

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
August 19, 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, August 19, 2026. Vice-Chairman Whitesides presided the first half of meeting; Chairman VeHaun presided the second half with the following members present: Ashley, Bryson, Endries, Manheimer, Pelly, Pennington, Player, Tarleton, Watts, and Wisler. Lapsley and Moore were absent.

Others present were William Clarke, General Counsel; Forrest Westall with McGill Associates; Tom Hartye, Hunter Carson, Scott Powell, Mike Stamey, Bart Farmer, Derrick Swing, and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

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

3. Approval of Minutes of July 15, 2026 Board Meeting:

Mr. Whitesides asked if there were any changes to the Minutes of the July 15, 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. Whitesides welcomed Forrest Westall with McGill Associates.

6. Informal Discussion and Public Comment: None.

7. Report of Committees:

a. Personnel Committee: June 4, 2026 and July 23, 2026:

Mr. Swing reported that the Personnel Committee met on July 23, 2026 and had a productive meeting with Developmental Associates LLC who is the vendor for the General Manager recruitment process. They have pushed the process to February, 2027 at which point they will kick off with gathering feedback from MSD Board Members and staff. The GM position will be posted in March and May and June will include the actual selection process. If looking at calendar dates for next year, May is probably the time to look at and plan to be available for the bulk of this process. The Board will be kept informed on this process. Mr. Whitesides added that this was a very good meeting and the organization being used was also used by Buncombe County. This Board will be needed in May since it will be making the final decision, and he asked that everyone please plan to attend.

8. Report of General Manager:

Mr. Hartye reported that Emily Lindhart of Fountain Park Boulevard called and expressed her gratitude for Wayne Rice.

MSD has received the Gold Peak Performance Award from NACWA for our French Broad Water Reclamation Facility for 2025. Thanks to all the plant personnel.

Mr. Hartye reported that at this meeting the MSD Board will be considering the Resolution Authorizing Filing of Application to the LGC to issue Revenue Bonds. Staff and consultants will be meeting with the rating agencies in NYC later this month and in September the Board will consider adoption of a Bond Order authorizing the issuance of Revenue Bonds.

Mr. Hartye attached a link to an article in the Asheville Citizen-Times regarding construction activities for the Carrier Bridge Pump Station.

<https://www.citizen-times.com/story/news/2026/07/24/carrier-bridge-pump-project-to-add-odor-control-finish-in-fall-2028/90981047007>

Mr. Hartye also attached a link to MSD's Project site that is periodically updated.

<http://www.msdbc.org/documents/projects/carrierbridge/index/php>

Mr. Hartye reported that the August Right of Way Committee Meeting is cancelled. The next Right of Way Committee Meeting will be held on September 23rd at 9am. The next Regular Board Meeting will be held on September 16th at 2 pm.

9. Consolidated Motion Agenda:

a. Consideration of Bids-ITT Pump Station Replacement:

Mr. Hartye reported that this is an upgrade to a station in northern Henderson County. The new station will be constructed approximately 800 feet to the southeast of the existing station to improve access and operations and maintenance. The station is sized to accommodate future growth and can be easily upgraded to 1.5 MGD (a 20-to-60-year planning period) by replacing the pumps. The project consists of 1,020 LF of gravity sewer ranging in size from 8-inch to 30-inch, 2770 LF of 16-inch HDPE force main, 2110 LF of which will be directionally drilled under the French Broad River. Sitework for the project will include a retaining wall, improvements to an existing access road, and construction of a second access road from Broadpointe Drive which will allow MSD staff to access the station during times of high floodwater. The project was advertised formally, and five qualified sealed bids were received on July 21, 2026, in the following

amounts: Ruby-Collins Inc. with a bid amount of \$9,589,452.00; Teraflex Group with a bid amount of \$8,718,435.00; Chandler Construction with a bid amount of \$7,918,197.00; T.P. Howard's Plumbing Co. Inc. with a bid amount of \$6,750,000.00; and Morgan Contracting Inc. with a bid amount of \$6,165,935.00. The apparent low bidder is Morgan Contracting Inc. with a bid amount of \$6,165,935.00, which included the stainless-steel riser pipe alternate. Morgan has performed well as a sub-contractor on the Carrier Bridge Pump Station Project. A reference check was performed and positive feedback was received. A Capital Project Ordinance is included in this agenda item. The construction budget will go over a couple of fiscal years. Staff recommends award of this contract to Morgan Contracting, Inc. in the amount of \$6,165,935.00, contingent upon review and approval by District Counsel.

b. Consideration of Bids – Lining Contract #10:

Mr. Hartye reported that this project is comprised of numerous line segments which have been identified as having significant problems with root intrusion, minor structural issues, and heavy inflow and infiltration. These line segments are at various places throughout Buncombe County. Each of the line segments has been reviewed using CCTV data to determine if Cured-In-Place-Pipe (CIPP) is appropriate for the situation. The total project consists of rehabilitating approximately 20,324 LF. The contract was advertised and five sealed bids were received on July 30, 2026 in the following amounts: Morgan Contracting, Inc. with a bid amount of \$4,237,106.50; Terry Brothers Construction Company with a bid amount of \$3,399,507.00; Hinterland Group LLC with a bid amount of \$3,351,833.00; SAK Construction LLC with a bid amount of \$3,349,311.00; and CaJenn Construction & Rehabilitation with a bid amount of \$3,146,819.00. The apparent low bidder is CaJenn Construction & Rehabilitation with a bid amount of \$3,146,819.00. MSD does not have prior experience with CaJenn Construction, so a reference check was completed and produced positive feedback. The FY 26-27 construction budget for this project is \$3,200,000.00. Staff recommends award of this contract to CaJenn Construction and Rehabilitation in the amount of \$3,146,819.00, contingent upon review and approval by District Counsel.

c. Consideration of Bids – Interceptor Assessment & Cleaning Phase 2:

Mr. Hartye reported that as a result of Hurricane Helene, a lot of dirt, rocks and gravel were introduced into the system. MSD wanted to assess what the extent of that damage was. Last year we looked at 83,000 LF of pipe. This year we will be looking at approximately 62,000 LF by CCTV, sonar inspection, and potential line cleaning if needed. This project was formally advertised and seven sealed bids were received on July 30, 2026, as follows: Spiniello Companies with a bid amount of \$3,892,351.00; Taplin Group LLC with a bid amount of \$2,695,950.90; RedZone Robotics Inc. with a bid amount of \$1,538,656.00; Compliance EnviroSystems LLC with a bid amount of \$1,439,274.28; Morgan Contracting Inc. with a bid amount of

\$1,432,636.90; Sweeping Corp of America LLC with a bid amount of 1,244,661.00 and Duke's Root Control, Inc. with a bid amount of \$876,384.00. The apparent low bidder is Duke's Root Control, Inc. with a bid amount of \$876,384.00. The FY 26-27 budget for this project is \$1,515,500.00 and is higher because we had no idea what the system would look like. MSD will be seeking partial FEMA reimbursement for this project for any of the line cleaning that does occur that is needed. We can't get reimbursement for the inspection portion. In the first phase MSD estimated that we would have to clean 50% and only had to clean 9.5%. Staff budgeted as if it was going to be higher. We haven't gotten to the bigger mains yet so we will see how that goes. Staff recommends award of this contract to Duke's Root Control, Inc. in the amount of \$876,384.00, contingent upon review and approval by District Counsel.

d. Consideration of Construction Administration Services Contract – ITT Pump Station Replacement:

Mr. Hartye reported that McKim & Creed has been the consulting engineer for the ITT Pump Station Replacement. Given their experience on this project, they are the most qualified to do the construction administration. Staff has reviewed their Scope of Services and negotiated McKim & Creed's fee down to \$312,360.00 for the 20-month construction period. A Capital Project Ordinance is included in this item due to the project spanning multiple fiscal years. Staff recommends award of the Construction Administration Contract to McKim & Creek in the amount of \$312,360.00, contingent upon review and approval by District Counsel.

e. Consideration of Developer Constructed Sewer Systems – Lakeshore Villas; 12 Baker Road; Marketplace @ Mills River; Fletcher Crossing:

Mr. Hartye reported that the Lakeshore Villas project is located along Heywood Road in Buncombe County and included relocating approximately 936 linear feet of 8-inch public gravity sewer to serve the 120-unit multi-family development.

Mr. Hartye reported that the 12 Baker Road project is located along Baker Road in Buncombe County and included extending approximately 409 linear feet of 8-inch public gravity sewer to serve the 4-unit family development.

Mr. Hartye reported that the Marketplace @ Mills River project is located along Boylston Highway in Henderson County and included extending approximately 1,901 linear feet of 8-inch public gravity sewer to serve the grocery and retail development.

Mr. Hartye reported that the Fletcher Crossing project is located along Hendersonville Road in Henderson County and included extending approximately 720 linear feet of 8-inch public gravity sewer to serve the commercial and retail development.

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

f. Consideration of Resolution Authorizing Filing Application to LGC to issue Revenue Bonds:

Mr. Powell reported that all debt issued by local governmental entities in the State of NC must be authorized by the Local Government Commission (LGC). The LGC requires an application approved by the entities Board to initiate the formal process. Approval of the enclosed resolution is a necessary step to issue debt required to augment pay-as-go financing for the District's Capital Improvement plan. Included is the financial schedule which outlines the overall process as well as a list of projects which will be funded and/or reimbursed based on previous Board approval reimbursement resolutions authorizing the use of bond proceeds. This issue is for approximately \$120 Million of new money. There might be some refunding opportunities from later debt issuances from 2013-2014 but it all depends upon where the market is at the time that we price the bonds. Mr. Powell added that of the \$120 Million of new money issuance, \$90 Million is projects that the District has already completed or are in the process, such as the Carrier Bridge Pump Station. That money will go back into unrestricted reserves and be used for future debt. Staff recommends the approval of the attached resolution.

g. Fourth Quarter Budget to Actual Review – FY 2026:

Mr. Powell reported that domestic revenue is above budgeted expectations. This is due to consumption being higher than budgeted expectations. Industrial revenue is above budgeted expectations. This is due to consumption and strength of discharge being higher than budgeted expectations. Facility and tap fees are above budgeted expectations due to the District receiving an additional \$6 Million from various residential and commercial developers. Interest and miscellaneous income are above budgeted expectations due to actual short-term interest rates exceeding anticipated yields for the fiscal year. Additionally, the District received approximately \$3.2 Million from FEMA. O&M expenditures are at 91.2 % of budget. This amount may vary slightly from audited numbers due to final accruals. Bond principal and interest and other long-term obligations are at budgeted expectations. Capital project expenditures are at approximately 95.68% of budget. This reflects both actual and encumbered expenditures for projects at year end. All unexpended funds have been included in the FY 2027 budget.

h. Cash Commitment Investment Report – Month ended June, 2026:

Mr. Powell reported that Page 72 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 73 presents the MSD Investment Manager's report as of the month of June. The weighted average maturity

of the investment portfolio is 119 days and the yield to maturity is 3.70%. Page 76 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of July, the issue has saved the District rate payers approximately \$8.2 million in debt service since April of 2008.

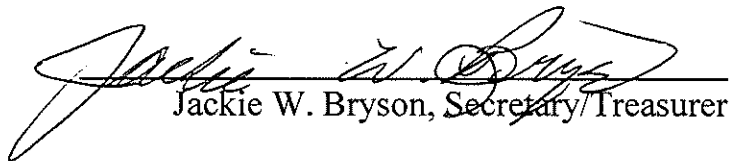
With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Watts moved, Mr. Ashley seconded the motion. Roll call vote was as follows: 12 ayes; 0 Nays.

10. Old Business: None.

11. New Business: None.

12. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:20 pm.


Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

August 19, 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 July 15, 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: June 4, 2026 and July 23, 2026	Whitesides
	07. Report of General Manager	Hartye
	08. Consolidated Motion Agenda	Hartye
	a. Consideration of Bids – ITT Pump Station Replacement	Hartye
	b. Consideration of Bids – Lining Contract #10	Hartye
	c. Consideration of Bids – Interceptor Assessment & Cleaning Phase 2	Hartye
	d. Consideration of Construction Administration Services Contract – ITT Pump Station Replacement	Hartye
	e. Consideration of Developer Constructed Sewer Systems – Lakeshore Villas; 12 Baker Road; Marketplace @ Mills River; Fletcher Crossing	Hartye
	f. Consideration of Resolution Authorizing Filing Application to LGC to issue Revenue Bonds	Powell
	g. Fourth Quarter Budget to Actual Review – FY 2026	Powell
	h. Cash Commitment/Investment Report-Month ended June, 2026	Powell
	09. Old Business	VeHaun
	10. New Business:	VeHaun
	11. Adjournment: (Next Meeting 09/16/26)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
July 15, 2026

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, July 15, 2026. Chairman VeHaun presided with the following members present: Ashley, Bryson, Endries, Manheimer, Pelly, Pennington, Tarleton, Watts, and Whitesides. Lapsley, Moore, Player, and Wisler were absent.

Others present were Cindy Rice, Roberts & Stevens, General Counsel; Drew West with CIBO; Forrest Westall with McGill Associates; Tom Hartye, Hunter Carson, Scott Powell, Mike Stamey, Bart Farmer, Derrick Swing, Darin Prosser, Spencer Nay and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

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

3. Approval of Minutes of June 10, 2026 Board Meeting:

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

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

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

6. Informal Discussion and Public Comment: None.

7. Election of Officers:

Ms. Rice called for nominations for Chair of the MSD Board. Ms. Manheimer made the motion to nominate Mr. VeHaun as Chair. Mr. Pelly seconded the nomination. With no further nominations, Mr. VeHaun called for a motion that nominations be closed and that, by acclamation, Mr. VeHaun be elected as Chair of the MSD Board for 2026-2027. Mr. Watts moved and Mr. Whitesides seconded the motion. Roll call vote was as follows: 10 ayes; 0 Nays.

Mr. VeHaun called for nominations for Vice Chair of the MSD Board. Mr. Watts nominated Mr. Whitesides as Vice Chair. Mr. Pennington seconded the nomination. Mr. VeHaun called for a motion that nominations be closed and that, by acclamation, Mr. Whitesides be elected as Vice Chair

of the MSD Board for 2026-2027. Mr. Pelly moved and Mr. Ashley seconded the motion. Voice vote in favor of the motion was unanimous.

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

8. Report of General Manager:

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

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

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

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

9. Consolidated Motion Agenda:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

e. Procurement of New 2027 Combination Vacuum Truck:

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

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

f. Reimbursement Resolution for Bond Projects:

Mr. Powell reported that to be in compliance with IRS regulations concerning tax-exempt financing, all expenditures are to be made with non-MSD bond funds and to be reimbursed from MSD bond funds must be properly identified and authorized. The proposed reimbursement resolution identifies major projects intended to be solely or substantially financed by bonds will be issued in FY2027. Board approval is required to obtain the tax-exemption of interest paid on MSD bonds by authorizing reimbursement from bond proceeds of the expenditures for the attached project listing.

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

Mr. Powell reported that Page 60 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 61 presents the MSD Investment Manager's report as of the month of May. The weighted average maturity of the investment portfolio is 72 days and the yield to maturity is 3.62%. Page 62 presents the District's Analysis of Cash Receipts. Monthly and YTD domestic revenue are considered reasonable based on timing of cash receipts and historical trends. Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. YTD facility and tap fees are above historical trends due to the timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 41 presents the Districts' analysis of expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on timing of cash expenditures and impacts of Tropical Storm Helene. Page 42 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of June, the issue has saved the District rate payers approximately \$8.2 million in debt service since April of 2008.

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

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

10. Old Business:

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

11. New Business: None.

12. Adjournment:

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

Jackie W. Bryson, Secretary/Treasurer

PERSONNEL COMMITTEE MEETING

June 4, 2026

9:00 a.m.

1. Call to Order

Jackie Bryson called the meeting to order at 9:00 AM. Board members attending: Jackie Bryson, Chair, Alan Tarleton, Al Whitesides, Chris Pelly, and Jerry VeHaun. MSD staff members attending: Derrick Swing. 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 April Personnel Committee Meeting Minutes. Mr. Whitesides moved to approve, and Mr. Tarleton seconded the motion to approve the Minutes. The motion was approved unanimously.

4. GM Recruitment- Review & Recommendation

Mr. Swing explained that during the February Personnel Committee Meeting, the Board decided to use a third-party recruitment vendor to conduct a nationwide search to select the District's next General Manager.

Mr. Swing stated that during the February Personnel Committee Meeting, the goals for the GM recruitment were established:

- Maintain MSD's unique organizational culture to ensure continuity and stability.
- Someone with industry knowledge and leadership skills to lead MSD into the next chapter.
- Someone who can provide strategic direction and continue MSD's positive trajectory.
- Implement a phased transition and onboarding to allow for knowledge transfer and the opportunity to connect with the team.

Mr. Swing presented the Board with three proposals. Mr. Swing explained that he used three factors in requesting a proposal from third-party vendors. These three factors included Local Government recruitment experience, North Carolina recruitment experience, and Utilities related recruitment experience. All three vendors presented had experience with all three factors.

Mr. Swing explained that his recommendation of Developmental Associates was based on their use of Emotional Intelligence Inventory (EQi 2.0) Assessments and their use of assessment centers which rate the applicant's skills related to exercises such as presentation skills, writing project plans, facilitating meetings, role play, and resolving HR Issues. These items add value to the process by providing more information on candidates.

Mr. Swing discussed with members of the committee the definition of EQi; the number of final candidates that the Board might assess; the degree of experience and expertise that Developmental Associates has with local government in NC; other recent similar

recruitments conducted by Developmental Associates; the role that staff would have in the process; individual Board members previous positive experiences with Developmental Associates.

Mr. Swing explained that if Developmental Associates was approved, the next step would be for them to come on site and meet with the Board. Mrs. Russo Klein explained at that point the Board could determine the details of the process and what they wanted to include.

5. Motion:

Alan Tarleton made a motion to approve Developmental Associates as the third-party vendor for the GM search. Al Whitesides seconded the motion. The motion was approved unanimously.

Discussion was had regarding the involvement of the full Board. Alan Tarleton made a motion to recommend Developmental Associates to the MSD Board and Al Whitesides seconded the motion. The Personnel Committee approved the motion unanimously.

Further discussion was had regarding the GM recruitment search process. Mr. Swing proposed a follow-up meeting to allow the Personnel Committee to meet with the vendor and to establish the timeline to complete the recruitment process. Mrs. Russo Klein discussed the timeline and explained that the Personnel Committee will provide the Board with a recommendation to use the Developmental Associates at the next meeting and then should plan to report updates to the Board as the process is implemented.

6. Adjourn

Mrs. Bryson asked the committee if there was any further business. With no further business, Mrs. Bryson adjourned at 9:38AM.

PERSONNEL COMMITTEE MEETING

July 23, 2026

11:30 a.m.

1. Call to Order

Al Whitesides called the meeting to order at 11:32 AM. Board members attending: Al Whitesides, Chair, Jackie Bryson, Alan Tarleton, Gwen Wisler, Chris Pelly, and Jerry VeHaun. MSD staff members attending: Derrick Swing and Brooke Ledford. Legal Counsel: Billy Clarke.

2. Inquiry as to Conflict of Interest

Mr. Whitesides inquired but there were none noted at this time.

3. Approval of Minutes

Mr. Whitesides requested approval of the June Personnel Committee Meeting Minutes. Mr. Tarleton moved to approve, and Mr. Pelly seconded the motion to approve the Minutes. The motion was approved unanimously.

4. GM Recruitment- Timeline and Process

Mr. Swing explained that Developmental Associates LLC was attending the meeting remotely to discuss the proposed General Manager Recruitment Timeline and Process. Holly Bishop and Ed Kerwin introduced themselves to the Committee and offered information related to their positions with Developmental Associates LLC and their employment histories.

Developmental Associates proposed the following draft timeline for the General Manager recruitment for **2027**.

- **February/March** - Gather feedback from MSD Board members and staff
- **March** (mid/late) –Post GM position and begin recruitment
- **May** (early) – Engage top candidates in selection process onsite
- **May** (late) – Board interviews top candidates
- **June** – Offer top candidate and begin prerequisites
- **July** – Determine start date
- **August/September** – Potential start dates pending necessary overlap with Mr. Hartye

The Personnel Committee approved the draft timeline.

Developmental Associates LLC provided a video created by the President and Co-Founder, Steve Straus. The video provided detailed information related to the timeline and each step in the process.

After watching the video, discussion was held amongst the Personnel Committee Members and representatives from Developmental Associates LLC related to potential stakeholders that should be involved in the process, the degree to which the Personnel Committee and full Board will be involved in each step, the process for internal candidates, and the schedule for each step in the process.

5. Adjourn

Mr. Whitesides asked the committee if there was any further business. With no further business, Ms. Wisler made a motion to adjourn the meeting, and Mr. Pelly seconded the motion. The motion was approved unanimously. The meeting adjourned at 12:25pm



MEMORANDUM

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

- Kudos
 - Emily Lindhardt of Fountain Park Blvd. called and expressed her gratitude for MSD's Wayne Rice who went above and beyond to help with an issue they were having, saved them a lot of money, and got the problem with the builder solved. She said was the Best and very nice. Thank you, Wayne.
 - MSD has received the Gold Peak Performance Award from NACWA for our French Broad Water Reclamation Facility for 2025. Thanks to all the plant personnel!

- 2026 Bond Issue

At this meeting the MSD Board will be considering the Resolution Authorizing Filing of Application to the LGC to issue Revenue Bonds. Staff and consultants will be meeting with the rating agencies in NYC later this month and in September the Board will consider adoption of a Bond Order authorizing the issuance of Revenue Bonds.

- Carrier Bridge Pump Station

The following is a link to an article in the Asheville Citizen-Times regarding construction activities for the new pump station. <https://www.citizen-times.com/story/news/2026/07/24/carrier-bridge-pump-project-to-add-odor-control-finish-in-fall-2028/90981047007/>

Also, the following link is MSD's Project site that is periodically updated:
<http://www.msdbc.org/documents/projects/carrierbridge/index.php>

- Board/Committee Meetings/Events

The August Right of Way Committee meeting is cancelled. The next Right of Way Committee will be held September 23rd at 9am. The next Regular Board Meeting will be held on September 16th at 2 pm.

Gold AWARD



The National Association of Clean Water Agencies is pleased to recognize

**Metropolitan Sewerage District of Buncombe County, NC
French Broad Water Reclamation Facility**

in recognition of its complete and consistent permit compliance during the calendar year

2025

A handwritten signature in black ink that reads "Adam Krantz". The signature is written in a cursive style with a horizontal line underneath.

NACWA Chief Executive Officer



Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: August 19, 2026

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

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

SUBJECT: Consideration of Bids: ITT PS Replacement Project, MSD Project No. 2020061

BACKGROUND: Growth in northern Henderson County, combined with aging infrastructure has required the replacement and upsizing of the ITT Pump Station. Following recommendations of the Basis of Design Report (*McKim & Creed, 2023*), the new station will be constructed approximately 800 feet to the southeast of the existing station to improve access and operations and maintenance.

The project will consist of a 0.8 MGD (2.0 MGD peak flow) duplex pump station with grinder, 1,020 LF of gravity sewer ranging in size from 8-inch to 30-inch, and 2,770 LF of 16" HDPE force main (2,110 LF of which will be directionally drilled under the French Broad River). Sitework for the project will include a retaining wall, improvements to an existing access road, and construction of a second access road from Broadpointe Dr. which will allow MSD staff to access the station during times of high floodwater.

The station is sized to accommodate future growth and can be easily upgraded to 1.5 MGD (20 to 60-year planning period) by replacing the pumps. Additional site footprint has been reserved for expansions beyond the 60-year planning period.

The project was advertised formally, and five qualified sealed bids were received on July 21, 2026, at 2:00pm in the following amounts:

<u>Contractor</u>	<u>Base Bid + Accepted Alternate Items</u>
1) Ruby-Collins, Inc.	\$9,589,452.00
2) Teraflex Group	\$8,718,435.00
3) Chandler Construction	\$7,918,197.00
4) T.P. Howard's Plumbing Co, Inc.	\$6,750,000.00
5) Morgan Contracting, Inc.	\$6,165,935.00

A bid alternate for stainless steel riser pipe inside the wet well was included due to its superior corrosion resistance and operational longevity. This item was accepted by staff due to favorable pricing (\$21,000.00) compared to the base bid standard options.

The apparent low bidder is Morgan Contracting, Inc. with a bid amount of \$6,165,935.00. Morgan Contracting, Inc. is currently working as a subcontractor to Ruby-Collins on the Carrier Bridge Pump Station (CBPS) Replacement Project, constructing 648 LF of 60-inch gravity sewer via tunnelling method. Morgan has performed well on the CBPS project, however, due to their limited experience working for MSD, a reference check was performed and yielded positive feedback. Please refer to the attached documentation for further details, including a recommendation letter from McKim & Creed, the District's design engineer.

FISCAL IMPACT: The construction budget for this project is \$5,700,000.00. The discrepancy between budget and bid is due to additional scope items that were incorporated post-budget.

The project is estimated to take 20 months to reach final completion, spanning fiscal years 26-27 and 27-28. The FY26-27 CIP budget includes \$2.7 million for construction which is believed to be sufficient to cover the 9-month construction duration expected in the current fiscal year. Construction funds will be rebudgeted accordingly in FY 27-28 to account for all remaining construction expenditures.

A Capital Project Ordinance is included in this agenda item. This is needed due to the timing of significant expenditures for this project which will span multiple fiscal years and budget cycles.

Please refer to the attached documentation for further details.

STAFF RECOMMENDATION: McKim & Creed and MSD staff recommend award of this contract to Morgan Contracting, Incorporated in the amount of \$6,165,935.00, contingent upon review and approval by District Counsel.

ITT PUMP STATION REPLACEMENT PROJECT CAPITAL PROJECT ORDINANCE

BE IT ORDAINED by the Board of the Metropolitan Sewerage District of Buncombe County, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following ITT Pump Station Replacement Project Capital Project Ordinance is hereby adopted:

Section 1. The project authorized is the construction of ITT Pump Station Replacement Project to be financed in whole or in part by appropriated net position.

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

Capital Expenditures	<u>\$ 6,165,935.00</u>
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Section 3. The following revenues are anticipated to be available to provide for these expenditures:

Transfer from General Fund	<u>\$ 6,165,935.00</u>
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Section 4. The Finance Officer is hereby directed to maintain within the Construction Fund sufficient specified detailed accounting records to satisfy all financial reporting requirements.

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

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

Section 7. Copies of this ITT Pump Station Replacement Project Ordinance shall be furnished to the Secretary of the Governing Board, and to the Finance Officer for direction carrying out this project.

ADOPTED this Nineteenth Day of August, 2026.

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

M. Jerry VeHaun, Chairman

Jackie W. Bryson Secretary/Treasurer

APPROVED AS TO FORM:

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

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

ITT Pump Station Replacement

Project No. 2020061

BID TABULATION

July 21, 2026

BIDDER	Bid Bond	Bid Forms (Proposal)	TOTAL BID AMOUNT
Ruby-Collins Inc Smyrna, GA 30082	5%	Yes	\$ 9,589,452.00
Terraflex Group, LLC Waynesville, NC 28786	5%	Yes	\$ 8,718,435.00
Chandler Construction Ninety-Six, SC 29666	5%	Yes	\$ 7,918,197.00
TP Howards Plumbing Fairview, NC 28730	5%	Yes	\$ 6,750,000.00
Morgan Contracting Inc Knoxville, TN 37918	5%	Yes	\$ 6,165,935.00 *

APPARENT LOW BIDDER

(*) Indicates correction in bid amount.



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

This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 21st day of July, 2026, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bids were accompanied by acceptable bidders bonds in the amount of 5% of the bid.

Reference Review for Morgan Contracting

July 27, 2026

Morgan Contracting provided many references for projects of similar size and scope, which MSD staff contacted. All reviews were positive. Below is a summary of several reference responses from utility Owners:

Jon Lane, P.E., Director of Water & Sewer Services, Johnson City, TN

Morgan Contracting is working with Johnson City's Water and Sewer Services Department on two pump station projects: the Sinking Creek Pump Station Upgrade and Pump Station H. The Sinking Creek project includes pump and pipe replacement, influent mechanical screen, generator, electrical system and site improvements at a total cost is \$9.27 million and the project is 95% complete. The Station H project includes construction of a new 18" gravity interceptor, package wastewater pump station, solids grinder, 12" force main, electrical, generator, site work, and paving at a total estimated cost of \$7.2 million and the project is 10% complete. Morgan Contracting has also completed several other projects for Johnson City. Mr. Lane stated he was very pleased with Morgan Contracting's work, attention to detail, and ability to deal with project issues in a timely manner.

Multiple staff, Knoxville Utilities Board and city of Knoxville, Knoxville, TN

Morgan Contracting has completed many projects with the Knoxville Utilities Board and the city of Knoxville, including installation of retaining walls, installation of sewer line via open cut, CIPP lining, and pipe-bursting, and curb and sidewalk installation. Projects ranged from \$537,000 to \$3.4 million in value. Municipal staff stated that Morgan Contracting's work was exemplary and that projects were completed on time and within budget.

Jim Reese, PE, West Knox Utility District

Morgan Contracting completed the Flying J Pump Station Replacement project for the West Knox Utility District in March 2023 at a value of \$2.4 million. The project included construction of a triplex submersible pump station, 4700 LF of 10" force main, and 374 LF of gravity sewer pipe 12" to 16" in diameter. Staff stated that Morgan Contracting's crew were good to work with, and project supervisors were knowledgeable and attentive to Owner's requests during construction.

July 28, 2026

09956-0001

Mr. Shaun Armistead, PE, Project Manager
Metropolitan Sewerage District of Buncombe County
2028 Riverside Drive
Asheville, NC 28804

**Re: Bid Tabulation and Recommendation of Award
Metropolitan Sewerage District of Buncombe County
ITT Pump Station Replacement**

Dear Mr. Armistead:

On Tuesday, July 21, 2026, at 2:00 pm (EST), the Metropolitan Sewerage District of Buncombe County received bids for the ITT Pump Station Replacement project. Seven (7) bids were received, and the bids were opened and read aloud. Two (2) bids were determined to be non-responsive and were therefore not considered for award.

Based on the Engineer's review, the advertisement and bidding procedures associated with the five (5) responsive bids were consistent with statutory requirements, to the best of our knowledge. Please refer to the attached certified bid tabulation for the bids received.

Morgan Contracting, Inc.'s extended amount for Bid Item 6c, Install 16-inch HDPE Force Main by Open Cut, was calculated using the original quantity of 2,200 LF. Addendum No. 2 revised the quantity to 2,110 LF. Accordingly, the extended amount and evaluated total bid were corrected using the bidder's submitted unit price and the revised quantity. This correction did not affect bidder ranking, and Morgan Contracting, Inc. remained the apparent low bidder.

Based on the Engineer's review of the bids, Morgan Contracting, Inc. of Knoxville, TN (NC License # 51338) submitted the lowest evaluated base bid in the amount of \$6,144,935.00, as reflected in the attached Certified Bid Tabulation.

Morgan Contracting, Inc. also submitted an evaluated Alternate Bid No. 1 amount of \$21,000.00, resulting in an evaluated Total Contract Amount (Base Bid plus Alternate No. 1) of \$6,165,935.00.

Morgan Contracting, Inc. is properly licensed and has been determined to be the lowest responsible, responsive bidder. Accordingly, we recommend award of the construction contract to Morgan Contracting, Inc. in the evaluated Base Bid



Amount of \$6,144,935.00. Alternate Bid No. 1 may be awarded at the Owner's discretion in the amount of \$21,000.00.

Please accept this letter as the formal recommendation of award of the construction contract to Morgan Contracting, Inc. This recommendation of award is subject to acceptance of the submitted bid by the Metropolitan Sewerage District of Buncombe County.

Enclosed you will find the following documents:

- Certified Bid Tabulation
- Morgan Contracting, Inc. Bid Package

We appreciate this opportunity to serve the Metropolitan Sewerage District of Buncombe County and look forward to the successful completion of this project. Should you have any questions or concerns regarding this letter or any of the enclosures, please do not hesitate to contact our office.

Sincerely,
McKim & Creed, Inc.


MJ Chen, PE, PhD
Senior Project Manager

7/28/2026

Enclosure

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2026 - 2027

PROJECT:	ITT Pump Station Upgrade	LOCATION:	Henderson County
TYPE:	Pump Station Improvement	PIPE RATING:	N/A
PROJECT NO.	2020061	TOTAL LF:	2,750 FY 26-27
PROJECT BUDGET:	\$6,446,911.00	PROJECT ORIGIN:	Aging Infrastructure

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/25	EST. COST JAN - JUNE 2026	BUDGET FY 26-27
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN	\$284,411.00	\$267,212.00	\$17,199.00	
55340 - PERMITS	\$9,000.00	\$2,305.00	\$6,695.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES	\$27,500.00	\$8,210.00	\$16,790.00	\$2,500.00
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$120,000.00	\$31,636.00	\$38,364.00	\$50,000.00
55400 - APPRAISAL	\$6,000.00		\$6,000.00	
55410 - CONDEMNATION	\$55,000.00		\$35,000.00	\$20,000.00
55420 - CONSTRUCTION	\$5,700,000.00			\$2,700,000.00
55430 - CONST. CONTRACT ADM.	\$230,000.00		\$20,000.00	\$185,000.00
55440 - TESTING	\$15,000.00			\$13,000.00
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$6,446,911.00	\$309,363.00	\$140,048.00	\$2,970,500.00

2750

ENGINEER:	MSD	SA	ESTIMATED BUDGETS - FY 28 - 36	
R.O.W. ACQUISITION:	MSD	# PLATS: [8]	FY 27-28	\$3,027,000.00
CONTRACTOR:			FY 28-29	\$0.00
CONSTRUCTION ADM.:	MSD		FY 29-30	\$0.00
INSPECTION:	MSD		FY 30-31	\$0.00
			FY 31-32	\$0.00
PROJECT DESCRIPTION: The ITT pump station is located near the Broadpointe Industrial Park in south Asheville. The station is generally in fair to poor condition and in need of a capacity increase. The station will be upgraded to handle a design flow of 0.8 MGD, and the forcemain will be upgraded to a 16" DIP forcemain. The project will involve a new access route through nearby parcels in addition to the PS upgrade.			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00
			FY 35-36	\$0.00
SPECIAL PROJECT NOTES:				



**ITT Pump Station Replacement
Project No. 2020061**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: August 19, 2026

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

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

SUBJECT: Consideration of Bids: Lining Contract No. 10
MSD Project No. 2024035

BACKGROUND: This project is comprised of numerous line segments which have been identified as having significant problems with root intrusion, minor structural issues, and/or heavy inflow and infiltration. These line segments are located at various sites throughout Buncombe County. Each of the line segments have been reviewed using CCTV data to determine that “Cured-In-Place-Pipe” (CIPP) lining is the appropriate rehabilitation method.

This contract consists of the rehabilitation of existing collector and interceptor sewers using the CIPP lining trenchless method. This will be the tenth of the District’s lining contracts. The total project is approximately 20,324 LF and consists of 1,984 LF of 6-inch, 11,892 LF of 8-inch, 1,695 LF of 10-inch, 490 LF of 12-inch, 602 LF of 15-inch, and 3,661 LF of 27-inch. In addition, the manholes and service lines along these segments will be rehabilitated.

The contract was advertised, and five sealed bids were received on July 30, 2026, at 2:30pm in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Morgan Contracting Inc.	\$4,237,106.50
2) Terry Brothers Construction Co.	\$3,399,507.00
3) Hinterland Group LLC.	\$3,351,833.00
4) SAK Construction LLC	\$3,349,311.00
5) CaJenn Construction & Rehab.	\$3,146,819.00

The apparent low bidder is CaJenn Construction & Rehabilitation with a bid amount of \$3,146,819.00. MSD does not have prior experience with CaJenn Construction & Rehabilitation so a reference check was completed. The reference check produced positive feedback, a copy of which is attached.

FISCAL IMPACT: The FY 26-27 construction budget for this project is \$3,200,000.00.

STAFF RECOMMENDATION: Staff recommends award of this contract to CaJenn Construction & Rehabilitation in the amount of \$3,146,819.00, contingent upon review and approval by District Counsel.

Reference Review for CaJenn Construction & Rehabilitation

- 1) Jay Stuart, a project manager with Metropolitan Sewer Subdistrict in Greenville, SC, was contacted at (864) 887-0536 and spoke very highly of CaJenn. Mr. Stuart stated that CaJenn has completed numerous successful projects and is there top one or two preferred contractors for lining projects. Furthermore, Mr. Stuart highlighted that CaJenn is very knowledgeable and reputable, has always stayed on schedule, has good communication, and project closeout has always gone smoothly. Mr. Stuart said from his experiences, he believes MSD will be pleased with CaJenn. When asked if he had ever worked with CaJenn's listed subcontractor, First CIPP, he immediately remembered the name of the owner, Nick Hollabaugh, and spoke highly of him as well. It shall be noted that Metropolitan Sewer Subdistrict in Greenville, SC, was on CaJenn's submitted reference sheet but did not have a direct contact. I requested to speak with a project manager and was forwarded to Jay Stuart.
- 2) Shane Dale, Director of Public Works in Burnsville, NC, was contacted at (828) 284-1887 and spoke very highly of CaJenn. Mr. Dale stated that CaJenn has completed several projects for sewer system in Burnsville since at least 2013 and has never had a complaint of their quality, schedule, nor communication. It shall be noted that CaJenn is currently contracted in the Town of Burnsville but Shane Dale nor projects in Burnsville were listed with CaJenn's submittals.
- 3) Trae Borden with Mount Pleasant Waterworks was contacted at (843) 884-9626 and returned the call from (843) 971-7507. Mr. Borden stated that CaJenn recently completed U.V. and steam cured lining projects for them using First CIPP as their subcontractor and he they were very pleased. Mr. Borden recalled the contracting team by first names and said they're all very organized with great communications. The final product was great and better than most. Mr. Borden stated that it's their preference to work with CaJenn and First CIPP and that he believes MSD will feel the same.
- 4) Matt Laflamme with CHA was contacted at (704) 822-8444 and mlaflamme@chasolutions.com. Mr. Laflamme stated CaJenn has completed several projects over the last 5+ years and they install the best liners out of any contractor he's worked with. Bypass operations, timeliness, organization, communications, and paperwork are some of the things they're great at. Getting the final CCTV on a combined package in a PAPC format is the only negative thing Mr. Laflamme mentioned, although he stated he has this issue with all lining contractors so it's not limited to CaJenn. Mr. Laflamme did not state he's worked with First CIPP, LLC as CaJenn's subcontractor. Overall, Matt highly recommends CaJenn and says they're his preferred contractor and he looks forward to working with them in his future.

***METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NORTH CAROLINA***

Linng Contract #10

Project No. 2024035

BID TABULATION

July 30, 2026

BIDDER	Bid Bond	Bid Forms (Proposal)	TOTAL BID AMOUNT
Morgan Contracting Inc Knoxville TN	5%	Yes	\$4,237,106.50
Terry Brothers Construction Co Inc Leicester NC	5%	Yes	\$3,399,507.00
Hinterland Group LLC Riviera Beach FL	5%	Yes	\$3,351,833.00
SAK Construction LLC O'Fallon MO	5%	Yes	\$3,349,311.00
CaJenn Construction & Rehabilitation HoBoken GA	5%	Yes	\$3,146,819.00

Apparent Low Bidder

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



This is to certify that the bid tabulated herein was publicly opened and read aloud at 2:30 PM on the 30th day of July, 2026, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bid was accompanied by acceptable bidders bond in the amount of 5% of the bid.

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

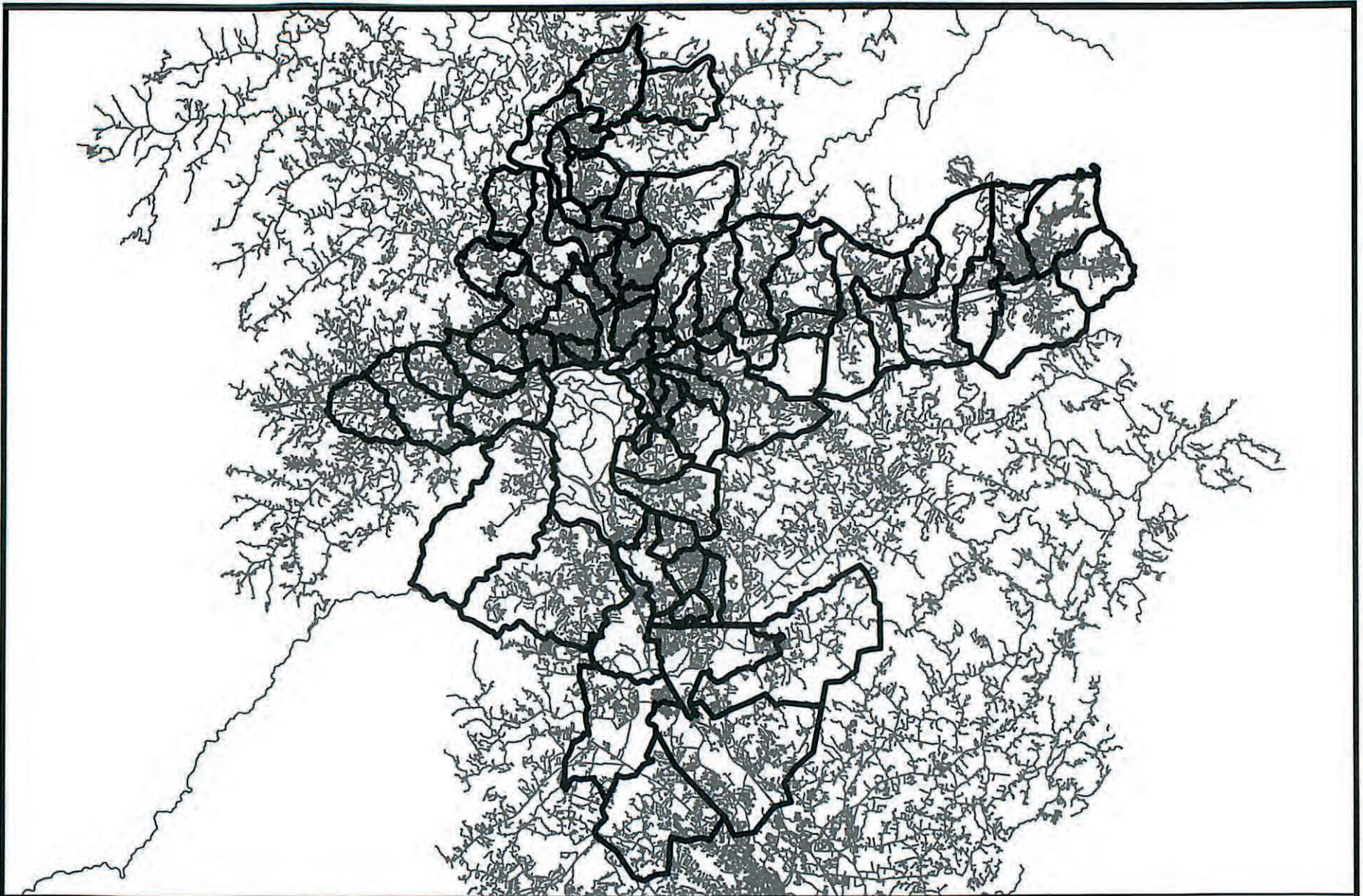
BUDGET DATA SHEET - FY 2026 - 2027

PROJECT:	Lining Contract #10	LOCATION:	Various
TYPE:	General Sewer Rehab.	PIPE RATING:	NA
PROJECT NO.	2024035	TOTAL LF:	18,837
PROJECT BUDGET:	\$3,200,000.00	PROJECT ORIGIN:	Access, Line Condition

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/25	EST. COST JAN - JUNE 2026	BUDGET FY 26-27
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$3,200,000.00			\$3,200,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$3,200,000.00	\$0.00	\$0.00	\$3,200,000.00

ENGINEER:	MSD	TH	ESTIMATED BUDGETS - FY 28 - 36	
R.O.W. ACQUISITION:	MSD	# PLATS: [0]	FY 27-28	\$0.00
CONTRACTOR:			FY 28-29	\$0.00
CONSTRUCTION ADM:	MSD		FY 29-30	\$0.00
INSPECTION:	MSD		FY 30-31	\$0.00
			FY 31-32	\$0.00
			FY 32-33	\$0.00
PROJECT DESCRIPTION: Various lining locations throughout MSD sewer district including various pipe sizes totaling to 18,837 linear feet.			FY 33-34	\$0.00
			FY 34-35	\$0.00
			FY 35-36	\$0.00

SPECIAL PROJECT NOTES:



Lining Contract No. 10
Project No. 2024035

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: August 19, 2026

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

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

SUBJECT: Consideration of Bids: Interceptor Line Assessment and Cleaning – Phase II, MSD Project No. 2025029

BACKGROUND: As a result of Hurricane Helene, debris (e.g. rock, dirt) was introduced into a portion of the collection system, reducing pipe capacity. This project includes CCTV, sonar inspection, and line cleaning of approximately 62,000 LF of interceptor sewers ranging in size from 24" to 60" diameter. Sonar inspection will identify debris levels within larger diameter pipes and dictate the scope of cleaning. An initial phase was implemented in the previous fiscal year (FY25-26) for 83,000 LF of pipe. MSD will seek partial FEMA reimbursement for this project.

The project was advertised formally, and seven sealed bids were received on July 30, 2026. The bids were read aloud at 2:00 p.m. in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1. Spiniello Companies	\$3,892,351.00
2. Taplin Group LLC	\$2,695,950.90
3. RedZone Robotics Inc.	\$1,538,656.00
4. Compliance EnviroSystems LLC	\$1,439,274.28
5. Morgan Contracting Inc.	\$1,432,646.90
6. Sweeping Corp of America LLC	\$1,244,661.00
7. Duke's Root Control, Inc.	\$876,384.00

The apparent low bidder is Duke's Root Control, Inc. ("Dukes") with a bid amount of \$876,384.00. Dukes has prior experience with the District conducting root control and performed to the satisfaction of the District. Additionally, Dukes appears to have extensive overall experience in medium/large diameter sewer CCTV, Sonar, and cleaning as required by this contract. See attached reference/qualifications review.

FISCAL IMPACT: The FY 26-27 budget for this project is \$1,515,500.00

STAFF RECOMMENDATION: Staff recommend award of this contract to Duke's Root Control, Inc. in the amount of \$876,384.00, contingent upon review and approval by District Counsel.

Reference and Qualifications Review for Duke's Root Control, Inc.
Interceptor Line Assessment and Cleaning (Phase II)
MSD Project No. 2025029

Qualifications Review: Dukes Root Control, Inc. ("Dukes") has been performing sewer inspection and cleaning for over 26 years. They have over 70 employees in their Pittsboro, NC office, with additional resources in their corporate office in Elgin, Illinois as well as numerous other east coast field offices. They report millions of LF of pipe inspected by CCTV and hundreds of thousands of LF by sonar. Recent NC projects for CCTV and line cleaning include City of Durham, Charlotte Water, and Fayetteville Public Works. Dukes provided evidence of ownership of numerous Jetter/Vac trucks and CCTV/Sonar equipment, including large diameter cleaning trucks. The two designated supervisors have 16 years' combined experience in similar projects.

Three supportive references are described below. **In summary, Dukes appears to have the necessary experience, positive references, and resources to successfully complete this MSD line assessment and cleaning project.**

Reference No. 1:

Wade Tong, Construction Project Team Manager, City of Durham - Overall Rating 4.5/5.
Duke completes about 90 miles per year of 8"-54" diameter sewer pipe cleaning and CCTV under repeat contracts with the City of Durham. 20% of this pipe is greater than 30 inches in diameter. All pipe greater than 24" inches have sonar. Mr. Tong is very satisfied with their professionalism, timeliness, and skills at CCTV, Sonar, and line cleaning for medium and large pipes. He generally had high praise for the company.

Reference No. 2:

Eric Jones, CCTV Planner / Scheduler, Charlotte Water - Overall Rating 5/5.
Duke completes 500,000 LF per year of sewer cleaning and CCTV projects for Charlotte Water. This is mostly "off-street" 8"-21" diameter pipe, limited 36"-48", and siphons for 3-yr contracts. Some sonar work is completed as well. Dukes reportedly had the appropriate equipment, skills, and professionalism to successfully complete the jobs in a thorough and timely manner. Mr. Jones generally had high praise and no concerns for the company.

Reference No. 3:

Keith Havron, Engineering Project Manager, City of Virginia Beach – Overall Rating 5/5.
Virginia Beach has been under contract with Dukes for 5-yr terms for a "decade or two" to clean and CCTV typically 3.2 million LF of mostly 6-18" pipe (no sonar). They are very satisfied with Dukes and continue to contract with them. Mr. Havron indicated they have a good relationship with Dukes, and they rank high in quality, responsiveness, timeliness, and public relations.

**METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NORTH CAROLINA**

Interceptor Assessment and Cleaning Phase 2

Project No. 2025029

BID TABULATION

July 30, 2026

BIDDER	Bid Bond	Bid Forms (Proposal)	TOTAL BID AMOUNT
Spiniello Companies Baltimore MD	5%	Yes	\$3,892,351.00
Taplin Group LLC * Kalamazoo MI	5%	No	\$2,695,950.90
RedZone Robotics Inc Warrendale PA	5%	Yes	\$1,538,656.00
Compliance EnviroSystems LLC Baton Rouge LA	5%	Yes	\$1,439,274.28
Morgan Contracting Inc Knoxville TN	5%	Yes	\$1,432,646.90
Sweeping Corporation of America LLC Grafton OH	5%	Yes	\$1,244,661.00
Duke's Root Control Inc Elgin IL	5%	Yes	\$876,384.00

Apparent Low Bidder

Brendan Davey, PE
Project Engineer
Metropolitan Sewerage District of
Buncombe County, North Carolina



This is to certify that the bid tabulated herein was publicly opened and read aloud at 2:00 PM on the 30th day of July, 2026, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bid was accompanied by acceptable bidders bond in the amount of 5% of the bid.

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2026 - 2027

PROJECT:	Interceptor Line Assess and Cleaning	LOCATION:	District Wide
TYPE:	Interceptor and Wet Weather	PIPE RATING:	N/A
PROJECT NO.	2025029	TOTAL LF:	145,000
PROJECT BUDGET:	\$2,547,541.00	PROJECT ORIGIN:	Hurricane Helene

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/25	EST. COST JAN - JUNE 2026	BUDGET FY 26-27
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES	\$1,000.00	\$500.00		\$500.00
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$2,546,541.00	\$166.00	\$1,031,375.00	\$1,515,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$2,547,541.00	\$666.00	\$1,031,375.00	\$1,515,500.00

ENGINEER:	MSD	BD	ESTIMATED BUDGETS - FY 28 - 36	
R.O.W. ACQUISITION:	N/A	# PLATS: [0]	FY 27-28	\$0.00
CONTRACTOR:	TBD		FY 28-29	\$0.00
CONSTRUCTION ADM.:	MSD		FY 29-30	\$0.00
INSPECTION:	MSD		FY 30-31	\$0.00
			FY 31-32	\$0.00
			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00
			FY 35-36	\$0.00

SPECIAL PROJECT NOTES: Phase 1 will be completed in FY25/26 and consist of CCTV, Sonar, and Cleaning of 83,000 LF. Phase 2 will be completed in FY26/27 and consists of CCTV, Sonar, and Cleaning of 62,000 LF. MSD will seek FEMA reimbursement for this project.



**Interceptor Line Assessment and Cleaning
Project No. 2025029**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: August 19, 2026

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

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

SUBJECT: Consideration of Construction Administration Contract: ITT PS Replacement Project, MSD Project No. 2020061

BACKGROUND: McKim & Creed is the District's consulting engineer for the ITT Pump Station Replacement Project. They were awarded the design contract at the August 16, 2023 regular board meeting, and have performed well.

The project is now ready for the construction phase. District construction staff are experienced and will perform most of the daily on-site inspection work; however, McKim & Creed will be needed to perform specialized tasks and services. These include review/approval of all construction submittals; monthly progress meetings and meeting minutes; periodic site inspections; technical assistance with all Requests for Information (RFIs), Change Orders, and Work Change Directives (WCDs); and producing complete record drawings after project completion.

Given their performance and experience with this project, McKim & Creed is the most qualified consultant to perform the construction administration (CA) services. Staff reviewed the Scope of Services (and manhour estimate) and negotiated McKim & Creed's fee down to \$312,360.00 for the anticipated 20-month construction period. This fee equates to 5.0% of the construction contract. Based on previous projects, CA services typically range from 3-5% of construction costs depending on size and complexity of the project. Staff believe \$312,360.00 is a fair price for CA services.

Please refer to the attached documentation for further details.

FISCAL IMPACT: The construction administration budget for this project is \$230,000.00 which was based on 4% of the budgeted construction cost of \$5.7 million. The FY 26-27 budget includes \$185,000.00 which is believed to be sufficient to cover the 9-month construction duration expected in the current fiscal year. Construction Administration funds will be rebudgeted in FY 27-28 to account for all remaining CA expenditures

A Capital Project Ordinance is included in this agenda item. This is needed due to the timing of significant expenditures for this project which will span multiple fiscal years and budget cycles.

Please refer to the attached documentation for further details

STAFF RECOMMENDATION: Staff recommends award of the Construction Administration Contract to McKim & Creed in the amount of \$312,360.00, subject to review and approval by District Counsel.

**ITT PUMP STATION REPLACEMENT
CONSTRUCTION ADMINISTRATION SERVICES CONTRACT
CAPITAL PROJECT ORDINANCE**

BE IT ORDAINED by the Board of the Metropolitan Sewerage District of Buncombe County, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following ITT Pump Station Replacement Construction Administration Contract Capital Project Ordinance is hereby adopted:

Section 1. The project authorized is the construction of ITT Pump Station Replacement – Construction Administration Contract to be financed in whole or in part by appropriated net position.

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

Capital Expenditures	<u>\$ 312,360.00</u>
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Section 3. The following revenues are anticipated to be available to provide for these expenditures:

Transfer from General Fund	<u>\$ 312,360.00</u>
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Section 4. The Finance Officer is hereby directed to maintain within the Construction Administration Fund sufficient specified detailed accounting records to satisfy all financial reporting requirements.

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

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

Section 7. Copies of this ITT Pump Station Replacement – Construction Administration Project Ordinance shall be furnished to the Secretary of the Governing Board, and to the Finance Officer for direction carrying out this project.

ADOPTED this Nineteenth Day of August, 2026.

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

M. Jerry VeHaun, Chairman

Jackie W. Bryson Secretary/Treasurer

APPROVED AS TO FORM:

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

June 8, 2026

255457-2

Mr. Shaun Armistead, PE, Project Manager
Metropolitan Sewerage District of Buncombe County
2028 Riverside Drive
Asheville, NC 28804

**Re: Metropolitan Sewerage District of Buncombe County
ITT PS Replacement - McKim & Creed
Construction Administration Service**

Dear Mr. Armistead:

McKim & Creed is pleased to submit this Construction Administration Service Proposal in connection with construction of the ITT Pump Station Replacement. Our detailed scope of services for this proposal is provided as follows:

I. Scope of Services

TASK 1 - Construction Administration

Our scope of work for Construction Administration services assumes one (single) prime construction contract over a 20-month consecutive construction period. The construction period is based on 18-month to reach substantial completion and an additional 2 months to reach final completion. If the construction duration extends beyond the assumed 20 months for any reason, additional compensation will be required based on the firm's then-current hourly rates. If required, additional services associated with construction administration will be provided as a separate amendment.

Our Construction Administration services will include:

- Perform project management tasks including working with MSD Construction Administration staff on accounting and invoicing, progress reporting, and project team coordination, etc. These services will be performed over the 20-month construction period. Project management effort reflects periodic coordination and oversight, not full-time project management presence.
- Prepare a conformed set of Contract Documents for use during the construction phase.



- Conduct an in-person pre-construction meeting on-site at the MSD office and issue meeting minutes.
- Schedule and hold regular monthly construction progress meetings with MSD and Contractor. These meetings are assumed to be held on-site at the MSD office and will include a site walk-through following each meeting. The site walk-throughs will be conducted by Civil/Mechanical Engineering personnel and are intended to generally observe construction progress, discuss ongoing work activities, and assess overall consistency with the design intent. These observations are limited in duration and scope and do not constitute continuous inspection, detailed quality control services, testing services, resident project representative services, or verification of the Contractor's means, methods, techniques, sequences, procedures, or safety practices. A total of 20 monthly progress meetings and associated site observations are assumed during the construction period.
- Receive, log, track, and perform shop drawing reviews. Compare shop drawings to the plans and technical specifications, note deficiencies or compliance issues, and issue comments to the Contractor within 10 business days of receipt. McKim & Creed will review up to 75 shop drawings including resubmittals. Effort is based on assumed quantities and typical complexity; significant deviations may require scope and fee adjustments.
- Receive, log, track, and respond to Contractor's written requests for information or clarification of the contract documents. McKim & Creed will review up to 25 RFIs. Effort is based on assumed quantities and typical complexity; significant deviations may require scope and fee adjustments.
- Provide clarification of requirements as indicated on the construction plans and specifications if/when questions arise during construction. McKim & Creed will review and prepare up to two minor design revisions required to clarify design intent. Major redesign, permit modifications, or revisions resulting from owner-requested changes shall be Additional Services.
- Receive, log, track, and respond to notifications from the Contractor of changes to work conditions and requests for change orders. McKim & Creed will review up to 15 change requests from the Contractor that results in up to 5 official change orders submitted and reviewed. Effort is based on assumed quantities and typical complexity; significant deviations may require scope and fee adjustments.
- Receive, log, track and review Contractor's monthly invoices and make recommendations for payment. A total of 20 pay applications are assumed. Review of pay applications is performed for general conformance and does not constitute a detailed audit.

- Coordination with USACE and NCDEQ is limited to routine construction-phase compliance and communication associated with the approved permits. Services do not include permit modifications, mitigation design, wetland delineation, or responses to violations, enforcement actions, or unforeseen environmental impacts, which shall be considered Additional Services.
- In addition to the monthly construction observations described above, McKim & Creed will provide discipline-specific site visits at key construction milestones requiring specialized engineering review.
 - Electrical Engineering
 - Participate in one site visit during installation and testing of major electrical equipment, including soft starters, generator systems, motor control equipment and power distribution equipment. (12 hours hours including travel, observation, and documentation)
 - Instrumentation and Control Engineering
 - Participate in one site visit during installation of instrumentation, control panels, communications equipment, and SCADA infrastructure (12 hours hours including travel, observation, and documentation).
 - Civil/Mechanical Engineering
 - Participate in periodic construction observations consisting of supplemental site visits during construction. The supplemental site visits are planned around key construction milestones, including early construction activities, pump installation, road construction, and HDD operations. These phases represent critical elements of the work where direct engineering observation is necessary to verify conformance with the design intent and address field conditions in real time. The visits are not redundant in nature but are strategically scheduled to reduce construction risk, minimize potential rework, and support efficient project delivery.
 - A total of five supplemental construction observation visits are assumed. Each visit is estimated at five hours including travel, observation, and documentation.
 - Additional discipline-specific site visits requested by MSD or required due to construction sequencing, failed testing, contractor deficiencies, or extended commissioning shall be considered Additional Services.
- McKim & Creed will participate in startup, commissioning, testing, and substantial completion activities to verify that the completed facilities are

functioning in accordance with the Contract Documents and are suitable for their intended use. Services include:

- Coordination with MSD, Contractor, equipment suppliers, and system integrators.
- Observation of startup and operational testing of pumps, valves, electrical equipment, instrumentation, controls, SCADA, generator, and associated systems.
- Review of commissioning results and testing documentation.
- Assistance with identification and resolution of deficiencies identified during startup.
- Verification that startup and commissioning activities have been satisfactorily completed.
- Evaluation of remaining deficiencies and incomplete work items.
- Preparation of a substantial completion punch list.
- Coordination with MSD and the Contractor regarding completion of punch list items.
- Preparation of the Engineer's Certificate of Substantial Completion

This task assumes participation by the following personnel:

- Civil/Mechanical Engineer – 12-15 hours
- Electrical Engineer – 16 hours
- Instrumentation & Controls Engineer – 16 hours
- Structural Engineer – one site visit - 12 hours

Startup, commissioning, and substantial completion activities are assumed to require up to two working days of on-site participation. The level of effort identified herein includes preparation, coordination, document review, travel, on-site participation, follow-up activities, and punch-list development. Additional startup, testing, troubleshooting, or commissioning support beyond the effort identified herein shall be considered Additional Services. Additional substantial completion evaluations resulting from incomplete work, failed testing, unresolved deficiencies, or repeated inspections shall be considered Additional Services.

Participation in manufacturer training sessions, operator training, factory acceptance testing (FAT), site acceptance testing (SAT), performance testing, and warranty troubleshooting is not included unless specifically identified herein.

- Upon satisfactory completion of the substantial completion punch list and after reviewing test results from the Contractor, prepare the Engineer's Substantial Completion Certification.
- Schedule and conduct the final completion evaluation. Prepare the final completion punch list and submit MSD for concurrence, and work with the Contractor to ensure work is fully completed.

This task assumes one final completion site visit by the Project Manager/Civil-Mechanical Engineer (5 hours).

Participation by Electrical, Instrumentation & Controls, Structural, or other discipline-specific personnel is not included except as necessary to evaluate unresolved discipline-specific deficiencies remaining after substantial completion.

Additional final completion evaluations, repeated inspections resulting from incomplete work, or extended closeout assistance beyond the effort identified herein shall be considered Additional Services.

- After the Contractor has satisfactorily completed the final punch list, submitted all test results, as-built redlined drawings, and release of waivers and claims, McKim & Creed will prepare the Engineer's Final Completion Certification.

TASK 2 - Post-Construction Services

Upon authorization from MSD, McKim & Creed shall perform the following post-construction services:

- Record Drawings

Our effort for Record Drawing preparation services is premised on the understanding that the Contractor will be responsible for continuously maintain the red-lined "as-built" markups on the approved construction drawings. McKim & Creed will utilize the red-lined markups provided by the Contractor to prepare the final Record Drawings. McKim & Creed's effort assumes Contractor-provided redlines are complete, accurate, and suitable for direct incorporation into Record Drawings. Significant reconstruction of record information will constitute Additional Services.

Record Drawings will be submitted to MSD upon completion. After MSD review and approval, digital copies (AutoCAD and PDF format) of the Record Drawings will be delivered to MSD.

II. Schedule

The scope of services listed above for the project will begin immediately following Notice to Proceed of the construction contract, expected in August 2026, and extend 20 consecutive months until the completion of the project, April 2028.

III. Compensation

McKim & Creed proposes to complete the tasks outlined in this proposal for a total estimated lump sum fee of **\$312,360** as detailed in the following table.

Item	Amendment No 4. Fee
Task 1: Construction Services	\$292,330
Task 2: Post-Construction Services	\$20,030
Total Estimated Fee (Tasks 1-2)	\$312,360

IV. Additional Services

If authorized in writing by MSD, McKim & Creed shall furnish or obtain from others Additional Services of the types listed below. These services will be paid for by MSD on an hourly rate basis in accordance with the current Hourly Rate Schedule.

- Providing for Special Inspections (North Carolina State Building Code) including construction material testing.
- Hiring independent firm(s) to perform all concrete and other material testing, and compaction testing.
- Providing public outreach or communication services
- Providing construction observations or Resident Project Representative (RPR) services.
- Other services performed or furnished by McKim & Creed not otherwise provided for in this agreement.

We appreciate the opportunity to provide this proposal for your review and approval. If you have any questions or require clarification, please do not hesitate to contact me.

Sincerely,

McKim & Creed, Inc.



MJ Chen, PE, PhD
Senior Project Manager

Attachments:

- Revised Manhour Estimate

- 2026 Hourly Rate Schedule - Water

I hereby authorize McKim & Creed, Inc. to proceed with the work described above.

Metropolitan Sewerage District of Buncombe County:

By: Shaun K. Armistead
Shaun Armistead, P.E.

Date: 7/29/2026

Title: Project Manager

MSD of Buncombe County, ITT PS Replacement
Manhour Estimation
6/8/2026

		Engineering Manager	Project Manager III	Project Manager II	Project Manager I	Tech Specialist II	Project Engineer III	Project Engineer II	Project Engineer I	Designer IV	CADD Technician	Adm Asst	Construction Administrator IV	Sub Total	Subs Etc.	Exp Sub Total	Proj Total
Task Number		\$ 314	\$ 267	\$ 243	\$ 221	\$ 314	\$ 238	\$ 203	\$ 179	\$ 186	\$ 98	\$ 93	\$ 214				
1	Task																
	Construction Administration																
	Project Management																
	Confirmed Set	2	4	1	4	2	2		12	12	20	24		104		\$ -	
	Pre-Construction Meetings		4	2	4		2	2	6					59		\$ -	
	Monthly Progress Meetings (20 months continuous construction)	2	100		50		4	4	120					20		\$ -	
	Shop Drawing Reviews, RFIs, Change Orders, Pay Request																
	Engineer Site Visits	4	130	4	68	34	56	48	263	20			28	280		\$ -	
	Civil													655		\$ -	
	Mechanical		15		10				15					10		\$ -	
	E, I&C						12			12				30		\$ -	
	Startup and Commissioning/Completion		22		20	8	18	14	20	18				24		\$ -	
	Construction Phase Agency Coordination		2	2					20					120		\$ -	
									20					24		\$ -	
	Mileage/Expenses															\$ 4,500	
	Subtotal Hours	8	357	9	156	44	94	68	456	62	20	24	28	1326		\$ 4,500	292,330
	Subtotal Cost	\$ 2,512	\$ 95,319	\$ 2,187	\$ 34,476	\$ 13,816	\$ 22,372	\$ 13,804	\$ 81,624	\$ 11,532	\$ 1,960	\$ 2,232	\$ 5,992	\$ 287,826		\$ 4,500	\$ 292,330
2	Post - Construction Services																
	Record Drawings	2	14	2	8	2	4	2	24	16	40			114			
	Mileage/Expenses															\$230	
	Subtotal Hours	2	14	2	8	2	4	2	24	16	40			114			
	Subtotal Cost	\$ 628	\$ 3,738	\$ 486	\$ 1,768	\$ 628	\$ 952	\$ 406	\$ 4,296	\$ 2,976	\$ 3,920	\$ -	\$ -	\$ 19,798		\$ 230	\$ 20,030
	Total Hours	10	371	11	164	46	98	70	480	78	60	24	28	1440			
	Total Costs	\$ 3,140	\$ 99,057	\$ 2,673	\$ 36,244	\$ 14,444	\$ 23,324	\$ 14,210	\$ 85,920	\$ 14,508	\$ 5,880	\$ 2,232	\$ 5,992	\$ 307,624		\$ 4,730	\$ 312,360

Water - 2026 Schedule of Hourly Rates

Per Diem Rates

Employee Classification	(Fee/Hour)
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Engineering

Principal.....	\$348.00
Engineering Manager.....	\$314.00
Project Manager III.....	\$267.00
Project Manager II.....	\$243.00
Project Manager I.....	\$221.00
Technical Specialist III.....	\$324.00
Technical Specialist II.....	\$314.00
Technical Specialist I.....	\$279.00
Project Eng IV.....	\$255.00
Project Eng III.....	\$238.00
Project Eng II.....	\$203.00
Project Eng I.....	\$179.00
Engineer Intern	\$163.00
I&C Specialist III.....	\$238.00
I&C Specialist II	\$214.00
I&C Specialist I.....	\$179.00
Programmer III.....	\$221.00
Programmer II.....	\$203.00
Programmer I.....	\$169.00
Designer IV.....	\$186.00
Designer III.....	\$163.00
Designer II	\$150.00
Designer I.....	\$127.00
CAD Technician - Senior	\$116.00
CAD Technician.....	\$98.00
Summer Intern.....	\$98.00
Project Administrator - Senior	\$122.00
Project Administrator.....	\$106.00
Administrative Assistant	\$93.00

Construction

Construction Administrator IV.....	\$214.00
Construction Administrator III.....	\$192.00
Construction Administrator II	\$174.00
Construction Administrator I.....	\$145.00
Project Representative III.....	\$169.00
Project Representative II	\$145.00
Project Representative I	\$127.00

Field Services

Field Services Manager - Senior.....	\$171.00
Field Services Manager	\$162.00
Field Technician II	\$134.00
Field Technician I.....	\$101.00

Employee Classification	(Fee/Hour)
--------------------------------	-------------------

Leak Detection Services

Leak Detection 3 Person Crew.....	\$588.00
Leak Detection 2 Person Crew.....	\$411.00
Leak Detection 1 Person Crew.....	\$236.00

Geospatial Services

GIS System Administrator	\$185.00
GIS Data PM.....	\$175.00
GIS Analyst II.....	\$145.00
GIS Analyst I	\$125.00
GIS Technician I.....	\$105.00

Expenses

In addition to labor, McKim & Creed bills for the following project related costs at a contractually agreed markup: printing; conference calling charges; document review, permit or recording fees paid on behalf of the client; shipping; bid advertisement; specialty materials, software or equipment rental; sub-consultant fees; costs of project related employee travel including meals, lodging, airfare and miscellaneous travel costs such as tolls, parking etc.; mileage for all company-owned vehicles (trucks) will be billed at \$0.85/mile; employee owned vehicles used for transportation related to the project will be charged at the prevailing federal mileage rate allowed by the IRS at the time the travel occurs.

McKim & Creed also bills for the cost of internal reproduction and the use of specialized equipment related to subsurface utility vacuum excavation, mobile scanning (LIDAR), and hydrographic surveying.

Metropolitan Sewerage District of Buncombe County, North Carolina

CAPITAL IMPROVEMENT PROGRAM

BUDGET DATA SHEET - FY 2026 - 2027

PROJECT:	ITT Pump Station Upgrade	LOCATION:	Henderson County
TYPE:	Pump Station Improvement	PIPE RATING:	N/A
PROJECT NO.	2020061	TOTAL LF:	2,750 FY 26-27
PROJECT BUDGET:	\$6,446,911.00	PROJECT ORIGIN:	Aging Infrastructure

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/25	EST. COST JAN - JUNE 2026	BUDGET FY 26-27
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN	\$284,411.00	\$267,212.00	\$17,199.00	
55340 - PERMITS	\$9,000.00	\$2,305.00	\$6,695.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES	\$27,500.00	\$8,210.00	\$16,790.00	\$2,500.00
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$120,000.00	\$31,636.00	\$38,364.00	\$50,000.00
55400 - APPRAISAL	\$6,000.00		\$6,000.00	
55410 - CONDEMNATION	\$55,000.00		\$35,000.00	\$20,000.00
55420 - CONSTRUCTION	\$5,700,000.00			\$2,700,000.00
55430 - CONST. CONTRACT ADM.	\$230,000.00		\$20,000.00	\$185,000.00
55440 - TESTING	\$15,000.00			\$13,000.00
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$6,446,911.00	\$309,363.00	\$140,048.00	\$2,970,500.00

2750

ENGINEER:	MSD	SA	ESTIMATED BUDGETS - FY 28 - 36	
R.O.W. ACQUISITION:	MSD	# PLATS: [8]	FY 27-28	\$3,027,000.00
CONTRACTOR:			FY 28-29	\$0.00
CONSTRUCTION ADM.:	MSD		FY 29-30	\$0.00
INSPECTION:	MSD		FY 30-31	\$0.00
			FY 31-32	\$0.00
PROJECT DESCRIPTION: The ITT pump station is located near the Broadpointe Industrial Park in south Asheville. The station is generally in fair to poor condition and in need of a capacity increase. The station will be upgraded to handle a design flow of 0.8 MGD, and the forcemain will be upgraded to a 16" DIP forcemain. The project will involve a new access route through nearby parcels in addition to the PS upgrade.			FY 32-33	\$0.00
			FY 33-34	\$0.00
			FY 34-35	\$0.00
			FY 35-36	\$0.00

SPECIAL PROJECT NOTES:



**ITT Pump Station Replacement
Project No. 2020061**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: August 19, 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 Lakeshore Villas Extension MSD Project No. 2023112.

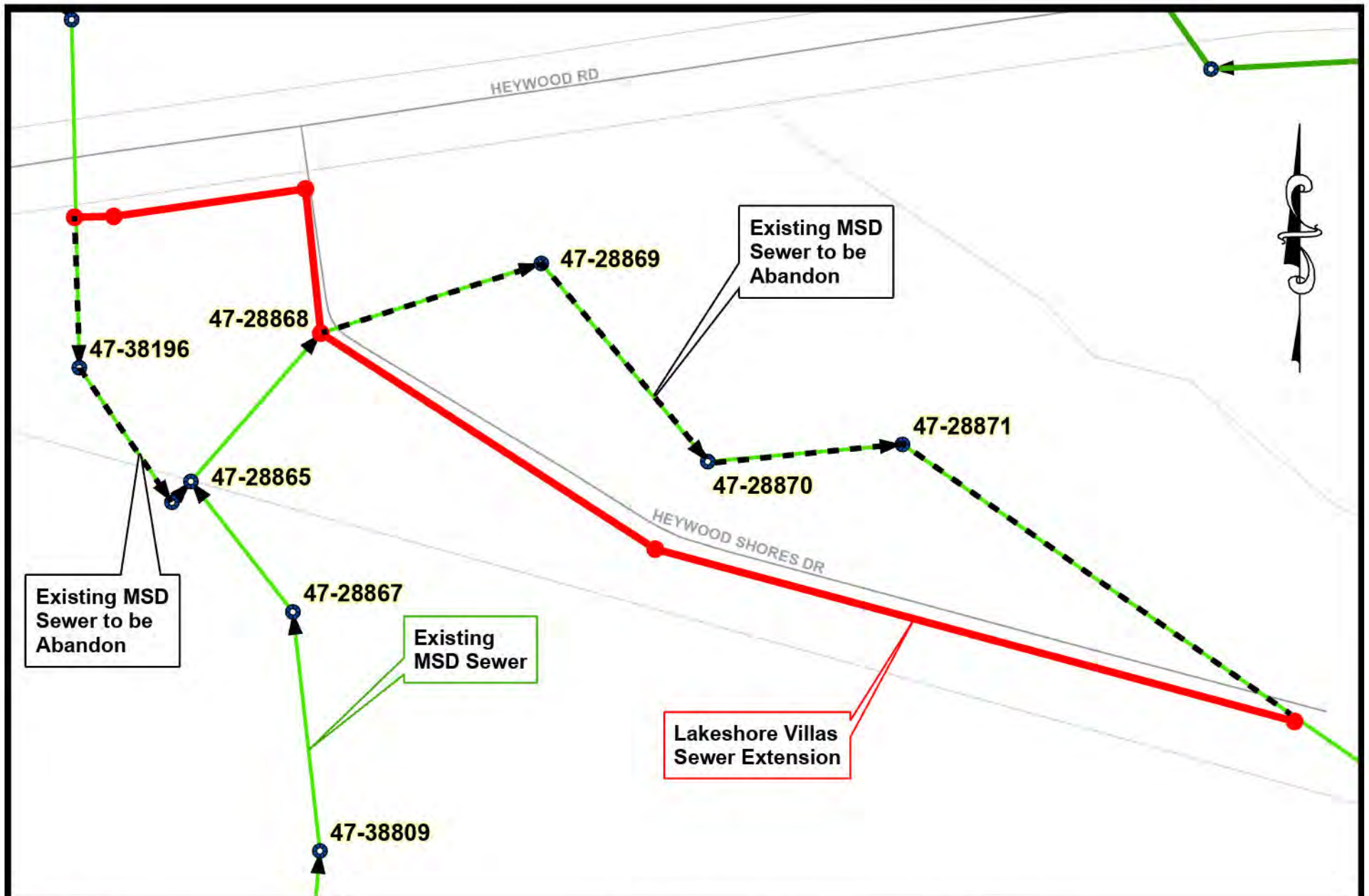
BACKGROUND: This project is located inside the District boundary along Heywood Road in Buncombe County, NC. The developer of the project is Geoffrey Barton with Mountain Housing Opportunities.

This project included the relocation of approximately 936 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 36,000 GPD for the One-Hundred and Twenty (120) Unit Multi-Family Development. The estimated cost of the sewer construction is \$188,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Lakeshore Villas Sewer Extension MSD Project # 2023112

Metropolitan Sewerage District of Buncombe County

08/05/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: August 19, 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 12 Baker Road Extension MSD Project No. 2025080.

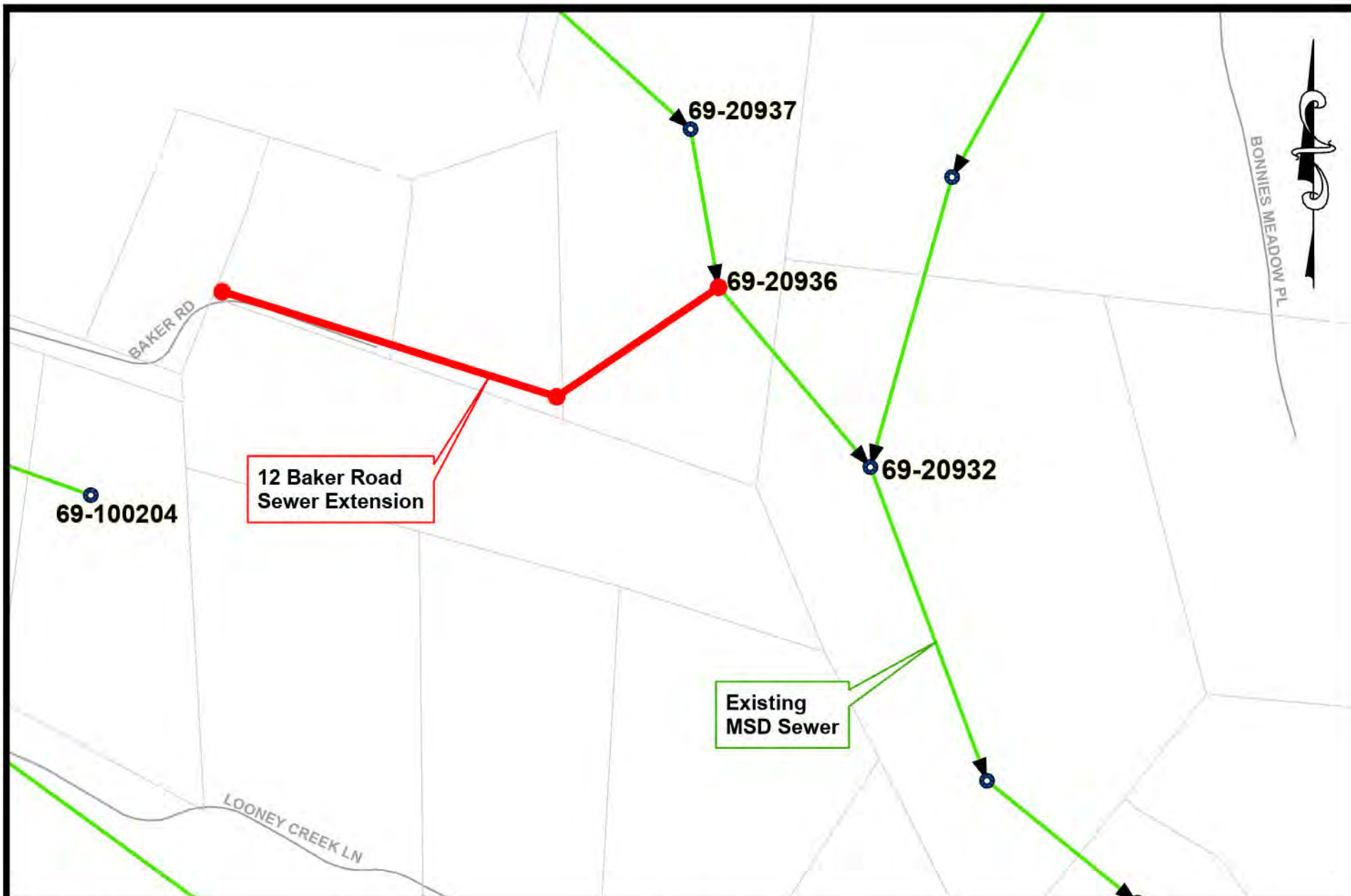
BACKGROUND: This project is located inside the District boundary along Baker Road in Buncombe County, NC. The developer of the project is Kevin Griffin with Hi Alta Investments.

This project included the extension of approximately 409 linear feet of 8-inch public gravity sewer to serve the Residential Development.

The wastewater allocation is 900 GPD for the Four (4) Unit Family Development. The estimated cost of the sewer construction is \$110,000.

All MSD requirements have been met.

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



MSD
Engineering Division

12 Baker Road Sewer Extension MSD Project # 2025080

Metropolitan Sewerage District of Buncombe County

08/05/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: August 19, 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 Marketplace at Mills River Extension MSD Project No. 2023174.

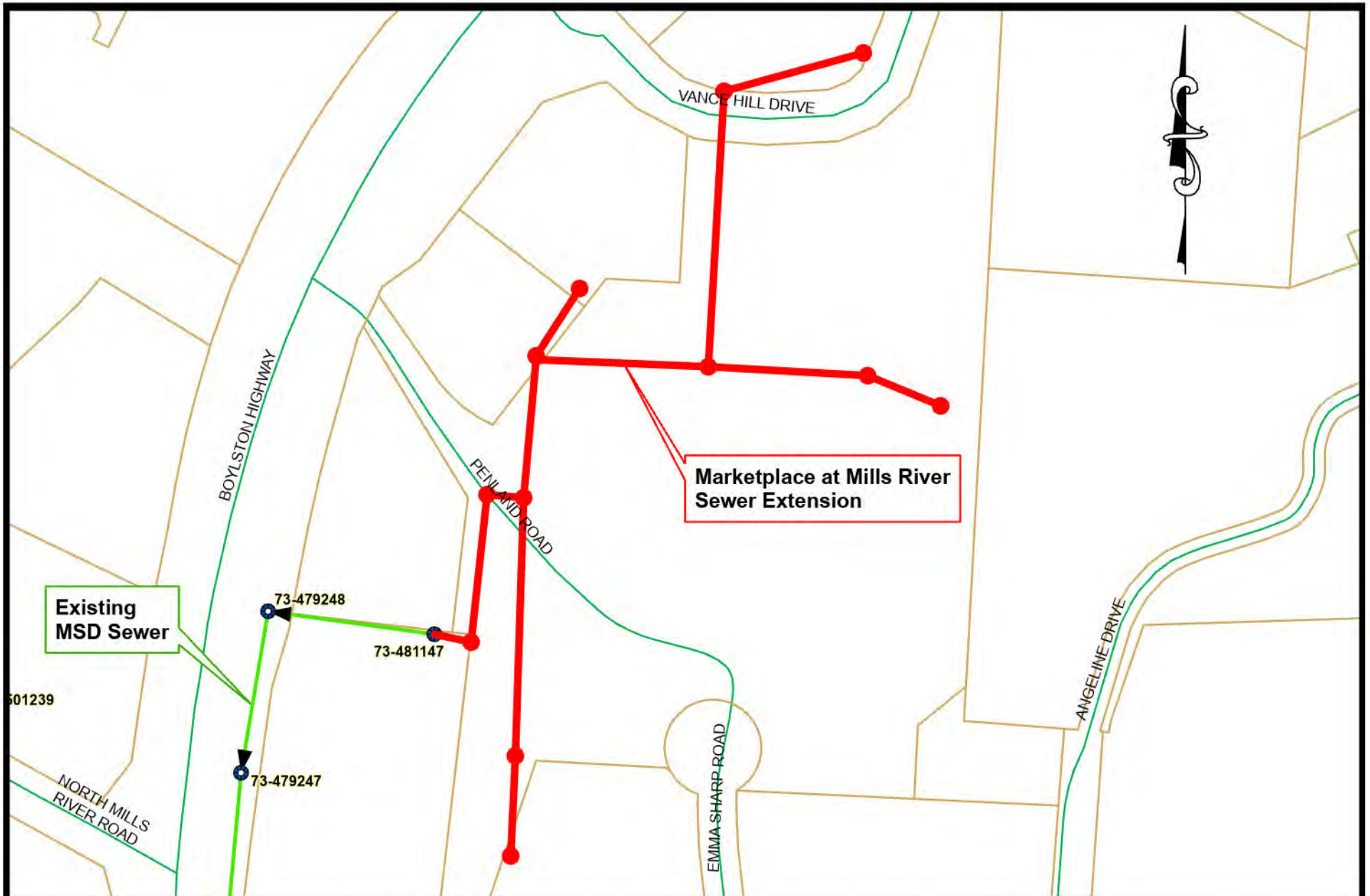
BACKGROUND: This project is located inside the District boundary along Boylston Highway in Henderson County, NC. The developer of the project is Asa Harris with Harris Development Partners, LLC.

This project included the extension of approximately 1,901 linear feet of 8-inch public gravity sewer to serve the Commercial Development.

The wastewater allocation is 15,070 GPD for the Grocery and Retail Development. The estimated cost of the sewer construction is \$255,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Marketplace at Mills River Sewer Extension
MSD Project # 2023174
Metropolitan Sewerage District of Buncombe County

08/05/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: August 19, 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 Fletcher Crossing Extension MSD Project No. 2025131.

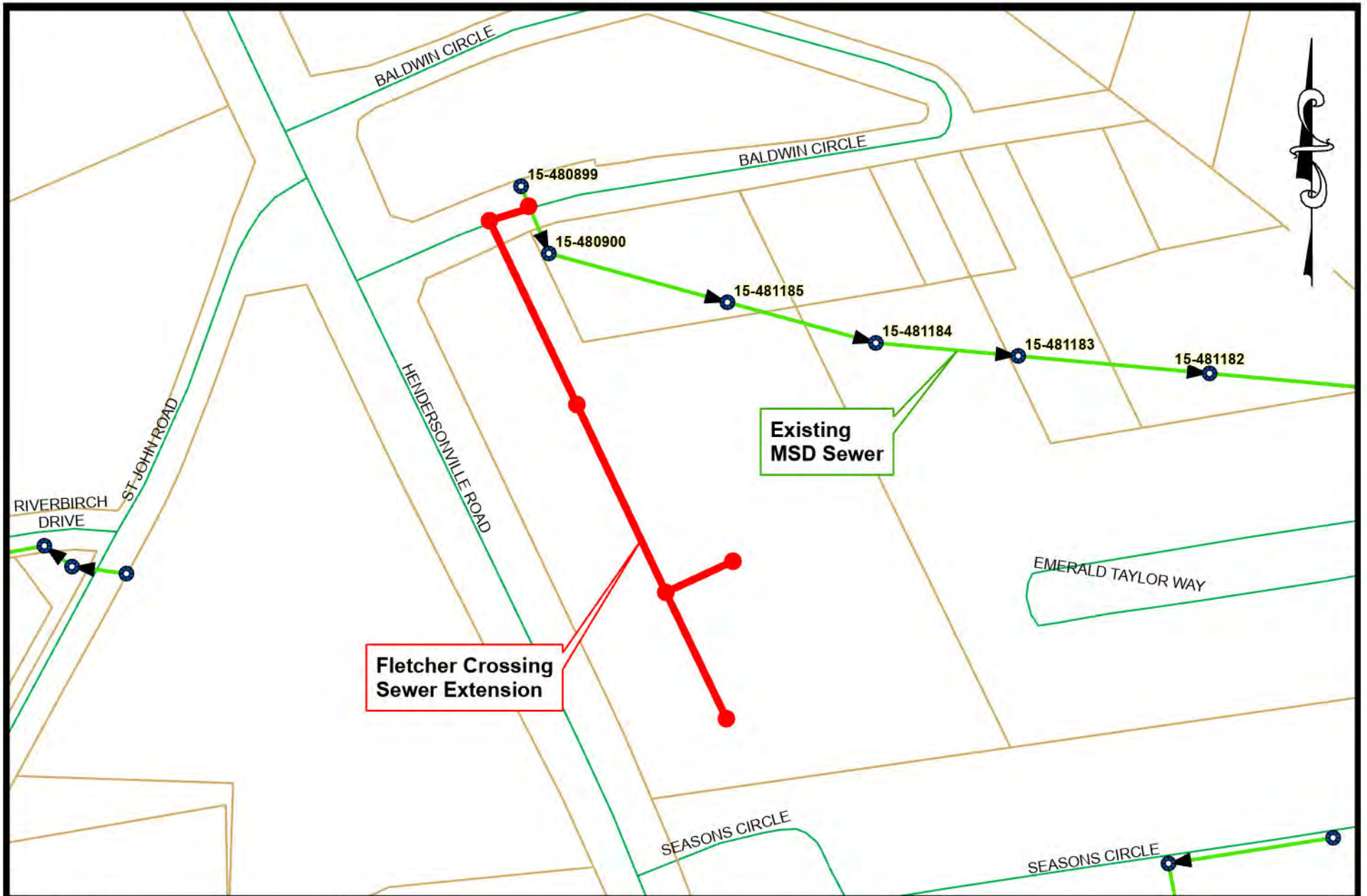
BACKGROUND: This project is located inside the District boundary along Hendersonville Road in Henderson County, NC. The developer of the project is Gary Kompothecras with Kompo Family Company, LLC.

This project included the extension of approximately 720 linear feet of 8-inch public gravity sewer to serve the Commercial Development.

The wastewater allocation is 28,950 GPD for the Commercial and Retail Development. The estimated cost of the sewer construction is \$147,305.

All MSD requirements have been met.

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



MSD
Engineering Division

Fletcher Crossing Sewer Extension MSD Project # 2025131

Metropolitan Sewerage District of Buncombe County

08/05/2026

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

Meeting Date: August 19, 2026

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

Prepared By: W. Scott Powell, CLGFO, Director of Finance

Reviewed by: Billy Clarke, District Counsel

Subject: Resolution Authorizing Filing Application to LCG to Issue Revenue Bonds

Background

All debt issued by local governmental entities in the state of North Carolina must be authorized by the Local Government Commission (LGC). The LGC requires an application, approved by the entity's Board, to initiate the formal process. This application in no way obligates the District to issue the debt.

The enclosed resolution includes certain requirements in accordance with North Carolina General Statutes and others for the LGC application.

- The Board has determined that the amount of the proposed bonds is reasonable based the need of the District to borrow funds to pay the cost of acquiring and constructing certain improvements to the District's sewerage system
- Names of the staff members authorized to submit the application
- Identification of the financing team including attorneys, underwriters, and trustees
- Authorization for the LCG to sell the bonds

Discussion

Approval of this resolution is a necessary step to issue debt required to augment pay-as-you-go financing for the District's CIP. A Financing Schedule is attached which outlines the overall process for a \$120 million October issuance. Also included is a list of projects which will be funded and/or reimbursed based on previous reimbursement resolutions authorizing the use of bond proceeds.

Financial Impact

In the event the process is abandoned, the \$12,500 application fee may not be refunded. However, any attorney and underwriting fees contingent on issuing the bonds need not be paid. The District may be liable for minor expenditures such as printing, to the extent ancillary goods and services are provided.

Staff Recommendation

Staff recommends the approval of the attached resolution.

Action Taken

Motion by:	to	Approve	Disapprove
Second by:		Table	Send to Committee
Other:			
Follow-up required:			
Person responsible:			Deadline:

The District Board of the Metropolitan Sewerage District of Buncombe County met in a regular session in the Boardroom at the District’s office in Woodfin, North Carolina, the regular place of meeting, at 2:00 P.M. on August 19, 2026.

Present: Chairperson M. Jerry VeHaun, presiding, and Boardmembers _____

Absent: _____

* * * * *

Chairperson M. Jerry VeHaun introduced the following resolution which was read by title and summarized by the General Manager of the District:

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE NORTH CAROLINA LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF THE ISSUANCE AND PRIVATE SALE OF METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA SEWERAGE SYSTEM REVENUE AND REVENUE REFUNDING BONDS, SERIES 2026 AND RELATED ACTIONS

WHEREAS, the Metropolitan Sewerage District of Buncombe County (the “District”), acting by and through its District Board (the “Board”), is authorized by the North Carolina Metropolitan Sewerage Districts Act, being Article 5 of Chapter 162A of the North Carolina General Statutes, as amended, and The State and Local Government Revenue Bond Act of North Carolina, being Article 5 of Chapter 159 of the North Carolina General Statutes, as amended (collectively, the “Enabling Act”), to issue revenue bonds for the purpose of financing the cost of acquisition, construction, reconstruction, enlargement, equipping, extension, maintenance or improvement of facilities for the collection, treatment, purification or disposal of sewage and to issue revenue refunding bonds; and

WHEREAS, the District owns and operates facilities for the collection, transmission, treatment and disposal of sewage; and

WHEREAS, the District proposes to issue its Sewerage System Revenue and Revenue Refunding Bonds, Series 2026 (the “Series 2026 Bonds”) in an aggregate principal amount currently expected not to exceed \$150,000,000, for the purpose of providing funds, together with other available funds, to (i) pay the costs of certain improvements to the District’s sewerage system, including without limitation the improvements described in Exhibit A attached hereto (collectively, the “2026 Project”), and reimburse the District for costs of the 2026 Project paid prior to the date of issuance of the Series 2026 Bonds, (ii) if deemed advantageous to achieve debt service savings for the District, refund some or all of the callable maturities of the District’s outstanding Sewerage System Revenue Refunding Bonds, Series 2013 (the “Series 2013 Bonds”) and outstanding Sewerage System Revenue Bonds, Series 2014 (the “Series 2014 Bonds” and, together with the Series 2013 Bonds, the “Refunded Bonds”), and (iii) pay certain costs and expenses incurred in connection with the issuance of the Series 2026 Bonds; and

WHEREAS, the District has selected for recommendation to the North Carolina Local Government Commission (the “Local Government Commission”) a financing team to be used in connection with the issuance and sale of the Series 2026 Bonds; and

WHEREAS, the District wishes to obtain the approval of the Local Government Commission for said financing team;

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY:

Section 1. The Board hereby finds and determines, in connection with the issuance of the Series 2026 Bonds, that (i) the issuance of the Series 2026 Bonds is necessary or expedient for

the District, (ii) the proposed principal amount of the Series 2026 Bonds is adequate and not excessive for the proposed purposes of such issue, (iii) the 2026 Project and the refunding of the Refunded Bonds are feasible, (iv) the District's debt management procedures and policies are good and the District's finances are managed in strict compliance with law and (v) under current economic conditions, the Series 2026 Bonds can be marketed at a reasonable interest cost to the District.

Section 2. The Board hereby authorizes the filing of an application with the Local Government Commission for approval of the issuance of the Series 2026 Bonds pursuant to the Enabling Act and hereby directs Thomas Hartye, General Manager of the District, and W. Scott Powell, Director of Finance of the District, as representatives of the District, to file such application with the Local Government Commission.

Section 3. The Board hereby recommends that the following financing team members be engaged in connection with the issuance and sale of the Series 2026 Bonds and requests that the Local Government Commission approve said financing team members:

Bond Counsel: McGuireWoods LLP

Underwriters: Wells Fargo Bank, National Association, Raymond James & Associates, Inc. and Truist Securities, Inc.

Underwriters' Counsel: Robinson, Bradshaw & Hinson, P.A.

Municipal Advisor: Davenport & Company LLC

Trustee and Bond Registrar: The Bank of New York Mellon Trust Company, N.A.

Section 4. The Local Government Commission is hereby requested to sell the Series 2026 Bonds at private sale without advertisement to any purchaser or purchasers thereof, at such

price as the Local Government Commission determines to be in the best interest of the District, subject to the approval of the District.

Section 5. This resolution shall take effect immediately upon its passage.

Thereupon, upon motion of Boardmember _____, seconded by Boardmember _____ the resolution entitled “RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE NORTH CAROLINA LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF THE ISSUANCE AND PRIVATE SALE OF METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA SEWERAGE SYSTEM REVENUE AND REVENUE REFUNDING BONDS, SERIES 2026 AND RELATED ACTIONS” was adopted by the following vote:

Ayes: Boardmembers _____

Noes: _____

The Chairperson then announced that the resolution entitled: “RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE NORTH CAROLINA LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF THE ISSUANCE AND PRIVATE SALE OF METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA SEWERAGE SYSTEM REVENUE AND REVENUE REFUNDING BONDS, SERIES 2026 AND RELATED ACTIONS” had been adopted.

EXHIBIT A

DESCRIPTION OF THE 2026 PROJECT

The 2026 Project consists of various improvements to the District's sewerage system including (1) the replacement and rehabilitation of various sewer interceptors and collection lines and (2) the replacement of, and installation of equipment for, incinerators and pump stations of the District. Certain details relating to the 2026 Project are set forth below.

Sewer Interceptors and Collection Lines Replacement and Rehabilitation. The 2026 Project includes 8 projects located throughout the District that replaced and/or rehabilitated old lines in poor structural condition or undersized. These projects include replacing or lining approximately 36,006 linear feet of 6-inch through 12-inch collection or interceptor pipe.

Intermediate Clarifier Effluent Trough Rehabilitation. This project consists of the demolition, removal and rehabilitation of effluent troughs and sludge collection equipment in the intermediate clarifiers at the District's Water Reclamation Facility in Woodfin.

Motor Control Center Replacement. This project consists of the replacement of obsolete motor control centers at the Plant Operations Maintenance Building and the Clarifier Switchgear Building of the District.

Incinerator Rehabilitation Project. This project consists of the rehabilitation of the fluidized bed incinerator at the District's Water Reclamation Facility in Woodfin, including (1) removal, disposal, and replacement of the incinerator's internal masonry dome floor, corbel, walls, ceiling, castable refractory, and all associated materials, (2) removal and replacement of the dome tuyeres, deteriorated sections of the exterior shell, various ports, and related accessories and (3) removal, disposal and replacement of a 52-inch expansion joint located in the incinerator's waste gas duct.

Carrier Bridge Pump Station Replacement Project. This project consists of the replacement of the District's largest pump station, known as the Carrier Bridge Pump Station, including an increase in capacity from 22 MGD to 40 MGD, with further ability to expand to 50 MGD.

ITT Pump Station Upgrade Project. This project is located near the Broadpointe Industrial Park in south Asheville. The station is generally in fair to poor condition and in need of a capacity increase. The station will be upgraded to handle a design flow of 0.8 MGD and the forcemain will be upgraded to a 16" HDPE forcemain. The project will involve a new access route through nearby parcels in addition to the pump station upgrade.

Weaverville Pump Station Replacement Project. This project consists of the replacement of the District's Weaverville Pump Stations 1 and 2, including (1) the complete replacement of Pump Station 1 and the replacement of existing 12 and 18-inch force main with a 24-inch force main designed to pump directly to the District's Water Reclamation Facility in Woodfin and (2) the conversion of Pump Station 2 into a smaller residential pump station.

MSDBC, NC

Sewerage System Revenue Bonds, Series 2026 Public Sale

Financing Calendar

July 28, 2026 – DRAFT
LGC Approval – October 6th
Pricing – October 7th
Closing – October 22nd

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

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

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

Working Group

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

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

MSDBC, NC

Sewerage System Revenue Bonds, Series 2026 Public Sale

Financing Calendar

July 28, 2026 – DRAFT
LGC Approval – October 6th
Pricing – October 7th
Closing – October 22nd

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

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

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

Date	Task	Responsibility
July 27 th	LGC Documents Review Call (2:00pm) – Dial in: 213-357-4434 – Code: 535 041 162# – Link: Microsoft Teams Meeting	Working Group
August 7 th	Credit Presentation Review Meeting with MSDBC Staff	MSDBC / DAV
August 12 th	Agenda Deadline for August 19 th MSDBC Board Meeting	MSDBC
August 19 th	- MSDBC Board Meeting (2:00pm) - MSDBC Board considers adopting a Preliminary Findings Resolution	MSDBC / BC / DAV
By August 22 nd	Submit Joint Legislative Committee Letter	MSDBC / BC
August 25 th	- Fitch Rating Meeting (10:00am) - Dial in: 213-357-4434 - Code: 790 062 776# - Link: Microsoft Teams Meeting	MSDBC / DAV
August 26 th	- Moody's Rating Meeting (9:00am) - Dial in: 213-357-4434 - Code: 692 373 111# - Link: Microsoft Teams Meeting - S&P Rating Meeting (2:00pm) - Dial in: 213-357-4434 - Code: 487 091 121# - Link: Microsoft Teams Meeting	MSDBC / DAV

MSDBC, NC

Sewerage System Revenue Bonds, Series 2026 Public Sale

Financing Calendar

July 28, 2026 – DRAFT
LGC Approval – October 6th
Pricing – October 7th
Closing – October 22nd

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

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

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

Date	Task	Responsibility
Mid / Late August	Second drafts of updated Preliminary Official Statement, Bond Purchase Agreement, Bond Documents, and [Financial Projections Distributed]	BC / UC / FC
By September 1 st	Deadline to Submit LGC Application for October LGC Approval (Including POS Early Release Letter, if needed)	MSDBC / DAV / BC
September 9 th	Agenda Deadline for September 16 th MSDBC Board Meeting	MSDBC
September 16 th	- MSDBC Board Meeting (2:00pm) - MSDBC Board considers adopting a Bond Order authorizing the issuance of the Revenue Bonds	MSDBC / BC / DAV
September 25 th	- Underwriter's Due Diligence Call (11:00am) - Dial in: 929-229-5604 - Code: 387 446 480# - Link: Microsoft Teams Meeting	Working Group
By September 25 th	Finalize Credit Ratings	MSDBC / DAV
September 30 th	Finalize and Mail Preliminary Official Statement	BC / UC
October 6 th	LGC considers approving the financing	LGC
October 7 th	Sell Bonds	Working Group
October 22 nd	Close on Bonds	Working Group

MSDBC, NC

Sewerage System Revenue Bonds, Series 2026

Distribution List

July 28, 2026

Issuer

Metropolitan Sewerage District of Buncombe County,
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Asheville, NC 28804

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General Manager ✉ thartye@msdbc.org

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

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

Local Government Commission

Local Government Commission
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Director of Debt Management ✉ jennifer.wimmer@nctreasurer.gov

Stephanie Bacik ☎ (919) 814-4279
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Donna Davis ☎ (919) 814-4293
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Richmond, VA 23219

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

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MSDBC, NC

Sewerage System Revenue Bonds, Series 2026

Distribution List

July 28, 2026

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Trustee

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ccumins@investdavenport.com

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: August 19, 2026
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO, Director of Finance
Subject: Fourth Quarter Budget to Actual Review – FY2026

Background

At the end of each quarter, actual revenue and expenditure amounts are compared with the budget to evaluate performance. This information is based on cash revenues and invoices received prior to June 30, 2026 and may not include some accruals of revenue and expenditures.

Discussion

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

Other considerations are as follows:

- Domestic Revenue is above budget expectations. This is due to consumption being higher than budgeted expectations. Staff continue to monitor consumption trends as they have a direct effect on the District's current revenue projections.
- Industrial Revenue is above budget expectations. This is due to consumption and strength of discharge being higher than budgeted expectations.
- Facility and Tap Fees are budgeted conservatively and can be significantly higher than budget. Facility and Tap Fees are above budgeted expectation due to receiving unanticipated revenue from various commercial/residential developers.
- Interest and miscellaneous income are above budgeted expectations. Actual short-term interest rates exceeded anticipated yields for the fiscal year as well as FEMA remittances in FY2026.

Meeting Date: August 19, 2026
Subject: Fourth Quarter Budget to Actual Review – FY2026
Page 2

Discussion (continued)

- Rental income is below budgeted expectations due to ending of the Pace lease in March.
- Actual and encumbered O&M expenditures are considered reasonable but may vary slightly once accruals and adjustments are made in connection with the final audit.
- Bond principal and interest are at budgeted expectations.
- Capital project expenditures are approximately 95.68% of budget. This reflects both actual and encumbered expenditures for projects at year end. All unexpended funds have been included in the FY2027 budget.

Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

☐ **Approve**

☐ **Disapprove**

Second by:

☐ **Table**

☐ **Send to Committee**

Other:

Follow-up required:

Person responsible:

Deadline:

Metropolitan Sewerage District

Budget to Actual Revenue and Expenditure Report

For the twelve months ended June 30, 2026

UNAUDITED--NON-GAAP

	Amended Budget	Actual to Date	% Budget to Actual
REVENUES			
Domestic User Fees ¹	\$ 41,647,839	\$ 45,538,747	109.34%
Industrial User Fees	3,745,368	4,920,043	131.36%
Facility Fees ²	3,000,000	10,172,733	339.09%
Tap Fees ³	300,000	372,566	124.19%
Billing and Collection	1,212,306	1,369,251	112.95%
Interest and Misc. Income	2,475,452	6,755,351	272.89%
Employee Contribution to Health Ins.	355,000	374,838	105.59%
Rental Income	96,000	90,311	94.07%
Use of (Contributions to) Available Funds ⁴	<u>58,842,237</u>	<u>35,363,969</u>	60.10%
Total Revenues ⁵	<u>\$ 111,674,202</u>	<u>\$ 104,957,809</u>	93.99%
EXPENDITURES			
Operations and Maintenance ⁶	\$ 22,689,757	\$ 20,680,828	91.15%
Bond Principal and Interest	8,685,468	8,624,927	99.30%
Capital Equipment (Other than O&M) ⁶	528,346	281,854	53.35%
Capital Projects ⁶	78,770,631	75,370,200	95.98%
Contingency	<u>1,000,000</u>	<u>-</u>	0.00%
Total Expenditures	<u>\$ 111,674,202</u>	<u>\$ 104,957,809</u>	93.99%

Notes:

¹Revenues are accounted for on the cash basis method. Budget includes current year's budget amendment.

²Increase due to unanticipated revenue from various developments

³Increase in number of Taps requiring Pavement Disturbance

⁴Pay-as-go funds to be used for CIP

⁵Budget-to-Actual Ratio does include use of available funds

⁶Includes encumbered amounts as well as actual insurance expenditures. Budget includes current year's budget amendments.

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: August 19, 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 June 30, 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 June 30, 2026 were \$76,514,364. The detailed listing of accounts is available upon request. The average rate of return for all investments is 3.928%. 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 June 30, 2026 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of June 30, 2026 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$ 59,772,762.

Total Cash & Investments as of 06/30/2026		76,514,364
Less:		
FY27 O & M Expenditures approved June 10, 2026	(24,065,982)	
FY27 Construction Expenditures approved June 10,2026	<u>(82,827,923)</u>	
		(106,893,905)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(7,430,337)	
FY27 Principal & Interest Due	<u>(8,674,195)</u>	
		(16,104,532)
District Reserve Funds		
Fleet Replacement	(2,289,350)	
Pump Replacement	(205,197)	
WWTP Replacement	(566,729)	
Maintenance Reserve	<u>(1,418,360)</u>	
		(4,479,636)
District Insurance Funds		
General Liability	(641,542)	
Worker's Compensation	(429,444)	
Post-Retirement Benefit	(3,492,175)	
Self-Funded Employee Medical	<u>(4,245,892)</u>	
		<u>(8,809,053)</u>
Designated for Capital Outlay		<u>(59,772,762)</u>

Meeting Date: August 19, 2026

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2026

Page 2

Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

☐ Approve

☐ Disapprove

Second by:

☐ Table

☐ Send to Committee

Other:

Follow-up required:

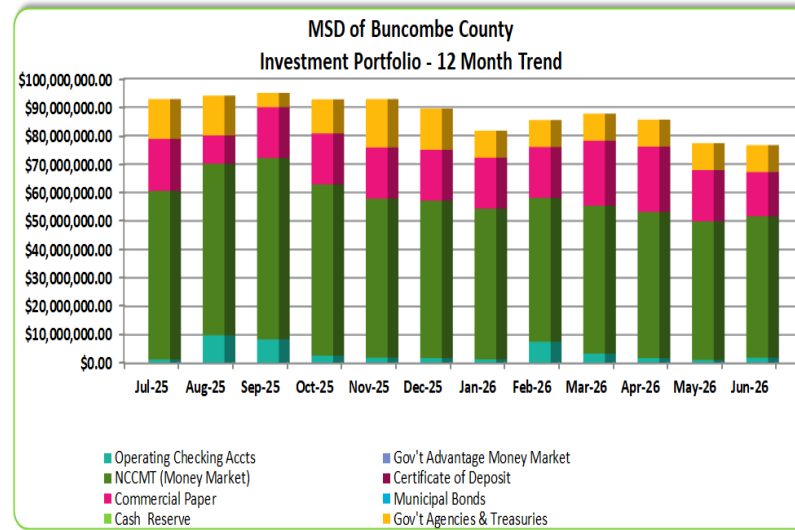
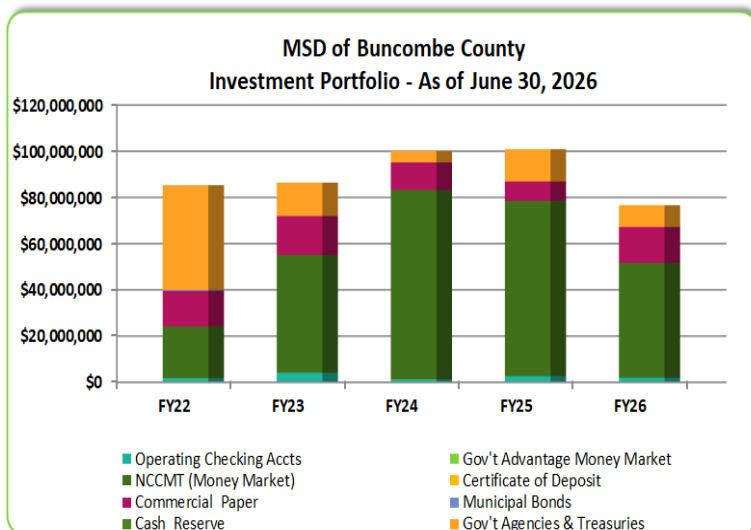
Person responsible:

Deadline:

Metropolitan Sewerage District of Buncombe County
Investment Portfolio

	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	\$ -		\$ 7,430,337			\$ -	\$ -		\$ 7,430,337
Held by MSD	2,001,935	0	42,094,410	-	15,516,857	-		9,470,825	69,084,027
	\$ 2,001,935	\$ -	\$ 49,524,747	\$ -	\$ 15,516,857	\$ -	\$ -	\$ 9,470,825	\$ 76,514,364

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			No significant changes in the investment portfolio as to makeup or total amount.
Agencies and Instrumentalities	100%	12.38%	
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	19.93%	
Municipal Bonds	100%	0.00%	All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
North Carolina Capital Management Trust	100%	65.08%	
Checking Accounts:	100%		
Operating Checking Accounts		2.62%	
Gov't Advantage Money Market		0.00%	



Meeting Date: August 19, 2026

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2026

Page 4

Metropolitan Sewerage District Investment Managers' Report On June 30, 2026

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 66,877,293	\$ 66,923,434	\$ 96,420
Capital Contributed (Withdrawn)	(9,071,939)	(9,071,939)	
Realized Income	107,496	107,496	
Unrealized/Accrued Income		(33,324)	2,716
Ending Balance	\$ 57,912,850	\$ 57,925,666	\$ 99,136

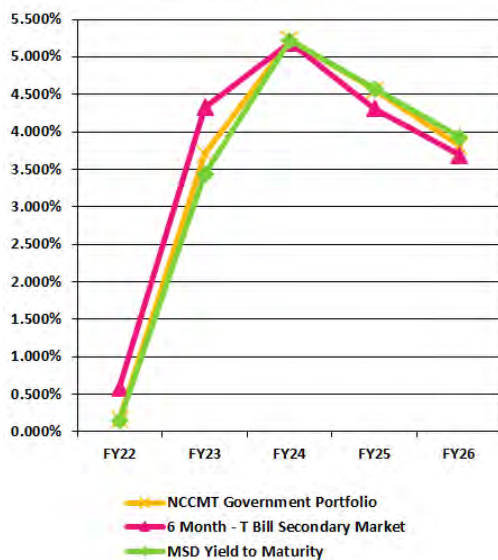
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 48,418,975	\$ 64,283
Securities/CD's 91 to 365 Days	2,498,375	3,317
Securities/CD's > 1 Year	6,995,500	9,288
	\$ 57,912,850	\$ 76,888

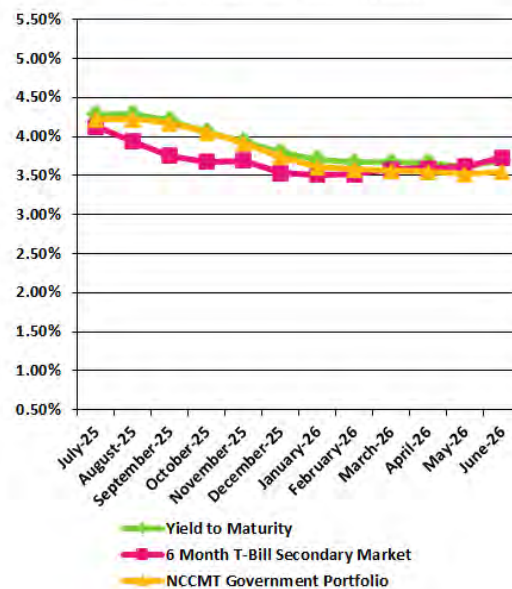
Month End Portfolio Information

Weighted Average Maturity	119
Yield to Maturity	3.70%
6 Month T-Bill Secondary Market	3.73%
NCCMT Government Portfolio	3.55%

Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - June 30, 2026

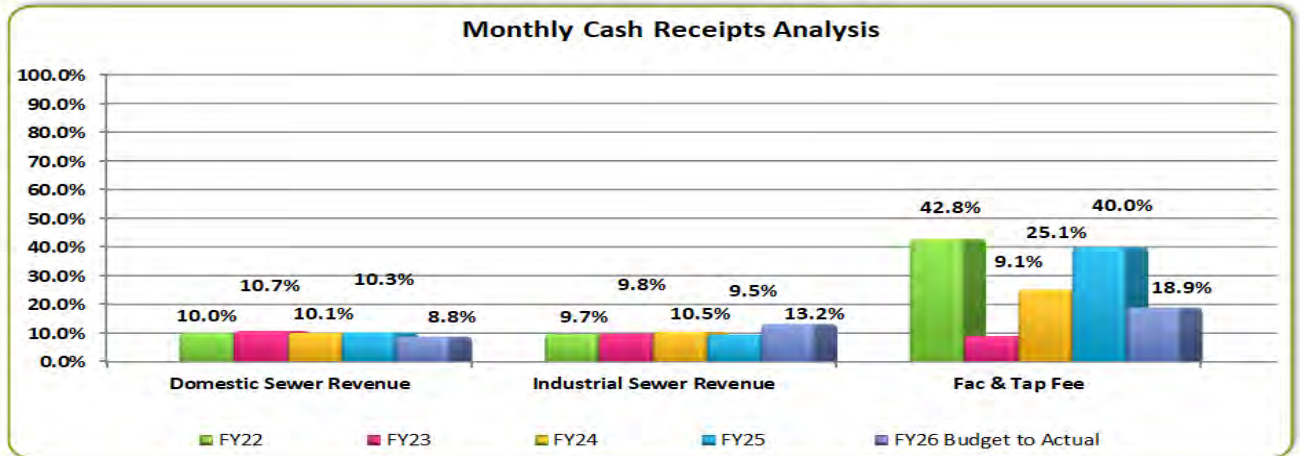


Meeting Date: August 19, 2026

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2026

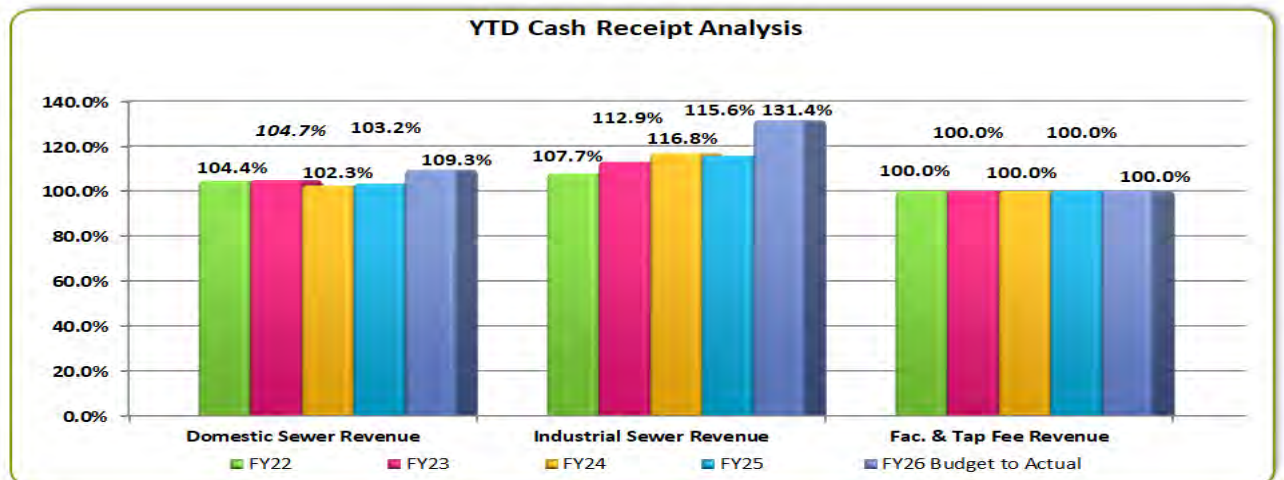
Page 5

Metropolitan Sewerage District
Analysis of Cash Receipts
As of June 30, 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:

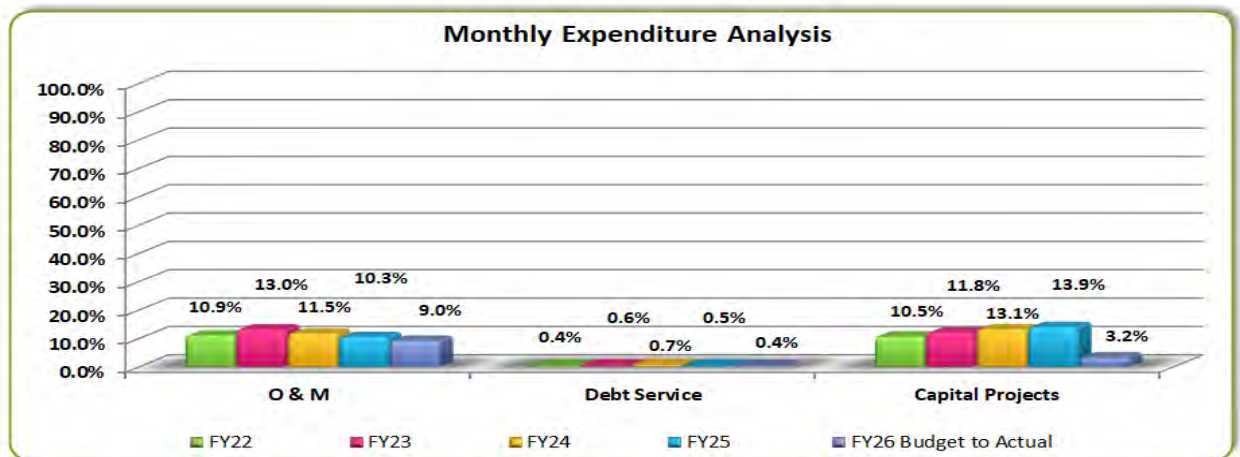
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Meeting Date: August 19, 2026

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2026

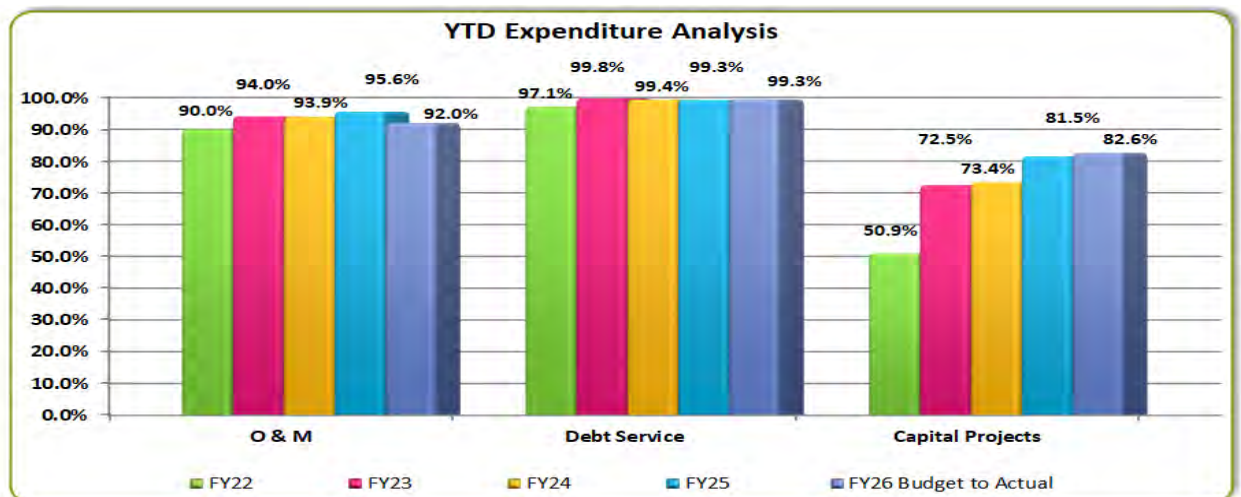
Page 6

Metropolitan Sewerage District
Analysis of Expenditures
As of June 30, 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:

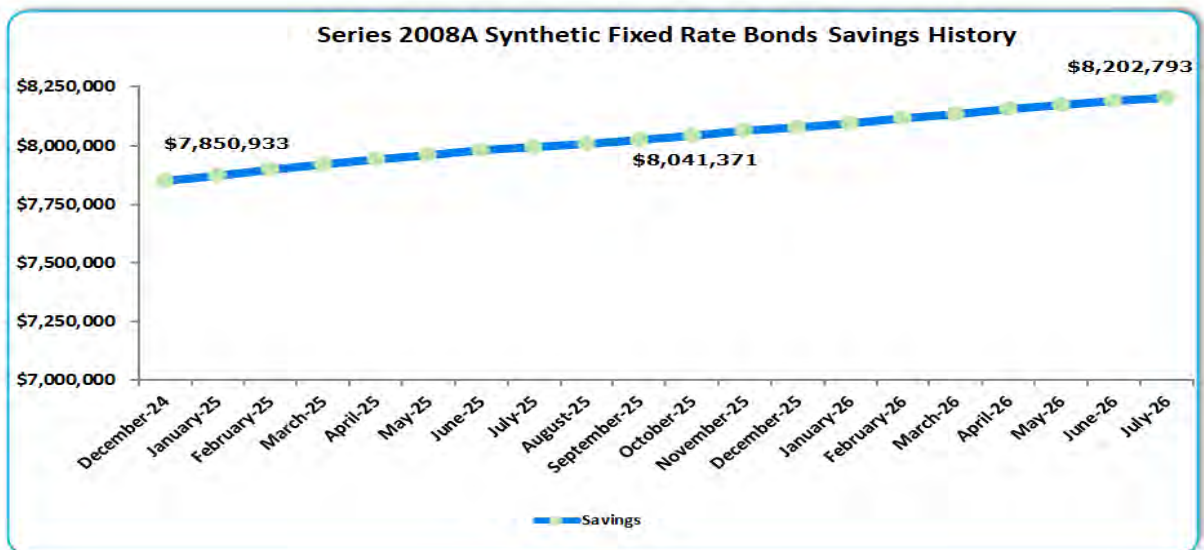
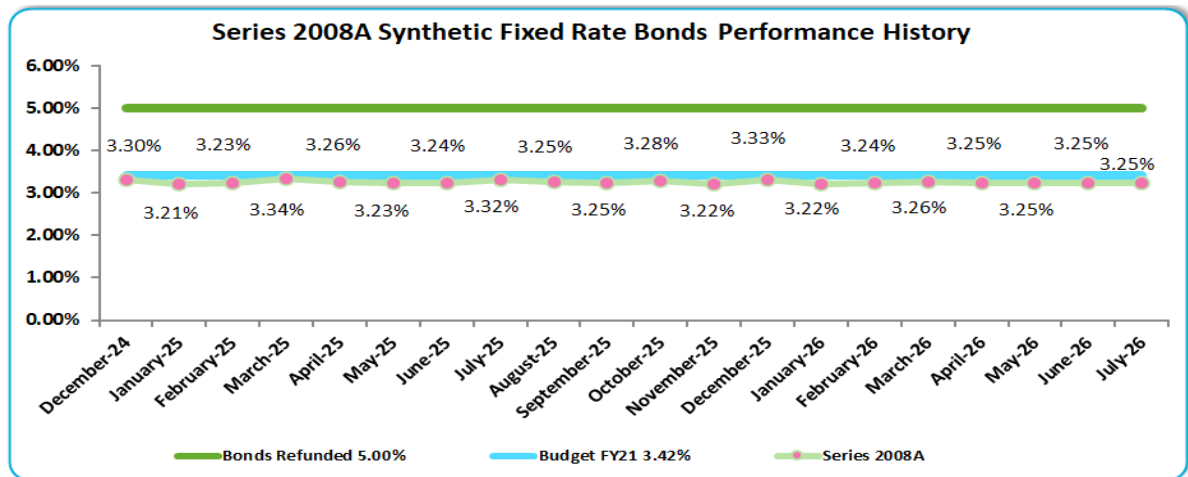
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing 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: August 19, 2026

Subject: Cash Commitment/Investment Report-Month Ended June 30, 2026

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



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$8,202,793 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 \$110,033 to terminate the existing Bank of America Swap Agreement.

STATUS REPORTS

MSD System Services In-House Construction FY 2025-2026									
PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
43 Woodfin Street IRS Rehabilitation	Asheville	28801	174	7/8/2025	251271	Cantrel	7/8/2025	174	Complete
51 Coxe Avenue Construction Rehabilitation	Asheville	28801	29	7/21/2025	315501	Cantrel	7/21/2025	29	Complete
286 Old Haw Creek Rd Sewer Rehabilitation	Asheville	28805	100	6/30/25 - 7/25/25	275815	McDevitt	7/28/2025	77	Complete
112 Enthoffer St Phase I	Black Mountain	28711	425	6/30/25 - 8/1/25	305189	Matthews	7/31/2025	429	Complete
112 Enthoffer St Phase II	Black Mountain	28711	200	8/1/25 - 8/15/25	315815	Matthews	8/22/2025	232	Complete
37 Lucerne Ave	Asheville	28806	320	7/30/25 - 10/1/25	310196	McDevitt	8/27/2025	340	Complete
16 Bear Leah Trail Construction Rehab Pipe Repair	Arden	28704	410	9/23/2025	316994	Meadows	9/23/2025	410	Complete
Lorraine Avenue	N Asheville	28804	378	8/29/25 - 10/1/25	300998	Matthews	9/30/2025	290	Complete
12 Marlborough Rd Rehab	Asheville	28805	248	10/9/2026	317405	S. Honeycutt	10/9/2026	248	Complete
105 Timber Hollow Trail (Weaver Hill Rd) Construction Rehab	Asheville	28805	177	10/13/25-10/14/25	317487	Matthews	10/14/2025	177	Complete
12 Parker Road Construction Rehab	Asheville	28803	150	7/15/2025	317609	G. Hensley	10/20/2025	150	Complete
Eola Ave @ Lucerene Ave	Asheville	28806	270	9/2/25 -10/15/25	316196	McDevitt	10/24/2025	289	Complete
Woodbine Road Sewer Rehabilitation	N Asheville	28804	271	10/1/25 - 10/30/25	315556	Matthews	10/30/2025	302	Complete
259 Westwood Place Construction Rehabilitation	Asheville	28806	178	11/3/2025	317682	G Hensley	11/3/2025	178	Complete
615 Biltmore Ave	Asheville	28803	27	11/10/25 - 11/20/25	317910	Matthews	11/12/2025	26	Complete
Mud Creek Pump Station Valve Installation	Fletcher	28732	10	11/10/25 - 11/15/25	317912	McDevitt	11/7/2025	10	Complete
5 Fern Street Construction Rehab	Asheville	28803	232	11/18/2025	318132	M. Hensley	11/18/2025	232	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section A	Asheville	28806	100	11/17/25 - 1/31/2026	284574	McDevitt	11/26/2025	84	Complete
5 Robinwood Road IRS Rehab	Asheville	28804	300	11/20/2025	317711	Cantrell	11/20/2025	300	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section B	Asheville	28806	220	11/17/25 - 1/31/2026	318492	McDevitt	12/31/2025	220	Complete
88 Craven Hill Circle Construction Rehab/Replacement	Black Mountain	28711	250	1/13/2026	319365	Cantrell	1/13/2026	250	Complete
40 Coxe Ave Construction Rehab	Asheville	28801	148	2/4/2026	319646	Cantrell	2/4/2026	148	Complete
Airport Rd at I-26 Rest Stop Construction Repair	Fletcher	28732	38	2/6/2026	319978	Cantrell	2/6/2026	38	Complete
405 periwinkle dr rehab	Asheville	28804	365	2/9/2026	319800	Cantrell	2/9/2026	365	Complete
388A School Rd E	Asheville	28803	285	2/20/2026	320123	Cantrell	2/20/2026	285	Complete
170 Coxe Avenue	Asheville	28801	104	2/26/2026	320543	Cantrell	2/26/2026	104	Complete
55 Eastview Ave Construction Rehabilitation	Asheville	28803	258	3/5/2026	320507	Cantell	3/5/2026	258	Complete
E Hillcrest Rd Private Sewer Rehabilitation	Asheville	28804	514	1/2/26 -3/12/26	319218	Matthews	3/13/2026	510	Complete
104 Lamancha Dr Construction Rehabilitation	Asheville	28805	221	3/13/2026	320650	Meadows	3/13/2026	221	Complete
5 Fox Hollow Ct Construction Rehabilitation	Arden	28704	207	3/18/2026	320926	Cantrell	3/18/2026	207	Complete
39 Lookout Dr Construction Rehabilitation	Asheville	28804	373	3/20/2026	301648	Hensley	3/20/2026	373	Complete
Baker Place @ Carrier Street Sewer Rehabilitation Section C	Asheville	28704	980	2/1/26 - 3/15/26	284574	McDevitt	3/30/2026	1012	Complete
1006 New Haw Creek Rd Construction Rehabilitation	Asheville	28805	87	4/1/26 - 4/2/26	321487	G Hensley	4/2/2026	87	Complete
258 Cedar Lane Construction Rehabilitation	Arden	28704	330	4/6/26	300915	Matthews	4/6/2026	330	Complete
1478 Patton Ave IRS Rehabilitation	Asheville	28806	50	4/10/2026	321409	G Hensley	4/10/2026	50	Complete
196 Coxe Ave Sewer Rehab	Asheville	28801	84	4/20/2026	321672	Cantrell	4/20/2026	84	Complete
Dover Street	N Asheville	28804	333	3/16/26 - 4/1/26	319997	Matthews	4/30/2026	320	Complete
229 Airport Rd	Arden	28704	10	5/11/2026	322218	G Hensley	5/11/2026	10	Complete
22 Innsbrook Rd Manhole Replacement	Asheville	28804	8	5/18/2026	321930	Matthews	5/18/2026	8	Complete
Old US 70 Hwy	Black Mountain	28711	213	5/20/2026	322244	Matthews	5/20/2026	213	Complete
28 Vista Street Sewer Rehabilitation Phase 1	Asheville	28803	600	5/4/26 - 5/29/26	305205	McDevitt	5/29/2026	658	Complete
93 Burgins Chapel Rd	Swannanoa	28778	135	6/11/2026	323041	Meadows	6/11/2026	135	Complete
Carolina Day Soccer Field	Arden	28803	266	6/1/26 - 6/15/26	318714	Matthews	6/11/2026	265	Complete
64 Washington Avenue Construction Rehab	Woodfin	28804	30	6/16/2026	323367	Cantrell	6/16/2026	30	Complete
340 School Rd	Asheville	28806	365	6/15/26 - 7/15/26	322635	Matthews	6/26/2026	415	Complete
28 Vista Street Sewer Rehabilitation Phase 2	Asheville	28803	300	6/1/26 -6/22/26	323063	McDevitt	6/30/2026	280	Complete
5 N Kensington Road Construction Rehab	Asheville	28804	80	6/29/26 - 7/8/26	323369	Matthews			Construction just underway
Lucerne Avenue at Patton Avenue	Asheville	28806	150	6/30/26 - 7/24/26	321665	McDevitt			Construction just underway

MSD System Services In-House Construction FY 2026-2027									
PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
Lucerne Avenue at Patton Avenue	Asheville	28806	150	6/30/26 - 7/24/26	321665	McDevitt	7/15/2026	170	Complete
5 N Kensington Road Construction Rehab	Asheville	28804	80	6/29/26 - 7/8/26	323369	Matthews	7/22/2026	70	Complete
12 W. Cotton Ave	Black Mountain	28711	320	7/1/26 - 8/1/26	309214	Matthews	7/23/2026	320	Complete
Upper Glendale Avenue	Asheville	28803	695	7/29/26 - 8/31/26	310029	Matthews			Construction just underway
Virginia Ave @ Lufty Ave	Asheville	28806	1400	7/27/26 - 8/31/26	48988	McDevitt			Construction just underway
15 Weaver Hill Rd Sewer Rehab	Asheville	28805	150	9/1/26 - 9/18/26	318623	Matthews			Ready for construction
Glen Falls Rd Sewer	N Asheville	28804	643	9/1/26 - 10/31/26	324137	McDevitt			Ready for construction
Syrin Street @ Edgewood Road	Asheville	28804	725	FY 25/26	228045	TBA			Ready for construction
Vandalia Ave Sewer Rehabilitation	Asheville	28806	1325	FY 26/27	248041	TBA			Ready for construction
Knauth Rd Rehabilitation Ph. 2	Asheville	28805	346	FY 26/27	275867	TBA			Ready for construction
Old Asheland Ave to Phifer Street Sewer Rehabilitation	Asheville	28801	462	FY 26/27	258560	TBA			Ready for construction
Wildwood Park Sewer Rehabilitation	Weaverville	28787	581	FY 26/27	312605	TBA			Ready for construction
350 Old Haw Creek Road Sewer Rehabilitation Ph. 2	Asheville	28805	825	FY 26/27	312590	TBA			Ready for construction
500 Laurel Avenue Sewer Rehabilitation	Black Mountain	28711	230	FY 26/27	247281	TBA			Ready for construction
Carver Avenue @ Owenby Lane	Black Mountain	28711	785	FY 26/27	292540	TBA			In ROW
11 Shenandoah Rd Sewer Rehabilitation	Asheville	28805	1600	FY 26/27	275804	TBA			In ROW
Hubbard Avenue @ Stewart Street Sewer Rehabilitation	Asheville	28806	1250	FY 26/27	280304	TBA			In Design
Vermont Ave @ Olney Rd Sewer Rehabilitation	Asheville	28806	1352	FY 26/27	280248	TBA			In Design
14 Mineral Spring Rd	Asheville	28805	540	FY 26/27	280241	TBA			In Design
Applewood Drive @ New Haw Creek Road Sewer Rehab	Asheville	28805	360	FY 26/27	291537	TBA			In Design
503 Park Street	Swannanoa	28778	125	FY 26/27	318241	TBA			In Design
8 Village Lane Rehabilitation	Asheville	28803	103	FY 26/27	320777	TBA			In Design
148 Webb Cove Rd	N. Asheville	28804	370	FY 26/27	319033	TBA			Preliminary Engineering
73 Argyle Lane	Asheville	28806	755	FY 26/27	219342	TBA			Preliminary Engineering
48 Robinhood Sewer Rehabilitation	Asheville	28804	157	FY 26/27	287832	TBA			Preliminary Engineering
72 Mimosa Dr Sewer Rehabilitation	Asheville	28804	440	FY 26/27	207261	TBA			Preliminary Engineering
48 Clarendon Road Sewer Rehabilitation	Asheville	28806	500	FY 26/27	258562	TBA			Preliminary Engineering
8 Ellenwood Dr	Asheville	28804	300	FY 25/26	308431	TBA			Preliminary Engineering
38 North French Broad Ave	Asheville	28801	242	FY 26/27	319035	TBA			Preliminary Engineering



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2025 to 6/30/2026

	Dig Ups	Emergency Dig Ups	Dig Up ML Ftg	Dig Up SL Ftg	Manhole Repairs	Taps Installed	ROW Ftg	IRS Rehab Ftg *	Const Rehab Ftg *	D-R Rehab Ftg *	Manhole Installs	Bursting Rehab Ftg *	Total Rehab Ftg *
July 2025	39	14	126	712	19	21	3,000	174	179	506	1	0	859
August 2025	25	7	143	807	20	19	0	0	0	572	6	0	572
September 2025	19	8	27	623	15	18	53,623	0	410	290	1	0	700
October 2025	30	9	68	440	12	15	610	0	425	591	4	0	1016
November 2025	30	8	109	385	12	9	0	300	410	120	0	0	830
December 2025	34	11	62	655	4	19	0	0	0	220	0	0	220
January 2026	45	9	111	595	9	15	0	0	250	0	0	0	250
February 2026	39	12	114	582	23	8	350	0	940	0	0	0	940
March 2026	37	12	132	580	21	10	0	0	1059	1522	14	0	2581
April 2026	42	15	137	1,187	17	12	0	50	501	320	2	0	871
May 2026	23	16	193	564	16	22	11,020	0	213	676	3	0	889
June 2026	36	8	150	597	9	10	18,050	0	356	960	5	0	1316
Grand Totals	399	129	1,370	7,727	177	178	86,653	524	4743	5777	36	0	11044

* Used to calculate Total Rehab Footage



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2025	113	26	48
	August, 2025	99	23	34
	September, 2025	99	21	32
	October, 2025	113	22	37
	November, 2025	79	23	34
	December, 2025	104	24	38
	January, 2026	101	23	39
	February, 2026	107	21	35
	March, 2026	126	23	35
	April, 2026	105	23	34
	May, 2026	91	25	39
	June, 2026	104	25	34
		1,241	23	37
NIGHT 1ST RESPONDER				
	July, 2025	52	37	25
	August, 2025	46	38	26
	September, 2025	40	30	25
	October, 2025	36	27	26
	November, 2025	34	24	26
	December, 2025	45	32	21
	January, 2026	47	29	18
	February, 2026	55	22	21
	March, 2026	48	29	27
	April, 2026	53	26	23
	May, 2026	36	26	28
	June, 2026	41	29	17
		533	29	23
ON-CALL CREW *				
	July, 2025	32	53	40
	August, 2025	24	65	38

* On-Call Crew Hours: 11:30pm-7:30am Monday-Friday, Weekends, and Holidays



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOB	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
ON-CALL CREW *				
	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
	March, 2026	47	41	43
	April, 2026	30	60	51
	May, 2026	34	48	26
	June, 2026	34	63	42
		421	54	37
Grand Totals:		2,195	31	34

* On-Call Crew Hours: 11:30pm-7:30am Monday-Friday, Weekends, and Holidays



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2025 to June 30, 2026

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2025							
July	99,965	2,860	6,145	106,110	17,790	0	0
August	101,116	2,308	2,543	103,659	13,579	0	26,587
September	116,467	2,412	380	116,847	14,502	883	12,881
October	100,878	1,663	2,096	102,973	14,730	0	21,345
November	70,599	1,550	3,309	73,908	17,487	0	6,596
December	81,240	2,812	1,819	83,059	11,154	2,147	0
2026							
January	39,806	3,306	4,607	44,413	12,753	0	1,886
February	45,568	2,206	9,725	55,293	14,205	0	10,327
March	95,089	3,971	12,660	107,749	17,774	957	21,824
April	111,450	1,981	5,018	116,468	20,295	0	14,339
May	85,572	1,814	5,314	90,886	17,767	0	25,503
June	78,586	2,319	2,080	80,666	18,094	0	15,027
Grand Total:	1,026,335	29,202	55,696	1,082,032	190,129	3,987	156,315
Avg Per Month:	85,528	2,433	4,641	90,169	15,844	332	13,026

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

August 12, 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	9/1/2026	\$ 20,986,375.00	96%	New Pump Station is in operation. Working on punch list items.
OLD COUNTY HOME ROAD	Asheville	Terry Brothers Construction Co.	7/16/2025	9/19/2025	11/1/2026	\$ 2,874,835.00	90%	All pipe work complete with the exception of Line D and the Leicester Hwy crossing.
INTERMEDIATE CLARIFIER TROUGH PHASE 2	WRF	Cove Utility	10/15/2025	11/3/2025	11/1/2026	\$ 1,464,000.00	80%	Trough replacements nearing completion, underdeck equipment installation continues. Parts ordered.
INTERCEPTOR ASSESSMENT & CLEANING	Buncombe Co	Bio-Nomic Services	8/20/2025	11/17/2025	9/1/2026	\$ 1,291,375.00	95%	Heavy line cleaning underway in identified line segments
CARRIER BRIDGE PUMP STATION REPLACEMENT	Asheville	Ruby Collins	7/16/2025	11/3/2025	8/19/2028	\$ 75,378,958.00	15%	Excavation and pipework for station continues.
ASH LAGOON OVERFLOW REHABILITATION	WRF	TP Howard	12/17/2025	TBD	TBD	\$ 162,275.00	0%	waiting for equipment to arrive.
WEST CITY VIEW	Woodfin	KRG Utility	12/17/2025	4/13/2026	9/1/2026	\$ 321,880.00	85%	Pipeline work nearing completion.
JONESTOWN RD AT RIVERSIDE DR	Woodfin	Terry Brothers Construction Co.	9/9/2025	4/22/2026	9/19/2026	\$ 722,690.00	95%	All pipe work complete. Abandonment of one manhole paving remain.
MONTFORD AVE AT MONTFORD PARK	Woodfin	Terry Brothers Construction Co.	10/20/2025	TBD	TBD	\$ 645,430.00	0%	Pre-construction meeting held Feb.20, 2026. Notice to proceed expected in September 2026.
KIMBERLY AVE AT SEDLEY AVE	Woodfin	Terry Brothers Construction Co.	9/24/2025	6/15/2026	2/10/2027	\$ 965,866.00	85%	Pipe bursting is complete. Dig and replace construction in progress.

Planning & Development Project Status Report Active Construction Projects Sorted by Work Location and Project Number August 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	Emma Road	2022083	Asheville	28806	5	311	4/22/2025	Final Inspection complete, awaiting close-out docs
13	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
14	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
15	Summit Avenue	2022179	Asheville	28803	32	392	8/27/2025	Final Inspection complete, awaiting close-out docs
16	Star Point (aka Restaurant Ct)	2023003	Asheville	28801	70	22	11/8/2024	Final Inspection complete, awaiting close-out docs
17	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Waiting on Final Inspection
18	Evado at Tap Root	2023050	Asheville	28732	310	1,458	7/1/2025	Waiting on Final Inspection
19	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
20	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	Waiting on Testing
21	Butler Road Apartments	2024011	Asheville	28704	279	1,205	10/7/2025	Waiting on Final Inspection
22	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
23	Terra Futura	2025058	Asheville	28806	4	197	9/3/2025	Final Inspection complete, awaiting close-out docs
24	Birch Hill Phase 2	2025098	Asheville	28806		284	12/16/2025	In construction
25	Deerfield Episcopal Retirement Community	2025143	Asheville	28803	1	3,214	1/27/2026	In construction
26	327 Haywood Road	2025266	Asheville	28806	13	412	3/20/2026	Final Inspection complete, awaiting close-out docs
27	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
28	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
29	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Final Inspection complete, awaiting close-out docs
30	206 Padgettown Extension	2024251	Black Mountain	28711	7	244	6/24/2025	Final Inspection complete, awaiting close-out docs
31	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
32	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	Waiting on Final Inspection
33	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
34	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
35	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	Final Inspection complete, awaiting close-out docs
36	Northridge Farms	2022139	Buncombe Co.	28787	468	548	12/10/2025	In construction
37	Double R Sewer Extension	2022200	Buncombe Co.	28715	7	263	1/31/2025	Final Inspection complete, awaiting close-out docs
38	Meribel (Monticello Family)	2022204	Buncombe Co.	28787	168	295	2/5/2025	Final Inspection complete, awaiting close-out docs
39	Riverstone Phase 3	2023015	Buncombe Co.	28704	116	660	10/7/2025	Waiting on Testing
40	Crossroads Phase 2	2023091	Buncombe Co.	28806	6	900	1/27/2026	Waiting on Testing
41	The Apex at Brevard	2023202	Buncombe Co.	28704	197	859	9/23/2025	Waiting on Final Inspection
42	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
43	Old Charlotte Phase 2	2024059	Buncombe Co.	28803	221	6,866	12/4/2024	Final Inspection complete, awaiting close-out docs
44	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Waiting on Final Inspection
45	Altitude Apartments	2024096	Buncombe Co.	28704	114	340	8/8/2025	Waiting on Final Inspection
46	Reems Creek Village	2024120	Buncombe Co.	28787	35	1,440	6/24/2025	Final Inspection complete, awaiting close-out docs
47	Pinner Road/Woodlights Trail	2024123	Buncombe Co.	28704	3	116	7/15/2025	Pre-con held, construction not yet started
48	The One at Candler	2024125	Buncombe Co.	28715	336	2,920	10/28/2025	In construction
49	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Final Inspection complete, awaiting close-out docs
50	High Hopes Subdivision	2024158	Buncombe Co.	28806	19	146	8/4/2026	Pre-con held, construction not yet started
51	Carolina Wren MHP	2024175	Buncombe Co.	28806	55		1/20/2026	In construction
52	Parkview at Cedar Ridge	2024266	Buncombe Co.	28803	128	645	4/7/2026	Waiting on Testing
53	220 Ledbetter Road	2024279	Buncombe Co.	28704	29	761	5/27/2026	In construction
54	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Waiting on Final Inspection
55	Fox Property	2024291	Buncombe Co.	28787	51	1,055	9/30/2025	Waiting on Testing
56	Riverside Drive Subdivision	2025065	Buncombe Co.	28804	13	525	3/4/2026	Final Inspection complete, awaiting close-out docs
57	Lake Eden Subdivision	2025075	Buncombe Co.	28711	37	2,418	5/22/2026	In construction
58	Belcrest at Biltmore Park	2025129	Buncombe Co.	28803	357	2,164	2/25/2026	In construction
59	Rocky River Apartments	2025215	Buncombe Co.	28804	120	740	7/24/2026	Pre-con held, construction not yet started
60	Crestfield Avenue	2025229	Buncombe Co.	28804	7	177	3/20/2026	In construction
61	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
62	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
63	Mountain Green Landscaping	2022019	Fletcher	28732	3	427	7/2/2025	Final Inspection complete, awaiting close-out docs
64	Asheville Airport Parking Lot Sewer Reloc	2023135	Fletcher	28732	0		8/8/2023	In construction
65	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Final Inspection complete, awaiting close-out docs
66	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	In construction
67	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	In construction
68	Legacy at Mills River	2022117	Hendersonville	28759	456	9,679	6/18/2025	Pre-con held, construction not yet started
69	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
70	Ohalo Sewer Extension	2024116	Hendersonville	28759	1	764	5/27/2025	Final Inspection complete, awaiting close-out docs
71	Rutledge Road Phase 3	2025078	Hendersonville	28732	28	1,394	2/25/2026	Waiting on Testing
72	School House Road Industrial	2025099	Hendersonville	28759	2	900	12/17/2025	Pre-con held, construction not yet started
73	Orchards at Naples	2025139	Hendersonville	28792	166	863	4/7/2026	In construction
74	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Final Inspection complete, awaiting close-out docs
75	18 Wildwood Park Sewer Relocation	2021229	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
76	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Waiting on Final Inspection
77	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
78	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
79	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					5,016	79,247		