughs are in poor condition and are leaking. This project will replace all of the aluminum clarifiers with fiber reinforced polymer (FRP) troughs, which are believed to be less affected by wastewater chemistry than aluminum troughs.			FY 31-32	\$0.00
			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00

SPECIAL PROJECT NOTES: This project will be phased over two years to evaluate effectiveness of FRP troughs



Intermediate Clarifier Effluent Trough Rehab Project No. 2022024

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: October 15, 2025

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

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

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

BACKGROUND: The Fluidized Bed Incinerator (FBI) at MSD's Water Reclamation Facility serves as the District's primary method for solids disposal. Originally commissioned in 1992, the FBI has undergone multiple component rebuilds, with the last major rehabilitation completed in 2004. A four-month shutdown is scheduled to begin in late October 2025 to facilitate a major internal rehabilitation. The FBI rehabilitation contract was awarded by the MSD Board on September 17, 2025.

This contract is for the hauling of biosolids to the Buncombe County Landfill during the rehabilitation period. The contract is based on a per-load cost for approximately 20 weeks, with an estimated total of 1,160 loads. Hauling operations will be performed using six dump trucks, operating six days per week while the Landfill is open. Trucks will remain on-site until the rehabilitation is complete and the FBI is fully operational.

The incinerator rehabilitation sludge hauling contract was formally advertised, and one bid was received on September 19, 2025, at 2:00 p.m. In accordance with NCGS formal bidding requirements, the project was re-advertised. On September 26, 2025, at 2:00 p.m., three bids were received in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) J&A CCM, LLC	\$763,036.40
2) TransMountain Industries	\$742,400.00
3) Carroll Gentry Hauling	\$503,440.00

The apparent low bidder is Carroll Gentry Hauling with a bid amount of \$503,440.00. This will be Carroll Gentry Hauling's first contract with the District. The vendor has prior experience providing material and debris hauling services for the North Carolina Department of Transportation (NCDOT). A reference check was initiated with NCDOT, however, no response had been received at the time of this writing.

FISCAL IMPACT: The FY25-26 construction budget for the Incinerator Rehabilitation project is \$2,000,000.00 and includes sludge hauling. The Incinerator Rehabilitation construction contract was awarded in the amount \$1,845,000.00, leaving \$155,000.00 available for sludge hauling, a deficiency of \$348,440.00. Sufficient funds are available in the CIP Contingency fund to cover the overage.

STAFF RECOMMENDATION: Staff recommends award of this contract to Carroll Gentry Hauling in the amount of \$503,440.00, contingent upon review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Incinerator Rehabilitation Sludge Hauling Contract

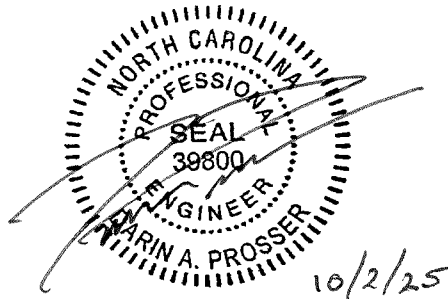
Project No. 2022057

BID TABULATION

September 26, 2025

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
J&A CCM LLC Marshall, NC	5%	1	Yes	\$763,036.40
TransMountain Industries Weaverville, NC	5%	1	Yes	\$742,400.00
Carroll Gentry Hauling Sylva, NC	Check In- Lieu of	1	Yes	\$503,440.00

Apparent Low Bidder



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

This is to certify that the bid tabulated herein was publicly opened and read aloud at 2:00 PM on the 26th day of September, 2025, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bid was accompanied by acceptable bidders bond in the amount of 5% of the bid.

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2025 - 2026

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

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

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

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



Incinerator Rehabilitation Project No. 2022057

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 15, 2025

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for 3927 Sweeten Creek Rd (Rumi Way) Extension MSD Project No. 2019076.

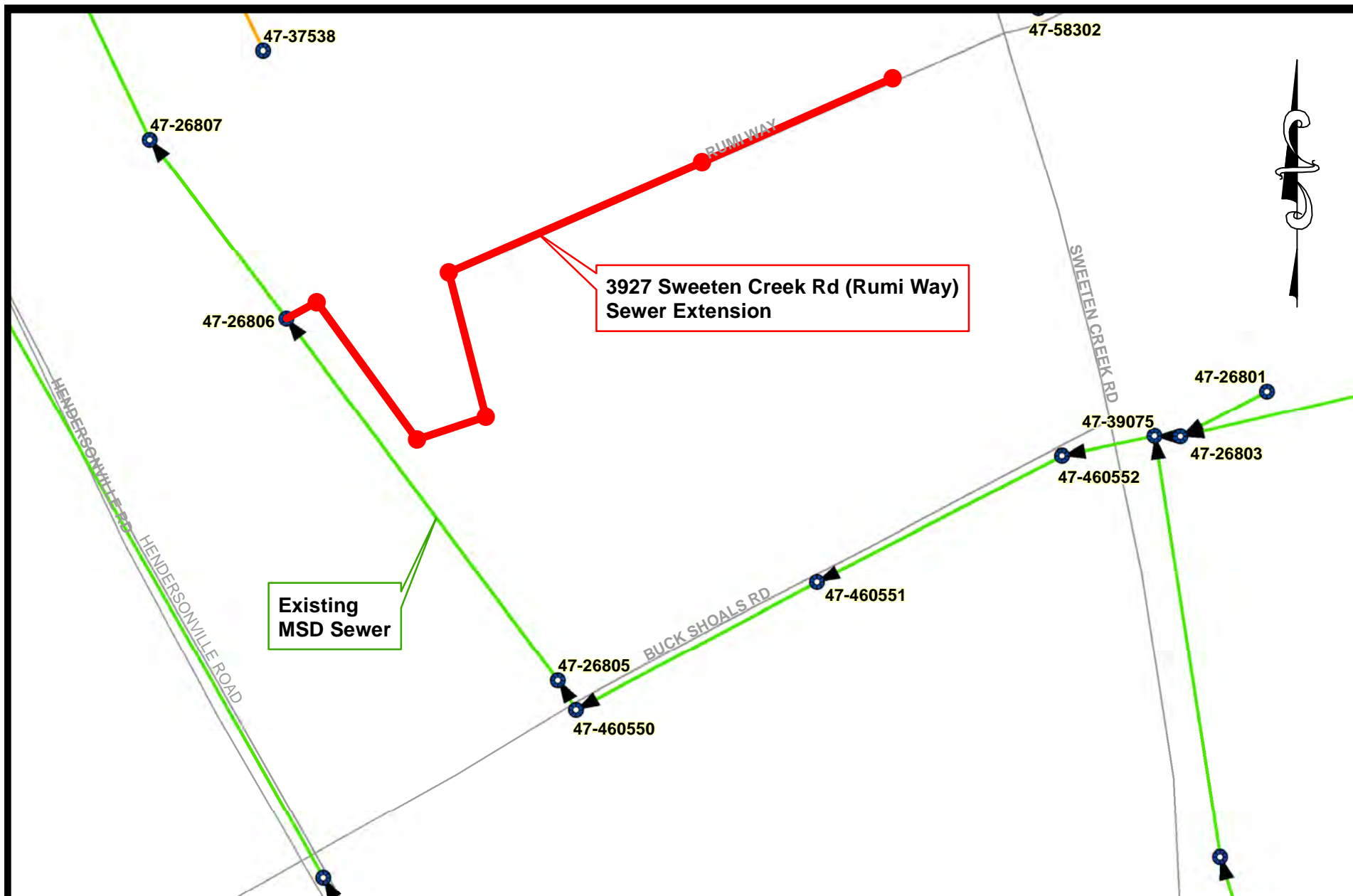
BACKGROUND: This project is located inside the District boundary along Sweeten Creek Road in the City of Asheville. The developer of the project is Yavuz Koruk of Lighthouses, LLC.

The project included extending approximately 590 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The wastewater allocation is 4,800 GPD for the sixteen (16) Single-Family Units. The estimated cost of the sewer construction is \$78,425.

All MSD requirements have been met.

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



MSD
Engineering Division

3927 Sweeten Creek Rd (Rumi Way) Sewer Extension MSD Project # 2019076

Metropolitan Sewerage District of Buncombe County

10/2/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 15, 2025

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Encore Townhomes Phase 1 Extension MSD Project No. 2025188.

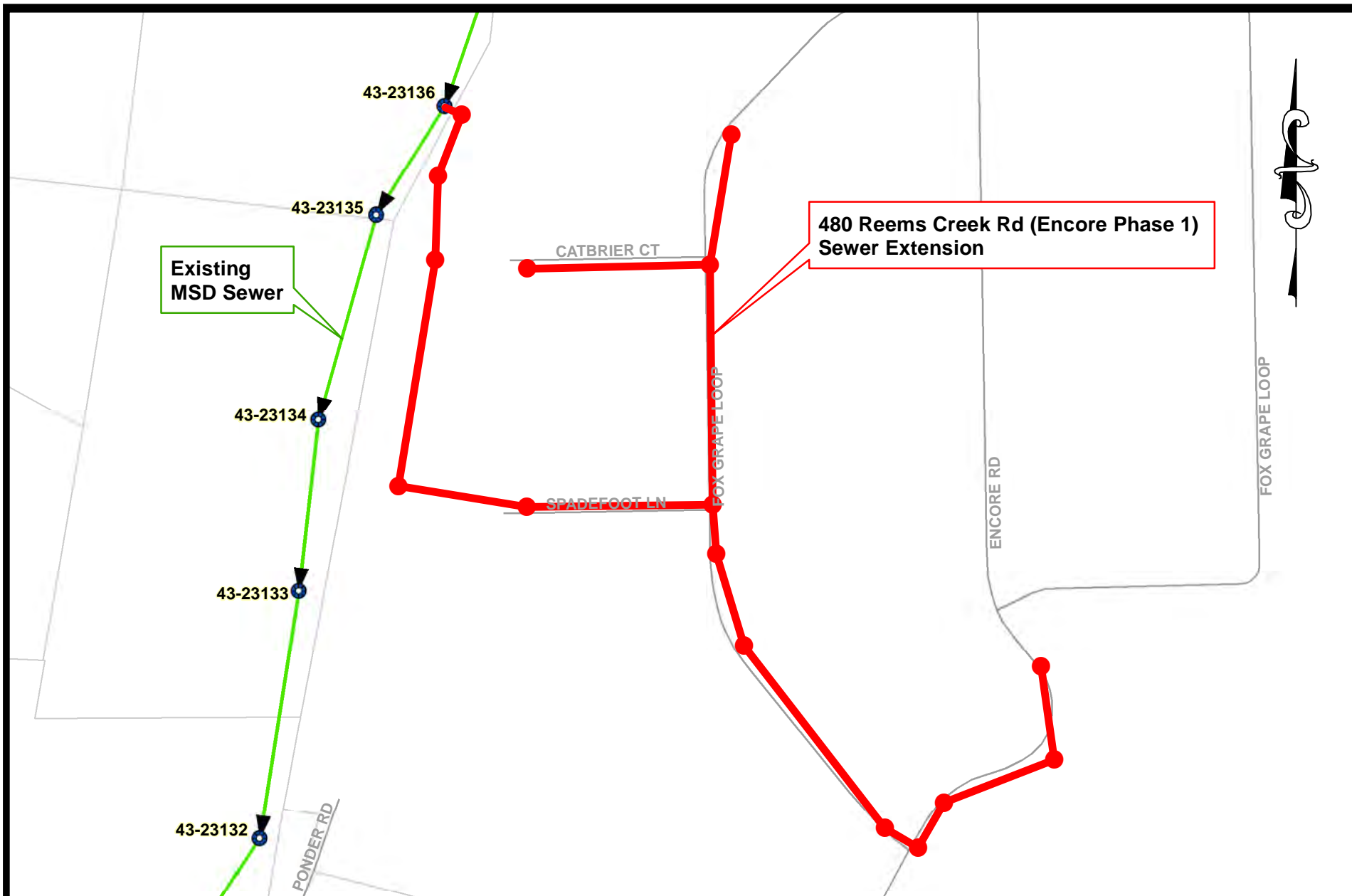
BACKGROUND: This project is located inside the District boundary along Reems Creek Road in Buncombe County. The developer of the project is Jay Lee of Encore at Reems Creek Townhomes, LLC.

This Phase 1 of the project included extending approximately 1,563 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 1 is \$145,700.

All MSD requirements have been met.

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



MSD
Engineering Division

480 Reems Creek Rd (Encore Phase 1) Sewer Extension MSD Project # 2025188

Metropolitan Sewerage District of Buncombe County

10/2/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 15, 2025

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Focus Homes – Mallard Run Subdivision Extension MSD Project No. 2022216.

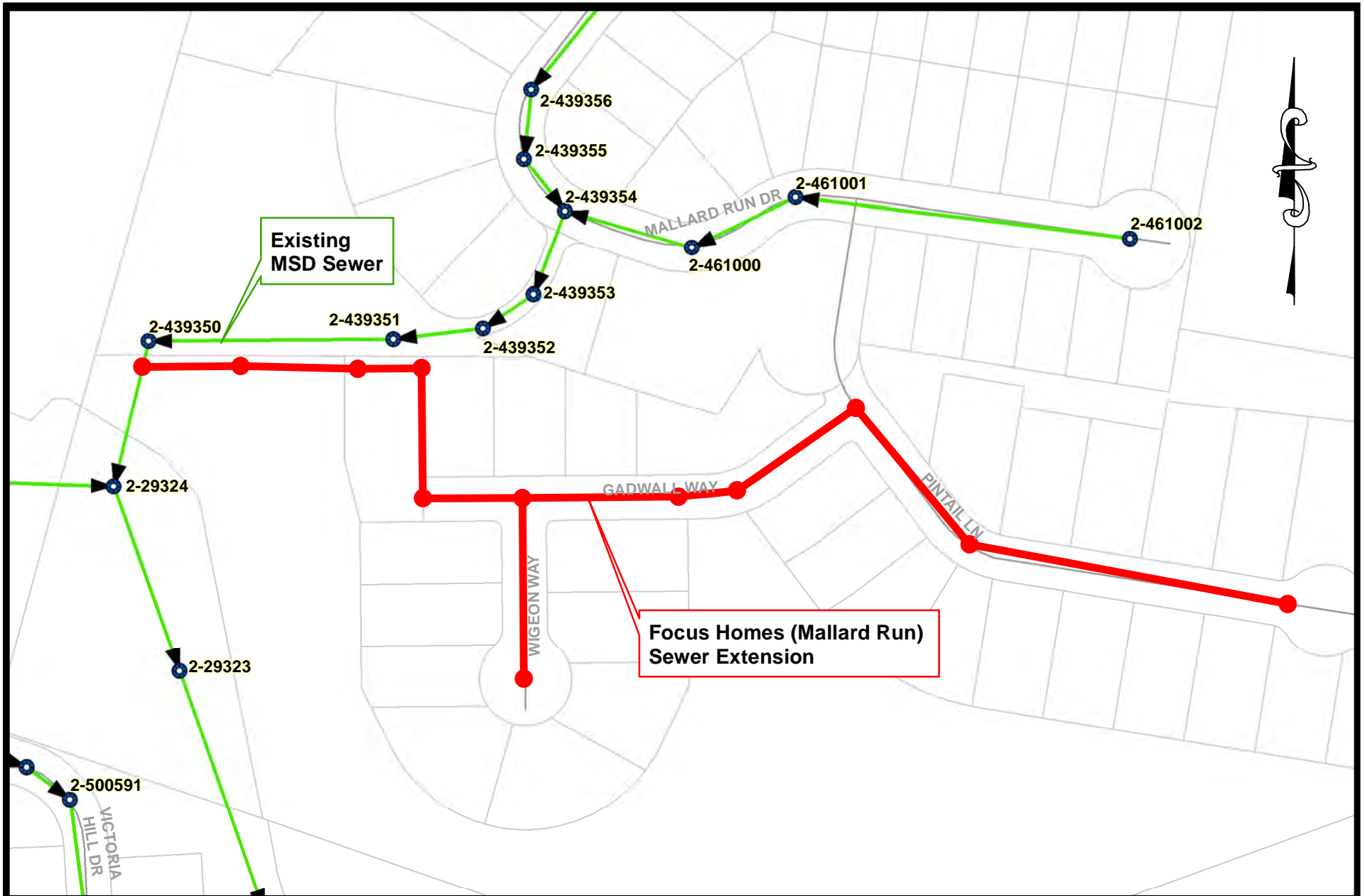
BACKGROUND: This project is located inside the District boundary along Mallard Run Drive in Buncombe County. The developer of the project is Scott Street of Windsor Built Homes.

The project included extending approximately 1,564 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 \$210,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Focus Homes (Mallard Run) Sewer Extension MSD Project # 2022216

Metropolitan Sewerage District of Buncombe County

10/2/2025

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 15, 2025

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

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

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

SUBJECT: Acceptance of Developer Constructed Sewer System for the Rockdale Subdivision Extension MSD Project No. 2018145.

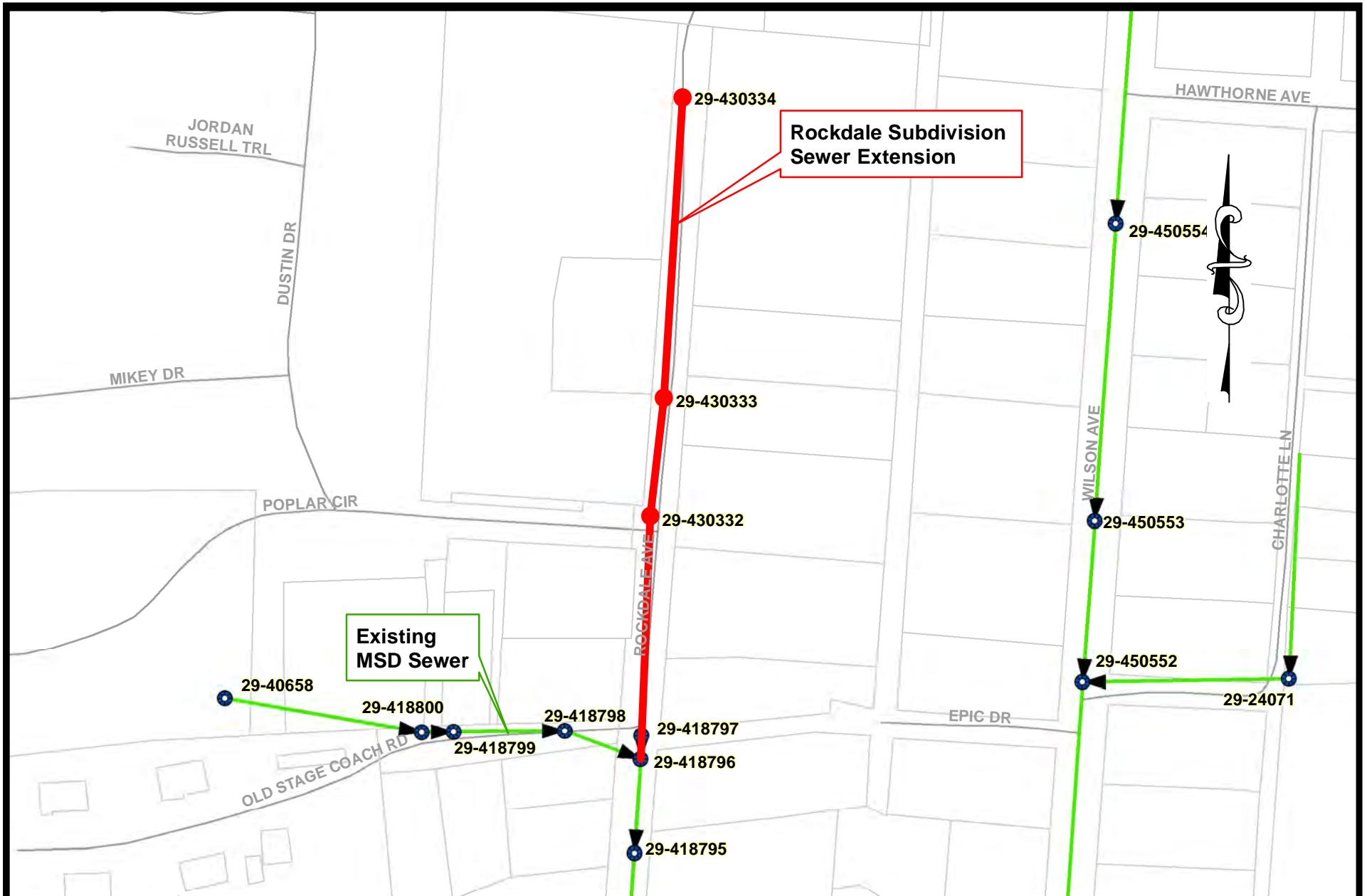
BACKGROUND: This project is located inside the District boundary along Rockdale Avenue in Buncombe County. The developer of the project is Dan Fiore of D&E Development of WNC, LLC.

The project included extending approximately 630 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The wastewater allocation is 3,500 GPD for the nine (9) Single-Family Units. The estimated cost of the sewer construction is \$150,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Rockdale Subdivision Sewer Extension
MSD Project # 2018145
Metropolitan Sewerage District of Buncombe County

10/2/2025

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: October 15, 2025
 Submitted By: Thomas E. Hartye, PE., General Manager
 Prepared By: W. Scott Powell, CLGFO, Director of Finance
 Cheryl Rice, Accounting Manager
 Subject: Cash Commitment/Investment Report-Month Ended August 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 August 31, 2025 were \$94,021,684. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.420%. 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 August 31, 2025 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of August 31, 2025 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$ 9,754,061.

Total Cash & Investments as of 08/31/2025		94,021,684
Less:		
Budgeted Commitments (Required to pay remaining FY26 budgeted expenditures from unrestricted cash)		
Construction Funds	(51,540,919)	
Operations & Maintenance Fund	<u>(20,087,859)</u>	
		(71,628,778)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(72,195)	
FY26 Principal & Interest Due	<u>(1,448,282)</u>	
		(1,520,477)
District Reserve Funds		
Fleet Replacement	(1,710,103)	
Pump Replacement	(181,707)	
WWTP Replacement	(471,158)	
Maintenance Reserve	<u>(1,375,215)</u>	
		(3,738,183)
District Insurance Funds		
General Liability	(54,220)	
Worker's Compensation	(188,893)	
Post-Retirement Benefit	(3,289,597)	
Self-Funded Employee Medical	<u>(3,847,475)</u>	
		<u>(7,380,185)</u>
Designated for Capital Outlay		<u>9,754,061</u>

Meeting Date: October 15, 2025

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

Page 2

Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

☐ Approve

☐ Disapprove

Second by:

☐ Table

☐ Send to Committee

Other:

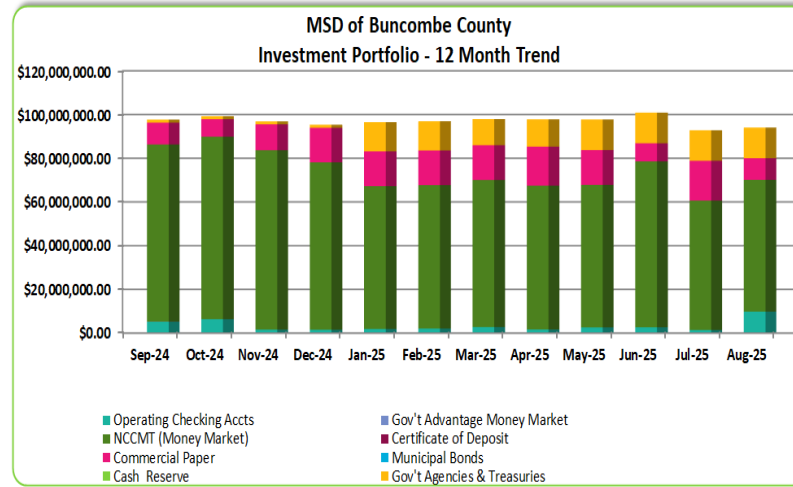
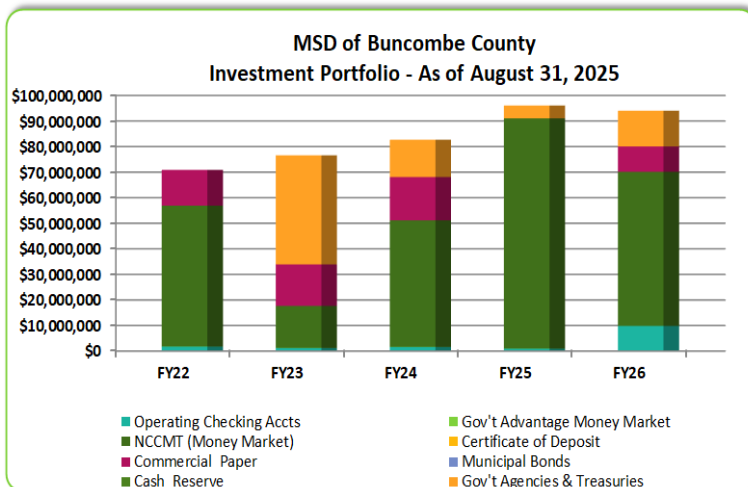
Follow-up required:

Person responsible:

Deadline:

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -		\$ 72,195			\$ -	\$ -		\$ 72,195
Held by MSD	9,830,803	0	60,212,293	-	9,910,568	-		13,995,825	93,949,489
	\$ 9,830,803	\$ -	\$ 60,284,488	\$ -	\$ 9,910,568	\$ -	\$ -	\$ 13,995,825	\$ 94,021,684

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			No significant changes in the investment portfolio as to makeup or total amount.
Agencies and Instrumentalities	100%	14.89%	
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	10.54%	
Municipal Bonds	100%	0.00%	All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
North Carolina Capital Management Trust	100%	64.11%	
Checking Accounts:	100%		
Operating Checking Accounts		10.46%	
Gov't Advantage Money Market		0.00%	



Meeting Date: October 15, 2025

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

Page 4

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

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 82,937,182	\$ 82,894,563	\$ 150,532
Capital Contributed (Withdrawn)	(7,552,035)	(7,552,035)	
Realized Income	181,631	181,631	
Unrealized/Accrued Income		82,239	53,497
Ending Balance	\$ 75,566,778	\$ 75,606,398	\$ 204,029

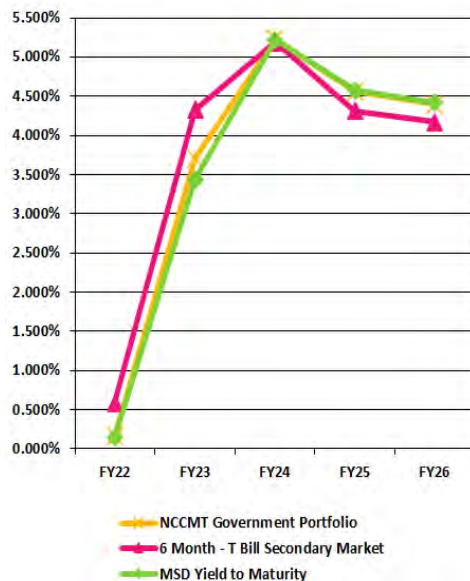
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 61,570,953	\$ 258,586
Securities/CD's 91 to 365 Days	3,999,800	16,798
Securities/CD's > 1 Year	9,996,025	41,981
	\$ 75,566,778	\$ 317,366

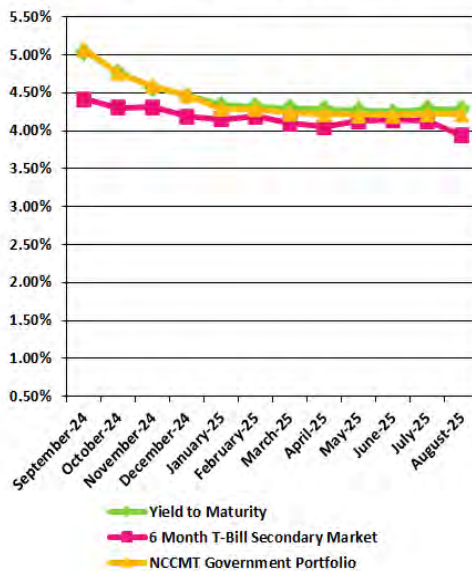
Month End Portfolio Information

Weighted Average Maturity	110
Yield to Maturity	4.29%
6 Month T-Bill Secondary Market	3.94%
NCCMT Government Portfolio	4.22%

Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - August 31, 2025

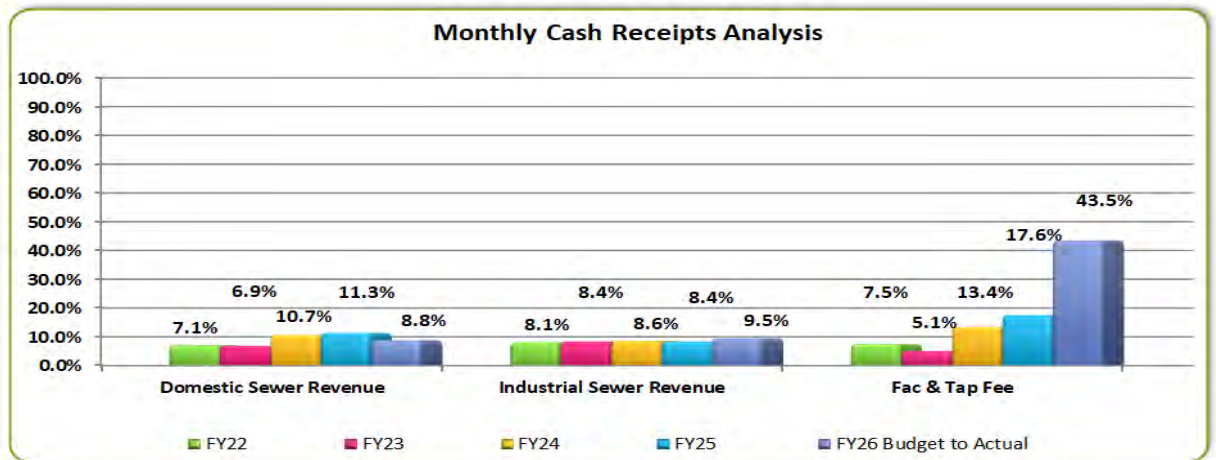


Meeting Date: October 15, 2025

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

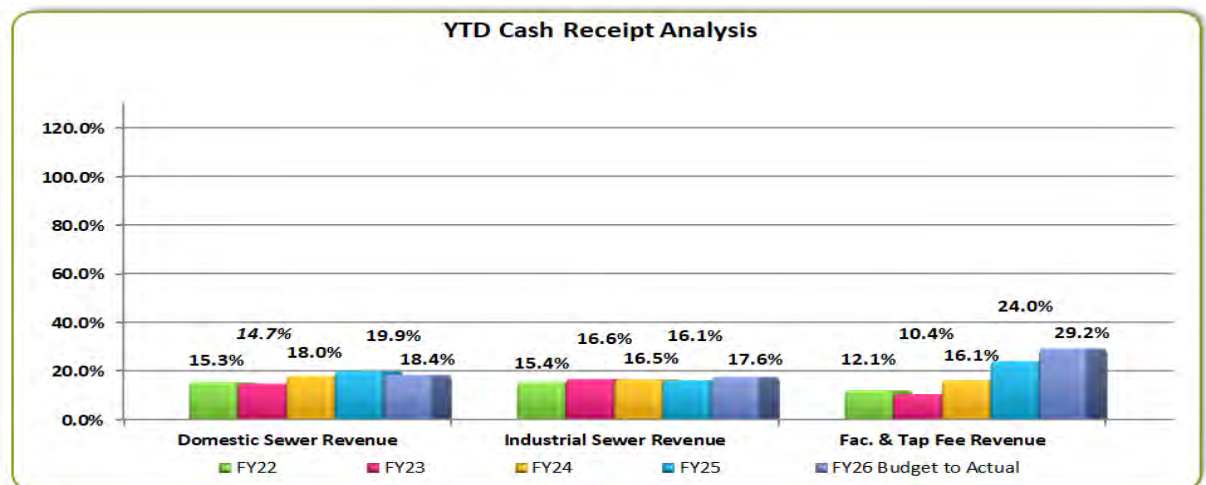
Page 5

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



Monthly Cash Receipts Analysis:

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



YTD Actual Revenue Analysis:

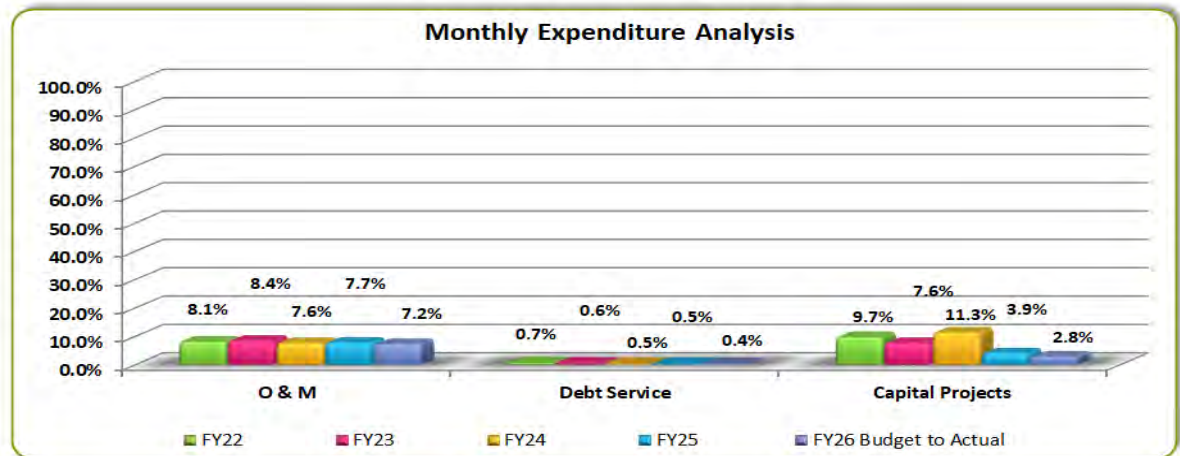
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Meeting Date: October 15, 2025

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

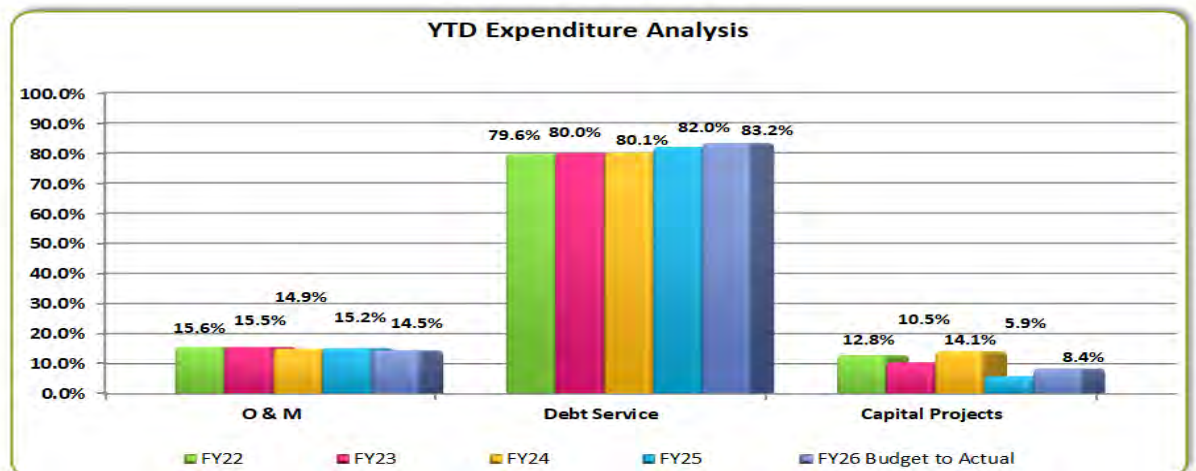
Page 6

Metropolitan Sewerage District
Analysis of Expenditures
As of August 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:

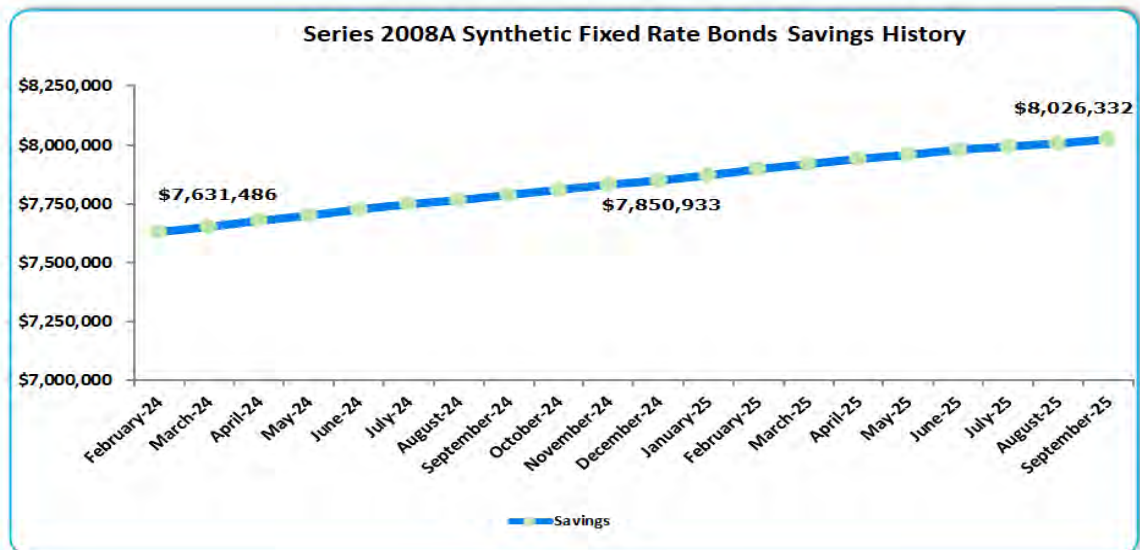
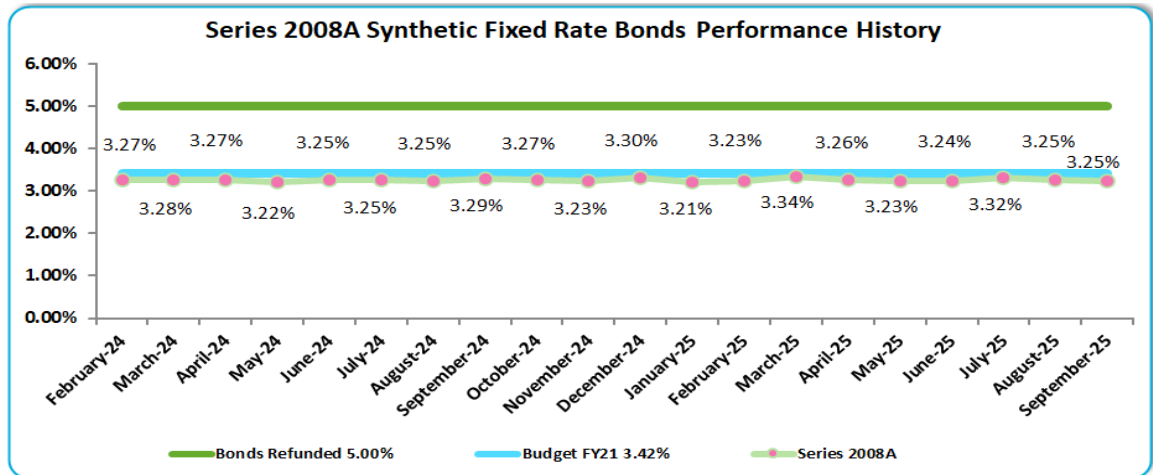
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing 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: October 15, 2025

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

Page 7

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



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$8,026,332 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 \$274,349 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
Eola Ave @ Lucerene Ave	Asheville	28806	270	9/2/25 -10/15/25	316196	McDevitt			Construction 50% complete
Woodbine Road Sewer Rehabilitation	N Asheville	28804	271	10/1/25 - 10/30/25	315556	Matthews			Construction just underway
Baker Place @ Carrier Street Sewer Rehabilitation	Asheville	28806	1300	FY 25/26	284574	TBA			Ready for construction
Wildwood Park Sewer Rehabilitation	Weaverville	28787	581	FY 25/26	312605	TBA			Ready for construction
Knauth Rd Rehabilitation Ph. 2	Asheville	28805	346	FY 25/26	275867	TBA			Ready for Construction
Old Asheland Ave to Phifer Street Sewer Rehabilitation	Asheville	28801	462	FY 25/26	258560	TBA			Ready for construction
Virginia Ave @ Lufty Ave	Asheville	28806	1400	FY 25/26	441499	TBA			Ready for construction
Vandalia Ave Sewer Rehabilitation	Asheville	28806	1325	FY 24/25	248041	TBA			Ready for construction
350 Old Haw Creek Road Sewer Rehabilitation Ph. 2	Asheville	28805	825	FY 24/25	312590	McDevitt			Ready for construction
500 Laurel Avenue Sewer Rehabilitation	Black Mountain	28711	230	FY 24/25	247281	TBA			Ready for construction
Carver Avenue @ Owenby Lane	Black Mountain	28711	785	FY 25/26	292540	TBA			In ROW
E Hiilcrest Rd Sewer Rehabilitation	Asheville	28804	590	FY 25/26	TBA	TBA			In ROW
Upper Glendale Avenue	Asheville	28803	695	FY 25/26	310029	TBA			In ROW
28 Vista Street Sewer Rehabilitation	Asheville	28803	900	FY 25/26	305205	TBA			In ROW
Calvin Trail Sewer Rehabilitation	Montreat	28757	710	FY 25/26	TBA	TBA			In Design
Rhodes Street at Union Street	Woodfin	28804	230	FY 25/26	284578	TBA			In Design
Wellington Street Phase I	Asheville	28806	459	FY 25/26	280245	TBA			In Design
Wellington Street Phase II	Asheville	28806	781	FY 25/26	300947	TBA			In Design
526 Depot Street at Livingston Street Rehab Ph. 2	Asheville	28801	500	FY 25/26	TBA	TBA			In Design
Applewood Drive @ New Haw Creek Road Sewer Rehab	Asheville	28805	360	FY 24/25	291537	TBA			In Design
15 Haith Drive	Asheville	28801	204	FY 24/25	285381	TBA			In Design
55 Congress Street Sewer Rehabilitation	Asheville	28801	823	FY 24/25	247631	TBA			In Design
Syrlin Street @ Edgewood Road	Asheville	28804	725	FY 25/26	228045	TBA			Preliminary Engineering
12 W. Cotton Ave	Black Mountain	28711	320	FY 25/26	309214	TBA			Preliminary Engineering
8 Ellenwood Dr	Asheville	28804	300	FY 25/26	308431	TBA			Preliminary Engineering
11 Shenandoah Rd Sewer Rehabilitation	Asheville	28805	1600	FY 25/26	275804	TBA			Preliminary Engineering
Country Club Road Sewer Rehab	Asheville	28804	113	FY 25/26	307035	TBA			Preliminary Engineering
14 Mineral Spring Rd	Asheville	28805	540	FY 25/26	280241	TBA			Preliminary Engineering
73 Argyle Lane	Asheville	28806	755	FY 25/26	219342	TBA			Preliminary Engineering
48 Clarendon Road Sewer Rehabilitation	Asheville	28806	500	FY 25/26	258562	TBA			Preliminary Engineering



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2025 to 8/31/2025

	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	29	506	1	0	709
August 2025	25	7	143	807	20	19	0	0	0	572	6	0	572
Grand Totals	63	21	269	1,509	39	39	3,000	174	29	1078	7	0	1281

* 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
		212	24	41
NIGHT 1ST RESPONDER				
	July, 2025	52	37	25
	August, 2025	46	38	26
		98	38	25
ON-CALL CREW *				
	July, 2025	32	53	40
	August, 2025	24	65	38
		56	58	39
Grand Totals:		366	33	37

* 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 August 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	100,953	2,308	2,543	103,496	13,579	0	26,587
Grand Total:	200,918	5,168	8,688	209,606	31,369	0	26,587
Avg Per Month:	100,459	2,584	4,344	104,803	15,685	0	13,294

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

October 8, 2025

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	55%	Installing forcemain down Old Marshall Hwy. Working on interior of electrical building
2 & 55 BANKS TOWN RD (FLOOD RELATED)	Weaverville	TP Howard	1/21/2025	2/10/2025	11/1/2025	\$ 158,227.00	90%	site restoration in progress.
SAND HILL ROAD @ BAKER PLACE	Asheville	Terry Brothers Construction Co.	4/16/2025	4/16/2025	1/11/2026	\$ 725,322.00	100%	Work is now complete.
CARRIER BRIDGE PS - RIVER CROSSINGS	Asheville	Cleary Construction	3/19/2025	5/12/2025	7/30/2026	\$ 12,932,000.00	20%	Cofferdam for section 1 complete. Removing rock from trenchline.
OLD COUNTY HOME ROAD	Asheville	Terry Brothers Construction Co.	7/16/2025	9/19/2025	1/17/2026	\$ 2,874,835.00	5%	Pipe installation just underway
Sweeten Creek @ Buck Shoals	Asheville	Terry Brothers Construction Co.	11/25/2025	8/6/2025	5/3/2026	\$ 430,849.00	95%	Pipe installation complete, paving restoration in progress.
Incinerator Sand Transport System Replacement	WRF	Haynes Utility	7/2/2025	8/11/2025	10/1/2025	\$85,400.00	95%	All equipment installed, training complete.

Planning & Development Project Status Report								
Active Construction Projects Sorted by Work Location and Project Number								
October 2, 2025								
No.	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
2	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
3	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
4	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
5	North Bear Creek Subdivision Ph. I	2018117	Asheville	28806	5	105	9/6/2023	Final Inspection complete, awaiting close-out docs
6	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
7	Millbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
8	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	Waiting on Final Inspection
12	Woodland Townhomes	2022074	Asheville	28806	72	1,445	4/16/2025	Waiting on Testing
13	Emma Road	2022083	Asheville	28806	5	311	4/22/2025	Waiting on Testing
14	Busbee Phase 1A	2022102	Asheville	28803	179	1,325	1/24/2024	Waiting on Final Inspection
15	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
16	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
17	Star Point (aka Restaurant Ct)	2023003	Asheville	28801	70	22	11/8/2024	Waiting on Testing
18	115 Fairview Road Apartments&Townhomes	2023019	Asheville	28803	269	1,036	1/29/2025	Waiting on Final Inspection
19	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Waiting on Final Inspection
20	Evado at Tap Root	2023050	Asheville	28732	310	1,458	7/1/2025	In construction
21	1191 Bleachery Blvd	2023056	Asheville	28803	7	400	3/26/2024	Waiting on Final Inspection
22	Fairhaven Summit Apartments	2023061	Asheville	28803	77	530	8/27/2024	Final Inspection complete, awaiting close-out docs
23	West Haywood Street Apartments	2023117	Asheville	28801	46	215	7/16/2024	Waiting on Final Inspection
24	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
25	Crestview Extension	2023176	Asheville	28803	5	204	4/10/2024	Final Inspection complete, awaiting close-out docs
26	Westview Village	2023183	Asheville	28806	26	824	8/14/2024	Final Inspection complete, awaiting close-out docs
27	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	In construction
28	Chipotle Airport Road	2024056	Asheville	28732	Comm.	247	8/12/2025	Pre-con held, construction not yet started
29	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
30	Novant Medical Center Hendersonville Road	2024148	Asheville	28803	Comm.	129	6/11/2025	In construction
31	Terra Futura	2025058	Asheville	28806	4	197	9/3/2025	Pre-con held, construction not yet started
32	123 Haywood Street	2025128	Asheville	28801	15	162	9/17/2025	Pre-con held, construction not yet started
33	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
34	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
35	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
36	206 Padgettown Extension	2024251	Black Mountain	28711	7	244	6/24/2025	In construction
37	NC DOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
38	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	In construction
39	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
40	Broad River Village Off-Site Sewer Extension	2021057	Buncombe Co.	28806	92	2,152	12/10/2025	Waiting on Final Inspection
41	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Waiting on final inspection
42	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
43	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
44	Farmstead at Olivette	2021247	Buncombe Co.	28804	33	1,280	2/7/2024	Final Inspection complete, awaiting close-out docs
45	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Final Inspection complete, awaiting close-out docs
46	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	In construction
47	Arden Pines	2022069	Buncombe Co.	28704	244	2,020	8/14/2024	Final Inspection complete, awaiting close-out docs
48	Christ School Townhomes	2022127	Buncombe Co.	28704	87	2,050	4/16/2025	In construction
49	Argento on Broad	2022174	Buncombe Co.	28704	216	484	8/14/2024	Waiting on Final Inspection
50	Double R Sewer Extension	2022200	Buncombe Co.	28715	7	263	1/31/2025	In construction
51	Meribel (Monticello Family)	2022204	Buncombe Co.	28787	168	295	2/5/2025	In construction
52	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Final Inspection complete, awaiting close-out docs
53	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Final Inspection complete, awaiting close-out docs
54	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Waiting on Final Inspection
55	Edgewood Road S Subdivin Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Final Inspection complete, awaiting close-out docs
56	Crystal Country aka Sky Ridge Development	2023168	Buncombe Co.	28804	16	784	10/22/2024	Final Inspection complete, awaiting close-out docs
57	The Biltmore Park West Offsite	2023190	Buncombe Co.	28803	1	774	9/17/2025	Pre-con held, construction not yet started
58	The Apex at Brevard	2023202	Buncombe Co.	28704	197	859	9/23/2025	Pre-con held, construction not yet started
59	Old Charlotte Apartments Phase 1	2023216	Buncombe Co.	28803	210	1,723	10/22/2024	Waiting on Testing
60	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
61	Rydale Heights Pockets	2023235	Buncombe Co.	28804	20	935	3/12/2025	Final Inspection complete, awaiting close-out docs
62	Rolling Hills	2023244	Buncombe Co.	28715	132	4,398	4/15/2025	Waiting on Testing
63	Old Charlotte Phase 2	2024059	Buncombe Co.	28803	221	6,866	12/4/2024	Waiting on Testing
64	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Waiting on Testing
65	Altitude Apartments	2024096	Buncombe Co.	28704	114	340	8/8/2025	Pre-con held, construction not yet started
66	Reems Creek Village	2024120	Buncombe Co.	28787	35	1,440	6/24/2025	In construction
67	Pinner Road/Woodlights Trail	2024123	Buncombe Co.	28704	3	116	7/15/2025	Pre-con held, construction not yet started
68	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Waiting on Final Inspection
69	Sheetz Arden	2024184	Buncombe Co.	28704	Comm.	208	7/25/2025	Pre-con held, construction not yet started
70	Broad River Village On-Site Sewer Extension	2024198	Buncombe Co.	28806	92	1,670	12/10/2024	Waiting on Final Inspection
71	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Waiting on Final Inspection
72	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
73	Seasons at Cane Creek Phase 2	2022170	Cane Creek	28732	84	566	5/1/2024	Final Inspection Complete, awaiting closeout docs
74	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
75	Mountain Green Landscaping	2022019	Fletcher	28732	3	427	7/2/2025	In construction
76	Asheville Regional Airport	2022191	Fletcher	28732	Comm.	1,205	2/13/2024	Final Inspection complete, awaiting close-out docs
77	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	Waiting on Final Inspection
78	Asheville Airport Parkinng Lot Sewer Reloc	2023135	Fletcher	28732	0		8/8/2023	In construction
79	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Final Inspection complete, awaiting close-out docs
80	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Pre-con held, construction not yet started
81	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	Pre-con held, construction not yet started
82	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	Pre-con held, construction not yet started
83	Legacy at Mills River	2022117	Hendersonville	28759	456	9,679	6/18/2025	Pre-con held, construction not yet started
84	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
85	Marketplace at Mills River	2023174	Hendersonville	28759	Comm.	1,901	4/30/2025	Waiting on Testing
86	Mountain Home Dunkin	2024086	Hendersonville	28791	Comm.	211	4/22/2025	Pre-con held, construction not yet started
87	Ohalo Sewer Extension	2024116	Hendersonville	28759	1	764	5/27/2025	Waiting on Testing
88	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
89	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
90	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Waiting on Testing
91	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
92	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
93	Terraces at Reynolds Mountain West Ph I & II	2021164	Woodfin	28804	42	1,990	6/26/2024	Waiting on Final Inspection
TOTAL					6,253	99,784		