

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT

May 20, 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, March 18, 2026. Chairman VeHaun presided with the following members present: Ashley, Bryson, Endries, Manheimer, Pelly, Pennington, Tarleton, Watts and Whitesides. Lapsley, Moore, Player and Wisler were absent.

Others present were William Clarke, General Counsel; Drew West with CIBO; Seth Eckard with Woodfin Sanitary Water & Sewer District; James Eller with the Town of Weaverville; Erin McCombs with American Rivers; Hunter Carson, Bart Farmer, Derrick Swing; Scott Powell, Darin Prosser, Wesley Banner, 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 March 18, 2026 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the March 18, 2026 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 new Board Member, Mark Endries, representing the Town of Weaverville. Mr. Endries stated that he is happy to be a member of this Board. He was elected in November of 2025 as new council member. He works for the US Fish and Wildlife Service as a transportation liaison and also does quite a lot of digital mapping and GIS work which he has done for the Town of Weaverville for the last few years. He digitized their water network, manages their web map and their spatial data. Everyone welcomed Mr. Endries.

Mr. VeHaun also welcomed Drew West with CIBO, Seth Eckard with the Town of Woodfin, James Eller with the Town of Weaverville and Erin McCombs with American Rivers.

6. Informal Discussion and Public Comment:

None.

7. Report of Committees:

a. Personnel Committee:

Bryson reported that the Personnel Committee met on Tuesday, April 21, 2026. Mr. Swing, Human Resources Director, presented information on the personnel budget recommendations for Fiscal Year 26-27 and shared highlights of employee recognition events of the past year. The Personnel Committee approved the recommended 3% Cost of Living Increase and no change to employee benefit costs.

b. Right of Way Committee:

Mr. Ashley reported that the Right of Way Committee met on Wednesday, April 22, 2026 for a very brief meeting. There was one compensation budget and one condemnation to consider. Committee recommended accepting Staff recommendations on both items.

c. CIP Committee:

Mr. Watts reported that the CIP Committee met on Thursday, April 23, 2026 to discuss the proposed FY26-27 CIP Budget as well as the 10-year CIP Budget. Treatment Plant and Pump Station projects represented the majority of next years' CIP as well as the 10-year CIP which has grown to \$795 Million. Major projects in the collection system and water reclamation projects were highlighted at the meeting, including Carrier Bridge and Weaverville Pump Station. The projects have a combined cost of \$122 Million. Major expenditures at the Plant include the Solids Handling Improvement Project at \$149 Million and the Biological Treatment Project at \$248 Million. The CIP Committee recommends approval of Staff's recommendation of Endorsement of the CIP Budget for FY26-27 in the total amount of \$83,827,923 and the 10-year CIP. He stated that this was a great meeting and thanked everyone for attending.

d. Finance Committee:

Mr. Powell reported that the Finance Committee met on Tuesday, May 5, 2026 to discuss recommendations for the Personnel and CIP Committees and incorporated those with Staff's recommendations for the Operations Budget as well. The total budget is in excess of \$117 Million

8. Report of General Manager:

In Mr. Hartye's absence Mr. Carson presented the General Manager's Report.

Mr. Carson reported that the proposed FY 2027 Preliminary Budget of \$117.5 Million will be presented today which includes \$83.8 Million associated with the Capital Improvement Program along with a \$23.3 Million Operating Budget and \$8.7 Million in Debt payments. There is also proposed a 7.0% sewer rate increase as required by our business plan to fund the \$795 Million 10-year CIP.

Mr. Carson reported that Michael Harrin of 110 Stone Drive called in to give praise to McKinley Hensley, Shane Meadows and the entire crew. Mr. Harrin works in the construction industry himself and said that it is not common for crews to interact with each other in such a positive manner. He said that this group had a great attitude and worked very hard to get the job done. He also noted that they did not hesitate to jump into a very nasty mess to do what needed to be done to fix the problem. He wanted to make sure their efforts were appreciated and acknowledged.

Mr. Carson reported that MSD's annual comprehensive financial report for FY 2025 has met the requirements to be awarded the certificate of achievement for excellence by the GFOA. Much thanks to Scott Powell and Jody Germaine.

Mr. Carson reported that the next regular Board Meeting will be held on June 10 at 2 pm. The May 27, 2026 Right of Way Committee meeting has been cancelled. The next Right of Way Committee meeting will be held @ 9 am on June 24, 2026.

9. Consolidated Motion Agenda:

a. Consideration of Condemnation – 15 Weaver Hill Road:

Mr. Carson reported that the Right of Way Committee heard this at the April 22, 2026 Meeting. Committee recommends authority to obtain an appraisal and proceed with condemnation if necessary.

b. Consideration of Compensation Budget – Old Turnpike Road @ Azalea Road:

Mr. Carson reported that the Committee recommended approval of the Compensation Budget.

c. Consideration of Developer Constructed Sewer Systems – Sheetz; Novant Medical Center Hendersonville Road; Terrace at Reynolds Mountain Phase 1; Edgewood Road South; Rydele Heights Pockets A & B; Chipotle:

Mr. Carson reported that the Sheetz project is located along Airport Road in Buncombe County and included extending approximately 208 linear feet of 8-inch public gravity sewer to serve the commercial development.

Mr. Carson reported that the Novant Medical Center project is located along Hendersonville Road and included accepting approximately 296 linear feet of private sewer and extending approximately 129 linear feet of 8-inch public gravity sewer to serve the commercial development.

Mr. Carson reported that the Terrace at Reynolds Mountain Phase 1 project is located along North Merrimon Avenue in Woodfin and included extending approximately 826 linear feet of 8-inch public gravity sewer to serve 16 residential units.

Mr. Carson reported that the Edgewood Road South project is located along Edgewood Road in Buncombe County and included extending approximately 450 linear feet of 8-inch public gravity sewer to serve 7 single-family residential units.

Mr. Carson reported that the Rydele Heights Pockets A & B project is located along Aiken Road in Buncombe County and included extending approximately 935 linear feet of 8-inch public gravity sewer to serve 20 single-family residential units.

Mr. Carson reported that the Chipotle project is located in South Asheville along New Airport Road and included extending approximately 247 linear feet of 8-inch public gravity sewer to serve the commercial development.

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

d. Cash Commitment Investment Report – Month ended March, 2026:

Mr. Powell reported that Page 51 presents the makeup of the District's Investment Portfolio. There has not been a significant change in the makeup of the portfolio from the prior month. Page 52 presents the MSD Investment Manager's report as of the month of March. The average weighted maturity of the investment portfolio is 92 days. The yield to maturity is 3.67%. Page 53 presents MSD's Analysis of Cash Receipts. Monthly and Year to Date domestic is considered reasonable based on timing of cash receipts and historical trends. Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. YTD Facility and Tap Fees are above historical trends due to the timing of various cash receipts from developers as well as these fees being budgeted conservatively. Mr. Powell stated that the District is on target to exceed \$9 Million in developer fees which has only happened one time in the 22 years he has been here. The typical average is around \$5 Million so that should have a long-lasting effect on the District's revenue stream. Page 54 presents MSD's Analysis of Expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on historical trends and timing of cash expenditures. Page 55 presents MSD's Variable Debt Service report for the month of April. The 2008A Series Bonds are performing at budgeted expectations. As of the end of April, this issue has saved the District's rate payers approximately \$8.2 Million in debt service since April, 2008.

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

10. Consideration of Resolution Adopting Preliminary Budget for FY 2026-2027 and Schedule of Sewer Rates and Fees:

Mr. Powell reported that the proposed budget for FY 26-27 is \$117.5 Million. This includes a 3.2% increase in Salaries and Benefits which has an impact of approximately \$593,000.00. The budget incorporates the following: Personnel

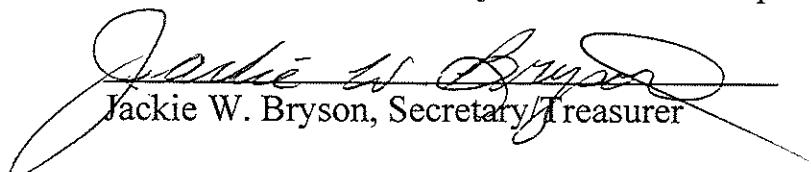
Committee recommendations of a 3.0% COLA adjustment, funding for Self-insurance and GASB 75 OPEB Funding as well as 5.5% State required retirement contribution and unemployment funding. The Operations Budget includes a 1.8% increase in materials, supplies and services which has an approximate impact of \$179,000.00. This includes adjustments to address regulatory and operational needs for FY27. This also includes CIP Committee recommendations for FY26-27 of \$83.8 Million. That amount includes Carrier Bridge Pump Station at \$34.8 Million, Solids Handling Capacity Improvements at \$13.2 Million, Weaverville Pump Station at \$2.1 Million. On the revenue side, in addition to increases in domestic fees, we are issuing \$120 Million in debt service. This is predominately funding the CIP Program. Of that \$120 Million, \$83 Million is reimbursement resolution based which means \$83 Million goes right back into unrestricted reserves and can be used to fund on going projects. It includes a 7% domestic rate increase, which is approximately \$2.72 in the average monthly bill which has an approximate \$32.64 increase in the bill for the entire year. The average monthly bill will go from \$39.46 to \$42.18. This includes Staff's recommendation of no increase in sewer development fees, and a 3.0% Rate of Return on investments. These items were unanimously approved by the Finance Committee. Mr. Pelly asked how the 7% compares to previous years. Mr. Powell stated that last year it was 5%. In previous years that increase has been more representative to the nature of the investments in the CIP Program. As mentioned last year, the CIP Program has grown exponentially due to the three major projects mentioned earlier. The 7% is projected forward from 2026 to 2035. There will be a rate study to be certain that we have uncovered every stone and see if there are any opportunities to restructure rates. That rate study should be going out in the next two to three months and will be a six month endeavor. At that time, from those recommendations, there will either be adjustments to the rate structure and/or increases in the rate structure. As we have increased our domestic and industrial fees, we haven't increased the system development fees in the last three to four years. Mr. Pelly stated that he thinks it is fully justified but just for the public in general that is a pretty significant increase considering that, depending on what the City does with water, it basically becomes one bill. Mr. Carson stated that the City is proposing 7.5% increase for water. Mr. Pelly stated that he would encourage Staff to look really closely and limit that increase as much as possible. Mr. Powell stated that Staff agrees and definitely do not want to have a dramatic impact on current or future rate payers. However, the investment in infrastructure has to happen one way or the other. Either the District does it and takes a proactive approach or it get's mandated by the EPA. Those are very costly. Mr. Carson stated that Staff is always looking at alternative technologies and always considering phasing of projects, not biting off the entire project at one time. That is baked into a couple of these larger projects. Mr. Powell added that if you look at comparisons to AA and AAA Utilities, for the volume that the District has, most rate payers are at about 5 CCF, our rates are right at the lower end of 50%. He stated that at next months meeting he will present some graphs that will show that 7% sounds like a lot, the \$42.18 a month is in line with AA and AAA utilities. Ms. Manheimer asked if they could get a printout instead of just seeing on the screen. There was some discussion regarding the proposed water rate increase and bi-monthly billing. Mr. Pennington commented that one thing to keep in mind is that deferred maintenance is an absolute killer. It has been seen in all municipal buildings. It's always a temptation during tough times to defer maintenance but if you don't take care of your stuff you are going to pay a lot more later on down the road. Mr. Carson stated

that the business plan Ms. Manheimer referred to does show 7% next year and 7% each year through the end of the 10-year CIP. Those numbers will be refined with the rate study but all of that is necessary to pay for capital improvements. Mr. Ashley asked why there was no increase in impact fees. Mr. Powell stated that, when looking at impact fees, we are looking at those fees in conjunction with everyone else that charges an impact fee. Not only in Buncombe County or Western North Carolina. What we are actually charging for impact fees is in line with municipal units of that area. We want to keep that number in line with the rest of the community, so we don't have an adverse impact on development. To the extent of what the rate study was when it was presented two years ago, the amount that we could charge is 2 ½ times what we could charge. That rate is dictated by State Statutes, and the mechanics of that rate are in relation to how much you have invested in the system. Every five years the District has to have that study for the impact fees and generate the numbers. That doesn't mean that we have to incorporate those numbers. When that 10-year plan was generated last year, that plan was taking into consideration how revenue would rebound from Helene. Through the third quarter we are at 82% of domestic revenue when we should be at about 75% so revenue has rebounded really good after Helene. This has a positive effect on the 10-year CIP. Everything is going up. In the Capital Equipment fund, 4 years ago we bought a brand-new flush truck for \$450,000.00. This year, we are having to replace an additional one and two months ago it was estimated at \$610,000.00. Mr. Endries asked if those capital equipment increases are just due to everything being more expensive. Mr. Powell stated that if you look at it from last year to this year, a big part of that is replacing the one truck. Those expenses are typically staggered out so you will see a flush truck expenditure pop up every five to six years. There was some discussion regarding the increase in all utility costs. Mr. Whitesides stated that this is his tenth year as a County Commissioner and the County is still dealing with some preventative maintenance that should have been taken care of before he was even a commissioner. He stated that this is one complaint that he has with government entities, that we tend to kick the can down the road and you can't afford to do that. You are shortchanging your constituents when you do that. If you don't do the 7% now, what will that be in five years. He further stated that we need to be sure to be transparent in telling people why we are doing it and for the District to keep up the good work.

Mr. VeHaun called for a motion to approve the Resolution adopting the Preliminary Budget for FY 26-27 and the Schedule of Sewer Rates and Fees. Mr. Whitesides moved. Mr. Watts seconded the motion. Roll call vote was as follows: 10 ayes; 0 nays.

11. **Old Business:** None.
12. **New Business:** None.
13. **Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:45 pm.


Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

May 20, 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 March 18, 2026 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. Personnel Committee – April 21, 2026	Bryson
	b. Right of Way Committee – April 22, 2026	Ashley
	c. CIP Committee – April 23, 2026	Watts
	d. Finance Committee – May 5, 2026	Wisler
	07. Report of General Manager	Hartye
	08. Consolidated Motion Agenda	Hartye
	a. Consideration of Condemnation – 15 Weaver Hill Road	Hartye
	b. Consideration of Compensation Budget – Old Turnpike Road @ Azalea Road	Hartye
	c. Consideration of Developer Constructed Sewer Systems – Sheetz; Novant Medical Center Hendersonville Road; Terrace at Reynolds Mountain Phase 1; Edgewood Road South; Rydele Heights Pockets A & B; Chipotle	Hartye
	d. Cash Commitment/Investment Report-Month ended March, 2026	Powell
	09. Consideration of Resolution Adopting Preliminary Budget for FY 2026-2027 and Schedule of Sewer Rates and Fees	Powell
	10. Old Business:	VeHaun
	11. New Business:	VeHaun
	12. Adjournment: (Next Meeting 6/10/26)	VeHaun
	STATUS REPORTS	

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March 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, March 18, 2026. Chairman Vebaun presided with the following members present: Ashley, Bryson, Lapsley, Pelly, Pennington, Player, Tarleton, Watts, Whitesides and Wisler. Dearth, Manheimer and Moore were absent.

Others present were William Clarke, General Counsel; Drew West with CIBO; Seth Eckard with Woodfin Sanitary Water & Sewer District; Ken Kohn and Phil Cohen, Woodfin Town Council; Anabel Winitsky and Erin McCombs with American Rivers; Lisa Raleigh with Riverlink; Will Yeiser with French Broad River Academy; Jack Evans with Asheville Watchdog; Ken Brame with Sierra Club and Patrick Hunter with Southern Environmental Law Center; Gray Jernigan with Mountain True; Jed Hinkley and Bert Hinkley with American Canoe Association; John Douglas with French Broad River Academy; Cat Potts; Marc Hunt; Scott Fowler and Teresa Rogerson; Tom Hartye, Hunter Carson, Bart Farmer, Derrick Swing; Scott Powell, Mike Stamey, Spencer Nay and Pam Nolan, MSD. Also present, via internet access, were Forrest Westall, PE, with McGill Associates and John Mastracchio with Raftelis.

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 February 18, 2026 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the February 18, 2026 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Ashley 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:

None.

7. Report of Committees:

Ms. Bryson reported that the Personnel Committee met on Thursday, February 26, 2026. Mr. Hartye and the Human Resources Director, Mr. Swing, presented information on succession planning. After providing a brief history of succession planning efforts of MSD, they shared information on current efforts. Mr. Hartye gave an update on his goals and objectives. Also discussed was the succession plan for the General Manager's role. The discussion included options for the recruitment of the General Manager's position.

8. Report of General Manager:

Mr. Hartye reported that Erin McCombs with American Rivers will give a presentation.

Ms. McCombs introduced herself and stated that she is Southeast Conservation Director for American Rivers and thanked everyone for the opportunity to speak. She began by acknowledging the MSD Board's fiduciary responsibility to rate payers and that they share that responsibility. Any path forward must ensure the rate payers are protected and appropriately compensated. She stated that she also wants to recognize the long history of stewardship MSD has played along the French Broad River. Today they are not asking the Board to remove the dam, they are asking the Board to ensure that the decision about the dam is made through a transparent and independent process before any options are closed. She would also like to thank her partners, many of whom are here today, Riverlink Mountain True, Sierra Club, Southern Environmental Law Center and American Whitewater who the Board heard from, many of those partners, last month. She stated that before she gets into the presentation I'd like to start with her conclusion and wants to be clear that they are interested in working with MSD. You will see and hear that the requests have evolved after some helpful conversations they have had since sharing these slides about a week ago. Again, they are not asking for the Board to make decisions on whether to sell the dam or to remove the dam. They respectfully request that MSD keeps the door open to explore options for the removal of Craggy Dam by doing the following. One, temporarily halt capital expenditures related to the Craggy hydro project while the valuation and sale are being considered. This next one is a little different, so while joint evaluation is American Rivers preference, after some conversations they have had since they submitted these slides, they understand that it is not the preference of Staff. Therefore, they are requesting MSD Staff's collaboration to support their separate valuation study and provide the reasonably required information to do that successfully. Lastly, they are asking to establish a transparent process with independent expertise and public engagement. They believe that stakeholders need to be heard and involved. So again, this is not about committing to a sale, not about committing to dam removal design, not about committing to dam removal. American River is a leading organization working on river restoration and dam removal in the US. They actually just released their list of dams removed. Now 2,350 dams have been removed nationally, and their role is to assemble the financial, engineering and regulatory expertise required to implement these complex projects. They understand the complexity involved because they help deliver these projects across the country. In the southeast region their dam removal leadership translates to success on complex projects like the removal of the Ward Mill Dam, where they surrendered the Federal Energy Regulatory Commission License, raised the funding needed for design and engineering and ultimately construction of the dam removal. While this is not an apples-to-apples comparison of Craggy, she stated she shares it as an example of a local, successful project. She presented slides showing what the Ward site looked like after removal and stated that they learned after Helene that this dam removal and other projects like the Shoals Mill Dam removal upstream, saved lives and protected critical infrastructure by lowering flood elevations and giving the river room to move. She stated that she wants this board to understand the role that American rivers has played in the dam removal movement. They were a partner in the largest and most complex dam

removal ever completed, the four dam removal project on the Klamath River. She also added that the consultants that they used for the Craggy Study also worked on this project. Their technical experience allows them to complete complex projects like the Bloede Dam which won an American Council of Engineering Companies award. They relocated a new 42-inch diameter sanitary sewer line, protected an active railroad bridge and managed 300,000 cubic yards of impounded dam sediment. American Rivers work also includes their favorite, the French Broad River, the lifeblood of this community, the river that locals and visitors alike go to for recharge and play. In fact, in Marshall, American Rivers and partners are working quite successfully towards the removal of the Capitola Dam. This is the next dam downstream from Craggy. They have secured over \$3 Million for the design, permitting and engineering of this project through the enthusiastic support of the dam owner. MSD has a long history of infrastructure leadership on the French Broad and this moment presents another opportunity for leadership, one that reflects the river's evolving role in recreation, ecology and regional resilience. The removal of the Craggy Dam would offer benefits that support the local economy like flood reduction, improved recreation, improved public safety and environmental restoration and they were pleased to see that they agree on that point from the McGill memo that was in the board packet. If Craggy is removed flooding upstream from the dam, like the slide shown from the Mill at Riverside, shown during Helene, a worst-case scenario, would be lowered significantly. The Stantec report uses available FEMA and insurance mapping to assess flood levels. If this project moves forward detailed flood studies will be completed as a requirement of permitting but it is irrefutable that the removal of the dam would lower flood surface elevations. This reduction in flood elevations mean business owners and the nonprofit school would experience real changes to the economic impact of periodic flood events that frequent this area while also making it safer for students. In June of 2024 American Rivers commissioned the Craggy Dam Removal Study, went through an accredited RFP process. She stated that she wanted to be clear about the purpose of that study. It was to determine whether the removal of Craggy Dam is environmentally and economically feasible. They achieved that goal. The scope was not the nitty gritty of full design. MSD separately commissioned a condition assessment through an RFP process and chose Hatch to inform capital planning. To fully evaluate options both studies are important. However, the Hatch report was not shared with American Rivers until late in their process after they delivered the first draft of the study in May of 2025. Once they received the Hatch Reports findings and MSD's comments were incorporated into the now final removal study they hear the additional questions and needs for information that staff has raised, like the full design and permitting of the dam removal project and the design of the 66-inch interceptor, which Stantec did note in the study as a survey and design needs. It is normal to have many identified needs of the conceptual design phase which is where they are. Everything on the General Manager's list will be addressed if the process moves forward but if the Board votes today on the full slate of the requirements in the General Manager's report, that will essentially kill any potential dam removal. Ms. McCombs stated that she cannot and should not raise funding for the complete design and permitting of a dam removal project before she knows if they can negotiate a sale price. Again, everything on the required list will be addressed but in a proper process that is financially responsible and common practice in these types of projects. They want to work with MSD but can't justify spending \$1 Million on

design and permitting before they even understand if the sale is possible. So, here is that process, first the assessment of the value of the dam, then the negotiation of a purchase agreement that includes many off ramps and then the third after the property transfer and closing happens, then the removal would happen. At the May, 2025 meeting with MSD to discuss the provided draft of the Stantec report, MSD management shared that if a dam removal were to be pursued, they would want to sell the hydro facility rather than be a party to dam removal as the owner. That is a reasonable position and one that is often taken on. But before the sale could be evaluated the first step must be determining fair market value. That's the purpose of an independent valuation. If the valuation shows the transaction is not feasible the process ends. She stated that she wanted to be clear that they care a lot about how this project is approached. That is how they have been successful on other projects like this, but they can't and shouldn't spend up to \$1 Million before they understand if the sale is possible. So again, if the Board votes today to approve that full slate of requirements in the General Manager's report it would essentially kill any hope for dam removal. Again, that entire list should be addressed and will if the process moves forward but should not be addressed before valuation is completed. Hydropower facilities are valued differently than most types of infrastructure. These valuations are typically conducted by firms with specific experience in hydropower economics and transactions. For the valuation to be credible to all parties and defensible to ratepayers the process should be independent, technically specialized and widely trusted. While they prefer a jointly commissioned valuation, they are prepared to pursue their own separate valuation selected through a competitive process. She stated that she hopes these slides are not overly confusing as their asks have evolved since submitting these slides last week. Based on some conversations they have had, again, they are prepared to pursue that separate valuation following a competitive process and that we would require collaboration with MSD to ensure that they and the appraiser that they select would have the needed information. So, going back to this process, once the first phase is complete the next step is to negotiate a purchase agreement and this would have time bound off ramps. These time bound off ramps require no obligation. There will be a defined due diligence period. And then here is where the agreement around the outstanding design and infrastructure needs are addressed. This includes securing certain thresholds of funding, a detailed scope of work ensuring that MSD infrastructure is protected and secured and the Federal Energy Regulatory Commission License surrender process among other details with a time schedule. The off ramps would be if any of these couldn't be met, then the process would end. Each stage of the process includes clear off ramps. After moving into phase three after closing and property transfer a third party would now own the dam and would lead the dam removal project. At this stage, all liability and risk has been transferred away from MSD to a third party, but MSD would remain a key stakeholder in the process. With a greater shared understanding of how and when MSD management's appropriate concerns will be addressed, they respectfully request that MSD not advance the General Manager's full slate to be completed at once and focus on the first phase, the valuation. They respectfully request that MSD keep the door open to explore options for the removal of the Craggy Dam by doing the following. Temporarily halt capital expenditures related to the Craggy hydro project while the valuation and sale are being considered. While the joint evaluation would be their preference, after conversations they have had since they submitted these slides, they understand that

that's not the preference for that so therefore they request MSD staff collaboration to support their separate valuation study and provide the reasonably required information and last to establish a transparent process with independent expertise and public engagement. Stakeholders need to be heard and involved. Again, this is not about committing to a sale, not about committing to design and not about committing to the dam removal. The French Broad River is one of the region's most important economic assets. Decisions about the future of Craggy Dam deserve a process that is independent, transparent, and technically credible. American Rivers stands ready to work with MSD and this Board to ensure that happens, their shared aim is simple, protect the ratepayers while allowing the community to fully understand the options before this decision is made. She thanked everyone for their time and opened the floor for any questions. Ms. Wisler asked that the process from standpoint of if there were the 2 appraisals, what if there's a huge difference? You've sort of said you're raising money, would it be a significant impediment to you if the numbers are different which I suspect it will be but if you came up with a number and you came to consensus with a number that was larger than the appraisal that American Rivers got, would you be able to raise that money, the difference? Ms. McCombs stated that is a good question and that is ultimately why they originally wanted that joint appraisal so they can work together and have a number that they agreed upon but if that isn't the case then there would be two different appraisals and what would the options be at that point? To negotiate around that or to even have to then get a joint appraisal that would try to meet those in the middle. Ms. McCombs stated that she thinks that's something that they would have to figure out but at the end of the day she thinks they are really wanting to work together to see if it's in the public interest, if it is in MSD's best interest, they would like the process that could support their ability to negotiate a successful purchase agreement if that's the direction that we want to go in. Ms. Wisler also stated, relative to capital expenditures, she's a little concerned about halting all capital expenditures in the sense that what if something happens. How long of a period of time do you think between now and when American Rivers has that appraisal and we would mutually go into negotiations, what's the period of time American Rivers is asking for halting capital expenditures. Ms. McCombs stated that it is mostly about not investing like \$3 Million in the dam while things are happening. MSD does a good job of making sure that things are safe and moving forward so that's not what we're talking about, we're just talking about not moving forward with the full slate of significant capital improvements while this is being considered. Until we all figure out how we want to move forward in terms of that valuation would really dictate the timeline. That's one thing that she thinks is at the discretion of the Board today. What will the recommended path forward be, will it be two separate valuations and then we will come together to negotiate. Maybe that would take a little bit more time than a joint evaluation, the Raftelis proposal had something like 12 weeks for them to be able to do that so 12 weeks at the minimum but there's a balance in terms of time being of the essence and then also engaging in a really thoughtful process so on any of those she doesn't think there's one set number but would like to hold those two pieces, let's move quickly but do it in a good responsible way. She stated that ideally, she would love to work collaboratively with the Board and MSD, how can we make sure that we're not missing each other and that we're understanding at essence. She thinks we all want to explore the same thing if this is something that's possible. She would really love to invest in building relationships and a little bit of trust and try to kind

of reset. How can we work together to move forward? For instance, she doesn't actually think that we are all really opposed, that what they want to be able to do with the Board makes a lot of sense and that needs to be set in a process in a timeline that makes a lot of sense and focus on things in a stepwise fashion. She stated that she hoped that answer wasn't too glancing, but she can't give a timeline because we don't know that but would like to move in at a pace that makes sense and is respectful for all parties. Mr. Hartye stated that the \$3.4 Million, the bigger pieces of that are not necessary in the near term, the next 24 months is mostly maintenance type of activity and very small capital projects. Mr. Clarke stated that he has given the opinion that MSD should obtain and pay for its own appraisal but that does not mean that MSD cannot consider other valuation studies. MSD could negotiate, the Bond Order requires you to determine the fair market value if you sell, exchange or dispose of it you have to do it for fair market value. Mr. Clarke stated that the Bond Order doesn't define fair market value, he has given you the IRS valuation but essentially, it's what a willing buyer would pay a willing seller so there's no reason MSD, at some point in the process, could not negotiate with American Rivers about the price so long as we have some basis for maintaining its fair market value. Mr. Tarleton asked why is the sale necessary, why would MSD relinquish control of the dam if we're contemplating removal, why would we give up that responsibility we have? There are so many things connected with the potential removal, the coffer dam and the expense for that, what we do with the turbines and power generation. He stated that he is understanding from Mr. Clarke's letter that we are under some obligation to our Bond Holders to have a sale. Mr. Clarke stated that if you sell, exchange or dispose of the dam, which the scenarios that we talked about and are contemplating, would involve transferring ownership. However, if we transfer it or exchange it, or dispose of it, we have to receive fair market value. Mr. Tarleton stated ok, but why exchange it, why not just receive fair market value, use that money to protect our bond holders, maintain the responsibility and control over the disposal, removal of the dam and how it affects us with the timeline, with our other infrastructures, how it effects our funding, why give up that control? Mr. Hartye stated that we don't normally do dam removal and we wouldn't want the liability associated with that. These people have done it many different times. The only problem we're having, and what we've expressed before, is that most of them are not right in the middle of a treatment plan and across from a railroad. There are issues there. MSD wants control over those issues and that's why he has these bulleted items. We want control over it to make sure that they're good estimates on it, that they have proof of the money, we will require that they're bonded, all of that. MSD already has a \$750 million Capital Improvement Plan that we're conducting. It would be a major distraction if we had to do this, but we could oversee it and make sure it's done right. That's what these bulleted items are about, they're about making sure that they've done their homework, it's covered financially and then it would be bonded so that we don't get the liability. That's why it goes to a third party it doesn't go to American Rivers, they are going to get a third party to accomplish this and that's what they typically do. Mr. Hartye stated that he would suggest, and there's no reason why we can't adopt all these bullets, but we can make it phased. The first would be commissioning of the value, the other one would be finishing the report. The rest of those bullets could be the next phase if you get a showstopper at the valuation phase, then you're out. If you don't then we're going to go harder on these other bullet items, and we're going to be clear about it. We don't want to take on this liability and distract from our \$750

million CIP, which is our main mission, for them to take over a separate mission. Mr. Tarleton asked about the third bulleted item regarding detailed dam removal, what does "AR within the report" mean? Mr. Hartye answered "Address in the Report". They need to address that issue in the report. He stated that he thinks what Ms. McCombs is asking here is that we phase that. First would be the dam sale, he stated that, in his opinion, and he has expressed this many times before, the real money is below the second bullet. Bullet one and two with the valuation of the dam is going to be a bit significantly lower than everything else that needs to be done to deal with our 66-inch interceptor. So, in the next phase if it's not a showstopper on the valuation, I guess that's what they're asking for today. What he would ask for is to give a vision to staff to go ahead and follow this procedure here which Staff and Counsel prescribed here to meet our bondholder obligations. Mr. Tarleton asked if the reason for a sale is because of the liability and the rest that we want to avoid that may come from the removal of the dam. Mr. Clarke stated yes but to answer the question a little more fully, if we do anything like remove the dam, we need to receive fair market value for it because the dam was originally financed with bond funds. Mr. Tarleton stated that he understands we need to receive fair market value but why give up that control. He understands that we don't want the liability from whatever goes on to remove the dam. Mr. Clarke stated that it is also a lot more dollars. Just using round numbers, let's assume if you sell the dam for \$2 Million and transfer it to American Rivers, and then they're in charge of removal, then the proceeds you receive from this, in order to maintain the tax-exempt status, goes to pre-paid interest and principal on your bond. But if you keep control and have to pay for all of the removal, then you have less money basically. Mr. Hartye added that it would be a whole lot less money, we're thinking it's going to be north of \$20 million to do all that stuff. Mr. Tarleton stated that he isn't following where we would have less money if we didn't sell it. Mr. Clarke stated let's assume that we sell it for \$2 million and then we take the \$2 million and we put it in the bond fund because that's pretty much what we have to do. Mr. Tarleton asked how about if we receive more than \$2 million, what if we receive money from whatever sources that may be available, and may protect us against potential liability. Mr. Clarke asked, in other words, we receive money for the sale of the dam and then you also receive money to remove the dam. Mr. Clarke stated that he thinks Mr. Hartye already answered that question. Mr. Tarleton asked them to tell him again because he didn't understand. Mr. Hartye stated the liability and the impact of the stream. That's not MSD's normal business, taking down dams. We are going to vet whoever the third party is and what they do. They do this for a living, we do wastewater for a living, we do hydro for a living, but we don't take down dams for a living. The impact to that river of everything that's going to happen, if it's not done right, it's going to be trouble. Mr. Tarleton stated that he understood that, but he is concerned about the impact that may have on MSD's operations if it's not done right. What if we relinquish control over how it's going to be done, if we don't contract with whoever's doing the removal and have their liability insurance. Mr. Hartye stated that we are going to sell it and get rid of our liability to the third party, that is the intent, and that is normally how it goes. Ms. McCombs stated that is commonly how it is done. Ms. Wisler stated that she thought what Ms. McCombs also said is if that's negotiated, all these other points, we'd be a stakeholder at the table as they're making the plan to remove the dam to make sure that our operations are protected. Mr. Hartye stated to Ms. Wisler that all of those bullets are completed prior to you making your final decision. In the General Manager's report, at the bottom of all of those bullets, it

says to bring to MSD Board to consider and hold a Public Hearing. All of these bullet items would have to be done before we commit. We want to make sure that they've looked at the details, they have the money, and that they are bonded to do all of this stuff. Then if we do decide to still do it, if we feel comfortable that it's covered, then we will release liability, sell it, and move on. We're not going to sell it and then do these items. We're going to see if the selling value is a showstopper at the very beginning, that's Phase 1 and that's what they asked to do. He stated that he has no problem with that. Then, if they want to continue on, they have to do a lot of homework to do before they come back to this Board. Mr. Pennington stated that he thinks that's part of the confusion out there. He has received no less than 200 plus emails. This is not a removal, that's not what we're doing. A phased approach is looking at this in a way that makes sense. He stated that he has two pages of questions but it's not appropriate at this time. Some of those questions involve a full study proposal to offset loss of power generation from here into perpetuity. CLOMAR and LOMAR studies, and all of the flood studies that are going to come into play there, and the protection of the transmission lines parallel to the river. He stated that he knows that American Rivers focus is a lot on non-functional dam removal but asked what their experience with dams is that do serve a purpose, like hydro dams that are actually functioning right now. Ms. McCombs stated that they are actually seeing a lot more active hydropower projects being removed. One example is of the Ward Mill Dam removal project, they are working on the Capitola Dam. It's no longer functioning, but it was before Helene. They will still have to do a lot of the same process like surrendering the Federal Energy Regulatory Commission license. They have big national projects that were mentioned in her presentation. They are also a party on another project out near Cherokee that was Duke owned and then Northbrook owned and then it got transferred to the third party pretty similar to this and that one is just going through the final phases of design using a lot of the same contractors that were on Klamath. She stated that they have quite a deep experience working on properties that are actively generating hydropower, some that did require negotiating a purchase agreement to be able to figure out the next steps and then some they do work with the owner to remove without a transfer so every project is very unique. There's no one-size-fits-all but they train people how to do this and they work with a lot of contractors that have a lot of experience on this and if this project is able to move forward they will assemble a team to be able to do this responsibly and in the right way. You can imagine that's why they are out here to do this. Ultimately, they want a healthy river that is that is reconnected. If they are able to move forward, they will do it in a stepwise process and address all the concerns that Mr. Hartye has on this list. CLOMAR and LOMAR is the natural course of any dam removal project. She stated that she thinks it is really hard because they are here saying what their why is. Ultimately, they want this river reconnected but maybe it's a little hard to follow because that's not actually what's up for decision right now but they want to be transparent around why they are even beginning this conversation. This is complex and this is hard, change is hard. Hopefully laying out that step wise process can allow us to hold these reasonable questions and know that they'll be addressed through this process. For better or for worse everyone won't have answers to full design because that will come later so hopefully folks can kind of appreciate the complexity of this but that we need to address it in a stepwise fashion. Mr. Pennington stated that, to be clear, when we talk about dam removals, it's not just as simple as removing the impoundment piece, he sees it as almost 4 pieces. Are we talking about the dam impoundment piece or the

intake of the flume, the flume wall, and the hydro facility the whole kit and caboodle is that what's envisioned here? Ms. McCombs stated that is a design question. The conceptual report talks about a couple of different scenarios but that's another piece to be decided with community input, what is the best approach to this, the exact way that we're going to approach the design, we only have conceptual design, we do not have full design. Mr. Pennington stated he understands but he is asking from a very technical perspective as a board member on a wastewater utility. That's why he is asking those questions, and also as a floodplain manager, to be clear what we're talking about removing and for the public to understand. Ms. McCombs stated that she doesn't think every single one of those questions has been fully determined. Mr. Pennington stated that's it, that's what he needed to hear. Mr. Lapsley asked that, if he is understanding correctly, the decision the Board needs to make today is whether to recommend proceeding with an appraisal on the dam and would MSD pay for that? Mr. Hartye answered if the Board is interested in moving forward with this project. Mr. Lapsley stated that would be step one. So, let's pick a number as an example, say \$2 million, meanwhile our friends get their appraisal, and it comes out to the same \$2 million. If everybody's agrees that that's the right number, then the Board decides to proceed with the next items. Mr. Hartye stated that they can or they can decide not to, at any point you have the authority. Mr. Lapsley stated that he understands but let's assume the Board decided to go to the next step at the encouragement of these folks to proceed. We've got a design of a 66-inch interceptor, we've got to hire a bond counsel, on and on down the list. That adds up to so many dollars. Just say \$2 million, and that would not be surprising, and then we haven't done anything but design, and then we spend another \$2 million. At that point we have design, we have a confirmed cost estimate and then there's a bid and the bid is too much, say the bid comes out at \$15 million and our friends say woah that's way more than they thought it was going to be so they can't do it. MSD is fronting the money for these other steps to get to that last stage, the project dissolves, and MSD has paid \$3 million or so and we are in no different position than we are today. Mr. Hartye stated the way it's crafted here in the General Manager's report is we don't get to the heavy hitters until then end, to the bond attorney who's more expensive. We will know before that time whether it's out because we will already have the estimates. To get there we just got a ballpark estimate on the full design which is half a million just for the interceptor. Only \$150,000 of that is for preliminary design and that's all you need for a good estimate so we'd be into it for that much and that's he said to be reimbursed by American Rivers for the \$150,000. The main one that we're out, at least immediately, is just the \$40,000 for the valuation study, which he thinks is well worth it because there's a lot of hand waving about what this is going to end up at and he doesn't think anybody knows, we will let a professional do it and then we will come back. Mr. Lapsley stated that he just doesn't want to see MSD get caught holding the bag. Mr. Hartye stated that is why before we got to the heavy hitters at the bottom, we've already got these estimates. Ms. McCombs added that after the valuation then that would start the negotiation of a purchase agreement, it wouldn't close until much later, but it would include all of these pieces. She doesn't think that right now they are committing to spending on all of those bullet points. She thinks what's really important is recognizing that they're really important pieces that need to be addressed but they will work those details out in the purchase agreement so we're on the same page. She asked Mr. Hartye if that made sense. He stated yes but no, that he doesn't see that as being in

the best interest of MSD. MSD needs to have all of the information before the Board so that we know that American Rivers knows how much it cost before you dive into it. Ms. McCombs stated that she is just saying that we're not negotiating the purchase agreement right now until we have the valuations and then we negotiate the purchase agreement which may well be that all of those things have to be done but to her it doesn't make sense to commit that those things will absolutely be done before they have the valuation. Mr. Hartye stated the valuation goes first, then you decide if that's too much even for that. Then you move on to the rest of these bullets and see how much construction and demolition is really going to cost and then bring that back. Get all this information then we can make a decision but we're not going to make a purchase agreement decision prior to you getting those numbers refined and bringing them back and having proof of funding and then if the Board decides to continue to do that, we'll go into the bond attorney and that type of thing. We're not going to enter into any purchase agreement without having performed these other estimates because that's some serious money. Mr. Hartye stated that if they are having qualms about buying the dam, he thinks they are going to have some qualms about how much construction and demolition comes in at. Ms. McCombs stated that it sounds like they are on the same page that the first step is the valuation. Mr. Carson stated that Ms. McCombs mentioned the Ward Mill project was hydro and he did notice in the picture that the hydro structure was left and asked who now maintains ownership and liability of that non-functional structure. Ms. McCombs stated that it is a sawmill and it's a part of a historical complex. It didn't require a change in ownership, so the Ward family continues to maintain that structure. Mr. Carson asked, regarding the Bloede Dam, 1100-foot of 42-inch interceptor had to be relocated, who paid for that portion of the project. Ms. McCombs stated there was a number of different sources, Maryland as well as national sources of funding, she believes NOAA and Fish & Wildlife. She stated she could get back with him to get the exact answer on that but it was a combination of State and Federal funding. Mr. Carson asked approximately how much that was. She stated she would have to get back to him on that. Mr. Carson asked if the process was similar to what we're describing here, you have the valuation of the dam and it sounds like you're seeking funding for removal of the dam and making sure that you have sources for that and then secondly, did you go back and negotiate the cost of the 42-inch relocation. Ms. McCombs stated that American Rivers did that project on behalf of Maryland so they didn't have a transfer of property but as you might imagine it was really a sewer line relocation that just so happened to have a dam removal as a part of it. Mr. Hartye stated that regarding what he had in the Manager's Report, he wants to be clear that Staff is not endorsing to take down the dam, there's been interest from Board Members to continue this process. If this Board wants to continue to further investigate, and there's going to have to be a fair amount of investigation, and that's what he wanted to detail here. It is the opinion of Staff and Counsel that we follow these bullets. From what he is hearing, and it is fine with him, the first two being "Phase 1". 1) "American Rivers to address MSD comments and finalize their Report" and 2) "MSD to Commission Raftelis Financial Consultants Inc. to provide an appraisal of the Hydroelectric Dam Facility". He thinks the remaining bullets are going to be significantly higher but then they will decide whether the sale price is a showstopper. Then we'll move to the next bullets to get that done and get estimates from two contractors, and then they will need to show proof of their funding and all of that before we do any operational study, which is to be done by our Engineer of Record. Then an MSD Bond Attorney will need to do an assessment as well. There

are steps along the way and at some point, it may be gone and maybe not. If we want to go forward and are still interested, then we will commission those studies. Once those are done to see if there's no showstoppers from them, then we bring all that back to the MSD Board for a final yes or no. Mr. Tarleton asked who the author of the McGill report was. Mr. Hartye answered Forrest Westall. Mr. Watts asked, since this is included in the General Manager's report, if we all approve General Manager's report, are we agreeing to continue to look at this or stop looking at it. Mr. Clarke stated that if the Board wants to continue with what Mr. Hartye has described as Phase 1, someone should make a motion to that effect and vote on it. Ms. Wisler asked that the second item be clarified because it says to commission Raftelis, but it doesn't say that American Rivers is also going to have an appraisal, and that MSD agrees to collaborate with that appraisal company so that they have the same information. Mr. Watts made the motion. Ms. Wisler seconded the motion.

There was some discussion regarding temporarily halting major capital expenditures related to the Craggy hydro project for a determined amount of time. Mr. Hartye stated that there is nothing major planned for the next 24 months.

Mr. Hartye reported that the March 25, 2026 Right of Way Committee meeting has been cancelled. The next Right of Way Committee meeting will be held @ 9 am on April 22, 2026. The next Regular Board Meeting will be held on April 15, 2026 at 2 pm.

9. Consolidated Motion Agenda:

a. Consideration of Developer Constructed Sewer Systems – West Haywood Street Apartments; Rolling Hills Development:

Mr. Hartye reported that the West Haywood Street Apartments project is located in the City of Asheville and included extending approximately 215 linear feet of 8-inch public gravity sewer to serve 46 multi-family units.

Mr. Hartye reported that the Rolling Hills project is located in Buncombe County and included extending approximately 4,398 linear feet of 8-inch public gravity sewer to serve 132 single-family units.

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

b. Consideration of Resolution for Pick-up Contributions:

Mr. Hartye reported that MSD participates in the Local Governmental Employee's Retirement System (LGERS). Under General Statutes employees who leave public employment for military service and later return to covered employment may receive retirement service credit for the period of military service. Under this requirement, MSD must pay both the employer and employee contributions necessary to fund the retirement credit. Under Federal Tax Law this is a "pick up" contribution that is not taxed to the employee. Staff recommends approval of the attached Resolution for Pick-up Contributions.

c. Consideration of Auditing Services Contract FY 2026:

Mr. Powell reported that the proposed fiscal audit for 2026 is \$60,000, which is a \$2,000 increase from last year. It includes a single audit act of \$9,000 that they will be doing this year because we had an excess of \$1 Million coming into the District from FEMA contracts. This is a standard engagement letter and standard contract. They have agreed to hold costs in line as much as possible with last year's engagement, but they do anticipate some increase pertaining to this year's engagement. Staff recommends approval of the FY 2026 audit contract with Cherry Bekaert, LLP.

d. Consideration of Revised Purchasing Policy:

Mr. Powell reported that over the last few months you have probably heard of design-build. The current policy did not have the language included to allow us to participate in design-build which is in G.S. 143-128. 1A. We have updated the policy to include the appropriate language. This has been approved by Counsel.

e. Cash Commitment Investment Report – Month ended January, 2026:

Mr. Powell reported that Page 91 presents the makeup of the District's Investment Portfolio. There has not been a significant change in the makeup of the portfolio from the prior month. Page 92 presents the MSD Investment Manager's report as of the month of January. The average weighted maturity of the investment portfolio is 100 days. The yield to maturity is 3.71%. Page 93 presents MSD's Analysis of Cash Receipts. Domestic, Industrial, Facility and Tap Fees are considered reasonable based on timing of cash receipts. Page 94 presents MSD's Analysis of Expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on historical trends and timing of cash expenditures. Page 95 presents MSD's Variable Debt Service report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of February, both issues have 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. Player moved, Mr. Pennington seconded the motion. Roll call vote was as follows: 11 ayes; 0 nays.

10. Old Business: None.

11. New Business: None.

12. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 3:07 pm.

Jackie W. Bryson, Secretary/Treasurer

PERSONNEL COMMITTEE MEETING

April 21, 2026

9:00 a.m.

1. Call to Order

Jackie Bryson called the meeting to order at 9:02 AM. Board members attending: Jackie Bryson, Chair, Alan Tarleton, Al Whitesides, and Jerry VeHaun. MSD staff members attending: Tom Hartye, Scott Powell, Derrick Swing, Angela Lewis, and Brooke Ledford. Legal Council: Susan Russo Klein.

2. Inquiry as to Conflict of Interest

Mrs. Bryson inquired but there were none noted at this time.

3. Approval of Minutes

Mrs. Bryson requested approval of the February Personnel Committee Meeting Minutes. Mr. Whitesides moved to approve, and Mrs. Bryson seconded the motion to approve the Minutes. The motion was approved unanimously.

4. Human Resource Activities

Mr. Swing gave a presentation to the committee members highlighting employee events held in 2025.

Events included the following:

- Employee Picnic- named employees of the year and presented service awards.
- Holiday Luncheons
- 6 Retirement Celebrations

Mr. Swing reported to the Committee on ongoing Community Outreach:

- Meals on Wheels
- United Way Day of Caring

5. Consideration of Self-Insured Health Plan & Pay Adjustments

Mr. Swing presented staff statistics:

- Average employee age is 45.
- The average year of service is 11.
- Current Full-time employees 149.
- The turnover rate is 8% total with 4% contributed to retirements and 4% resignations.

Mr. Swing discussed initiatives MSD offers to assist with employee health and well-being:

- In-house PA one day a week free of charge to employees

- Advent Advantage meetings. A nurse comes on site to provide educational information for chronic conditions.
- Required physicals and flu shots.
- Workout & weight rooms and healthy activities.

In addition, Mr. Swing explained that HR is looking into new wellness initiatives and hopes to roll out some new ideas as the year progresses.

Mr. Swing presented the projected health care cost for MSD:

- Medical & drug cost inflation trend for the south region
 - Medical had a 7-9% increase
 - Drug had aa 11-16% increase
 - Proposed increase 0%

Mr. Swing referred to Attachment 1, which showed the projected health care cost for MSD. This includes medical, dental, and drug costs since FY 2018 and projected costs for FY 2027. MSD costs are projected to increase by 7.5%. MSD will absorb this cost. No additional increase to employee contributions or District funding is being requested at this time.

Salary Information

Mr. Swing presented a slide that showed the past 11 years of the Consumer Price Index (CPI) for the South Urban Region.

Mr. Swing also presented the Personnel Committee with a chart, referenced as attachment #2, that showed the projected increase in other municipalities, and the private sector. This information is based upon conversations with respective managers, which have not yet been approved.

In summary, staff is recommending that the Board:

Grant a 3.0% wage adjustment (COLA), 0% increase for the Self-Insured Medical Plan, and 5.5% increase in **State required** contributions for the NC Retirement Plan. (An increase is planned for the Retirement Plan every year until the desired level of funding is achieved.)

Mr. Tarleton questioned how long the District has been self-insured and if being self-insured had offered savings.

Mr. Powell stated that the District has been self-insured since before he began working at it and Mr. Hartye stated the District had been self-insured for at least 28 years. Mr. Hartye discussed historical information related to the District's self-insured plan and explained how wellness initiatives have positively impacted costs associated with the plan. Mr. Powell explained the excess coverage policy and explained that the reason for the District's 0% increase to the Self-Insured Health Plan is due in part to the reserve funds that the District has.

6. Motion:

The Chairwoman called for a motion to approve the staff's recommendations.

A motion was made by Alan Tarlton to approve MSD staff's recommendations, and Al Whitesides seconded the motion. The motion was approved unanimously.

7. GM Search:

Mr. Swing gave the board a brief update related to the GM Executive Search. Proposals are being submitted and are being reviewed. Mr. Swing will schedule a meeting in the next few months to allow the Personnel Committee to review the proposals.

8. Adjourn

Mrs. Bryson asked the committee if there was any further business. Mr. Tarlton discussed the District's organizational charts and asked if the term "Rate Payers" could be reviewed. Discussion was had and it was determined that the matter could be reviewed with the Board.

With no further business, Mrs. Bryson adjourned at 9:27AM. No future meeting has been scheduled.

**RIGHT OF WAY
COMMITTEE RECOMMENDATIONS
AND MINUTES
APRIL 22, 2026**

I. Call To Order

The regular monthly meeting of the Right of Way Committee was held in the Boardroom of the William H. Mull Building and called to order at 9:00 a.m. on Wednesday, April 22, 2026. The following Right of Way Committee members were present: Matt Ashley, Chairman; Jackie Bryson, Nathan Pennington and Al Whitesides. Manheimer and Pelly were absent.

Others present: Jerry VeHaun, Board Chairman; Bob Watts, Board Member; William Clarke, MSD Counsel; Tom Hartye, Hunter Carson, Wesley Banner, Tim Hensley, Mike Stamey, Darrell Hess and Pam Nolan, MSD.

II. Inquiry as to Conflict of Interest

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

**III. Consideration of Condemnation – 15 Weaver Hill Road, MSD Project No. 2025236
Helmsman Homes LLC, C/O Tod Farlow, Parcel Number 9658-27-8523:**

Subject parcel is located along Weaver Hill Road in East Asheville and is an unimproved vacant lot. The existing sewer line bisects the eastern portion of the subject parcel. MSD is proposing to extend an eight-inch line connecting to this line that will run up Weaver Hill Road. The purpose of extending this line will be to provide sewer service to 15 Weaver Hill Road due to a failed service line in addition to providing access to public sewer to other properties on Weaver Hill Road. The service line serving 15 Weaver Hill Road crosses several parcels to the south before connecting to the public sewer line along Old Haw Creek Road.

Staff began negotiations with the owner back in December of 2025. During a conversation with the owner early on he indicated that he needed to obtain approvals from other business partners before granting the easement. Since then, we have been unsuccessful in following up with the property owner despite sending a Certified Letter along with numerous phone calls.

The compensation offer is \$921, and the property owner has not provided any feedback concerning this offer.

Staff is requesting authority to order an appraisal and to proceed with condemnation if necessary.

Contacts: 14

STAFF RECOMMENDATION: Authority to obtain appraisal and proceed with condemnation, if necessary.

Mr. Banner reviewed the above information. He stated that the property owner will be responsible for hiring a plumber to extend their service and reconnect at the clean out that MSD will provide at the edge of the road right-of-way. Mr. Ashley asked if there were any questions regarding this issue. There were none. Mr. Ashley called for a voice vote to accept Staff's recommendation. Voice vote was unanimous.

COMMITTEE RECOMMENDATION: Authority to obtain appraisal and proceed with condemnation, if necessary.

IV. Consideration of Compensation Budget-

Old Turnpike Road @ Azalea Road, Project No. 2023255

The attached Compensation Budget is based on current ad valorem tax values and follows the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budget.

Mr. Ashley asked if there were any questions. There were none. Mr. Ashley called for a voice vote to accept Staff's recommendation. Voice vote was unanimous.

COMMITTEE RECOMMENDATION: Approval of Compensation Budgets.

V. Quarterly Report – Third Quarter:

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

VI. Other Business: None.

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

CAPITAL IMPROVEMENT PROGRAM COMMITTEE

Minutes

April 23, 2026

9:00 a.m.

The Capital Improvement Program Committee of the Metropolitan Sewerage District met on Thursday, April 23, 2026 at 9:00 AM in the MSD Administration Building. Chairman Bob Watts presided with the following MSD CIP Committee members present: Matt Ashley, Nathan Pennington, and Allan Tarleton; and the following Member Agencies representatives present: Harry Buckner with the Town of Biltmore Forest, Marcus Jones with Henderson County, Shannon Tuch with the Town of Woodfin, Seth Eckard with Woodfin Sanitary Water & Sewer District; .

Others present were William Clarke, General Counsel; Jerry VeHaun, Chairman of MSD Board; Forrest Westall, PE, with McGill Associates; Andrew Griffin with Henderson County, Tom Hartye, Hunter Carson, Scott Powell, Bart Farmer, Darin Prosser, Tim Hensley, Mike Stamey, Amanda Cutshaw, Brendan Davey, Derrick Swing, and Pam Nolan, MSD.

1. Call to Order

Mr. Watts called the meeting to order at 9:00 a.m.

Mr. Hartye welcomed everyone. An important part of this meeting is coordination. MSD will show you where we will be over the next year to 10 years with all of the projects. Now is a good time to see what is going on in your area such as water, stormwater, paving, etc. that we can work together on. The first item on the Agenda will be Highlights of the Current and Proposed Capital Improvement Program. The second will be the Review of the 10-year CIP and next year's Construction Budget and getting an endorsement from this Committee. Mr. Hartye then turned the meeting over to Hunter Carson.

2. Highlights of the Current and Proposed Capital Improvement Program

Mr. Carson reported that MSD's CIP is a requirement of the Collection System permit that is issued by DEQ and states that "The Permittee shall adopt and implement a Capital Improvement Plan (CIP) to designate funding for reinvestment into the wastewater collection system infrastructure. The CIP should address the short-term needs and long-term master plan concepts. The CIP should typically cover a three to five-year period" For at least a couple of decades and beyond MSD has been doing a 10-year program Which allows us to plan better for further down the road and implement and ensure a funding strategy. He began with an overview of the coming fiscal year's proposed budget of \$83,827,923 Million. The majority of that amount, over 75%, is associated with work coming up at the Treatment Plant and Pump Stations. Within that category is the Carrier Bridge Pump Station and the Solids Handling Project. A large part of the CIP, \$14.1M is dedicated to General Sewer Rehabilitation, \$270,000 is allocated for Private Sewer Rehabilitation, approximately \$120,000 for Interceptor and Wet Weather Rehabilitation, \$1 Million for Contingency which seems to be appropriate for projects and surveys that pop up throughout the year, \$3.5 Million for Design, ROW and Construction Management Expenses which are for salaries, benefits, and anything associated with the Capital Improvement Program, \$200,000 to Developer Reimbursements which are reimbursements that apply to MSD's various extension policies that developers can use if they extend or rehabilitate existing sewer per the policy. Mr. Hartye added that MSD used to put in a 15% contingency for every project. 20 years or so ago MSD decided to take all of those

contingencies out of the individual projects because we have so many and we weren't using a lot of those contingencies, and just have a \$1 Million contingency. As you can see, that is less than 2% contingency on \$84 Million. Mr. Carson stated that what is proposed for the coming 10 year CIP is just shy of \$800 Million and a large percentage of that is associated with the Plant and Pump Stations. There are predominately three projects that make up \$505 Million and include the Carrier Bridge Pump Station, the Solids Handling Project, and the Biological Treatment Replacements. About 64% of the 10-year budget will be mainly those three projects. For years 2-10, inflation is factored in and this year there is a 3.33% per year inflationary factor. This is based on a 10-year running average from the ENR Construction Cost Index.

MSD currently owns and maintains just shy of 1,200 miles of sewer lines, over 35,000 manholes, 39 pump stations and one water reclamation facility permitted at 40 mgd. MSD serves approximately 209,000 people over Buncombe and Henderson County with about 60,000 customer accounts and continues to grow. System growth in the last 10 years is approximately 40,000 LF or 7 miles each year. Customer accounts are growing by about 1.3% each year. MSD keeps up with this growth with Master Planning. We will be in that process this coming fiscal year, which is one of the projects in this CIP Budget book. Master Planning is very dependent on flow monitoring so we will disperse temporary and permanent monitors throughout the system to better understand what our current flows in the system are. We then apply that to future population projections, and we can then get an idea of what our future flows will be. Once we have the future flow projections, we can model that in a hydraulic model and determine within the existing system where any deficiencies may be. Essentially, it helps guide our CIP process. MSD started the Collection System Master Plan update just prior to Helene and short listed three consultants. We were supposed to have consultant interviews the week after the hurricane. Obviously, those were postponed and we are planning to pick that back up in the next fiscal year. Because the Master Plan is so heavily dependent on flow monitoring and because Hurricane Helene introduced a lot of debris into the system, we suspended the process of dispersing the flow monitors. We don't want to monitor flow if we know that a pipe has accumulated debris that is going to affect the water level inside of that pipe. Basically, bad data into a hydraulic model produces bad data out of the model. Staff is currently performing an Interceptor Assessment and Cleaning Project to try to clean the lines that need to be cleaned prior to implementing the flow monitoring process. This Interceptor Assessment and Cleaning project is a 2-year project. We are almost done with the first year. This project focuses on the Swannanoa valley where most of the damage was experienced on the Swannanoa Interceptor. This is a CCTV project, and sonar if needed. If we determine that there is enough accumulated debris, we will clean the pipe. This is a \$2.5 Million project.

MSD went through Consolidation in 1990 with approximately 16 water and sewer districts. At that time, MSD inherited approximately 800 miles of pipe and a lot of that was in bad condition, there were literally hundreds of Sanitary Sewer Overflows (SSO's) every year. MSD's Collection System Permit included a requirement to rehabilitate 250,000 LF every five years, 50,000 LF on average each year. In 2015, that requirement was dropped from our permit. Currently, MSD has a goal of rehabilitating approximately 40,000 LF each year, a little bit less than what the previous permit required. The reason that we are shifting towards 40,000 LF is because we have a whole lot of Plant and Pump Station projects that require funds to be reallocated. 15,000 LF of that is performed by Mike Stamey's in-house construction crews. The other 25,000 LF is Designed in-house and contracted out. There are over 100 projects on the 10-year construction

project list. These projects come in from field crews who are out maintaining and operating the system every day, so they are very aware of the problem areas. They turn those over to the Engineering staff who then runs with the design. Projects are prioritized and scheduled according to their pipe ratings. Pipe rating includes the following aspects: SSO and overflow history, structural condition, customer service requests, monitoring schedule by MSD Staff and proximity to streams and waterways. These projects are then assigned a value from 0 to 100 with 100 having a greater consequence if they fail and a greater likelihood of failure. The higher pipe rated projects get constructed ahead of those with a lower pipe rating. Mike Stamey has a similar pipe rating program for the in-house projects. He is focused on replacing about 15,000 LF each year. There are 35 projects on the current fiscal years in-house list with 25 of those already complete. Most of these projects are shorter than those we contract out. NC General Statute 143-135 limits in-house construction to \$125,000 per project.

Mr. Carson presented maps and before and after pictures of In-house Rehabilitation Projects completed this fiscal year. The 37 Lucerne Avenue Sewer Rehabilitation project is located in West Asheville off of Patton Avenue and consisted of replacing approximately 629 LF of new 8" DIP. This project was completed last fall by in-house crews. All of the road corridors around here are full of utilities. Our in-house crews and contractors have always got to be cognizant of other utilities in the road. This project was one example with a gas service line crossing the road. He also noted that MSD will maintain portions of service lines within the right-of-way while we are replacing the main line, we also replace service lines. Another project is 112 Enthoffer Street which is located in Black Mountain. This project consisted of 661 LF of 8-inch DIP and was done last Summer. Mr. Carson presented pictures of installation of a concrete pre-cast manhole and trench box. Any trench that is 5' in depth or greater requires a trench box for safety to keep the soil from collapsing into the trench. He also presented images of laying the 8-inch DIP prior to backfilling, employees working on a wye connection for the service line and putting binder back in the cut trench. MSD started doing this service in-house 3-5 years ago and it ended up saving a lot of money and aggravation. He stated that anybody who has ever ridden over a cut in the road that is backfilled with either #57 stone or base course, that stuff starts coming out the day it is installed. By doing our own binder in-house, we save ourselves the aggravation of having to go back and preserve the #57 or ABC backfill. This is a more solid product that we can use prior to our paving company coming in for the surface overlay. The last in-house project to highlight is the Mud Creek Pump Station Bypass Connection located in Riverstone Subdivision in South Asheville. MSD installed a bypass which is now part of our standard detail that we are slowly going back and adding to any pump stations if they are not present. This was designed in-house and is basically a connection into the sewer force main. This is on the discharge side of the pump station and allows us to set a suction pump at an upstream manhole and bypass around the pump station. If we need to replace pumps or do any work inside the pump station itself, specifically inside the wet well, we can do that in the dry while bypassing all of the flow. In-house construction helped to install this. It consisted of busting through some concrete to expose the force main. Mr. Carson showed slides of the valves and fittings used for the force main bypass and the setting of the riser section.

Mr. Carson then presented maps and before and after construction pictures of rehabilitation projects contracted out over this past fiscal year.

The Old County Home Private Sewer Rehabilitation project is located in West Asheville close to New Leicester Highway and consists of about 4,600 LF of 4-inch and 8-inch VCP in poor condition. Terry Brothers Construction is the contractor and they are almost complete. This was just shy of a \$2.9 Million project. He presented pictures of the old alignment, a section of the private 4-inch line that served way too many homes, and portions of the 6-inch line that go under some structures. The new alignment corrected a lot of those situations in this project. The line was shifted out into the road to get it out from under structures and added a spur line because there are upgradient property owners who had service lines that run through other people's properties. Additionally, the force main coming from Erwin Hills Pump Station discharges into a 10-inch line which is undersized for the capacity of Erwin Hills, which has expanded through the years. We experienced a couple of SSO's on this 10-inch line so we are upsizing a line and re-routing the force main into the larger diameter pipe in hopes of avoiding any SSO's due to capacity. He presented additional pictures of cutting in the asphalt roadway, trench box installation, installing the upgraded capacity pipe and pre-cast manholes. This is a NCDOT road, so MSD complies with their requirements which is 8-inch thick Aggregate Base Course (ABC); 6-inch Asphalt Binder Course (in two 3" lifts) and 3-inch Asphalt Surface Course.

The Weaverville Pump Station Replacement project has been going on for the last couple of years with a project cost of \$25.9 Million. This is to replace the pump station and to accommodate future growth in Weaverville. The current station is 2.8 mgd, and the new station is 5 mgd. It will be expandable to 6 mgd. This is all based on a 50-year growth projection and some storm flow. In addition to the pump station, the project also included over 18,000 LF of new force main replacement. The existing force main is 12-inch and will be replaced with 24-inch force main. This project began in August of 2024. There was a little bit of a slowdown there with Hurricane Helene a month later, but the project has progressed very well. Contractual substantial completion is August of 2026. He stated that he is pretty certain that will be beat by a couple of months. Mr. Carson presented various pictures of the project including the existing pump station, diesel powered bypass pump, new electrical building, new emergency generator, rock excavation difficulties, installation of the head manhole which is about 30' deep. He pointed out the existing 30-inch pipe coming into the existing station which will be re-routed to the new head manhole. The 30-inch is currently an aerial creek crossing. He showed pictures of how much debris had accumulated behind the crossing, not from Hurricane Helene but much later. All of the aerial crossings are referred to as critical crossings. They are prone to damage but fortunately this one wasn't damaged. However, when these can be eliminated in the system we are going to. In terms of the force main, over 18,000 LF of new 24-inch line which included HDPE and PVC C900 pipe materials which are corrosion resistant. The new pipe primarily follows the same alignment as the existing. This work took place close to the roadway and NCDOT and MSD didn't want to have a large trench open right beside the road which you do need for HDPE. The C900 comes in 20-foot sections, allowing a smaller excavation and reduces the risk of having someone drive into the trench. Hopefully by next week work will be completed on the force main. We are done with the section of 30-inch gravity interceptor. MSD just received some final electrical panels for the project so the pump station should start up in mid-June which is a little ahead of substantial completion.

The Carrier Bridge Pump Station is located upriver about 6-7 miles at the confluence of the French Broad and Swannanoa Rivers. This is MSD's largest pump station at 22 mgd. This station's capacity will be increased to 40 mgd, which is based on a 50-year flow projection, with a cost of approximately \$96.5 Million. Essentially, half of the flow in our collection system is

conveyed through Carrier Bridge. This project has been underway since last year. This project was split into two smaller projects. There are 2 river crossings associated with the pump station and then the pump station. The purpose of separating the projects was to get the river crossings done quickly and get out of the way of the City of Asheville's park restoration work. A lot of this work is located in the French Broad River Park and Carrier Park. The river crossings project is nearly complete. The pump station work itself includes a new 40 mgd pump station that will be totally enclosed and will have a carbon odor control system. There will be deep excavation here at 70 feet. There will also be large diameter (60-inch) inlet pipe coming into the station and two 42-inch force mains leaving the station and crossing the river. There will also be rehabilitation of a portion of the 54-inch interceptor on the east side of the river, completed with CIPP lining. He presented a map showing the location of all of this work. There will also be a river crossing upstream at Carrier Park. This is for a future 60-inch relief interceptor. The reason we are putting that pipe in now is because it essentially sets the pump station elevation. This is going to be a gravity line so if we can set that elevation under the river now, we will know how deep to install the pump station. Construction on the river crossings themselves began in August of 2025. He presented images of the coffer dams, 4 in total. Each of the pipe installations are underneath the river and have anywhere from 5-8 feet of coverage. He presented images of the drill rig that was present at all of the four coffer dam installations and explained the process. He presented images of the 54-inch interceptor in the bank on Lyman Street and explained this process. Final restoration at the French Broad River Park is in progress and completion is anticipated around the second week in May. At that point, the intent is to be able to reopen the Greenway. The crossing at Carrier Park is almost complete as well. The 60-inch pipe is installed, backfilled and concrete encased. They are still working on the termination manhole which is on the Biltmore Estate. That will probably be done by the end of the week or early next week. As of yesterday, about half of that coffer dam has been taken out. This portion of the Pump Station Project should be done by the end of May or June. The large portion of the project is the actual pump station itself. He presented photos showing the existing 22 mgd station and the location of the 40 mgd station. This project was bid in June of 2025. Ruby-Collins is the contractor, and they actually mobilized sooner than expected. They started work in November of 2025. They have finished a retaining wall and have just started the excavation of the pump station. To do that they have installed a secant pile shoring system. Also on site is the installation of the 42-inch force main that is happening through the park. Completion of this project is still over 2 years away, August of 2028. In the rear of the site, the rock is about 20-feet below the surface and the other side the rock is about 40-50-feet, so the contractor is trying to take everything down level. The first blast is happening today. He presented an image of the secant pile shoring system that they are installing and explained the process. This provides a shoring system, so you do not have soil collapse in the hole and the intent is also to keep water infiltration to a minimum. Mr. Carson added that excavation should be complete by September and the hope is to fly a drone down into the hole so there should be some good pictures coming. He presented pictures showing the 42-inch pipes going through the park which will tie into the river crossing that is already complete. Per the contract this should be completed by July. They did run into an issue through the French Broad River Park. Basically, the entire park was used as an unauthorized dump site in the past. Some of the first buckets of soil that were dug out were full of trash such as tires, TVs, shoes, bottles, etc. Staff did consult with DEQ after encountering this material and sent off some soil samples. They did determine that there is nothing that couldn't be put back in terms of chemical related. They have requested that we remove the larger trash such as the tires.

It is adding some time to the installation of the pipe, and we are actually out there sifting the soil, putting the soil back, and hauling the trash off.

Mr. Carson then highlighted projects coming up for the next fiscal year. Hazel Mill Road @ Richland is located in West Asheville and consists of approximately 2,858 LF. Kimberly Avenue @ Sedley consists of approximately 2,947 LF. The CIPP Lining Contract #10 consists of approximately 18,837 LF and will be county wide and will be starting this coming fiscal year. It will be done with cured-in-place-pipe (CIPP) liner and is a trenchless method. Not only does it save money because you don't have to disturb asphalt or landscaping, but it is also quick to install, and we can successfully rehabilitate pipes that are in poor condition. Mr. Carson presented some images and further explained this process. Montford Avenue @ Montford Park consists of approximately 1,129 LF. The ITT Pump Station is a former Cane Creek Water & Sewer District pump station and is located next to the Airport at Broadpoint Industrial Park. The existing 0.4 mgd pump station will be replaced with an 0.8 mgd station and will be expandable to 1.5 mgd. That is based on a 50-year growth projection. This project will be advertised in June and bid in July. Total project cost is estimated at \$6.4 Million. Mr. Westall pointed out that the 50-year period is excellent and extremely beneficial and more than most do in terms of planning for the future. A lot of these installations have to be looked at in 50 years anyway in terms of wear and tear. Mr. Carson noted that one of the spreadsheets in front of the budget books has these projects broken down by the various agencies.

Mr. Carson then reported on projects ongoing or completed this past year at the Water Reclamation Facility. The Solids Handling Capacity Improvements Project is one that is just getting started. Solids Handling refers to three unit processes (thickening, dewatering, stabilization) that enable reduction of the volume of solids generated during wastewater treatment and also enable stabilizing and disposal of them. This past January the Preliminary Engineering Report (PER) was completed by Hazen & Sawyer. The PER not only looked at existing processes which are all nearing the end of their service life but also looked out to the future. This PER accounts for population growth and also accounts for sludge generation from whatever the new biological process ends up being. Those projections have been applied into the project. The recommendations that came out of the PER are to replace the Gravity Thickeners with a mechanical thickening device, replace Belt Filter Press Dewatering with either new belt filter presses or centrifuge technology, and we will also be getting away from incineration and going to thermal dryers. This project will be done with a Design-Build alternative delivery approach. This process has begun and Staff anticipates selecting a Design-Build team consisting of a contractor and an engineer by this Fall. There is \$149 Million budgeted for the coming fiscal year through FY31.

Mr. Carson explained the three processes. The Gravity Thickeners are 100-foot diameter tanks that wastewater solids get pumped into and then by gravity those solids ultimately settle out. Those will be replaced with two Gravity Belt Thickeners and that will open up a lot of footprint on the site which is very space limited. The other components to be replaced are the incinerator unit and two belt filter presses for dewatering. As far as dewatering, we now have belt filter presses and have had them for the last two decades and have been fairly happy with them.

However, centrifuges produce a higher cake solids content, basically a dryer product. Since we are going with a thermal dryer for ultimate disposal it makes sense to put a dryer product into the dryer. Centrifuges separate a solid from a liquid. Thermal drying is a process that uses direct contact with hot air which is heated with natural gas. This is a large drum at approximately 10-feet in diameter by 30-feet long. The drum constantly rotates so as you are feeding biosolids into it they are getting churned over and all the while you are putting very hot air (800°-1000°C) through the unit which is drying it to 92%-95% solids. This creates uniform pellets, about 2-4 mm, which can be used either as fertilizer or that can be taken to the landfill. Mr. Carson presented some images and a video of a visit they took to a dryer facility in Nashville. Our new incinerator building will probably be equal in size. There was some discussion about how they market and sell their product. They are getting ready to replace their dryers which are 20-25 years old. He also presented a rendering of the new Solids Handling Facility. There is very little open space at our plant but behind the Training Facility there is a level spot that will probably provide enough space. The plan is to consolidate all of the solids handling processes inside this one building. This project will be phased so the \$149 Million that is budgeted would be for Phase 1, which is for the first dryer train and the associated thickening and dewatering equipment. In the meantime, we do need to keep burning solids in the incinerator. Some rehabilitation on the Incinerator was just completed a couple of months ago. Some of the internals of the unit were rebuilt and new refractory brick was installed. He presented images of the dome and the refractory brick.

The Biological Treatment Replacement project is the final project to report on. This will be the replacement of all of the RBC units. This project is being driven by a new NPDES regulatory requirement for ammonia removal. We do not currently have an ammonia removal requirement but that will be implemented in 2037. Also, the RBCs are 38 years old and are nearing the end of their service life. The total budget for this project is \$248 Million. Currently there is pilot testing going on for one of the short-listed technologies that we have discussed. There is a unit parked at the treatment plant and is one of three technologies short-listed. There have been some ups and downs with this pilot test, and it will continue for at least half of the next fiscal year. Mr. Carson presented a schedule outlining the procedures for this project from FY24-FY37.

Mr. Carson then reviewed the financial aspects of the Capital Improvement Program. MSD operates a balanced budget, all revenue that comes in goes out as expenditures. The current FY25-26 total estimated budgeted revenue is \$89,174,202 Million and estimated expenditures are also at \$89,174,202 Million. Construction projects and debt service is the CIP. That is approximately $\frac{3}{4}$ of MSD's entire budget is expended back into the system. Mr. Eckard asked at the completion of the 10-year CIP, what is the projected debt service payment each year. Mr. Powell stated that debt service and issuance of debt are two different things. In relation to the \$795 Million, taking into consideration rate increases and impact fees, we anticipate about \$420 Million issuance of due debt to pay for the 10-year CIP. Mr. Hartye added that the debt service is about \$8 Million now and then you will be up over \$40 Million. Mr. Powell stated that the good thing is that when he first started at MSD, they were going to the debt market every two to three years. Now, the last time we have been to the debt market was over ten years ago. Mr. Hartye stated that because MSD has been able to do a lot of pay as you go up until now, before these larger projects come on, our rates have gotten more competitive, but we will start being more like the rest of the crowd in the future.

This full budget document, with detailed information for each project, is posted on the main page of the District's website at www.msdbc.org.

3. Capital Improvement Program Priorities & Review of the Ten-Year CIP Document

Mr. Carson presented the Capital Improvement Program Priorities and a review of the Ten-Year CIP. There are 127 projects in the 10-year CIP. Staff is proposing \$120,400 for Interceptor and Wet Weather projects; \$14,184,840 for General Sewer Rehabilitation projects; \$270,771 for Private Sewer Rehabilitation projects; \$64,482,650 for Treatment Plant, Pump Station, and General Capital Improvement projects; \$3,569,262 for Design, Right of Way, and Construction Management Expenses; and \$200,000 for Developer Reimbursements.

The subtotal for the proposed budget for FY26-27 is \$82,827,923. A flat contingency of \$1,000,000 is proposed. This brings the total proposed CIP Budget for FY26-27 to \$83,827,923 and is the amount for which staff is seeking this Committee's endorsement, in addition to endorsement of the proposed 10-Year CIP.

Mr. Carson thanked everyone who helped make this budget process happen.

Mr. Watts called for a motion to approve Staff's recommendation of Endorsement of the CIP Budget for FY 26-27 in the total amount of \$83,827,923 and the 10-Year CIP. Mr. Eckard moved. Mr. Pennington seconded. Voice vote was unanimous.

There was no further business or discussion. The meeting was adjourned at 10:18 a.m.

Finance Committee Minutes

May 6, 2026

Call to Order

The Finance Committee of the Metropolitan Sewerage District met in the Boardroom of the Administration Building on Monday, May 6, 2026. Chairperson Gwen Wisler presided and called the meeting to order at 2:00 pm with the following members present; Jackie Bryson, and Esther Manheimer.

Others present were Jerry Vehaun, Board Chair; Thomas Hartye, General Manager; Scott Powell, Director of Finance; and other MSD staff.

1. Third Quarter Budget to Actual Review

Scott Powell started with a PowerPoint presentation of the Third Quarter Budget to Actual. Domestic revenue is above budget expectations. Industrial revenue is also above budgeted expectations. This indicates a much quicker revenue recovery from the effects of Hurricane Helene than anticipated. Facility Fees are higher due to receiving unanticipated revenue from various developers. Interest and Miscellaneous income are above expectations due to higher short-term interest rates above what was anticipated. It also includes receipts from Hurricane Helene reimbursements. Operation and Maintenance expenditures are at budgeted expectations. Capital Projects expenditures are at budgeted expenditures and reflect outstanding encumbrances. Bond and principal interest are at 98%, which reflect principal and semi-annual interest payments. Year-end projections for domestic and industrial revenues are better than budget expectations due to a complete rebound in consumption to pre-Helene levels. Operation and Maintenance expenditures will be in line with budget. CIP expenditures will be slightly lower than budget.

2. Tropical Storm Helene

There are 11 projects that have been completed/closed in relation to Hurricane Helene recovery. The District has received approximately \$3.9 million in reimbursements and expects to receive another \$350,000 within the next year or so. The interceptor line asses and cleaning project is the only outstanding project related to Hurricane Helene. Phase one of the project should be completed in June. The assessment phase of approximately 82,000 linear feet has been completed; only 10,000 linear feet or 12% has been impacted. Costs associated with the cleaning of these lines will be reimbursed by FEMA. In FY2027, phase two of the project will begin. It includes 62,000 linear feet at a budgeted amount \$1.5 million.

3. FY2026 Proposed Budget

Mr. Powell continued with highlights of the FY2027 Proposed Budget. The Operations and Maintenance budget is \$23.3 million, CIP \$83.8 million, Capital Equipment Replacement \$1.7 million,

Finance Committee Minutes

May 6, 2026

and Debt Service \$8.7 million for a total of approximately \$117.5 million.

Operations & Maintenance budget includes a 3.2% increase in salaries and benefits with a total budget impact of \$593,000. This includes a 3.0% COLA salary increase for all employees, self-insurance funding, GASB 45 / 75 OPEB funding, unemployment compensation funding, and a state mandated increase in North Carolina Retirement funding of 5.5%. Materials, Supplies, and Services include a 1.8% increase of \$179,000. The increase is to address regulatory and operational needs. Ms. Wisler inquired about North Carolina State Retirement /Funding; should we expect these types of increases year after year? Mr. Powell stated these types of increases have been the norm over the past several years and based on the states actuarial reports will be the norm for the foreseeable future. These are state-mandated contributions.

Mr. Powell next discussed information on Personnel Growth and Trends in Health Care Cost. Personnel Growth has trended downward since 2001 with current staffing holding steady at 153 employees. Mr. Powell continued with current health care cost trends and stated that due to the current renewal he is requesting that funding should stay at FY2026 levels. There is a baby boom in effect. MSD is expecting at least 8 deliveries in the next six months. This could impact health care costs over the next year, but hopefully it will not bring a huge spike in expenses as preventative health care measures and cost savings initiatives seem to help stabilize costs over time.

Overall, operations have increased about a 4.7% increase over the last 10 years. This is the result of mostly chemicals and fuel costs impacts. Over the last 10 years, spending has been roughly 93.9% actual to budget. The Hydro facility has helped reduce electricity costs and will continue to do so until it is shut down. There are no improvements planned for the Hydro for the coming year.

Ms. Wisler asked what the plan is for rising fuel costs in the current environment. Mr. Powell pointed out that historically, the fuel line item has been more than adequate and is still budgeted for an increase over last year with \$320,000 on that line. We anticipate that the spike in fuel costs of today will be temporary and normalize throughout the year. If additional funding is needed within the year, the Board would have to approve an amendment. Mr. Hartye agrees that there have been temporary spikes of this kind over the past decade that have leveled out and we managed to stay within budget.

The FY2027 proposed Capital Improvement Program budget is \$83.83 million. Major Capital Improvement projects for FY2027 are \$34.8 million on Carrier Bridge Pump Station, \$13.2 million on Solids Handling Capacity Improvements, \$3.1 million on Weaverville Pump Station, \$2.4 million on Intermediate Clarifier Effluent Trough Rehab, \$3.0 million on ITT Pump Station Upgrade, \$1.5 million on Interceptor Line Assessment and Cleaning, and 3.2 million on Lining Contract #10.

Finance Committee Minutes

May 6, 2026

Capital Equipment Replacement includes Operations & Maintenance at \$137,950; Fleet Replacement requests at \$1,171,001; Pump Station Replacement at \$65,000, and Water Reclamation Facility \$332,479. A notable fleet request is the replacement of a flusher truck which is estimated to be \$607,000. The replacement is approximately 20% higher than a similar flusher truck replacement in FY2022.

The District's debt composition as of June 30, 2026 will be \$64.5 million in total, with 79% (\$51.0 million) in traditional fixed income, and 21% (\$13.5 million) in synthetic fixed debt. FY2027 debt service is \$8.7 million, which consists of \$6.29 million in principal and \$2.38 million for interest. There will be new debt issued in FY2027.

Proposed total Expenditures for FY2027 are expected to be \$117,537,600 million. Approximately 79% of total expenditures are related to the CIP Program - Construction Projects at \$83.8 million (71.3%) and Debt Service at \$8.7 million (7.4%). Roughly 21% of the budget pertains to Operations at \$23.3 million (19.8%) and Capital Equipment at \$1.7 million (1.5%).

Mr. Powell continued his presentation discussing Revenue Highlights. We anticipate a 0.75% growth in residential users, 0.75% growth in domestic consumption. Facility and tap fees are projected at \$4.4 million (3.7%), and a 3.0% rate of return on investments. To maintain a balanced budget, proposed revenues of \$117.5 million are made up of \$50.5 million (43.0%) in domestic user fees, \$4.7 million (4.0%) in industrial user fees, \$54.5 million (46.4%) other sources and uses, and \$3.4 million (2.9%) in interest and miscellaneous. Other sources and uses comprise of contributions to available funding of \$(64.5) million, as well as a debt issuance of \$120 million.

Ms. Wisler asked what the timeline is for the debt issuance. Mr. Powell stated our investment advisors have issued an RFQ for prospective underwriters. The debt issuance will likely happen somewhere between August and October 2026.

4. Business Plan

The Business Plan is a long-term (ten-year) plan for projected sewer rates and revenues, operating expenses, CIP needs, and debt coverage ratio. Staff uses the District's master plan objectives, regulatory requirements, liquidity and debt service requirements, the CPI, and other indexes to decide on the level incremental sewer rate increases and equalize the rates over the 10-year period. Budget assumptions used include 0.75% growth in residential users, 0.75% increase in domestic consumption, facility and tap fees budgeted at \$4.3 million, and a 3.0% rate of return on investments in the current year.

For reference, Mr. Powell noted funding of the CIP for the last 10 years has been 89% Pay as You Go and 11% Debt Issuance.

Finance Committee Minutes

May 6, 2026

In the next ten years, the District will be investing \$794.9 million into its infrastructure at a ratio of 58% Pay as You Go and 42% Debt Issuance. Over the 20-year period, this aligns with our goal to maintain a 50/50 mixture of Pay as You Go to Debt Issuance. Due to the nature of upcoming regulatory requirements as well as the end of the useful life of the Wastewater Treatment Plant (WWTP), heavy investment in the WWTP will be required through issuing debt and/or raising rates. To modulate rate increases, issuing debt enables generational sharing of the system costs allowing the rate increases to be gradual vs. sudden. The current 10-year CIP is \$794.9 million. Most of this increase is due to strategic rehabilitation at pump stations and investment required at the WWTP.

Cost reduction measures and value engineering have resulted in Incinerator Rehabilitation Projects to move out \$171 million replacement, river crossing via open cut to shallow up Carrier Bridge replacement, regulatory negotiations and a phased approach to Treatment Plant Improvements to move out \$250 million RBC Upgrade. Total Operations and Maintenance expenditures have averaged 4.7% annually over the last 10 years, of which 60% is salary driven. Materials, supplies, and service expenditures have averaged 3.0% annually over the last 10 years.

The District's business plan projects four debt issuances totaling \$460 million over the course of the next 10 years with Debt coverage ratios exceeding our 1.5% target rate. Additionally, interest rates on the future debt issuances are conservatively projected at 5%. The District expects steady slow growth in user charges. System development fees are projected conservatively. In the Business Plan, the District proposes a 7% rate increase for FY2027, and 7% increases for the next 9 years. This is directly related to the growth of the CIP Program.

5. Rate Information

Mr. Powell continued stating the District uses NACWA as an information source because they give average monthly bills, including both flow and maintenance costs. Based on data for EPA Region IV – Southeast, the District's average monthly residential bill compares favorably. Additionally, the District's average monthly bill compares favorably to other North Carolina AA and AAA sewer providers.

Staff recommend no increase in our Sewer System Development Fee. Staff also recommends a 7% increase in the Domestic Flow Rate and Base Meter Charge; this would be a \$2.72 increase in average single-family monthly bill (\$32.64/year) bringing the average bill from \$39.46 to \$42.18.

The District's proposed rate increase is to provide funding for the CIP Program, maintain favorable debt service ratio to minimize future interest expense, and to keep rate increases small and uniform per industry standards and previous District Board directions.

Finance Committee Minutes

May 6, 2026

In closing, Mr. Powell gave special thanks to Division Heads and respective staff, his finance team, and Jody Germaine, Budget Analyst.

Following Mr. Powell's presentation, the floor was opened to questions or comments.

Ms. Wisler inquired as to comparison of water and sewer rates increases in the area. Mr. Powell noted that MSD does not compare water rates; however, has noted that water providers' rates appear to be in the 7% range.

Ms. Manheimer inquired about salary increases (COLA) of 3.0% in comparison to other local government. Mr. Powell directed the Committee to page 10 of the PDF document showing the proposed increases for other Agencies. Ms. Manheimer added that the City of Asheville has several cost transferring ideas related to salaries and 401K contributions due to the nature of the City's financial situation. Mr. Powell stated that the District strives to make entry level positions compensation equal to the current living wage. In FY2028, the District will be performing a compensation study to ensure compensation is in line with industry standard and future living wage impacts.

[Recommendation for Proposed FY2027 Budget and Schedule of Rates & Fees for FY2027](#)

With no further questions, Mr. Powell directed the Committee's attention to the two action items on the agenda, The Proposed Budget/ Budget Resolution for FY2027 and the Proposed Schedule of Rates and Fees for FY2027. Board Chair, Jerry Vehaun moved to recommend to the full board the proposed FY2027 Budget/Budget Resolution. Mrs. Bryson seconded. With no further discussion, the motion was carried unanimously. Mrs. Bryson moved to recommend to the full board the proposed FY2027 Schedule Rates and Fees. Mr. Vehaun seconded. With no further discussion, the motion was carried unanimously.

[Adjournment](#)

With no further discussion, Chairperson Wisler called for adjournment at 2:47 pm.



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: May 14, 2026
SUBJECT: Report from the General Manager

- FY 2027 Preliminary Budget

The proposed FY 2027 Preliminary Budget of \$117.5 Million will be presented which includes \$83.8 Million in Construction along with a \$23.3 Million Operating Budget and \$8.7 Million in Debt payments. The proposed Sewer Rate increase is 7.0% as required by our business plan to fund the \$795 Million ten-year Capital Improvement Plan (CIP).

- Kudos

- Received a phone call from Michael Harrin, the owner of 110 Stone Dr. to let me know that McKinley, Shane, and the entire crew really impressed him. He said he works in construction as well and knows it is not common for crews to interact with each other in such a positive manner. He said that this group of working-class men all had a great attitude and worked hard to get the job done. He also noted that they did not hesitate to jump into a very nasty mess to do what needed to be done to fix the problem. Bottom line he said they were great and wanted to make sure their efforts were appreciated and acknowledged.
- MSD's annual comprehensive financial report for FY2025 has met the requirements to be awarded the certificate of achievement for excellence by the GFOA. Much thanks to Scott Powell and Jody Germaine.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be held on June 10th at 2 pm. The May Right of Way Committee meeting is cancelled. The next Right of Way Committee meeting will be held on June 24th at 9am.

Metropolitan Sewerage District of Buncombe County

Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 04/22/2026 BOARD MEETING DATE: 05/20/2026

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

**SUBJECT: Consideration of Condemnation –
 15 Weaver Hill Road
 MSD Project No. 2025236**

**Owner Name: Helmsman Homes, LLC
 C/O Todd Farlow**

Parcel Number: 9658-27-8523

Subject parcel is located along Weaver Hill Road in East Asheville and is an unimproved vacant lot. The existing sewer line bisects the eastern portion of the subject parcel. MSD is proposing to extend an eight-inch line connecting to this line that will run up Weaver Hill Road. The purpose of extending this line will be to provide sewer service to 15 Weaver Hill Road due to a failed service line in addition to providing access to public sewer to other properties on Weaver Hill Road. The service line serving 15 Weaver Hill Road crosses several parcels to the south before connecting to the public sewer line along Old Haw Creek Road.

Staff began negotiations with the owner back in December of 2025. During a conversation with the owner early on he indicated that he needed to obtain approvals from other business partners before granting the easement. Since then, we have been unsuccessful in following up with the property owner despite sending a Certified Letter along with numerous phone calls.

The compensation offer is \$921, and the property owner has not provided any feedback concerning this offer.

Contacts: 14

STAFF RECOMMENDATION: Authority to obtain appraisal and proceed with condemnation, if necessary.

Mr. Banner reviewed the above information. He stated that the property owner will be responsible for hiring a plumber to extend their service and reconnect at the clean out that MSD will provide at the edge of the road right-of-way. Mr. Ashley asked if there were any questions regarding this issue. There were none. Mr. Ashley called for a voice vote to accept Staff's recommendation. Voice vote was unanimous.

COMMITTEE RECOMMENDATION: Authority to obtain appraisal and proceed with condemnation, if necessary.

Metropolitan Sewerage District of Buncombe County
Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 04/22/2026 BOARD MEETING DATE: 05/20/2026

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

**SUBJECT: Consideration of Compensation Budget-
Old Turnpike Road @ Azalea Road Rehabilitation
Project No. 2023255**

The attached Compensation Budget is based on current ad valorem tax values and follows the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budget.

COMMITTEE RECOMMENDATION: Approval of Compensation Budget.

Old Turnpike Road @ Azalea Road Rehabilitation

Project Number: 2023255

Compensation Budget

07-Apr-26

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)	
27 Pin	83 Pin														
9654286555	Bender	Martin	0.61	26,571.60	\$89,300.00	\$3.36	2,426.00	\$8,151.36	\$4,075.68	2,542.00	\$8,541.12	\$854.11	3	\$213.53	\$4,289
9654287968	Church of Jesus Christ o		2.82	122,839.20	\$1,007,300.00	\$8.20	3,768.00	\$30,897.60	\$15,448.80	10,543.00	\$86,452.60	\$8,645.26	3	\$2,161.32	\$17,610
9654287599	Gronski Living Trust	Lukasz	0.75	32,670.00	\$92,400.00	\$2.83	1,854.00	\$5,246.82	\$2,623.41	3,016.00	\$8,535.28	\$853.53	3	\$213.38	\$2,837
9654284682	Kennedy	Donald	0.23	10,018.80	\$80,900.00	\$8.07	1,819.00	\$14,679.33	\$7,339.67	2,293.00	\$18,504.51	\$1,850.45	3	\$462.61	\$7,802
9654283419	Nash	Donald	0.20	8,712.00	\$80,200.00	\$9.21	1,418.00	\$13,059.78	\$6,529.89	1,944.00	\$17,904.24	\$1,790.42	3	\$447.61	\$6,977
9654283573	Nash	Donald	0.21	9,147.60	\$80,400.00	\$8.79	1,402.00	\$12,323.58	\$6,161.79	1,604.00	\$14,099.16	\$1,409.92	3	\$352.48	\$6,514
9654285571	Oguin	Bryan	0.55	23,958.00	\$88,000.00	\$3.67	709.00	\$2,602.03	\$1,301.02	978.00	\$3,589.26	\$358.93	3	\$89.73	\$1,391
9654281480	Penland	Phillip	0.17	7,405.20	\$79,500.00	\$10.74	1,356.00	\$14,563.44	\$7,281.72	1,794.00	\$19,267.56	\$1,926.76	3	\$481.69	\$7,763
9654282444	Penland	Rebecca	0.25	10,890.00	\$81,300.00	\$7.47	1,893.00	\$14,140.71	\$7,070.36	1,644.00	\$12,280.68	\$1,228.07	3	\$307.02	\$7,377
9654285780	Ponder	Katherine	0.43	18,730.80	\$85,300.00	\$4.55	1,902.00	\$8,654.10	\$4,327.05	155.00	\$705.25	\$70.53	3	\$17.63	\$4,345
9654482573	Rosscraggon Wood Inc		20.71	902,127.60	\$876,500.00	\$0.97	792.00	\$768.24	\$384.12	1,757.00	\$1,704.29	\$170.43	3	\$42.61	\$427
9654284528	Zaic	Kella	0.22	9,583.20	\$80,600.00	\$8.41	1,589.00	\$13,363.49	\$6,681.75	1,579.00	\$13,279.39	\$1,327.94	3	\$331.98	\$7,014

TOTALS:	\$74,347
Staff Contingency:	\$10,000
GM's Contingency	\$10,000
Amendment	
Total Budget:	\$94,347

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 20, 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 Arden Sheetz Extension MSD Project No. 2024184.

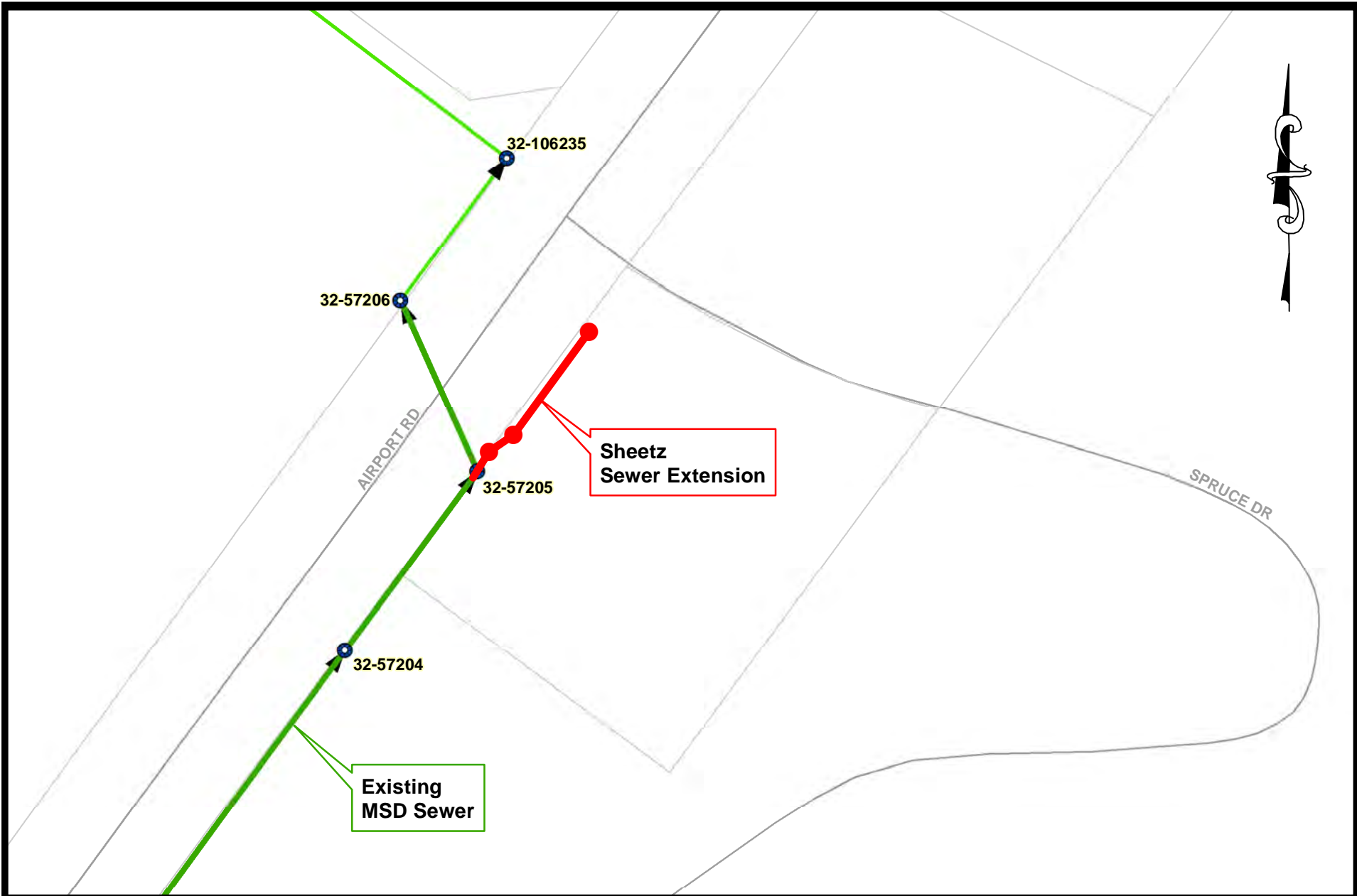
BACKGROUND: This project is located inside the District boundary along Airport Road in Buncombe County, NC. The developer of the project is Brian Dinges of Sheetz Inc.

The project included extending approximately 208 linear feet of 8-inch public gravity sewer to serve the Commercial Development.

The wastewater allocation is 10,500 GPD for the Commercial Development. The estimated cost of the sewer construction is \$45,000.

All MSD requirements have been met.

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



MSD
Engineering Division

**Sheetz Sewer Extension
MSD Project # 2024184**

Metropolitan Sewerage District of Buncombe County

4/1/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 20, 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 Novant Medical Center Extension MSD Project No. 2024148.

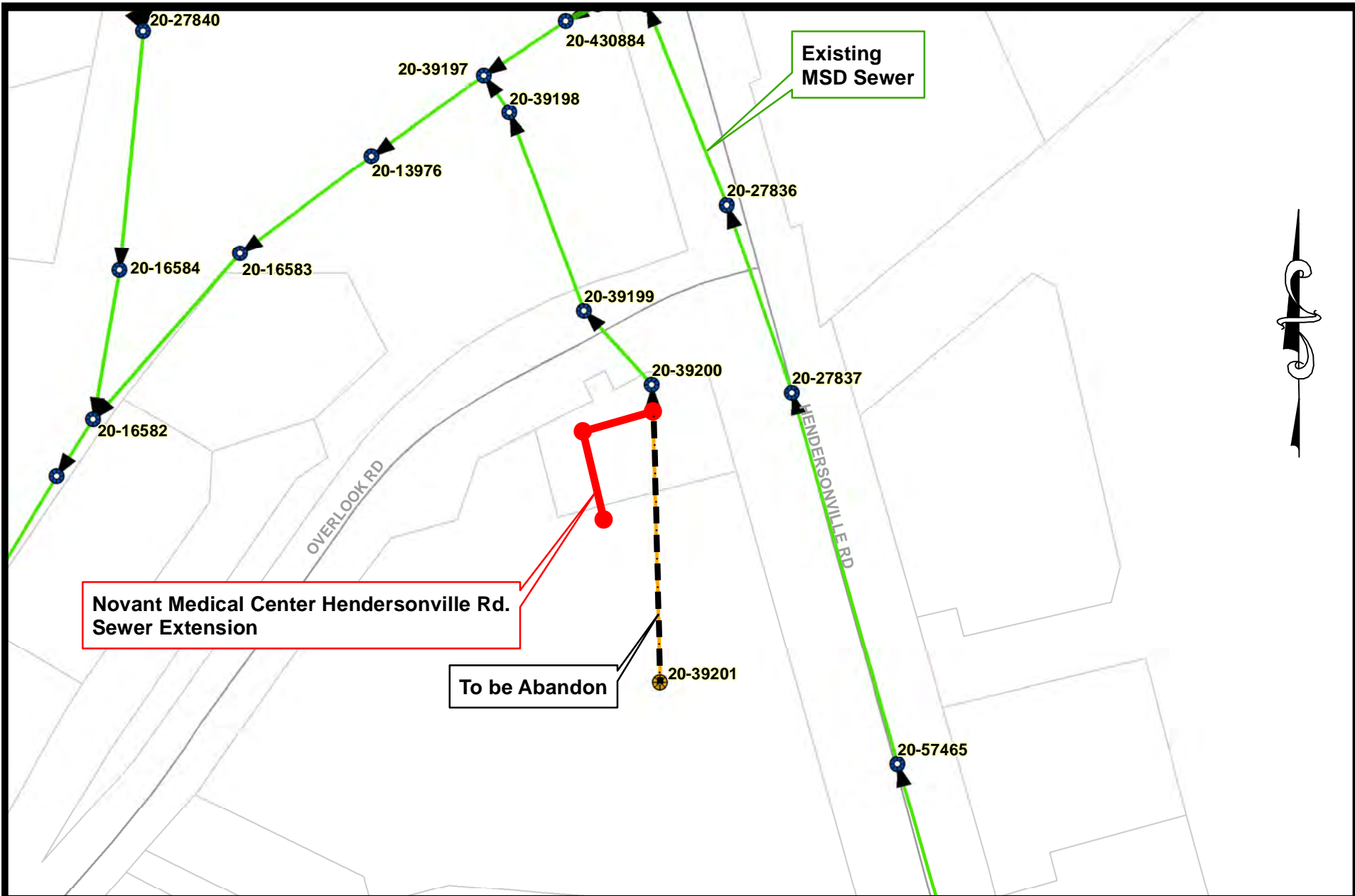
BACKGROUND: This project is located inside the District boundary along Hendersonville Road in Asheville, NC. The developer of the project is Winston “Rusty” Pulliam Jr with Pulliam Developers, LLC.

The project included accepting approximately 296 linear feet of private sewer located on the Crowfields Community Association property and Overlook Road Right-of-Way and extending approximately 129 linear feet of 8-inch public gravity sewer to serve the Commercial Development.

The wastewater allocation is 4,000 GPD for the Commercial Development. The estimated cost of the sewer construction is \$75,000.

All MSD requirements have been met.

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



MSD
Engineering Division

**Novant Medical Center Hendersonville Rd. Sewer Extension
MSD Project # 2024148**

Metropolitan Sewerage District of Buncombe County

3/5/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 20, 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 Terrace at Reynolds Mountain Phase 1 Extension MSD Project No. 2021164.

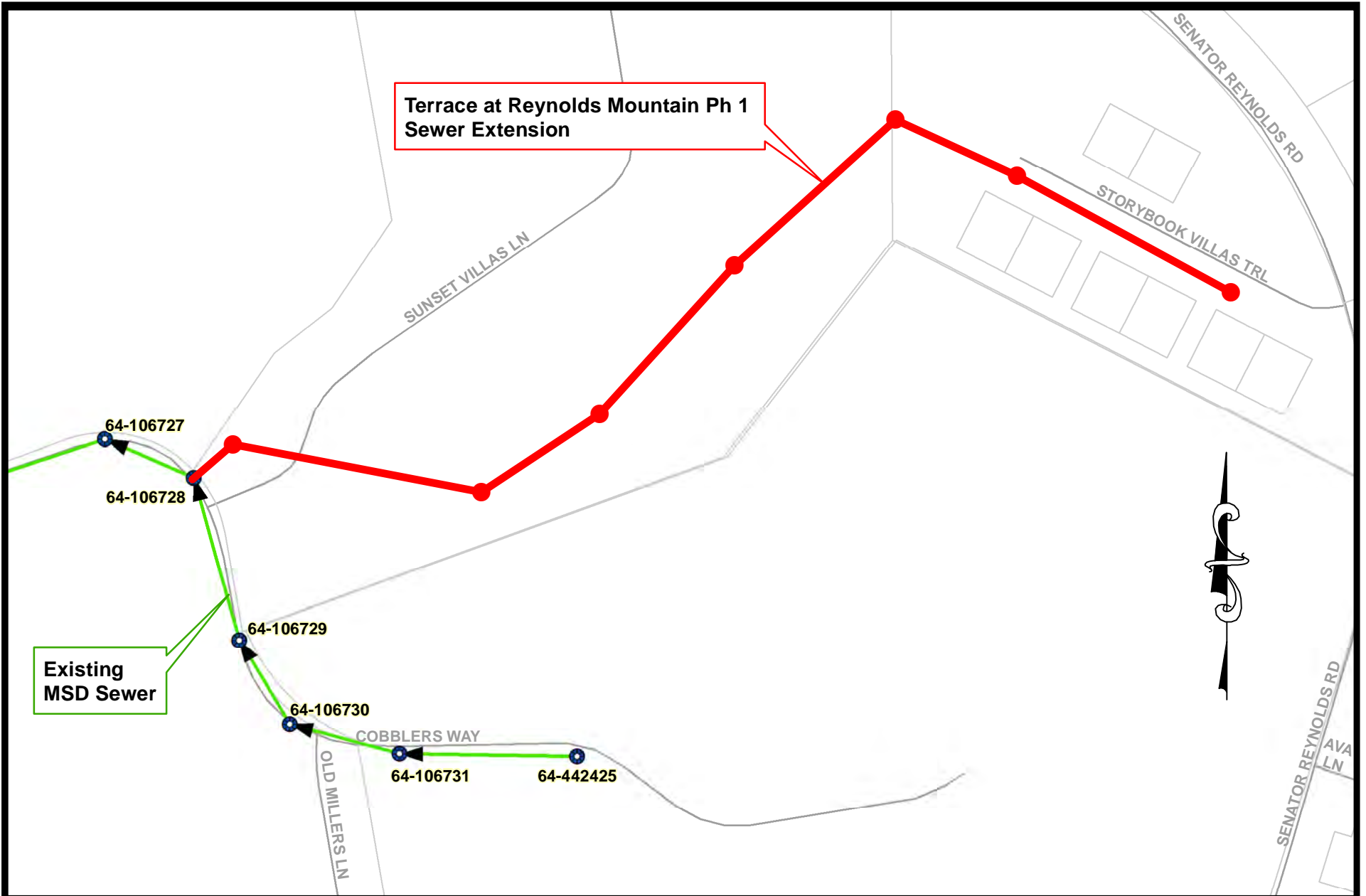
BACKGROUND: This project is located inside the District boundary along N. Merrimon Avenue in Woodfin, NC. The developer of the project is Harold Kessler with Skyfin Developers, LLC.

This phase of the project included extending approximately 826 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 12,600 GPD for the forty-two (42) Unit Single-Family Development. Sixteen (16) Units are serviced by this phase's extension. The estimated cost of the sewer construction is \$111,000.

All MSD requirements have been met.

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



MSD
Engineering Division

**Terrace at Reynolds Mountain Ph 1 Sewer Extension
MSD Project # 2021164**

Metropolitan Sewerage District of Buncombe County

4/1/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 20, 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 Edgewood Road South Extension MSD Project Nos. 2023143 & 2022262.

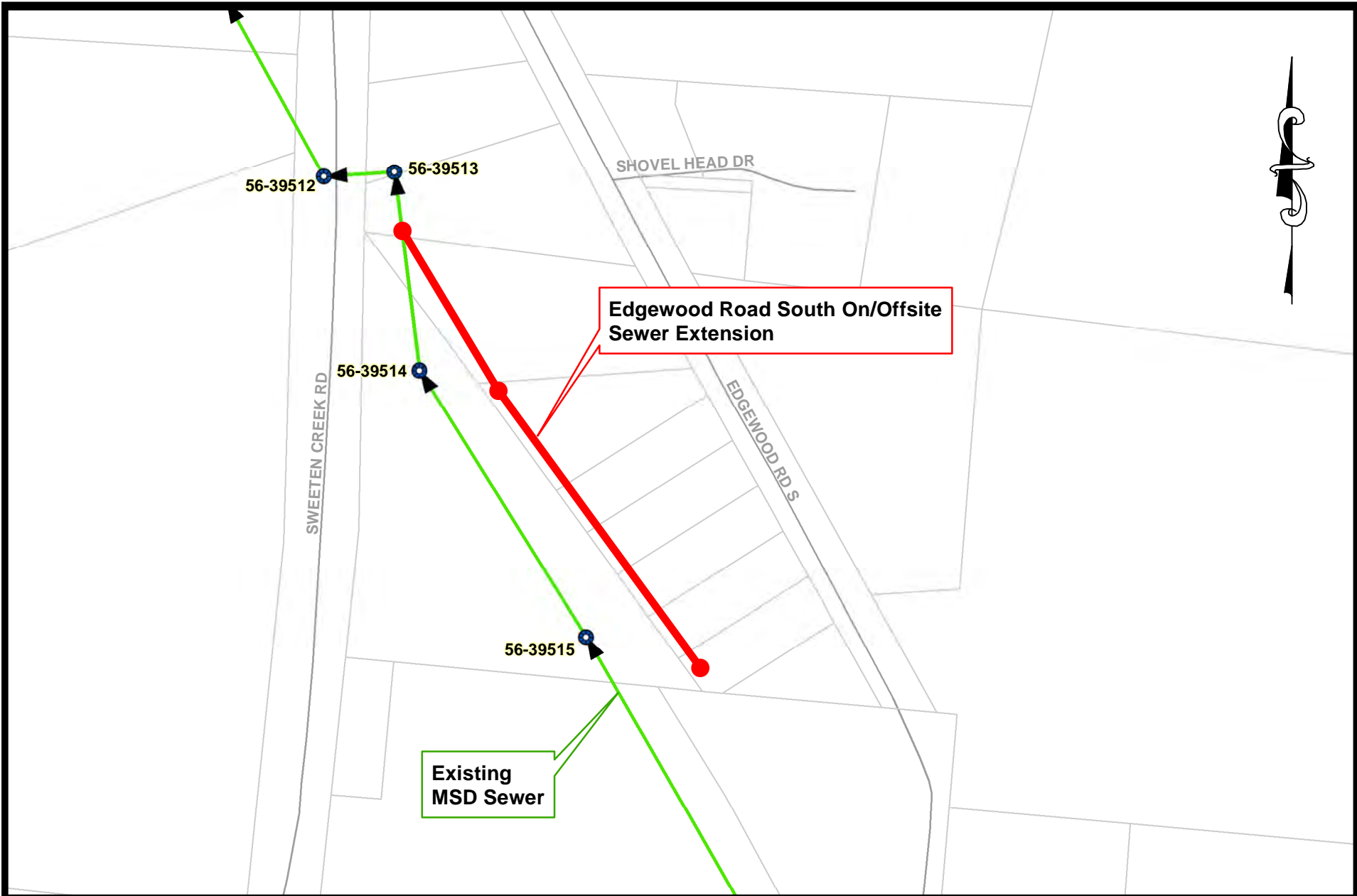
BACKGROUND: This project is located inside the District boundary along Edgewood Road in Buncombe County, NC. The developer of the project is Oleg Romanshchuk with Black Tie Solutions Inc.

This project included extending approximately 450 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 2,100 GPD for the seven (7) unit Single-Family Development. The estimated cost of the sewer construction is \$26,300.

All MSD requirements have been met.

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



MSD
Engineering Division

**Edgewood Road South On/Offsite Sewer Extension
MSD Project # 2023143/2022262**

Metropolitan Sewerage District of Buncombe County

4/1/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 20, 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 Rydele Heights Pocket Extensions MSD Project No. 2023235.

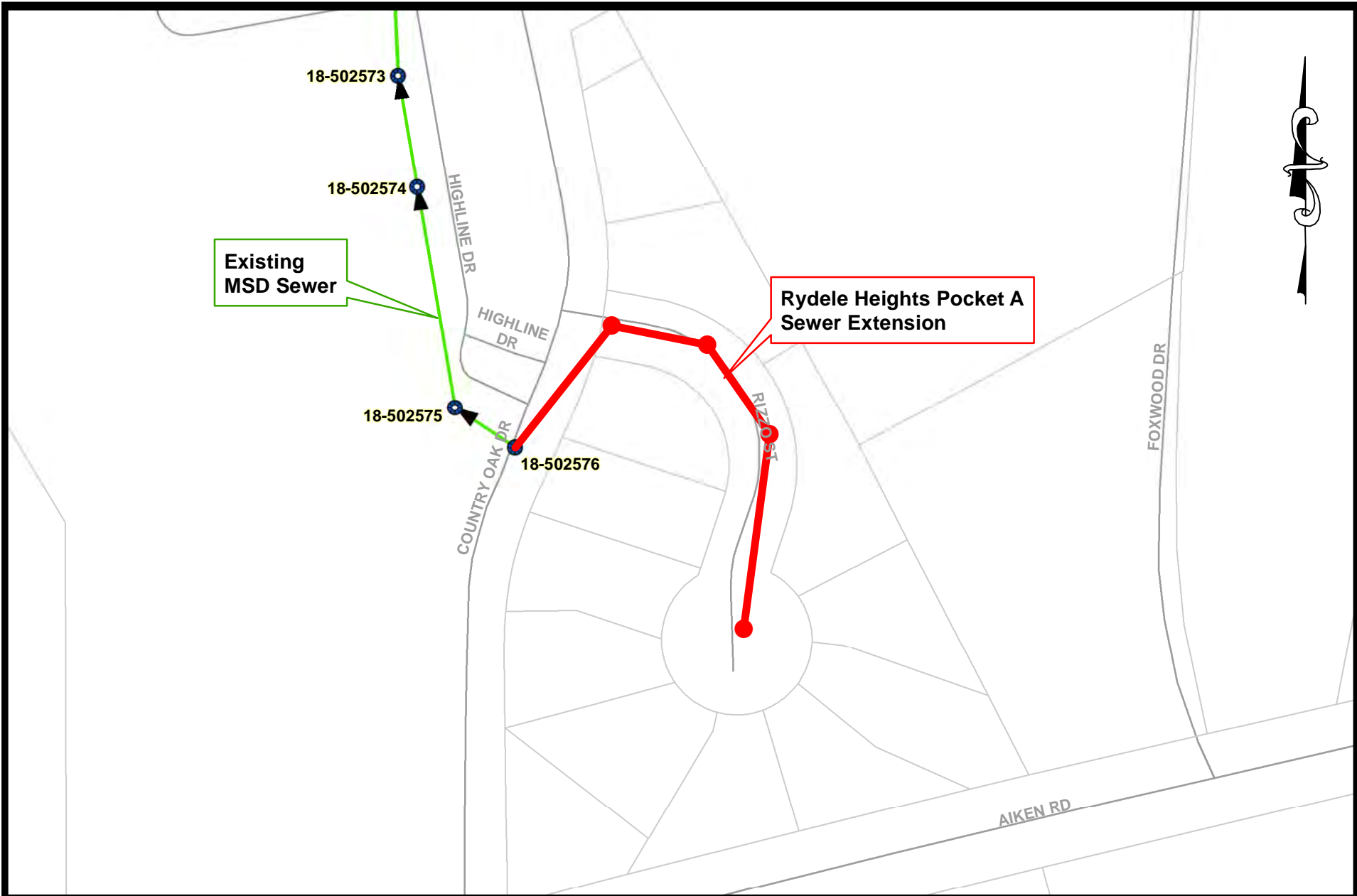
BACKGROUND: This project is located inside the District boundary along Aiken Road in Buncombe County, NC. The developer of the project is Chris Eller with Civil Developments, LLC.

This project included extending approximately 935 linear feet of 8-inch public gravity sewer to serve the Residential Developments.

The wastewater allocation is 4,500 GPD for the twenty (20) Unit Single-Family Development. The estimated cost of the sewer construction is \$149,000.

All MSD requirements have been met.

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

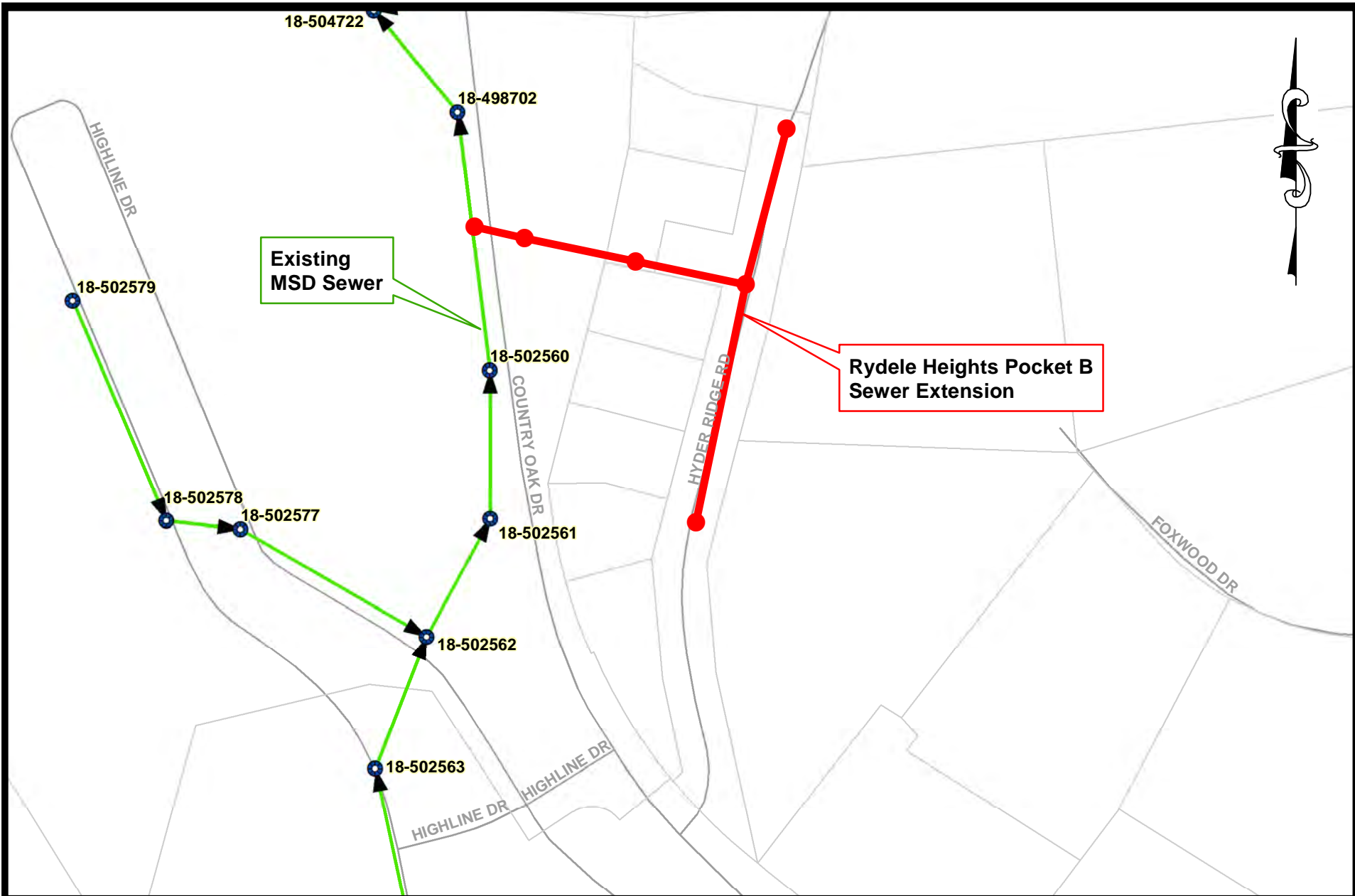


MSD
Engineering Division

**Rydele Heights Pocket A Sewer Extension
MSD Project # 2023235**

Metropolitan Sewerage District of Buncombe County

5/6/2026



MSD
Engineering Division

**Rydele Heights Pocket B Sewer Extension
MSD Project # 2023235**

Metropolitan Sewerage District of Buncombe County

5/6/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: May 20, 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 Chipotle Airport Road Extension MSD Project No. 2024056.

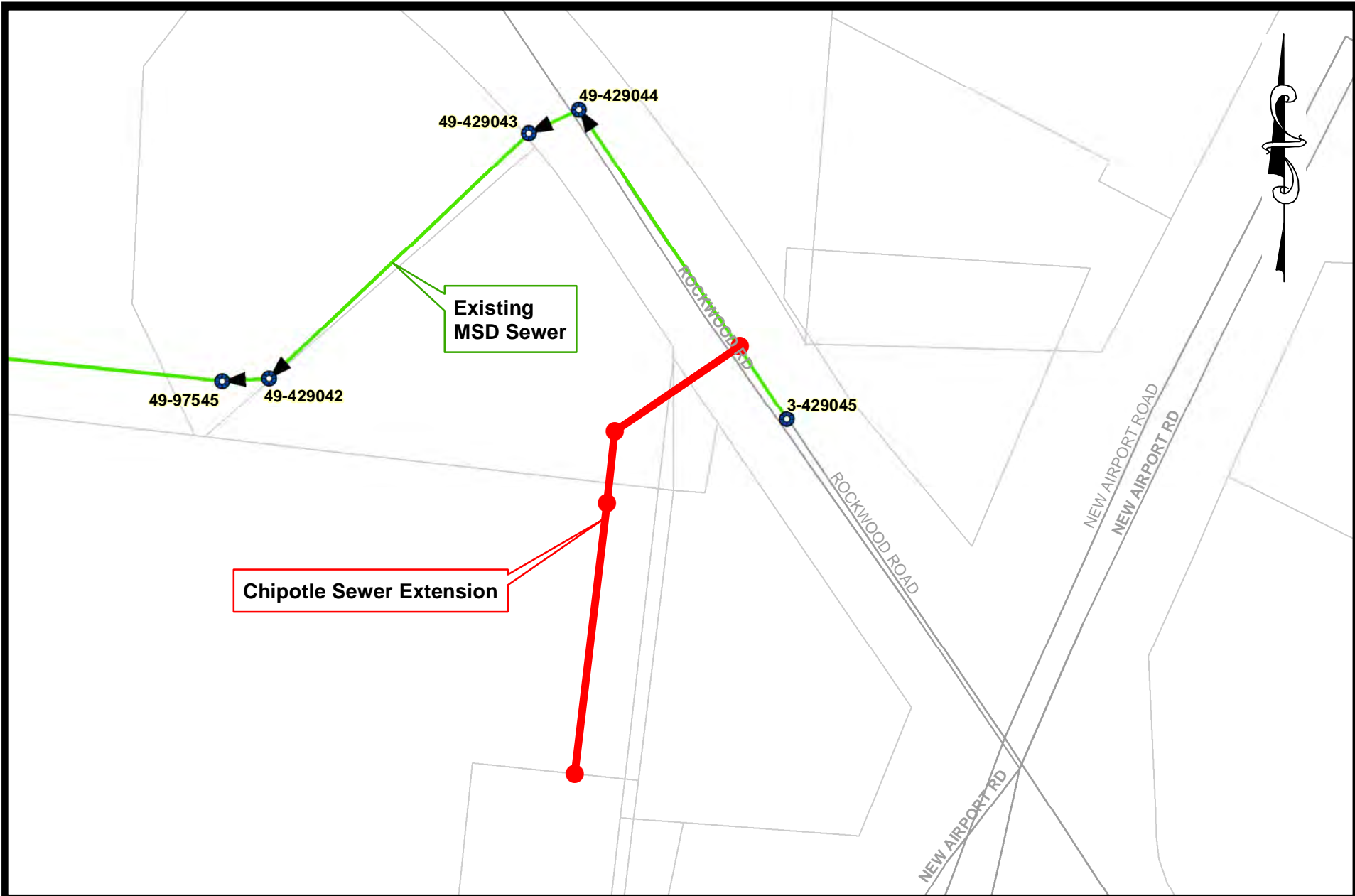
BACKGROUND: This project is located inside the District boundary along New Airport Road in Asheville, NC. The developer of the project is Satis Patel with AVL Holdings, LLC.

The project included extending approximately 247 linear feet of 8-inch public gravity sewer to serve the Commercial Development.

The wastewater allocation is 2,480 GPD for the Commercial Development. The estimated cost of the sewer construction is \$102,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Chipotle Sewer Extension MSD Project # 2024056

Metropolitan Sewerage District of Buncombe County

5/6/2026

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: May 20, 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 March 31, 2026

Background

Each month, staff presents to the Board an investment report for all monies in bank accounts and specific investment instruments. The total investments as of March 31, 2026 were \$87,678,907. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.067%. 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 March 31, 2026 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of March 31, 2026 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$ 33,916,696.

Total Cash & Investments as of 03/31/2026		87,678,907
Less:		
Budgeted Commitments (Required to pay remaining FY26 budgeted expenditures from unrestricted cash)		
Construction Funds	(32,979,558)	
Operations & Maintenance Fund	<u>(7,895,961)</u>	
		(40,875,519)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(55,633)	
FY26 Principal & Interest Due	<u>(110,521)</u>	
		(166,154)
District Reserve Funds		
Fleet Replacement	(2,123,469)	
Pump Replacement	(209,397)	
WWTP Replacement	(533,519)	
Maintenance Reserve	<u>(1,405,903)</u>	
		(4,272,288)
District Insurance Funds		
General Liability	(450,642)	
Worker's Compensation	(352,933)	
Post-Retirement Benefit	(3,382,680)	
Self-Funded Employee Medical	<u>(4,261,995)</u>	
		<u>(8,448,250)</u>
Designated for Capital Outlay		<u>33,916,696</u>

Meeting Date: May 20, 2026

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

Page 2

Staff Recommendation
None - Information Only.

Action Taken

Motion by: _____ to _____

Second by: _____

Other: _____

Follow-up required: _____

Person responsible: _____

Approve

Disapprove

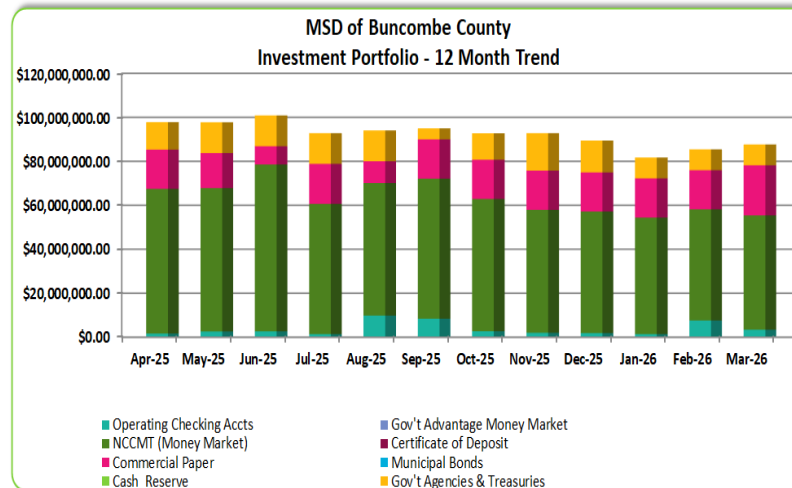
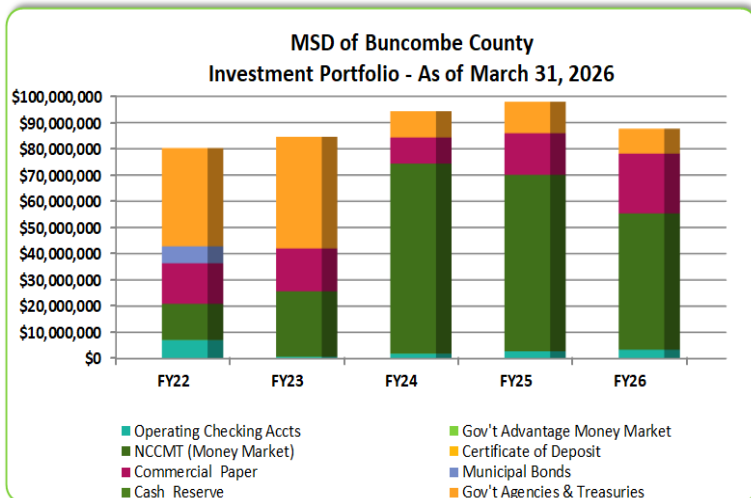
Table

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	\$ -		\$ 55,633			\$ -	\$ -		\$ 55,633
Held by MSD	3,396,336	0	51,898,956	-	22,834,107	-		9,493,875	87,623,274
	<u>\$ 3,396,336</u>	<u>\$ -</u>	<u>\$ 51,954,589</u>	<u>\$ -</u>	<u>\$ 22,834,107</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,493,875</u>	<u>\$ 87,678,907</u>

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	12.22%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	19.85%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	64.06%	All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Checking Accounts:	100%		
Operating Checking Accounts		3.87%	
Gov't Advantage Money Market		0.00%	



Meeting Date: May 20, 2026

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

Page 4

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

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 68,660,469	\$ 68,691,775	\$ 152,523
Capital Contributed (Withdrawn)	6,080,921	6,080,921	
Realized Income	304,138	304,138	(176,844)
Unrealized/Accrued Income		99,528	31,303
Ending Balance	<u>\$ 75,045,528</u>	<u>\$ 75,176,361</u>	<u>\$ 6,981</u>

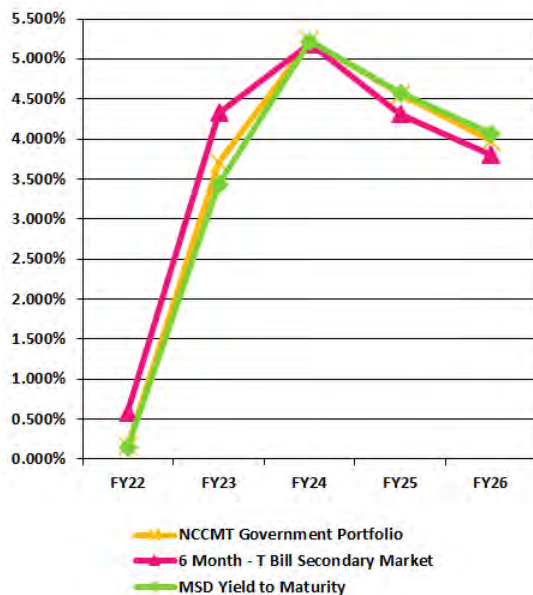
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 65,551,653	\$ 225,469
Securities/CD's 91 to 365 Days	-	-
Securities/CD's > 1 Year	9,493,875	\$ 32,655
	<u>\$ 75,045,528</u>	<u>\$ 258,124</u>

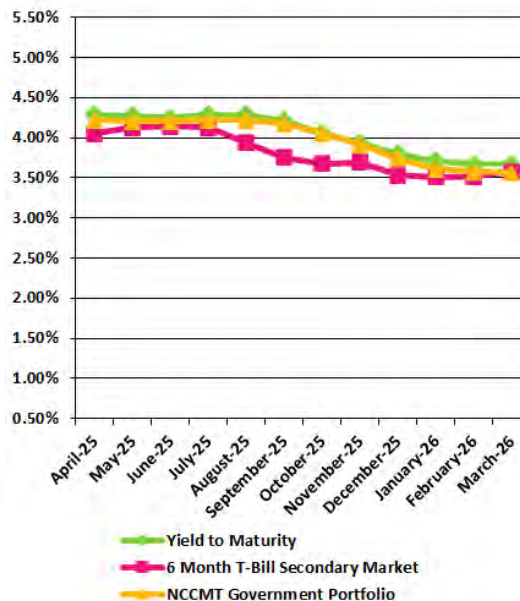
Month End Portfolio Information

Weighted Average Maturity	92
Yield to Maturity	3.67%
6 Month T-Bill Secondary Market	3.58%
NCCMT Government Portfolio	3.56%

Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - March 31, 2026

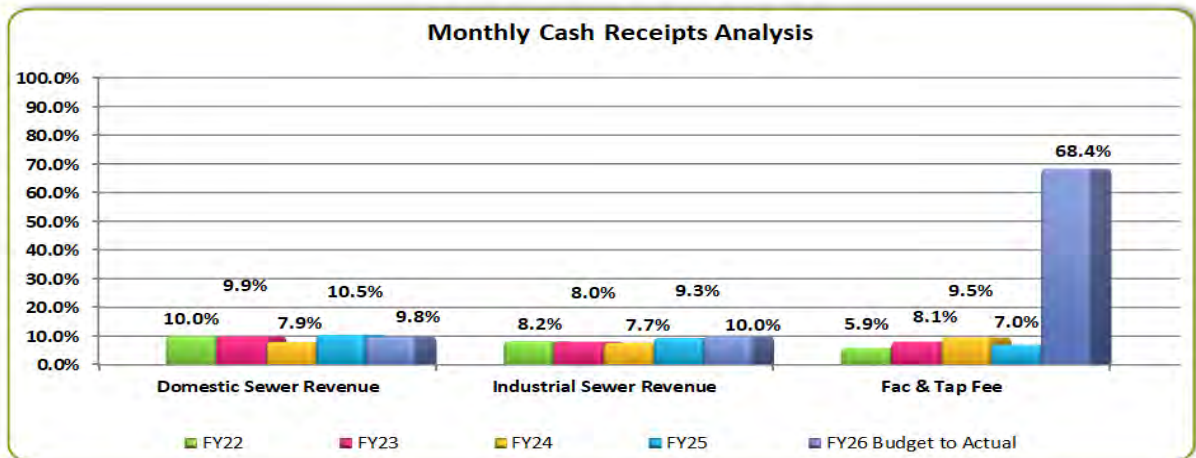


Meeting Date: May 20, 2026

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

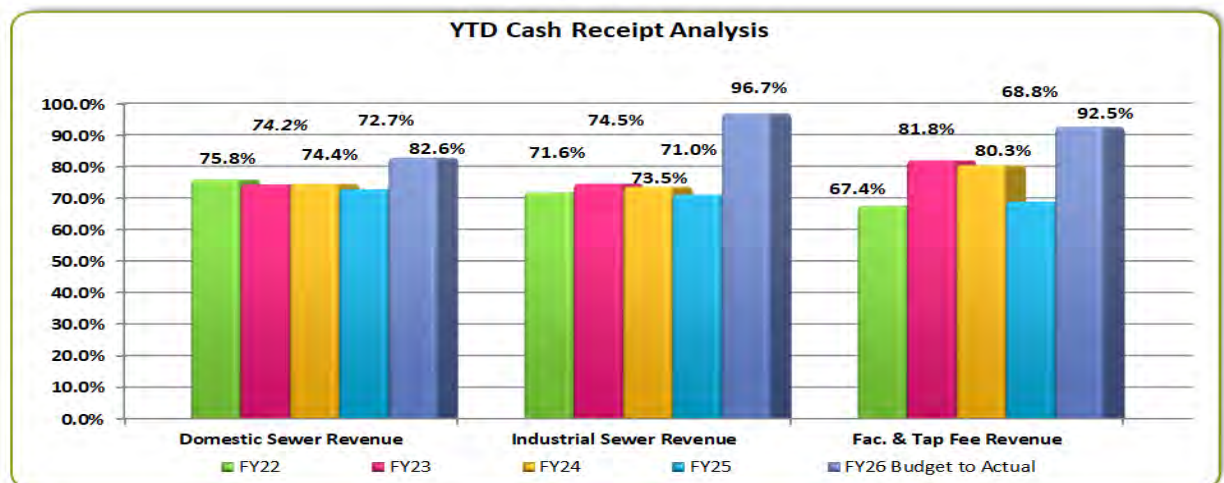
Page 5

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



Monthly Cash Receipts Analysis:

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



YTD Actual Revenue Analysis:

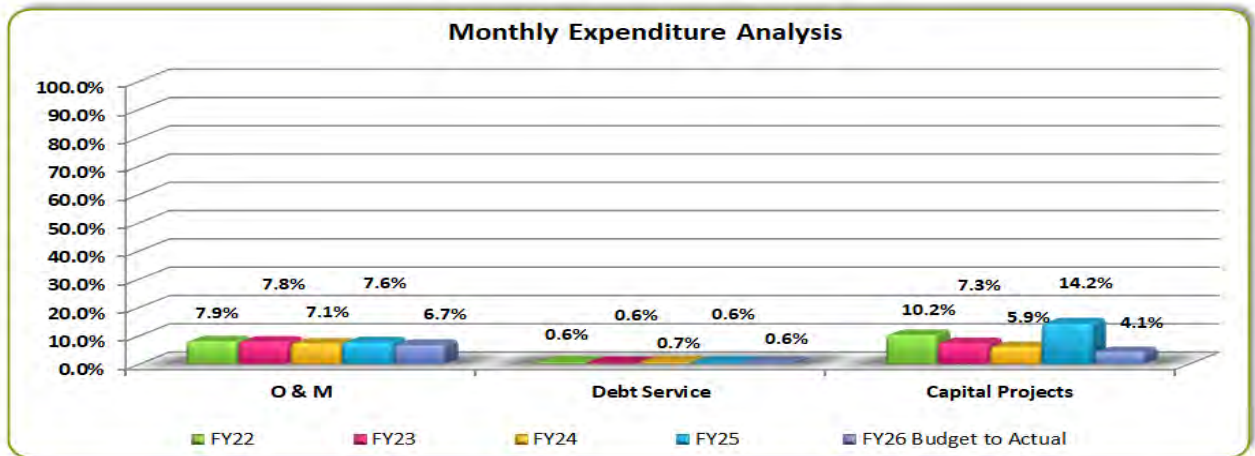
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Meeting Date: May 20, 2026

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

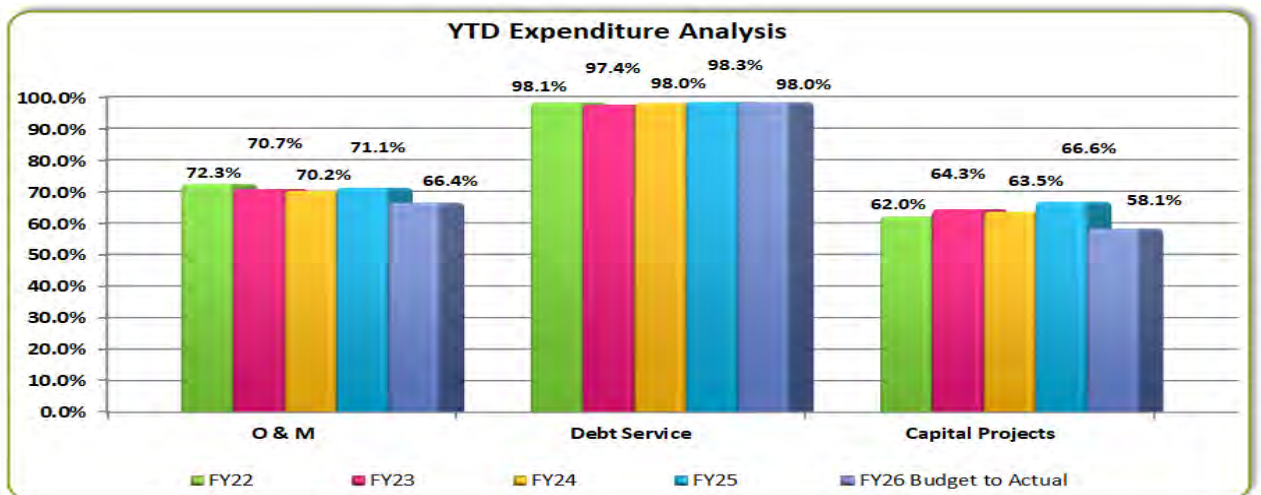
Page 6

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



Monthly Expenditure Analysis:

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



YTD Expenditure Analysis:

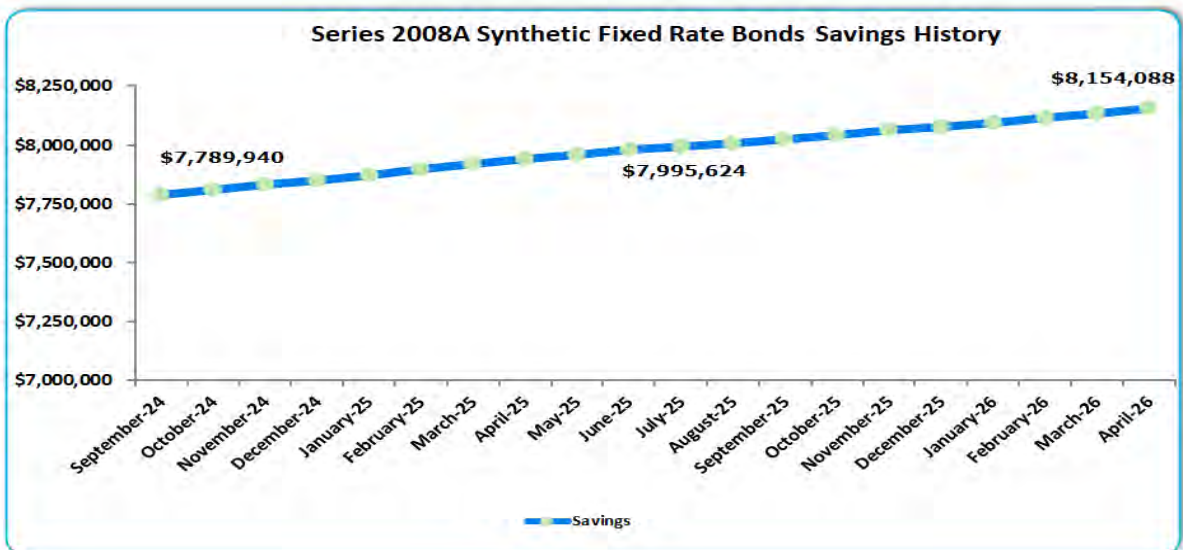
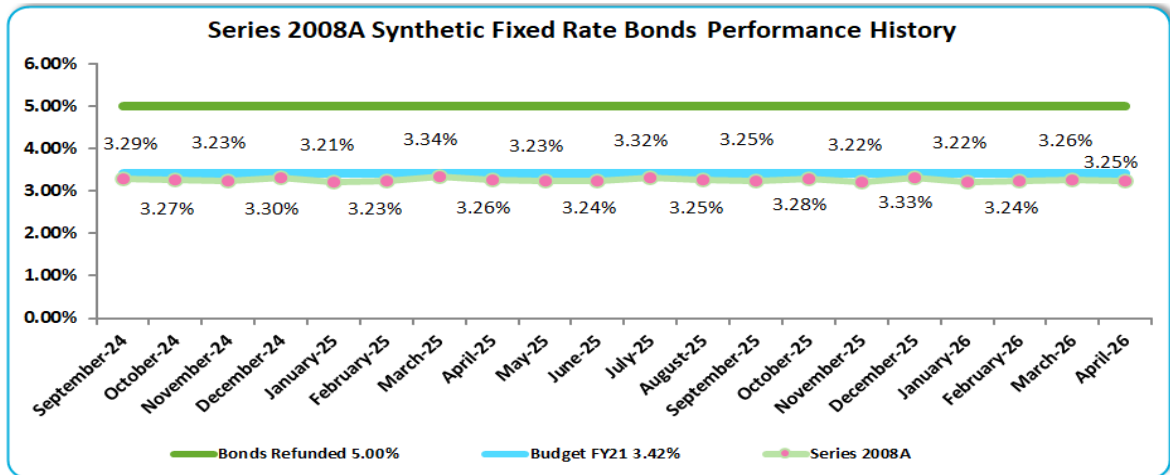
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing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

Meeting Date: May 20, 2026

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

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



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$8,154,088 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 \$185,713 to terminate the existing Bank of America Swap Agreement.

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

Meeting Date: May 20, 2026
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO, Director of Finance
Jody Germaine, Budget Analyst
Reviewed By: Billy Clarke, Legal Counsel
Subject: Consideration of the Resolution Adopting the Preliminary Budget for FY 2026-2027 and the Schedule of Sewer Rates & Fees

Background

The District Budget process must comply with North Carolina General Statutes and the MSD Revenue Bond Order. The Bond order requires that the District adopt its final budget on or before June 15 of each year. The North Carolina General Statutes required that 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 of each year.

Staff/Committee Recommendations

BUDGET:

The Finance Committee unanimously approved staff's recommendation to forward to the Board for approval of the attached [FY2026-2027 Preliminary Budget](#) along with the Preliminary Budget Resolution.

SEWER RATES & FEES:

The Finance Committee unanimously approved staff's recommendation to forward to the Board for approval of the attached Proposed Schedule of Fees and Charges – FY2027.

Action Taken

Motion by:

Second by:

Other:

Follow-up Required:

to

Approve
Table

Person Required:

Disapprove

Send to Committee

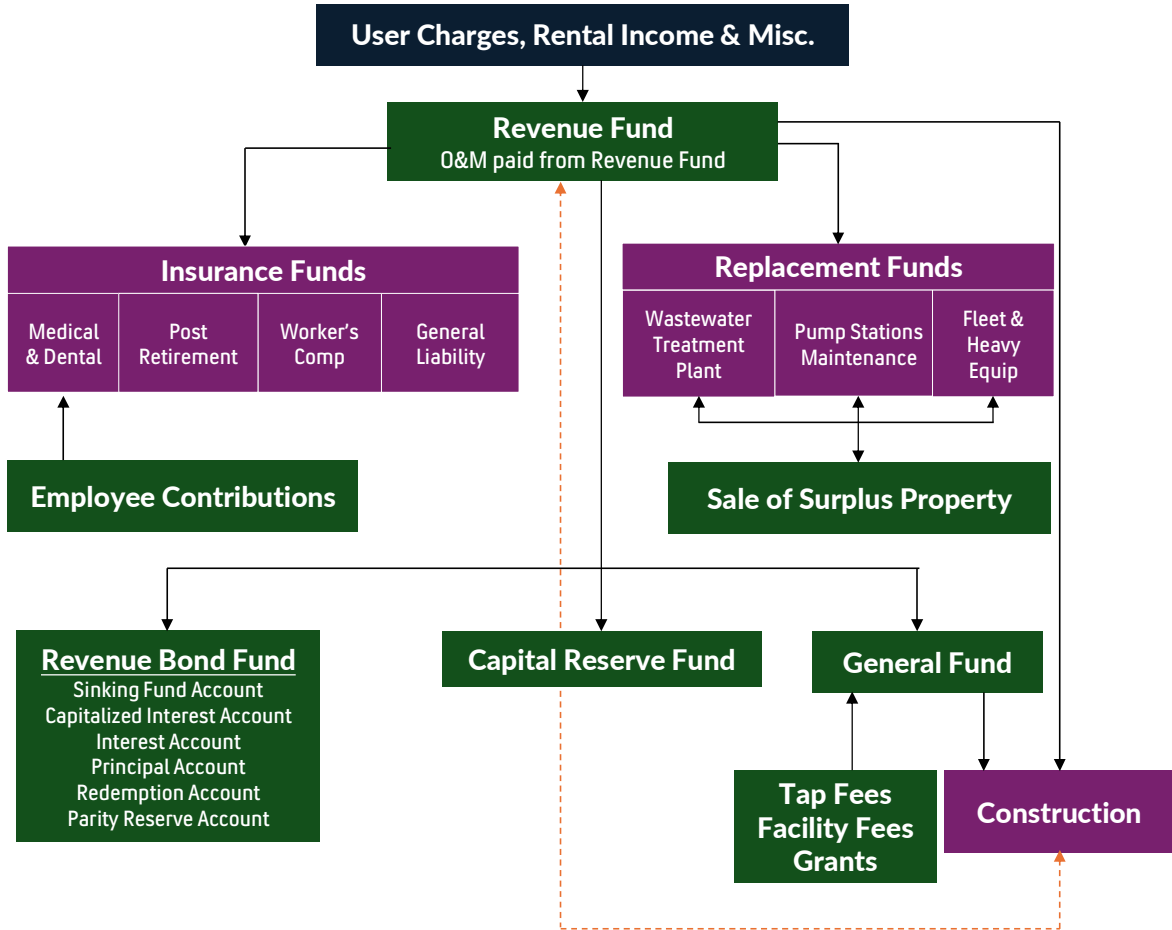
Deadline:

Consolidated Budget Summary FY2027

	FY 2025 Actual Total	FY 2026 Amended Budget	FY 2027 Proposed Budget	Increase (Decrease)	% Change
REVENUES & FINANCING SOURCES					
Domestic User Fees	\$ 41,334,124	\$ 41,647,839	\$ 49,235,906	\$ 7,588,067	18.22%
Industrial User Fees	4,051,632	3,745,368	4,731,826	986,458	26.34%
Billing and Collection	1,099,178	1,212,306	1,250,000	37,694	3.11%
Facility and Tap Fees	7,597,834	3,300,000	4,350,000	1,050,000	31.82%
Interest and Misc. Income	5,363,995	2,475,452	3,069,998	594,546	24.02%
Rental Income	99,936	96,000	25,000	(71,000)	-73.96%
Employee Contributions to Health Fund	372,795	355,000	355,000	-	0.00%
Proceeds from Revenue Bonds	-	-	120,000,000	120,000,000	N/A
Use of (Contributions to) Available Funds	(427,257)	58,842,237	(65,480,070)	(124,322,307)	-211.28%
Total Revenues & Financing Sources	\$ 59,492,237	\$ 111,674,202	\$117,537,660	\$ 5,863,458	5.25%
EXPENDITURES					
Operations and Maintenance	\$ 20,994,324	\$ 22,538,983	\$ 23,329,112	\$ 790,129	3.51%
Construction	29,228,107	79,770,631	83,827,923	4,057,292	5.09%
Capital Equipment	909,581	679,121	1,706,430	1,027,309	151.27%
Bond Principal and Interest	8,360,225	8,685,467	8,674,195	(11,272)	-0.13%
Other Long-Term Obligation	-	-	-	-	N/A
Total Expenditures	\$ 59,492,237	\$ 111,674,202	\$117,537,660	\$ 5,863,458	5.25%

NOTE: Both Operation and Maintenance and Capital Equipment expenditures represent actual amounts to be spent in the respective reserve funds. These amounts do not include current year reserve funds funding request.

Flow of Funds Chart



Priority of expenditures per Bond Order

1. Current Expenditures
2. Debt Service
3. Capital Reserve
4. Any Lawful Purpose

Income Sources

Trustee Funds

Expenditures

————— Flow of Funding

- - - - - Flow of Funding if required for emergency repairs or maintenance

Budget Resolution

RESOLUTION ADOPTING PRELIMINARY BUDGET AND SEWER USE CHARGES
FOR THE
METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NORTH CAROLINA
FOR THE FISCAL YEAR July 1, 2026 THRU June 30, 2027

WHEREAS, the Board of Directors has reviewed the Operations and Maintenance, Bond, Reserves, Construction Expenditures of the District, and the sources of revenue and allocations (uses) of expenditures for the 2026-2027 fiscal year; and

NOW, THEREFORE, BE IT RESOLVED:

1 The following amounts are hereby appropriated in the Revenue Fund for the Operations and Maintenance of the District and for transfers to the Debt Service, General Fund, and Insurance Funds for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Operating and Maintenance Expenses	\$ 18,797,562
Transfer to Insurance Accounts	\$ 4,363,420
Transfer to Fleet & Heavy Equipment Fund	\$ 595,000
Transfer to Wastewater Treatment Plant Reserve	\$ 250,000
Transfer to Pump Station Maintenance	\$ 60,000
Subtotal O&M	\$ 24,065,982
Transfer to the General Fund	\$ -
Transfer to Debt Service Fund	\$ 8,674,195
	<u>\$ 32,740,177</u>

It is estimated that the following revenues will be available in the Revenue Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Domestic User Fees	\$ 49,235,906
Industrial User Fees	\$ 4,731,826
Billing and Collection Fees	\$ 1,250,000
Investment Interest	\$ 2,554,169
Reimbursement for Debt Service from COA	\$ -
Rental Income	\$ 25,000
Contribution to Net Position	\$ (25,056,724)
	<u>\$ 32,740,177</u>

2 The following amounts are hereby appropriated in the General Fund for the transfers to the Construction Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Transfer into Construction	<u>\$ -</u>
----------------------------	-------------

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Facility and Tap Fees	\$	4,350,000
Investment Income	\$	1,000
Transfer In from Revenue Fund	\$	-
Contribution to Net Position	\$	<u>(4,351,000)</u>
	\$	<u>-</u>

3 The following amounts are hereby appropriated in the Construction Fund for Capital Improvement Plan expenditures for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

Capital Improvements Projects	\$	<u>83,827,923</u>
-------------------------------	----	-------------------

It is estimated that the following revenues will be available to the Construction Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

Proceeds from Revenue Bonds	\$	120,000,000
Investment Income	\$	20,000
Transfer In from General Fund	\$	-
Contribution to Net Position	\$	<u>(36,192,077)</u>
	\$	<u>83,827,923</u>

4 The following amounts are presented as the financial plan of the Insurance Funds that are used to provide insurance services. Estimated operating expenditures for the fiscal year beginning July 1, 2026 and ending June 30, 2027 are:

Operating Expenditures	\$	<u>4,669,500</u>
------------------------	----	------------------

It is estimated that the following revenues will be available in the Insurance Funds for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Transfer In from the Revenue Fund	\$	4,363,420
Investment Income	\$	255,000
Employee/Retirees Medical Contributions	\$	355,000
Contribution To Net Position	\$	<u>(303,920)</u>
	\$	<u>4,669,500</u>

5 The following amounts are presented as the financial plan of the Fleet & Heavy Equipment Fund designated for capital equipment expenditures for the fiscal year beginning July 1, 2026 and ending June 30, 2027 estimated as follows:

Transfer to Capital Reserve	\$	-
Capital Equipment	\$	<u>1,171,001</u>
	\$	<u>1,171,001</u>

It is estimated that the following revenues will be available in the Fleet & Heavy Equipment Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Transfer In from the Revenue Fund	\$	595,000
Sale of Surplus Property	\$	117,100
Investment Income	\$	66,156
Appropriated from Net Position	\$	<u>392,745</u>
	\$	<u>1,171,001</u>

6 The following amounts are presented as the financial plan of the Wastewater Treatment Plant Replacement Fund designated for wastewater treatment plant capital expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026 estimated as follows:

Capital Equipment	\$	<u>332,479</u>
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It is estimated that the following revenues will be available in the Wastewater Treatment Plant Replacement Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Transfer In from the Revenue Fund	\$	250,000
Investment Income	\$	12,352
Transfer Out to Pump Station Replacement Fund	\$	-
Appropriated from Net Position	\$	<u>70,127</u>
	\$	<u>332,479</u>

7 The following amounts are presented as the financial plan in the Pump Station Replacement Fund designated for pump capital expenditures for the fiscal year beginning July 1, 2026 and ending June 30, 2027 estimated as follows:

Capital Equipment	\$	<u>65,000</u>
	\$	<u>65,000</u>

It is estimated that the following revenues will be available in the Pump Station Replacement Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Transfer In from the Revenue Fund	\$	60,000
Investment Income	\$	3,721
Appropriated from Net Position	\$	<u>1,279</u>
	\$	<u>65,000</u>

8 The following amounts are hereby appropriated in the Debt Service Fund for principal and interest payments for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Debt Service	\$	<u>8,674,195</u>
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It is estimated that the following revenues will be available in the Debt Service Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Transfer In from the Revenue Fund	\$	8,674,195
Investment Income	\$	500
Contribution To Net Position	\$	(500)
	\$	<u>8,674,195</u>

9 That the Board of the Metropolitan Sewerage District does hereby approve an increase in the Budgets to the amount necessary to reflect any contributions to the Debt Service Reserve Fund or Capital Reserve Fund as determined by the Bond Trustee to be necessary to comply with covenants in the Bond Order.

10 The General Manager is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. He may transfer amounts without limitation between departments in a fund.
- b. He may transfer any amounts within Debt Service and Reserve Funds designated as excess by the Trustee into another fund.
- c. He may transfer up to 10% of Insurance Fund reserves to meet current year expenditures in excess of budget.

11 That the attached Schedule of Fees and Charges be adopted as effective July 1, 2026.

12 That this resolution shall be entered in the minutes of the District and 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).

Adopted this 20th day of May 2026

M. Jerry VeHaun, Chairman
Metropolitan Sewerage District of
Buncombe County, North Carolina

Attest:

Jackie Bryson
Secretary/Treasurer

**Metropolitan Sewerage District of Buncombe County, North Carolina
Schedule of Rates, Fees, and Charges - FY2027**

Effective July 1, 2026

	ADOPTED FY2026 RATE	PROPOSED FY2027 RATE
Collection Treatment Charge		
Residential & Commercial Volume Charges (per CCF) Inside	\$ 5.80	\$ 6.21
Industrial Volume Charges (per CCF) Inside	5.80	\$ 6.21
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Inside	0.300	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Inside	0.250	0.250
Residential & Commercial Volume Charges (per CCF) Outside	\$ 5.81	\$ 6.22
Industrial Volume Charges (per CCF) Outside	5.81	6.22
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Outside	0.300	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Outside	0.250	0.250
Base Meter/Maintenance Charge & Billing Fee		
5/8"	\$ 8.95	\$ 9.58
3/4"	13.00	13.91
1"	23.09	24.71
1 1/2"	52.79	56.49
2"	93.36	99.90
3"	207.04	221.54
4"	369.47	395.34
6"	832.30	890.57
8"	1,477.83	1,581.28
10"	2,314.20	2,476.20
Billing Fee (per bill)	3.01	3.09
Sewer System Development Fees		
This impact fee is for allotted capacity in the treatment and transmission system. A differential fee will be charged for increases to an existing meter size.		
Residential		
Per Unit	\$ 3,568.00	\$ 3,568.00
Mobile Home	3,568.00	3,568.00
Multifamily Unit	2,390.00	2,390.00
Affordable Housing	844.00	844.00

**Metropolitan Sewerage District of Buncombe County, North Carolina
Schedule of Rates, Fees, and Charges - FY2027**

Effective July 1, 2026

	ADOPTED FY2026 RATE	PROPOSED FY2027 RATE
Sewer System Development Fees <i>(continued)</i>		
<i>Nonresidential</i>		
5/8"	\$ 3,568.00	\$ 3,568.00
3/4"	5,352.00	5,352.00
1"	8,919.00	8,919.00
1 1/2"	17,839.00	17,839.00
2"	28,542.00	28,542.00
3"	57,084.00	57,084.00
4"	89,194.00	89,194.00
6"	178,387.00	178,387.00
8"	285,319.00	285,319.00
10"	749,226.00	749,226.00
12"	945,452.00	945,452.00
 Sewer Connection Fees		
The Sewer Connection Fee will apply to all new construction, as well as existing structures which have been demolished/rebuilt and sewer service is reinstated under new property ownership.		
MSD will install sewer connections where the public main is on the same side of the street as the residence or business		
MSD requires that a licensed utility contractor install any sewer connection/service line within public rights-of-way extending over 75 feet or that requires pavement disturbance or boring to reach across a paved thoroughfare. The installation shall be constructed to MSD Standards. All work will be subject to MSD inspection.		
Sewer Connection by MSD	\$ 1,300.00	\$ 1,300.00
Contractor installed Sewer Connection	Varies	Varies
Inspection Fee for Utility Contractor Installed Sewer Connection	\$ 140.00	\$ 140.00
 Manhole Installation/Replacement		
Cost per foot	\$ 250.00	\$ 250.00
Pavement replacement (if required)	1,800.00	1,800.00

**Metropolitan Sewerage District of Buncombe County, North Carolina
Schedule of Rates, Fees, and Charges - FY2027**

Effective July 1, 2026

	ADOPTED FY2026 RATE	PROPOSED FY2027 RATE
Other Fees		
Allocation Fee	170.00	170.00
Non-Discharge Permit	200.00	200.00
Plan Review Fee	450.00	450.00
Plan re-review Fee	350.00	350.00
Pump Station Acceptance Fee	Note 1	Note 1
Note 1--See policy for details of computation of O&M and equipment replacement costs for upcoming 20 years; 50% discount for affordable housing.		
Bulk Charges		
Volume Charge for Septic Haulers (per 1,000 Gal.)	\$ 45.00	\$ 45.00
Biochemical Oxygen Demand >250 mg/l (per lb.)	0.300	0.300
Total Suspended Solids >250 mg/l (per lb.)	0.250	0.250
Returned Check Charge		
Returned Check (per event)	\$ 25.00	\$ 25.00
Dishonored Draft (per event)	25.00	25.00
Copy/Printing Fees/Miscellaneous (each)		
8x11 first print of standard GIS inquiry	\$ 1.00	\$ 1.00
8x14 first print of standard GIS inquiry	1.00	1.00
11x17 first print of standard GIS inquiry	2.00	2.00
24x36 first print of standard GIS inquiry	7.00	7.00
34x44 first print of standard GIS inquiry	12.00	12.00
36x48 first print of standard GIS inquiry	14.00	14.00
8x11 or 8x14 copies after first print	0.11	0.11
11x17 copies after first print	0.20	0.20
24x36 copies after first print	0.94	0.94
34x44 copies after first print	1.76	1.76
36x48 copies after first print	2.03	2.03
Foam Core mounting per sq. foot	3.00	3.00
Data CD	30.00	30.00
Shipping for CD	5.00	5.00
Permit Decals for Septic Haulers	50.00	50.00

STATUS REPORTS



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2025 to 3/31/2026

	Dig Ups	Emergency Dig Ups	Dig Up ML Ftg	Dig Up SL Ftg	Manhole Repairs	Taps Installed	ROW Ftg	IRS Rehab Ftg *	Const Rehab Ftg *	D-R Rehab Ftg *	Manhole Installs	Bursting Rehab Ftg *	Total Rehab Ftg *
July 2025	39	14	126	712	19	21	3,000	174	179	506	1	0	859
August 2025	25	7	143	807	20	19	0	0	0	572	6	0	572
September 2025	19	8	27	623	15	18	53,623	0	410	290	1	0	700
October 2025	31	9	72	443	12	15	610	0	177	591	4	0	768
November 2025	30	8	109	385	12	9	0	300	410	120	0	0	830
December 2025	34	11	62	655	4	19	0	0	0	220	0	0	220
January 2026	45	9	111	595	9	15	0	0	250	0	0	0	250
February 2026	41	12	119	582	23	8	350	0	551	0	0	0	551
March 2026	37	12	132	580	21	10	0	0	1059	1522	14	0	2581
Grand Totals	301	90	899	5,382	135	134	57,583	474	3036	3821	26	0	7331

* Used to calculate Total Rehab Footage

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
259 Westwood Place Construction Rehabilitation	Asheville	28806	178	11/3/2025	317682	G Hensley	11/3/2025	178	Complete
615 Biltmore Ave	Asheville	28803	27	11/10/25 - 11/20/25	317910	Matthews	11/12/2025	26	Complete
Mud Creek Pump Station Valve Installation	Fletcher	28732	10	11/10/25 - 11/15/25	317912	McDevitt	11/7/2025	10	Complete
5 Fern Street Construction Rehab	Asheville	28803	232	11/18/2025	318132	M. Hensley	11/18/2025	232	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section A	Asheville	28806	100	11/17/25 - 1/31/2026	284574	McDevitt	11/26/2025	84	Complete
5 Robinwood Road IRS Rehab	Asheville	28804	300	11/20/2025	317711	Cantrell	11/20/2025	300	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section B	Asheville	28806	220	11/17/25 - 1/31/2026	318492	McDevitt	12/31/2025	220	Complete
88 Craven Hill Circle Constructioin Rehab/Replacement	Black Mountain	28711	250	1/13/2026	319365	Cantrell	1/13/2026	250	Complete
40 Coxe Ave Construction Rehab	Asheville	28801	148	2/4/2026	319646	Cantrell	2/4/2026	148	Complete
Airport Rd at I-26 Rest Stop Construction Repair	Fletcher	28732	38	2/6/2026	319978	Cantrell	2/6/2026	38	Complete
405 periwinkle dr rehab	Asheville	28804	365	2/9/2026	319800	Cantrell	2/9/2026	365	Complete
55 Eastview Ave Construction Rehabilitation	Asheville	28803	258	3/5/2026	320507	Cantell	3/5/2026	258	Complete
E Hiilcrest Rd Private Sewer Rehabilitation	Asheville	28804	514	1/2/26 - 3/12/26	319218	Matthews	3/13/2026	510	Complete
104 Lamancha Dr Construction Rehabilitation	Asheville	28805	221	3/13/2026	320650	Meadows	3/13/2026	221	Complete
5 Fox Hollolw Ct Construction Rehabilitation	Arden	28704	207	3/18/2026	320926	Cantrell	3/18/2026	207	Complete
39 Lookout Dr Construction Rehabilitation	Asheville	28804	373	3/20/2026	301648	Hensley	3/20/2026	373	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section C	Asheville	28704	980	2/1/26 - 3/15/26	284574	McDevitt	3/30/2026	1012	Complete
1006 New Haw Creek Rd Construction Rehabilitation	Asheville	28805	87	4/1/26 - 4/2/26	321487	G Hensley	4/2/2026	87	Complete
1478 Patton Ave IRS Rehabilitation	Asheville	28806	50	4/10/2026	321409	G Hensley	4/10/2026	50	Complete
196 Coxe Ave Sewer Rehab	Asheville	28801	84	4/20/2026	321672	Cantrell	4/20/2026	84	Complete
Dover Street	N Asheville	28804	333	3/16/26 - 4/1/26	319997	Matthews	4/30/2026	320	Complete
28 Vista Street Sewer Rehabilitation	Asheville	28803	900	5/4/26 - 5/29/26	305205	McDevitt			Construction to begin 5/4/2026
22 Innsbrook Manhole Replacement	N. Asheville	28804	8	5/4/26 - 5/8/26	321930	Matthews			Construction just underway
Carolina Day Soccer Field	Arden	28803	266	FY 25/26	318714	Matthews			Ready for Construction
Upper Glendale Avenue	Asheville	28803	695	FY 25/26	310029	McDevitt			Ready for Construction
Knauth Rd Rehabilitation Ph. 2	Asheville	28805	346	FY 25/26	275867	TBA			Ready for Construction
15 Weaver Hill Rd Sewer Rehab	Asheville	28805	150	FY 25/26	318623	TBA			In ROW



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2025	113	26	48
	August, 2025	99	23	34
	September, 2025	99	21	32
	October, 2025	113	22	37
	November, 2025	79	23	34
	December, 2025	104	24	38
	January, 2026	101	23	39
	February, 2026	107	21	35
	March, 2026	126	23	35
		941	23	37
NIGHT 1ST RESPONDER				
	July, 2025	52	37	25
	August, 2025	46	38	26
	September, 2025	40	30	25
	October, 2025	36	27	26
	November, 2025	34	24	26
	December, 2025	45	32	21
	January, 2026	47	29	18
	February, 2026	55	22	21
	March, 2026	48	29	27
		403	30	24
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
	January, 2026	51	57	39
	February, 2026	37	46	42

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



CUSTOMER SERVICE REQUESTS Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
ON-CALL CREW *				
	March, 2026	47	41	43
		323	53	37
Grand Totals:		1,667	30	34

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



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2025 to March 31, 2026

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2025							
July	99,965	2,860	6,145	106,110	17,790	0	0
August	101,116	2,308	2,543	103,659	13,579	0	26,587
September	116,467	2,412	380	116,847	14,502	883	12,881
October	100,878	1,663	2,096	102,973	14,730	0	21,345
November	69,612	1,550	3,029	72,641	17,487	0	6,596
December	81,240	2,812	1,819	83,059	11,154	2,147	0
2026							
January	39,806	3,306	4,607	44,413	12,753	0	1,886
February	45,568	2,206	9,725	55,293	14,205	0	10,327
March	95,089	3,971	12,660	107,749	17,774	957	21,824
Grand Total:	749,740	23,088	43,004	792,744	133,973	3,987	101,446
Avg Per Month:	83,304	2,565	4,778	88,083	14,886	443	11,272

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

May 13, 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	85%	30-inch gravity line at pump station and Force main installation on Old Marshall Hwy and Wiley Dr are nearing completion. MB Haynes installing final controls at the pump station.
CARRIER BRIDGE PS - RIVER CROSSINGS	Asheville	Cleary Construction	3/19/2025	5/12/2025	7/30/2026	\$ 12,932,000.00	90%	Walk through Final Inspection scheduled for May 20, 2026
OLD COUNTY HOME ROAD	Asheville	Terry Brothers Construction Co.	7/16/2025	9/19/2025	3/15/2026	\$ 2,874,835.00	90%	All pipe work complete with the exception of Line D and the Leicester Hwy crossing.
SWEETEN CREEK @ BUCK SHOALS	Asheville	Terry Brothers Construction Co.	11/25/2025	8/6/2025	5/3/2026	\$ 430,849.00	100%	Project is complete
MSD FLEET/WAREHOUSE RESURFACING	Woodfin	C&T Paving	9/17/2025	10/27/2025	5/3/2026	\$ 96,490.00	100%	Project is complete
INCINERATOR REHABILITATION	WRF	Industiral Furnace	9/17/2025	11/3/2025	3/3/2026	\$ 1,845,000.00	100%	Incinerator rehab work complete. Operational adjustments being monitored.
INTERMEDIATE CLARIFIER TROUGH PHASE 2	WRF	Cove Utility	10/15/2025	11/3/2025	7/31/2026	\$ 1,464,000.00	40%	Trough replacements and underdeck equipment installation well underway.
INTERCEPTOR ASSESSMENT & CLEANING	Buncombe Co	Bio-Nomic Services	8/20/2025	11/17/2025	8/14/2026	\$ 1,291,375.00	75%	All preliminary video work complete. Line cleaning underway.
CARRIER BRIDGE PUMP STATION REPLACEMENT	Asheville	Ruby Collins	7/16/2025	11/3/2025	8/19/2028	\$ 75,378,958.00	10%	Secant Pile Wall complete. Excavation for station underway.
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	100%	Project complete
WEST CITY VIEW	Woodfin	KRG Utility	12/17/2025	TBD	TBD	\$ 321,880.00	5%	Work just underway
JONESTOWN RD AT RIVERSIDE DR	Woodfin	Terry Brothers Construction Co.	9/9/2025	TBD	TBD	\$ 722,690.00	5%	Work just underway
MONTFORD AVE AT MONTFORD PARK	Woodfin	Terry Brothers Construction Co.	10/20/2025	TBD	TBD	\$ 645,430.00	0%	Pre-construction meeting held Feb.20, 2026. Notice to proceed date for this 120 day contract being discussed.
KIMBERLY AVE AT SEDLEY AVE	Woodfin	Terry Brothers Construction Co.	9/24/2025	TBD	TBD	\$ 965,866.00	0%	Pre-constructing meeting held Feb. 20, 2026. Notice to proceed date for this 240 day contract being discussed.

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

May 5, 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	Final Inspection complete, awaiting close-out docs
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 Resturant 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	Final Inspection complete, awaiting close-out docs
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	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
21	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	In construction
22	Butler Road Apartments	2024011	Asheville	28704	279	1,205	10/7/2025	Waiting on Testing
23	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
24	Terra Futura	2025058	Asheville	28806	4	197	9/3/2025	Pre-con held, construction not yet started
25	Birch Hill Phase 2	2025098	Asheville	28806		284	12/16/2025	In construction
26	123 Haywood Street	2025128	Asheville	28801	15	162	9/17/2025	Waiting on Final Inspection
27	Deerfield Episcopal Retirement Community	2025143	Asheville	28803	1	3,214	1/27/2026	In construction
28	327 Haywood Road	2025266	Asheville	28806	13	412	3/20/2026	Pre-con held, construction not yet started
29	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
30	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
31	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Final Inspection complete, awaiting close-out docs
32	206 Padgettstown Extension	2024251	Black Mountain	28711	7	244	6/24/2025	In construction
33	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
34	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	Waiting on Final Inspection
35	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
36	Broad River Village Off-Site Sewer Extension	2021057	Buncombe Co.	28806	92	2,152	12/10/2025	Waiting on Final Inspection
37	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
38	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	Final Inspection complete, awaiting close-out docs
39	Christ School Townhomes	2022127	Buncombe Co.	28704	87	2,050	4/16/2025	Final Inspection complete, awaiting close-out docs
40	Double R Sewer Extension	2022200	Buncombe Co.	28715	7	263	1/31/2025	Final Inspection complete, awaiting close-out docs
41	Meribel (Monticello Family)	2022204	Buncombe Co.	28787	168	295	2/5/2025	Final Inspection complete, awaiting close-out docs
42	Riverstone Phase 3	2023015	Buncombe Co.	28704	116	660	10/7/2025	Waiting on Testing
43	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Waiting on Final Inspection
44	The Biltmore Park West Offsite	2023190	Buncombe Co.	28803	1	774	9/17/2025	Waiting on Final Inspection
45	The Apex at Brevard	2023202	Buncombe Co.	28704	197	859	9/23/2025	Waiting on Testing
46	Old Charlotte Apartments Phase 1	2023216	Buncombe Co.	28803	210	1,723	10/22/2024	Final Inspection complete, awaiting close-out docs
47	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
48	Old Charlotte Phase 2	2024059	Buncombe Co.	28803	221	6,866	12/4/2024	Final Inspection complete, awaiting close-out docs
49	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Waiting on Testing
50	Altitude Apartments	2024096	Buncombe Co.	28704	114	340	8/8/2025	Waiting on Final Inspection
51	Reems Creek Village	2024120	Buncombe Co.	28787	35	1,440	6/24/2025	Waiting on Final Inspection
52	Pinner Road/Woodlights Trail	2024123	Buncombe Co.	28704	3	116	7/15/2025	Pre-con held, construction not yet started
53	The One at Candler	2024125	Buncombe Co.	28715	336	2,920	10/28/2025	In construction
54	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Final Inspection complete, awaiting close-out docs
55	Carolina Wren MHP	2024175	Buncombe Co.	28806	55		1/20/2026	Pre-con held, construction not yet started
56	Broad River Village On-Site Sewer Extension	2024198	Buncombe Co.	28806	92	1,670	12/10/2024	Waiting on Final Inspection
57	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Waiting on Final Inspection
58	Riverside Drive Subdivision	2025065	Buncombe Co.	28804	13	525	3/4/2026	Waiting on Testing
59	12 Baker Road	2025080	Buncombe Co.	28806	4	409	11/25/2025	Waiting on Final Inspection
60	Belcrest at Biltmore Park	2025129	Buncombe Co.	28803	357	2,164	2/25/2026	Pre-con held, construction not yet started
61	Crestfield Avenue	2025229	Buncombe Co.	28804	7	177	3/20/2026	Pre-con held, construction not yet started
62	Collet Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
63	Seasons at Cane Creek Phase 2	2022170	Cane Creek	28732	84	566	5/1/2024	Final Inspection Complete, awaiting closeout docs
64	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
65	Mountain Green Landscaping	2022019	Fletcher	28732	3	427	7/2/2025	In construction
66	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	Final Inspection complete, awaiting close-out docs
67	Asheville Airport Parking Lot Sewer Reloc	2023135	Fletcher	28732	0		8/8/2023	In construction
68	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Final Inspection complete, awaiting close-out docs
69	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Pre-con held, construction not yet started
70	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	In construction
71	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	In construction
72	Legacy at Mills River	2022117	Hendersonville	28759	456	9,679	6/18/2025	Pre-con held, construction not yet started
73	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
74	Marketplace at Mills River	2023174	Hendersonville	28759	Comm.	1,901	4/30/2025	Waiting on Testing
75	Ohalo Sewer Extension	2024116	Hendersonville	28759	1	764	5/27/2025	Final Inspection complete, awaiting close-out docs
76	Rutledge Road Phase 3	2025078	Hendersonville	28732	28	1,394	2/25/2026	Pre-con held, construction not yet started
77	School House Road Industrial	2025099	Hendersonville	28759	2	900	12/17/2025	Pre-con held, construction not yet started
78	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
79	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
80	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Waiting on Final Inspection
81	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
82	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
83	Terraces at Reynolds Mountain West Ph I & II	2021164	Woodfin	28804	42	1,990	6/26/2024	Final Inspection complete, awaiting close-out docs
TOTAL					5,134	90,448		