BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
October 21, 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, October 21, 2026. Chairman VeHaun presided with the following members present: Ashley, Bryson, Endries, Manheimer, Pelly, Pennington, Tarleton, Watts, Whitesides and Wisler. Lapsley, Moore and Player were absent.

Others present were William Clarke, General Counsel; Laron Huntley with Huntley Construction, Drew West with CIBO; Tom Hartye, Hunter Carson, Scott Powell, Mike Stamey, Bart Farmer, James Warren, Spencer Nay and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

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

3. Approval of Minutes of the September 16, 2026 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the September 16, 2026 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Ms. Wisler seconded the motion. Roll call vote was as follows: 11 ayes; 0 Nays.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed Laron Huntley with Huntley Construction and Drew West with CIBO.

6. Informal Discussion and Public Comment:

None.

7. Report of General Manager:

Mr. Hartye reported that attached is a letter from Mayor Dee Lawrence at 44 Sandstone Drive in Weaverville. Thanks to Matthew Ray and Duane Goforth.

Mr. Hartye reported that MSD was not only affirmed as AAA by Moody's and Fitch but also received a AAA from Standard and Poore's as well. Noted was MSD's strong management and financial metrics. Thanks to the MSD Board for your support. It is pretty unusual that a stand-alone utility of our size with no authority to tax, is rated as AAA. Also, thanks to Mr. Clarke, Mr. Powell and Mr. Carson for their work on this.

Mr. Hartye reported that MSD will be closing on the Bonds tomorrow, October 22nd. Mr. Powell reported that MSD went to the Bond Market on October 7th and interest rates were all over the place. The Series Resolution stated that we could not issue if rates were above 5%. We restructured the amount of the bonds down to $100 Million to gain a better rate that beat the assumptions in our business Plan and shortened the deal from 25 years to 20 years. That gave us a total interest cost of 4.66% over the entire length of the bond. The main reason the deal was shortened as well as the amount is that we think that rates are going to be better in the future and why get more money and pay a high interest cost than what MSD should pay being a AAA.

Mr. Hartye reported that under Item Number 7 the Board will conduct a Hearing to consider the Forfeiture of Bid Security by Huntley Construction Company for MSD Project 2014016.

Mr. Hartye reported that the next Right of Way Committee Meeting will be held on October 28th at 9am. The next Regular Board Meeting will be held on November 18th at 2 pm.

8. Hearing to Consider Forfeiture of Bid Security: Hazel Mill Road @ Richland Street:

Mr. Clarke stated that MSD received bids for the Hazel Mill Road @ Richland Street project. Ffter submitting their bid, Huntley Construction realized there was a mathematical error in their bid. Huntley Construction has asked to withdraw their bid based on the mathematical error. They are entitled to this under G.S. 143-129.1. Before the Board allows the bidder to withdraw its bid, the Board has to hold a hearing. Mr. VeHaun declared the hearing open for Huntley Construction's request to withdraw their bid for Hazel Mill Road @ Richland Street Sanitary Sewer Rehabilitation Project. Mr. Huntley explained that he had flipped the unit pricing for two adjacent line items which resulted in about $299,710.00 less than intended and requested that Huntley Construction be allowed to withdraw their bid. Mr. Carson added that the submitted total was just over $1.8 Million but with the corrected totals, the bid amount was just over $1.5 Million which reflects the almost $300,000.00 discrepancy between these two-line item costs being flipped. Mr. Clarke stated that G.S. 143-129.1 states that a bidder is allowed to withdraw its bid if the amount is based upon a significant mathematical error. The Board has done this in the past for other bidders. Mr. Watts made the motion to approve Huntley Constructions request to withdraw the bid without forfeiture of their bid security. Mr. Pennington seconded the motion. Roll call vote was as follows: 11 ayes; 0 Nays. Mr. Watts thanked Mr. Huntley for all of the good work they do and have done for MSD over the years.

There was discussion regarding whether the bidder could not ask to use a corrected number because they made a mistake. Mr. Clarke stated that if a bidder chooses to withdraw their bid and are allowed to withdraw, they cannot bid on the same project. There was no further discussion on this matter.

9. Consolidated Motion Agenda:

a. Consideration of Bids – Hazel Mill Road @ Richland Street:

Mr. Hartye reported that after Huntley Construction withdrew their bid, the apparent low bidder is TP Howard's Plumbing Company with a bid amount of $1,590,000.00. They have extensive experience with District rehabilitation projects. The FY26-27 construction budget for this project is $2,704,000.00. Staff recommends award of the contract to TP Howard's Plumbing Company in the amount of $1,590,000.00, subject to review and approval by District Counsel.

b. Consideration of Developer Constructed Sewer Systems – 206 Padgettown Road; Double R Farms; Evado at Taproot; Old Charlotte Phase 2; Riverside Drive; Riverstone Phase 3; Star Point:

Mr. Hartye reported that the 206 Padgettown Road project is located in Buncombe County and included extending approximately 244 linear feet of 8-inch public gravity sewer to serve 7 single-family units.

Mr. Hartye reported that the Double R Farms project is located in Buncombe County and included extending approximately 263 linear feet of 8-inch public gravity sewer to serve 7 single-family units.

Mr. Hartye reported that the Evado at Taproot project is located Henderson County and included extending approximately 1,458 linear feet of 8-inch public gravity sewer to serve 310 multi-family units and amenity buildings.

Mr. Hartye reported that the Old Charlotte Phase 2 project is located along Old Charlotte Highway in Buncombe County and included extending approximately 6,866 linear feet of 8-inch existing public gravity sewer to serve 221 single-family units.

Mr. Hartye reported that the Riverside Drive project is located along Old Marshall Highway in Buncombe County and included extending approximately 525 linear feet of 8-inch public gravity sewer to serve 13 single-family units.

Mr. Hartye reported that the Riverstone Phase 3 project is located in Buncombe County and included extending approximately 660 linear feet of existing 8-inch public gravity sewer to serve 116 multi-family units.

Mr. Hartye reported that the Star Point project is located in the City of Asheville and included extending approximately 22 linear feet of 8-inch public gravity sewer to serve 70 single-family units.

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

c. Cash Commitment Investment Report – Month ended August, 2026:

Mr. Powell reported that Page 42 presents the makeup of the District's Investment Portfolio. There has not been a significant change in the makeup of the portfolio from the prior month. Page 43 presents the MSD Investment Manager's report as of the month of August. The weighted average maturity of the investment portfolio is 109 days and the yield to maturity is 3.72%. Page 44 presents the District's Analysis of Cash Receipts. Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts and historical trends. Monthly and YTD industrial sewer revenue as well as facility and tap fees are considered reasonable based on historical trends. Page 45 presents the Districts' analysis of expenditures. Monthly and YTD expenditures are considered reasonable based on historical trends. Page 46 presents the District's Variable Debt Service Report. The 2008A Series is performing at budgeted expectations. As of the end of September, the issue has saved the District 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. Ms. Manheimer moved, Ms. Wisler 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 2:21 pm.

Jackie W. Bryson, Secretary/Treasurer

Metropolitan Sewerage District

Regular Board Meeting

October 21, 2026, 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. Approval of Minutes of the September 16, 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 General Manager	Hartye
	07. Public Hearing to Consider Forfeiture of Bid Security: Hazel Mill Road @ Richland Street	Hartye
	08. Consolidated Motion Agenda	Hartye
	a. Consideration of Bids – Hazel Mill Road @ Richland Street	Hartye
	b. Consideration of Developer Constructed Sewer Systems – 206 Padgettown Road; Double R Farms; Evado at Taproot; Old Charlotte Phase 2; Riverside Drive; Riverstone Phase 3; Star Point	Hartye
	c. Cash Commitment/Investment Report-Month ended August, 2026	Powell
	09. Old Business	VeHaun
	10. New Business:	VeHaun
	11. Adjournment: (Next Meeting 11/18/26)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
September 16, 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, September 16, 2026. Chairman VeHaun presided with the following members present: Bryson, Endries, Lapsley, Manheimer, Pelly, Pennington, Player, Tarleton, Watts, Whitesides and Wisler. Ashley and Moore were absent.

Others present were William Clarke, General Counsel; Jesse Swords with Allen, Stahl and Kilbourne; Tom Hartye, Hunter Carson, Scott Powell, Mike Stamey, Bart Farmer, Derrick Swing, Samuel Gettleman, Spencer Nay and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

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

3. Approval of Minutes of the August 19, 2026 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the August 19, 2026 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Pelly seconded the motion. Roll call vote was as follows: 12 ayes; 0 Nays.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed Jesse Swords with Allen, Stahl, and Kilbourne.

6. Informal Discussion and Public Comment:

Mr. VeHaun reported that Mr. Hartye gave an excellent presentation at the Woodfin Town's Board Meeting. He included a lot of useful information that they don't normally get to hear.

7. Report of General Manager:

Mr. Hartye reported that MSD has received the Clean Air Compliance Award from Buncombe County Air Quality for the French Broad Reclamation Facility for 2025. Thanks to all the Plant personnel.

Mr. Hartye reported that at this meeting The Board will be asked to consider the Resolution Authorizing the Issuance of Revenue Bonds. The Resolution authorizes issuance of bonds in the aggregate principal amount not to exceed $150 Million to pay for the treatment plant, pump station, and sewer collection system improvements and the potential partial refunding of the

Series 2014 Revenue Bonds. The Bond sale date is scheduled to be October 7th and the closing on October 22nd.

Mr. Hartye reported that the September Right of Way Committee Meeting is cancelled. The next Right of Way Committee Meeting will be held on October 28th at 9am. The next Regular Board Meeting will be held on October 21st at 2 pm.

8. Consolidated Motion Agenda:

a. Consideration of Bids–Intermediate Clarifier Effluent Trough Rehabilitation Phase 3:

Mr. Hartye reported that Phase 3 will include replacement of the troughs and underdeck equipment in both northern basins. The underdeck equipment was approved for sole source purchase in April, 2025 and has been delivered. This Phase was formally advertised, and one bid was received on August 27, 2026. Per NC Statutes the project was re-advertised, and one bid was received on September 3, 2026 as follows: Cove Utility, LLC in the amount of $2,789,000.000. The apparent low bidder is Cove Utility LLC with a bid amount of $2,789,000.00. Cove Utility LLC was the Contractor on Phase 1 and 2 of this project and performed well. The construction budget for this project is $3,100,000.00 and will span over fiscal years 2027 – 2028. Therefore, a Capital Project Ordinance is attached. Staff recommends award of the contract to Cove Utility LLC in the amount of $2,789,000.00, subject to review and approval by District Counsel.

b. Consideration of Developer Constructed Sewer Systems – Terra Futura; Old Toll Road; Meribel Apartments; Reems Creek Village Road; Crestfield Avenue:

Mr. Hartye reported that the Terra Futura project is located along Huffman Road in the City of Asheville and included extending approximately 197 linear feet of 8-inch public gravity sewer to serve 4 multi-family units.

Mr. Hartye reported that the Old Toll Road project is located along Old Toll Road in Buncombe County and included extending approximately 637 linear feet of 8-inch public gravity sewer to serve 14 single-family units.

Mr. Hartye reported that the Meribel Apartments project is located along Monticello Road in Buncombe County and included extending approximately 295 of 8-inch public gravity sewer to serve 168 multi-family units.

Mr. Hartye reported that the Reems Creek Village project is located along Reems Creek Road in Buncombe County and included relocating approximately 143 linear feet of existing public sewer and extending 1,440

linear feet of existing 8-inch public gravity sewer to serve 35 single-family units.

Mr. Hartye reported that the Crestfield Avenue project is located in Buncombe County and included extending approximately 177 linear feet of 8-inch public gravity sewer to serve5 single-family units.

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

c. Cash Commitment Investment Report – Month ended July, 2026:

Mr. Powell reported that Page 28 presents the makeup of the District's Investment Portfolio. The significant change from June was the debt service payment in the amount of $7 Million on July 1st. Page 29 presents the MSD Investment Manager's report as of the month of July. The weighted average maturity of the investment portfolio is 101 days and the yield to maturity is 3.71%. Page 30 presents the District's Analysis of Cash Receipts. Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts and historical trends. Monthly and YTD industrial sewer revenue as well as facility and tap fees are considered reasonable based on historical trends. Page 31 presents the Districts' analysis of expenditures. Monthly and YTD expenditures are considered reasonable based on historical trends. Page 32 presents the District's Variable Debt Service Report. The 2008A Series is performing better than budgeted expectations. As of the end of August, 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. Ms. Wisler moved, Ms. Bryson seconded the motion. Roll call vote was as follows: 12 ayes; 0 Nays.

9. Series Resolution Authorizing Issuance of Revenue Bonds:

Mr. Powell reported that on August 19the the Board approved an application to the North Carolina Local Government Commission (LGC) to issue revenue bonds to provide funding for the CIP as well as a partial refunding of the District's outstanding Series 2014 revenue bonds. The application was submitted on September 1st. Pursuant to the Bond Order, the District Board is required to adopt a Series Resolution authorizing issuance of the bonds and related actions necessary to sell the bonds. Attached is the Series Resolution. This is not to exceed $150 Million. Out of that $150 Million the District's new money request is roughly $120 Million. There is an option to refund the Series 2014 revenue bonds if the savings are what the District would consider reasonable. Due to the nature of the District going into the Bond Market in approximately 2 more years, this will be looked at on a weekly basis. As of last week, Wells Fargo stated that our bonds would be roughly 4.543%, which is well below the 5% in

the attached Business Plan. In addition to the Series Resolution, there is also attached a detailed listing of the projects that we will be requesting reimbursement from that are currently completed as well as in the process of completion. The attached Business Plan has been updated showing current revenues. Davenport had a bond issuance this week and it was of the same credit quality as the District. That issuance was at 4.75%. There are fluctuations in interest rates. There was some discussion regarding current interest rates and oil prices. Staff recommends approval of the attached resolution. Mr. VeHaun called for a motion to approve the Resolution. Mr. Pennington moved, Mr. Whitesides seconded the motion. Roll call vote was as follows: 12 ayes; 0 Nays.

10. Old Business:

Mr. Hartye reported that Jesse Swords is present to speak to the Board. Mr. Swords stated that he is an attorney with Allen, Stahl and Kilbourne who are representing the Developers of Pinners Cove Subdivision. He stated that they came before this Board in the Fall appealing a decision that had been made by Staff. They had a hearing before the Planning Committee and a hearing before this Board and the appeal was denied. Mr. Swords stated that they then filed a lawsuit about the decision itself and about asking the Court to determine the effect of a new law that was passed a few years ago. He reviewed that what they were asking for is a system that he states is identical to the system agreed to by MSD. They have an agreement within their restrictive covenants that says they can build the system, and there is a public extension component and a private component. The public extension portion would be permitted by MSD. The private system component would be permitted by NCDEQ and the Developer would own and operate the private system. The condition from MSD is that no lots in this subdivision can be sold. It requires the whole 250 something lot subdivision to be held by a single developer. What they are asking for is to lift that restriction on selling the lots. The offer from their client is, instead of owning and operating the private part themselves, they will turn it over to a third-party state licensed utility provider for ownership, operation and maintenance. That will be subject to regulations by the utility commission. If this third-party operator were to want to get out of it somehow or switch to someone else there is a process by which they have to hand over control to someone else. He stated that MSD can settle this lawsuit without changing its overall policy but there are distinguishing factors. It is the only approved hillside development subdivision with a conservation easement in Buncombe County. The development has an 80-acre conservation easement that was part of the subdivision approval so that's been accepted by a conservation organization, and it is part of the subdivision approval so they couldn't go forward with the subdivision if anything happened to the conservation easement. There was some discussion regarding the location which is off of Pinners Cove on the other side of the ridge from Ballantree Drive and Given's Estates. Mr. Clarke asked if the system he is talking about would be a private pump station with the sewer system serving the individual lots. Mr. Swords stated that he is parroting what is in the restrictive covenants

and he doesn't think it specifies where the gravity system would end. Mr. Carson stated that it was discussed in the October Hearing and the November Board. Mr. Swords stated that it may depend on a higher resolution of this exhibit, whether that's part of the restrictive covenant or not, his client is willing to build the gravity part to public standards. Mr. Clarke stated that by State Law you would have to be serving more than one lot. There was no further discussion.

Mr. VeHaun called for a motion to go into Closed Session at 2:27 pm to discuss the pending lawsuit between KLP Pinners EAT LLC vs. the Metropolitan Sewerage District and the District Board, Case Number 26 CV 473-100. Mr. Whitesides moved, Ms. Wisler seconded the motion. Voice vote in favor of the motion was unanimous.

The Board returned to Open Session at 3:25 pm. The MSD Board voted unanimously to take no action at this time.

11. New Business: None.

12. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 3:26 pm.

_____

Jackie W. Bryson, Secretary/Treasurer

MEMORANDUM

TO: MSD Board

FROM: Thomas E. Hartye, P.E., General Manager

DATE: October 15, 2026

SUBJECT: Report from the General Manager

- Kudos

  - Attached is a letter from Mayor Dee Lawrence at 44 Sandstone Dr. Weaverville – Thanks to Matthew Ray and Duane Goforth.

  - MSD was not only affirmed as AAA by Moody's and Fitch but also received a AAA from Standard & Poor's as well. Noted was MSD's strong management and financial metrics. Thanks to the MSD Board for your support!

- 2026 Bond Issue

  The Bonds were sold October 7th, and we will be Closing on October 22nd. MSD adjusted the par amount of the bonds down to $100 Million to gain a better rate that beat the assumptions in our business plan. Scott can go over particulars at the Board meeting.

- Public Hearing

  Under the next Item number 7 The Board will conduct a public hearing to consider the Forfeiture of Bid Security by Huntley Construction Company for MSD Project 2014016.

- Board/Committee Meetings/Events

  The next Right of Way Committee will be held October 28th at 9am. The next Regular Board Meeting will be held on November 18th at 2 pm.

2028 Riverside Dr, Woodfin, NC 28804

Re: Matthew Ray & Dwane Goforth

I just wanted to send a message of thanks to the 2 gentlemen mentioned above. These two men responded to a call from my residence on the morning of September 19, 2026. We had an awful odor that was coming from our front yard and we could not identify the source, and Matthew and Dwane responded to what was a dead possum under our front deck.

They were quick to jump in and take care of our predicament with a great attitude and what I call, A Desire to Provide Outstanding Public Service, even if this wasn't a normal situation for them.

Kudos to such dedicated employees. They were very kind and even a bit cheerful to help us out.

Best regards,

Dee Lawrence - Mayor of Weaverville, NC

W: 325842
44 Sandstone Dr

The Town of
Weaverville
NORTH CAROLINA

30 South Main Street
Weaverville, NC 28787
(PO Box 338)

Dee Lawrence
Mayor

336-324-6602 (cell)
828-645-7116 (Town Hall)
dlawrence@weavervillenc.org

Research Update:

Buncombe County Metropolitan Sewerage District, NC Revenue Bond Rating Raised To 'AAA' On Strong Financial Management

September 22, 2026

Overview

- S&P Global Ratings raised its long-term rating on Buncombe County Metropolitan Sewerage District (MSD), North Carolina's sewerage revenue bonds to 'AAA' from 'AA+'.
- Additionally, S&P Global Ratings raised the long-term component of its dual rating on the district's series 2008A bonds to 'AAA/A-1' from 'AA+/A-1'.
- Lastly, S&P Global Ratings assigned its 'AAA' long term rating to the district's $131 million series 2026 sewerage system revenue and refunding bonds.
- The outlook, where applicable, is stable.
- The upgrade reflects the district's long-standing conservative budgetary policies and procedures that have enabled the system to maintain extremely strong financial metrics while beginning a significant capital program, and to successfully manage operations and finances in the aftermath of Hurricane Helene.

Primary Contact

Edward R McGlade
New York
1-212-438-2061
edward.mcglade
@spglobal.com

Secondary Contacts

Alan B Shabatay
New York
+ 1 (212) 438 9025
alan.shabatay
@spglobal.com

Sofia Damer-Salas
Princeton
3122337171
sofia.damersalas
@spglobal.com

Rationale

Security

We consider the bond provisions adequate. The district agrees to maintain sufficient rates to generate annual senior- and subordinate-lien debt service coverage of at least 1.2x and 1.0x maximum annual debt service (MADS), respectively. The additional bonds test requires all net revenue, including impact fees, to cover MADS by a minimum 1.2x.

The 2008A bonds represent the district's only variable-rate debt. The bonds are supported by a standby bond purchase agreement provided by Wells Fargo Bank N.A., which extends to July 1, 2028. The 'A-1' short-term component of the rating is based on the rating on the liquidity provider. To mitigate interest rate risk, the district entered into an interest rate swap agreement with Bank of America as the counterparty, with a duration that mirrors the series 2008A bonds'

amortization and terminates July 1, 2031. We consider the contingent liability risk low for the swap given the differential between the current rating and the rating triggers that would require the MSD to post collateral or make a termination payment (below 'BBB-'). As of June 30, 2025, the mark-to-market value for the swap was negative $141,620, which we consider manageable, especially in the context of the district's strong overall cash position.

After issuance of the series 2026 bond, the district will have an estimated $172.9 million in revenue bond debt outstanding.

Credit highlights

The rating is underpinned by the district's well-embedded financial policies and practices, comprehensive preventative maintenance procedures, and robust liquidity position, which we expect will be maintained over the outlook period at levels we consider credit supportive. The district still completed fiscal 2025 with extremely strong financial results, despite the devastation within the service area caused by Hurricane Helene, which hit the region on Sept. 27, 2024.

We consider it significant that the storm did not disrupt MSD's ability to provide sewer treatment, despite the heavy damage to the city of Asheville's water system. As of June 30, 2026, average sewage flows are just slightly below pre-storm levels, which we also consider credit supportive. Based on current projections, which we consider achievable, coverage is expected to remain robust during the outlook period, remaining above 3.0x, in part because the district plans to fund approximately 40% of its upcoming 10-year capital improvement plan (CIP) through internally generated revenue.

Given the district's extensive 10-year CIP, which totals $794.9 million through fiscal 2036, with key project areas being Solids Handling improvements and the replacement of the treatment plants biological treatment facilities. Because of the planned acceleration in capital spending, the district expects to raise its sewer rates by about 7% annually over the next decade. Therefore, sewer rates are forecast to be about 85% higher in fiscal 2035 than current rates, which increases risks regarding affordability over time.

The rating further incorporates the following credit factors:

- Buncombe County's role as the regional economic and tourist hub for southwest North Carolina is tempered by its relatively weak household incomes (90% of the U.S. average) compared with those of similarly rated peers. Nevertheless, approximately 85% of overall revenue comes from residential customers, which we consider a stabilizing factor, especially given the absence of customer concentration among the top 10 users of the system.
- Economic indicators are rebounding to pre-Helene levels. Based on data from S&P Global Market Intelligence, we forecast Buncombe County's gross county product will modestly outperform the U.S. average during the outlook period. Although the unemployment rate in Asheville rose to above 12% in October 2024, it fell to 4.2% in June 2025.
- The board has demonstrated the ability and willingness to increase service rates annually, which promotes revenue stability. We consider the district's sewage rates generally affordable, at about $39.46 per month, assuming 5 hundred cubic feet consumption, equivalent to less than 1% of median household incomes in Buncombe County. However, the district's rates are forecast to rise to more than $70 per month over the next decade.
- Very strong liquidity is supported by an adopted reserve policy. Despite Helene-related expenditures and pay-as-you-go capital funding, unrestricted cash and investments are estimated at $88 million (unaudited) as of June 1, 2025, equivalent to approximately three

years of operations. The district has a (fully funded) 365-day operating reserve target, which we consider credit-supportive. Given the size of the upcoming CIP, we believe cash could fluctuate as it is deployed for upcoming projects, and while unexpected, a material and sustained decline in cash on hand would put negative pressure on the rating.

- Debt capacity is favorable as current leverage is very low, with a debt-to-capitalization ratio of about 10%, as of June 30, 2025. We understand the district may issue about $360 million of additional debt through 2031 based on publicly available data, and storm-related resiliency projects are relatively modest, and expected to be completed with cash on hand or federal reimbursements in fiscal 2026.
- The 10-year CIP is moderately large, which adds credit risk, although only one project (which totals $250 million) is regulatory driven, and requires biological system upgrades to comply with the state of North Carolina's revised effluent ammonia levels by December 2037; the extended implementation period, in our view, tempers credit risk. The remaining projects in the plan primarily focus on addressing aging infrastructure and growth.
- In our view, the district's operational and organizational goals are well aligned. The district maintains a comprehensive asset management system, and it performs regular physical condition assessments of its collection system and treatment plant facilities, all of which inform the district's rehabilitation plans and funding targets for district-owned laterals and other infrastructure. This has resulted in a very low number of overflows, with the number of events at 2.7 per 100 miles of pipe in the aftermath of Hurricane Helene, up from 0.9 per 100 miles of pipe in the previous year, both of which we consider low. We also view favorably the district's financial plans, which set aside dedicated funding for ongoing maintenance, renewal, and replacement projects. The district has a history of conservative budgeting practices, and audited results have historically exceeded budgeted projections.

Rating above the sovereign

The district's bonds are eligible to be rated above the sovereign because we believe the district can maintain better credit characteristics than the U.S. in a stress scenario. Under our criteria "Ratings Above The Sovereign: Corporate And Government Ratings--Methodology And Assumptions," Nov. 19, 2013, we consider not-for-profit utilities to have moderate sensitivity to country risk as local service charges, derived through an autonomous rate-setting process, represent virtually all of their revenues. This, coupled with operating expense flexibility, independent treasury management, and no history of government intervention, limits Buncombe County Metropolitan Sewerage District's exposure to federal revenues.

Outlook

The stable outlook reflects our belief that the district has significant operational and financial planning capability to weather any disruptions to overall operations or finances. Based on the current rate plan, we also anticipate that the district's cash will remain credit-supportive in the near term.

Downside scenario

We could lower the rating if we believe that coverage or unrestricted cash is likely to decline substantially from historical levels on a sustained basis, or if a slower economic recovery or a drop in tourism-related activity is likely to influence overall financial flexibility and the market position assessment adversely.

Credit Opinion

MSD provides sewage collection and treatment to about 207,000 people, about 80% of the overall population of Buncombe County (including the cities of Asheville, Biltmore Forest, Black Mountain, Montreat, Weaverville, Woodfin, and Buncombe County at large), as well as portions of northern Henderson County (formerly the Cane Creek Water and Sewer District, which merged with the district on July 1, 2020).

Climate and other evolving factors

In our opinion, management has strong governance, as demonstrated by its robust long-term strategic and financial planning and communications. Considering S&P Global Sustainable 1 data, we view much of Buncombe County and western North Carolina to be exposed to severe rainfall and river flooding risk, highlighting the need for comprehensive planning as the region adapts to more extreme weather patterns. We also note the challenges associated with providing utility services in a mountainous area, which can lead to increased capital and maintenance costs.

Buncombe County Metropolitan Sewerage District, North Carolina--economic and financial data

		Fiscal year-end			
	Most recent	2025	2024	2023	Median (AAA)
Economic data					
MHHEBI of the service area as % of the U.S.	90.0				115.8
Unemployment rate (%)	4.2				3.4
Poverty rate (%)	12.4				10.1
Water rate (6,000 gallons or actual) ($)	0.0				
Sewer rate (6,000 gallons or actual) ($)	39.5				
Annual utility bill as % of MHHEBI	0.8				1.0
Operational management assessment	Strong				Good
Financial data					
Total operating revenues ($000s)		47,350	46,497	44,468	88,628
Total operating expenses less depreciation ($000s)		24,516	19,897	18,456	58,349
Net revenues available for debt service ($000s)		34,721	40,763	34,092	29,124
Debt service ($000s)		8,780	8,802	8,830	11,512
S&P Global Ratings-adjusted all-in DSC (x)		4.0	4.6	3.9	3.0
Unrestricted cash ($000s)		92,288	91,756	78,202	113,340
Days' cash of operating expenses		1,374	1,683	1,547	738
Total on-balance-sheet debt ($000s)		72,192	78,469	84,616	152,068
Debt-to-capitalization ratio (%)		11.1	12.5	14.0	24.6
Financial management assessment	Strong	--	--	--	Good

Note: Most recent economic data available from our vendors. MHHEBI--Median household effective buying income. DSC--Debt service coverage.

Ratings List
New Issue Ratings

Ratings List		
US$114,700,000 Metropolitan Sewage District of Buncombe County, North Carolina, Sewerage System Revenue and Revenue Refunding Bonds, Series 2026, dated: Date of Delivery, due: July 1, 2051		
Long Term Rating	AAA/Stable	
Upgraded		
	To	**From**
Water & Sewer		
Buncombe Cnty Metro Swg Dist, NC Sewer System	AAA/Stable	AA+/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

Copyright © 2026 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Some of the Content may have been created with the assistance of an artificial intelligence (AI) tool. Published Content created or processed using AI is composed, reviewed, edited, and approved by S&P personnel.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives. Rating-related publications may be published for a variety of reasons that are not necessarily dependent on action by rating committees, including, but not limited to, the publication of a periodic update on a credit rating and related analyses.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw or suspend such acknowledgment at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, www.spglobal.com/ratings (free of charge), and www.ratingsdirect.com (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at www.spglobal.com/usratingsfees.

STANDARD & POOR'S, S&P and RATINGSDIRECT are registered trademarks of Standard & Poor's Financial Services LLC.

Metropolitan Sewerage District of Buncombe County
BOARD ACTION ITEM

BOARD MEETING DATE: October 21, 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: Hearing to Consider Forfeiture of Bid Security: Hazel Mill Rd @ Richland St Sanitary Sewer Rehabilitation Project – Huntley Construction Company MSD Project No. 2014016

BACKGROUND: The project was advertised formally, and five sealed bids were received on October 1, 2026 at 2:00pm in the following amounts:

Contractor	Bid
1) Morgan Contracting	$3,622,676.50
2) Payne, McGinn, and Cummins, Inc.	$2,055,235.00
3) Terry Brothers Construction Company	$1,968,863.80
4) TP Howard's Plumbing Company	$1,590,000.00
5) Huntley Construction Company	**$1,542,190.00***

(*) Indicates correction in Contractor's bid amount

Huntley Construction Company notified MSD staff on October 2 that their bid contained an unintentional math error wherein Huntley staff had switched the unit pricing for two adjacent line items, resulting in a bid total $299,710.00 lower than their submitted total of $1,841,902.00. Their bid withdrawal letter is attached for reference.

A bidder who is bidding on a public project in North Carolina may withdraw their bid, without forfeiture of their bid security, provided that they meet all requirements of *NCGS 143-129.1* (attached). *Once a bidder has withdrawn their bid, they can no longer be considered for the project.* The only remaining issue is their bid security.

NCGS 143-129.1 requires that a hearing be held in order that the contractor may formally present documentation showing their alleged error(s). Based upon the evidence presented at the hearing, the Board may or may not require forfeiture of Huntley's Bid Security.

Please refer to the attached documentation for further details.

FISCAL IMPACT: Huntley Construction Company's Bid Security is 5% of their bid amount, or $92,095.10.

STAFF RECOMMENDATION: Staff recommends that the Board hold a hearing at its regular meeting on October 21, 2026 to consider forfeiture of Huntley Construction Company's Bid Security.

Metropolitan Sewerage District
OF BUNCOMBE COUNTY, NORTH CAROLINA

October 8, 2026

Mr. Harvey Huntley, President
Huntley Construction Company
121 Charlotte Hwy
Asheville, NC 28803

Re: MSD Board Hearing: Bid Withdrawal for Hazel Mill Rd @ Richland St Sanitary Sewer Rehabilitation Project; MSD Project No. 2014016

Dear Mr. Huntley,

The Metropolitan Sewerage District of Buncombe County, N.C. (MSD) is in receipt of the letter you sent on October 2, 2026 requesting to withdraw your Bid submitted on October 1, 2026.

Under North Carolina law, MSD may allow you to withdraw your Bid from consideration without forfeiture of your Bid security if all the following conditions are met:

- The price bid was based upon a mistake, which constituted a substantial error;
- The bid was submitted in good faith;
- The bidder submits credible evidence that the mistake was clerical in nature as opposed to a judgment error; and
- The mistake was actually due to an unintentional and substantial arithmetic error or an unintentional omission of a substantial quantity of work, labor, apparatus, supplies, materials, equipment, or services made directly in compilation of the bid that can be shown by objective evidence drawn from original work papers, documents, or materials used to prepare the bid.

You are hereby notified that MSD has scheduled a hearing to discuss your bid withdrawal request at its regular Board meeting on **Wednesday, October 21, 2026 at 2:00 p.m.** The hearing will be held in the Board Room at the W. H. Mull Administrative Building, 2028 Riverside Drive, Asheville, NC 28804. As the bidder, either in person or through counsel, you may appear at the hearing and present any additional facts and arguments in support of your request to withdraw.

MSD shall issue a written ruling allowing or denying the request to withdraw within five days after the hearing. In the event of a denial of your request to withdraw, you have the right, within 20 days after

receipt of the ruling, to contest the matter by filing a civil action in any North Carolina Court of competent jurisdiction.

Please contact me at (828) 225-8241 should you have questions.

Sincerely,



W. Hunter Carson, P.E.
Director of Engineering

HUNTLEY CONSTRUCTION
121 Charlotte Hwy
Asheville, NC 28803
License # 5264
Unlimited - Unclassified

Date: 10-2-26

Huntley Construction Company would like to withdraw our bid for the Hazelmill Road @ Richmond Street Project #2014016.

In the bidding process we inverted line item unit cost and total on line items MP-5.02.8 (pb) and MP-502.8 (d). Line item MP-5.02.8 (pb) unit cost should have been $87.00 per foot with a total of $14,442.00 and line item MP-5.02.8 (d) should have been &172.00 per foot with a total of $635,024.00. On our bid these items were switched resulting in a ($299,710.00) difference. This is an unintentional arithmetic error that is a substantial lose.

Bid Total

MP-5.02.8(pb)	8" HDPE DIPS (DR 17) ALL DEPTHS BY DIRECTIONAL DRILL	166	LF	$172.00	$635,204.00
MP-5.02.8(d)	8" DIP (CLASS 350) ALL DEPTHS	3,692	LF	$87.00	$14,442.00

Intended Total

MP-5.02.8(pb)	8" HDPE DIPS (DR 17) ALL DEPTHS BY DIRECTIONAL DRILL	166	LF	$87.00	$14,442.00
MP-5.02.8(d)	8" DIP (CLASS 350) ALL DEPTHS	3,692	LF	$172.00	$635,024.00

Bid Corrected Totals

MP-5.02.8(pb)	8" HDPE DIPS (DR 17) ALL DEPTHS BY DIRECTIONAL DRILL	166	LF	$172.00	$28,552.00
MP-5.02.8(d)	8" DIP (CLASS 350) ALL DEPTHS	3,692	LF	$87.00	$321,0204.00

Respectfully,

Harvey Huntley

Huntley Construction Company

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Hazel Mill Rd @ Richland St Sewer Rehabilitation
Project No. 2014016

BID TABULATION
October 1, 2026

BIDDER	Bid Bond	Forms (Proposal)	TOTAL BID AMOUNT	
Morgan Contracting Inc Knoxville, TN	5%	Yes	$ 3,622,676.50	
Payne, McGinn and Cummins Inc Travelers Rest, SC	5%	Yes	$ 2,055,235.00	
Terry Brothers Construction Co Leicester, NC	5%	Yes	$ 1,968,863.80	
TP Howard's Plumbing Company Fairview, NC	5%	Yes	$ 1,590,000.00	
Huntley Construction Asheville, NC	5%	**Yes**	**$ 1,542,192.00**	* **

(*) Indicates correction in Contractor's bid amount

(**) Indicates Contractor has requested to withdraw bid

Apparent Low Bidder



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

This is to certify that the bid tabulated herein was publicly opened and read aloud at 2:00 PM on the 1st day of October, 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.

§ 143-129.1. Withdrawal of bid.

A public agency may allow a bidder submitting a bid pursuant to G.S. 143-129 for construction or repair work or for the purchase of apparatus, supplies, materials, or equipment to withdraw his bid from consideration after the bid opening without forfeiture of his bid security if the price bid was based upon a mistake, which constituted a substantial error, provided the bid was submitted in good faith, and the bidder submits credible evidence that the mistake was clerical in nature as opposed to a judgment error, and was actually due to an unintentional and substantial arithmetic error or an unintentional omission of a substantial quantity of work, labor, apparatus, supplies, materials, equipment, or services made directly in the compilation of the bid, which unintentional arithmetic error or unintentional omission can be clearly shown by objective evidence drawn from inspection of the original work papers, documents or materials used in the preparation of the bid sought to be withdrawn. A request to withdraw a bid must be made in writing to the public agency which invited the proposals for the work prior to the award of the contract, but not later than 72 hours after the opening of bids, or for a longer period as may be specified in the instructions to bidders provided prior to the opening of bids.

If a request to withdraw a bid has been made in accordance with the provisions of this section, action on the remaining bids shall be considered, in accordance with North Carolina G.S. 143-129, as though said bid had not been received. Notwithstanding the foregoing, such bid shall be deemed to have been received for the purpose of complying with the requirements of G.S. 143-132. If the work or purchase is relet for bids, under no circumstances may the bidder who has filed a request to withdraw be permitted to rebid the work or purchase.

If a bidder files a request to withdraw his bid, the agency shall promptly hold a hearing thereon. The agency shall give to the withdrawing bidder reasonable notice of the time and place of any such hearing. The bidder, either in person or through counsel, may appear at the hearing and present any additional facts and arguments in support of his request to withdraw his bid. The agency shall issue a written ruling allowing or denying the request to withdraw within five days after the hearing. If the agency finds that the price bid was based upon a mistake of the type described in the first paragraph of this section, then the agency shall issue a ruling permitting the bidder to withdraw without forfeiture of the bidder's security. If the agency finds that the price bid was based upon a mistake not of the type described in the first paragraph of this section, then the agency shall issue a ruling denying the request to withdraw and requiring the forfeiture of the bidder's security. A denial by the agency of the request to withdraw a bid shall have the same effect as if an award had been made to the bidder and a refusal by the bidder to accept had been made, or as if there had been a refusal to enter into the contract, and the bidder's bid deposit or bid bond shall be forfeited.

In the event said ruling denies the request to withdraw the bid, the bidder shall have the right, within 20 days after receipt of said ruling, to contest the matter by the filing of a civil action in any court of competent jurisdiction of the State of North Carolina. The procedure shall be the same as in all civil actions except all issues of law and fact and every other issue shall be tried de novo by the judge without jury; provided that the matter may be referred in the instances and in the manner provided for by North Carolina G.S. 1A-1, Rule 53, as amended. Notwithstanding the foregoing, if the public agency involved is the Department of Administration, it may follow its normal rules and regulations with respect to contested matters, as opposed to following the administrative procedures set forth herein. If it is finally determined that the bidder did not have the right to withdraw his bid pursuant to the provisions of this section, the bidder's security shall be forfeited. Every bid bond or bid deposit given by a bidder to a public agency pursuant to G.S. 143-129 shall be conclusively presumed to have been given in accordance with this section, whether or not it be so drawn as to conform to this

section. This section shall be conclusively presumed to have been written into every bid bond given pursuant to G.S. 143-129.

Neither the agency nor any elected or appointed official, employee, representative or agent of such agency shall incur any liability or surcharge, in the absence of fraud or collusion, by permitting the withdrawal of a bid pursuant to the provisions of this section.

No withdrawal of the bid which would result in the award of the contract on another bid of the same bidder, his partner, or to a corporation or business venture owned by or in which he has an interest shall be permitted. No bidder who is permitted to withdraw a bid shall supply any material or labor to, or perform any subcontract or work agreement for, any person to whom a contract or subcontract is awarded in the performance of the contract for which the withdrawn bid was submitted, without the prior written approval of the agency. Whoever violates the provisions of the foregoing sentence shall be guilty of a Class 1 misdemeanor. (1977, c. 617, s. 1; 1993, c. 539, s. 1008; 1994, Ex. Sess., c. 24, s. 14(c); 2001-328, s. 2.)

Metropolitan Sewerage District of Buncombe County
BOARD ACTION ITEM

BOARD MEETING DATE: October 21, 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: Hazel Mill Rd @ Richland St Sanitary Sewer Rehabilitation Project, MSD Project No. 2014016

BACKGROUND: The Hazel Mill Rd @ Richland St Sewer Rehabilitation project is located in West Asheville, near the intersection of Westwood Rd and Hazel Mill Rd and is comprised of 3,858 LF of 8-inch ductile iron pipe.

The existing lines are undersized 6" and 8" PVC and vitrified clay pipes with many defects, including pipe sags, cracks, and fractures. This project has a pipe rating of 32.

The project was advertised formally, and five sealed bids were received on October 1, 2026 at 2:00pm in the following amounts:

Contractor	Bid
1) Morgan Contracting	$3,622,676.50
2) Payne, McGinn, and Cummins, Inc.	$2,055,235.00
3) Terry Brothers Construction Company	$1,968,863.80
4) TP Howard's Plumbing Company	**$1,590,000.00**
5) Huntley Construction Company	$1,542,190.00*

(*) Indicates correction in Contractor's bid amount

Huntley Construction Company was the apparent low bidder after MSD staff verified all bids; however, the company notified the District on October 2, 2026 that their bid contained an unintentional math error wherein Huntley had switched the unit pricing for two adjacent line items, resulting in a bid totaling $299,710.00 less than their submitted total of $1,841,902.00.

After Huntley Construction's withdrawal, the apparent low bidder is TP Howard's Plumbing Company with a bid amount of $1,590,000.00. TP Howard's Plumbing Company has experience with District rehabilitation projects and MSD staff rate their workmanship as good.

FISCAL IMPACT: The FY 26-27 construction budget for this project is $2,704,000.

STAFF RECOMMENDATION: Staff recommends award of this contract to TP Howard's Plumbing Company in the amount of $1,590,000.00, contingent upon review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Hazel Mill Rd @ Richland St Sewer Rehabilitation
Project No. 2014016

BID TABULATION
October 1, 2026

BIDDER	Bid Bond	Forms (Proposal)	TOTAL BID AMOUNT	
Morgan Contracting Inc Knoxville, TN	5%	Yes	$ 3,622,676.50	
Payne, McGinn and Cummins Inc Travelers Rest, SC	5%	Yes	$ 2,055,235.00	
Terry Brothers Construction Co Leicester, NC	5%	Yes	$ 1,968,863.80	
TP Howard's Plumbing Company Fairview, NC	5%	Yes	$ 1,590,000.00	
Huntley Construction Asheville, NC	5%	**Yes**	**$ 1,542,192.00**	* **

(*) Indicates correction in Contractor's bid amount

(**) Indicates Contractor has requested to withdraw bid

Apparent Low Bidder



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

This is to certify that the bid tabulated herein was publicly opened and read aloud at 2:00 PM on the 1st day of October, 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:	**Hazel Mill Rd. @ Richland St.**	**LOCATION:**	**Asheville**
TYPE:	**General Sewer Rehab.**	**PIPE RATING:**	**32**
PROJECT NO.	**2014016**	**TOTAL LF:**	**3,858**
PROJECT BUDGET:	**$2,972,253.00**	**PROJECT ORIGIN:**	**SSO's, Work Orders, Line Condition**

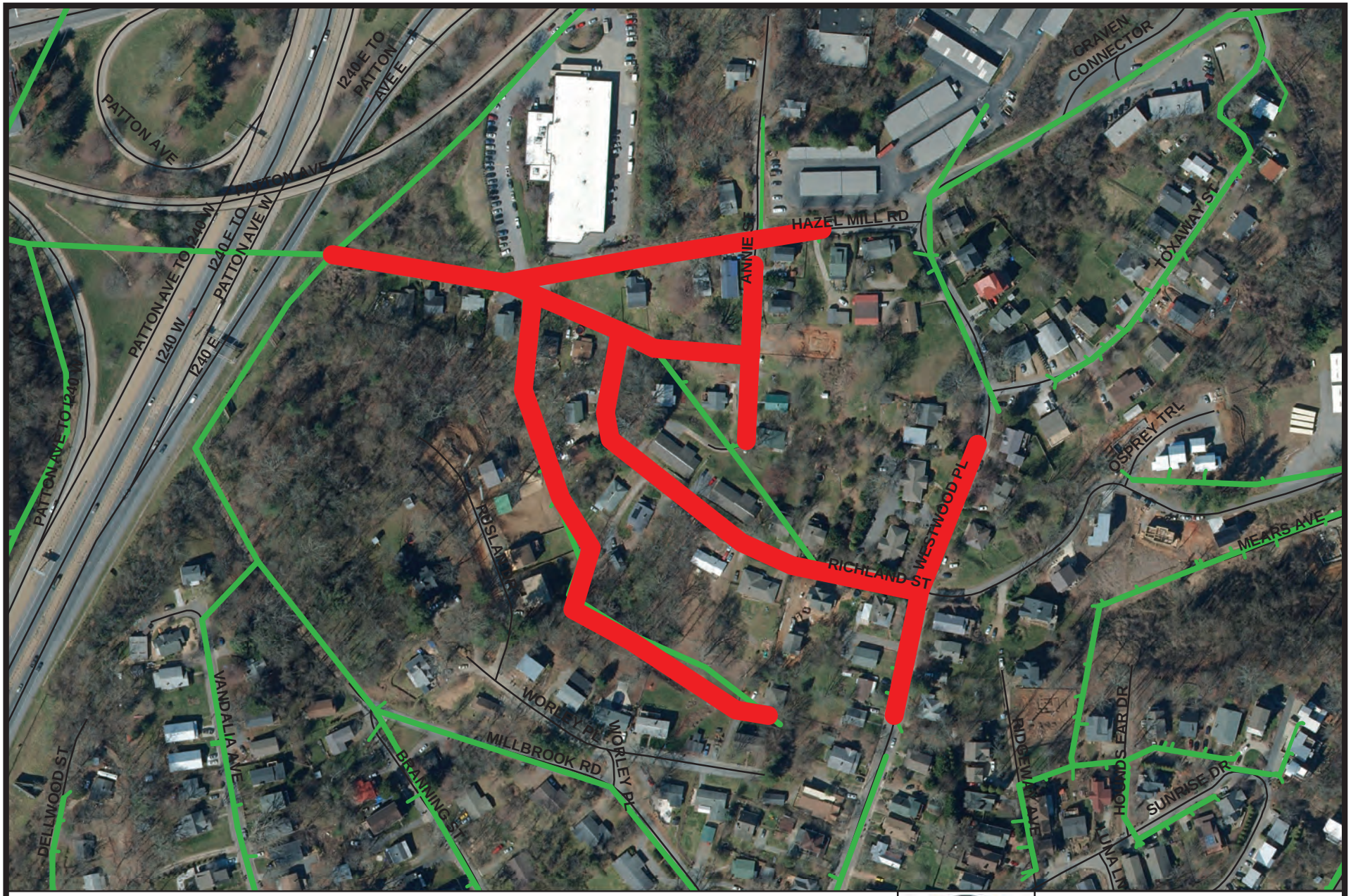
DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/25	EST. COST JAN - JUNE 2026	BUDGET FY 26-27
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	$26,350.00	$26,350.00		
55330 - DESIGN				
55340 - PERMITS	$1,000.00		$1,000.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	$16,700.00	$12,264.00	$4,436.00	
55370 - LEGAL FEES	$34,003.00	$34,003.00		
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	$156,000.00	$121,937.00	$34,063.00	
55400 - APPRAISAL	$4,000.00		$4,000.00	
55410 - CONDEMNATION	$16,000.00		$16,000.00	
55420 - CONSTRUCTION	$2,704,000.00			$2,704,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	$4,000.00			$4,000.00
55450 - SURVEY - ASBUILT	$10,200.00			$10,200.00
TOTAL AMOUNT	**$2,972,253.00**	**$194,554.00**	**$59,499.00**	**$2,718,200.00**

ENGINEER:	MSD	**SA**	
R.O.W. ACQUISITION:	MSD	**# PLATS: [29]**	
CONTRACTOR:			
CONSTRUCTION ADM:	MSD		
INSPECTION:	MSD		

ESTIMATED BUDGETS - FY 28 - 36	
FY 27-28	$0.00
FY 28-29	$0.00
FY 29-30	$0.00
FY 30-31	$0.00
FY 31-32	$0.00
FY 32-33	$0.00
FY 33-34	$0.00
FY 34-35	$0.00
FY 35-36	$0.00

PROJECT DESCRIPTION: This project is located in West Asheville, near the Bowen Bridge, and consists of 3,907 LF of 8-inch ductile iron pipe. The current pipe is 6-inch and 8-inch clay and PVC. Lines are undersized and in poor condition with multiple pipe sags, cracks, and fractures.

SPECIAL PROJECT NOTES:



Hazel Mill Road at Richland Street
Project No. 2014016

NOT TO SCALE

METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 21, 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 206 Padgettown Road Extension MSD Project No. 2024251.

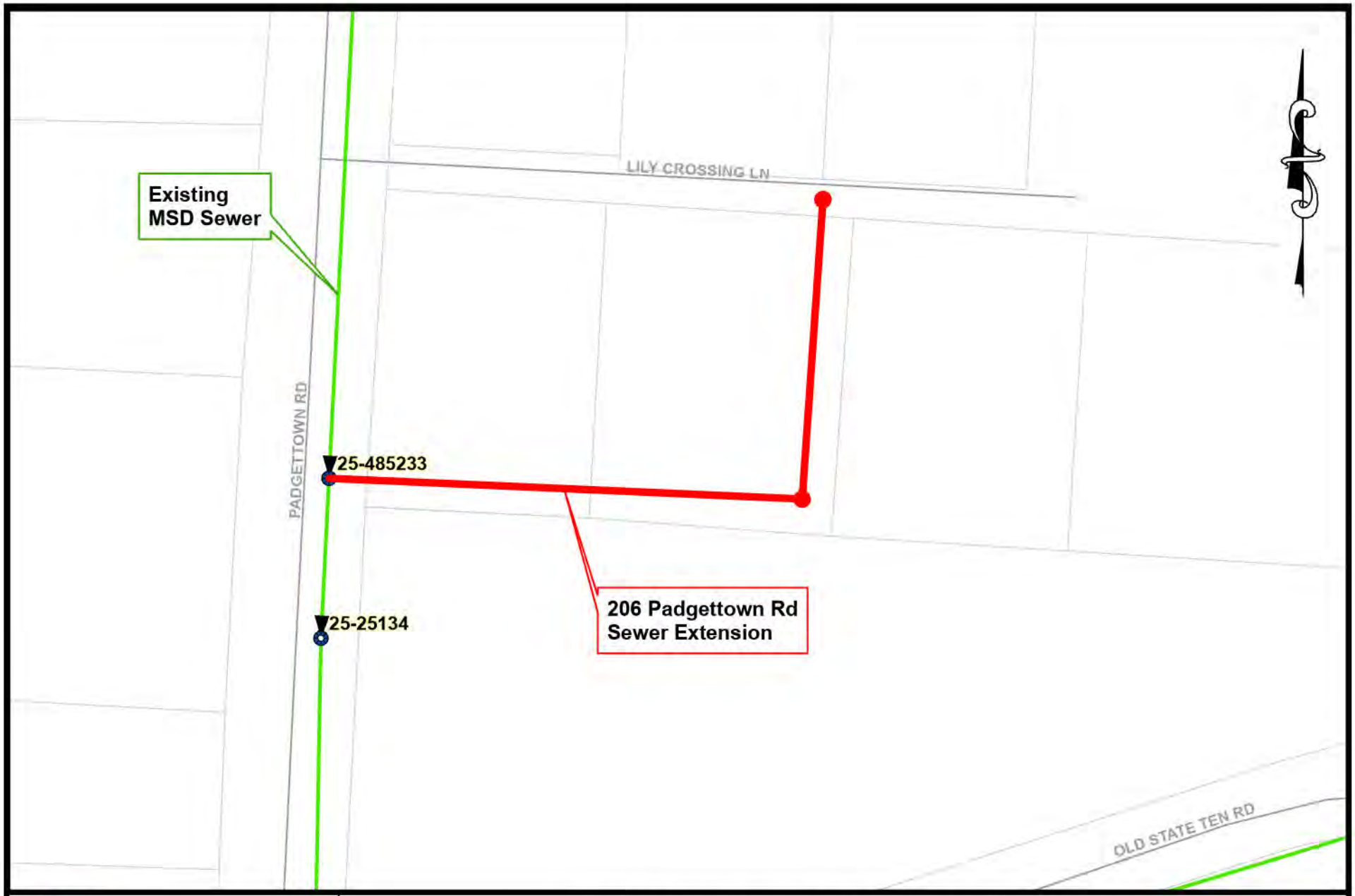
BACKGROUND: This project is located inside the District boundary along Padgettown Road in Buncombe County, NC. The developer of the project was Chad Franklin with AHF & K, LLC.

This project included the extension of approximately 244 linear feet of 8-inch public gravity sewer to serve the Residential Development.

A Wastewater Allocation of 1,575 GPD was approved for the proposed Seven (7) Single-Family Units. The estimated cost of the sewer construction was $75,000.

All MSD requirements have been met.

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



MSD
Engineering Division

206 Padgettown Rd Sewer Extension
MSD Project # 2024251

Metropolitan Sewerage District of Buncombe County

10/2/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 21, 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 Double R Farm Extension MSD Project No. 2022200.

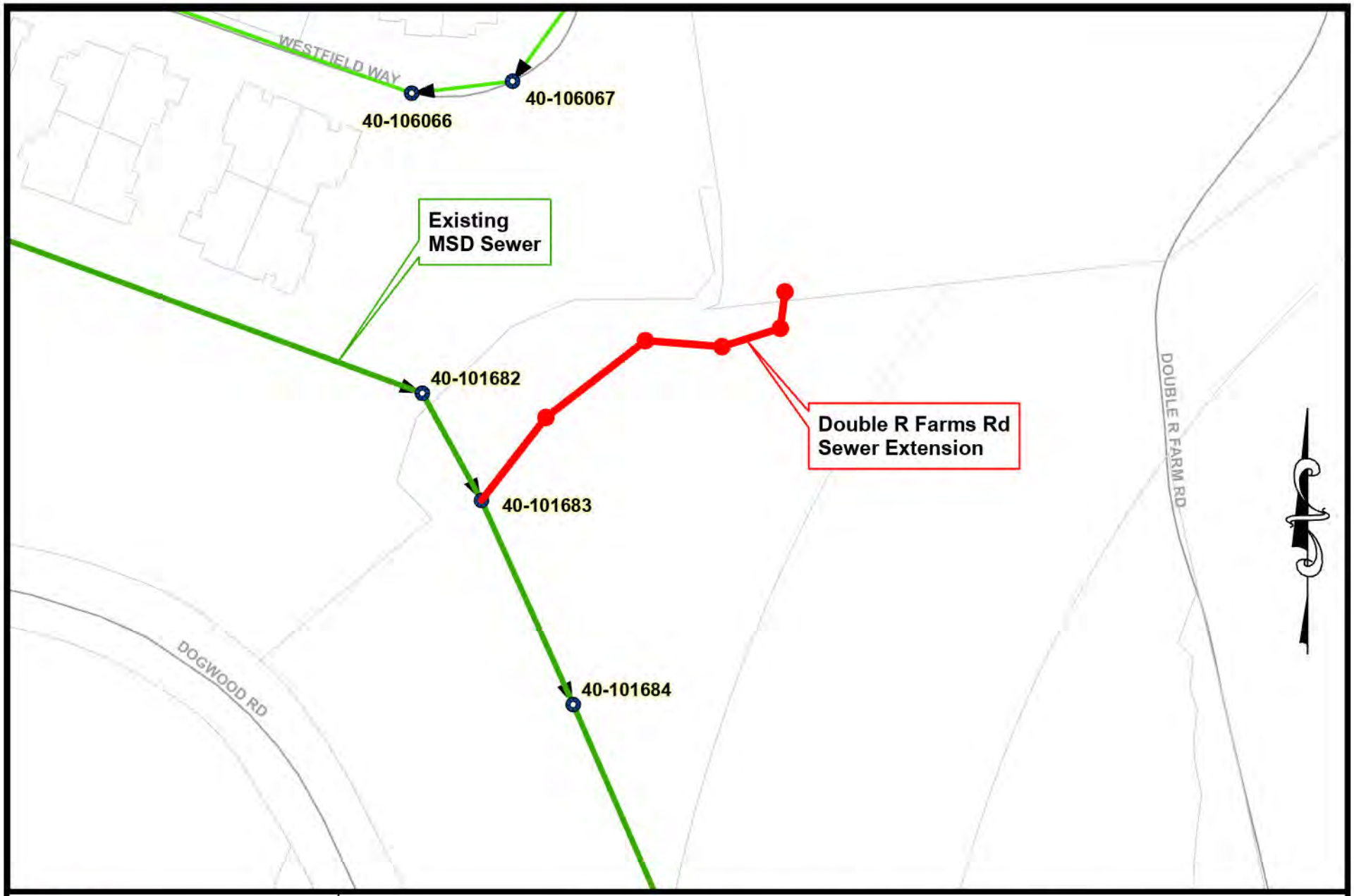
BACKGROUND: This project is located inside the District boundary along Double R Farm Road in Buncombe County, NC. The developer of the project was Oleg Romashchuk with Black Tie Solutions.

This offsite portion of the project included the extension of approximately 263 linear feet of 8-inch public gravity sewer to serve the proposed Residential Development.

A Wastewater Allocation of 2,100 GPD was approved for the proposed Seven (7) Single-Family Units. The estimated cost of the offsite sewer construction was $52,900.

All MSD requirements have been met.

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



MSD
Engineering Division

Double R Farms Rd Sewer Extension
MSD Project # 2022200

Metropolitan Sewerage District of Buncombe County

10/2/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 21, 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 Evado at Taproot Extension MSD Project No. 2023050.

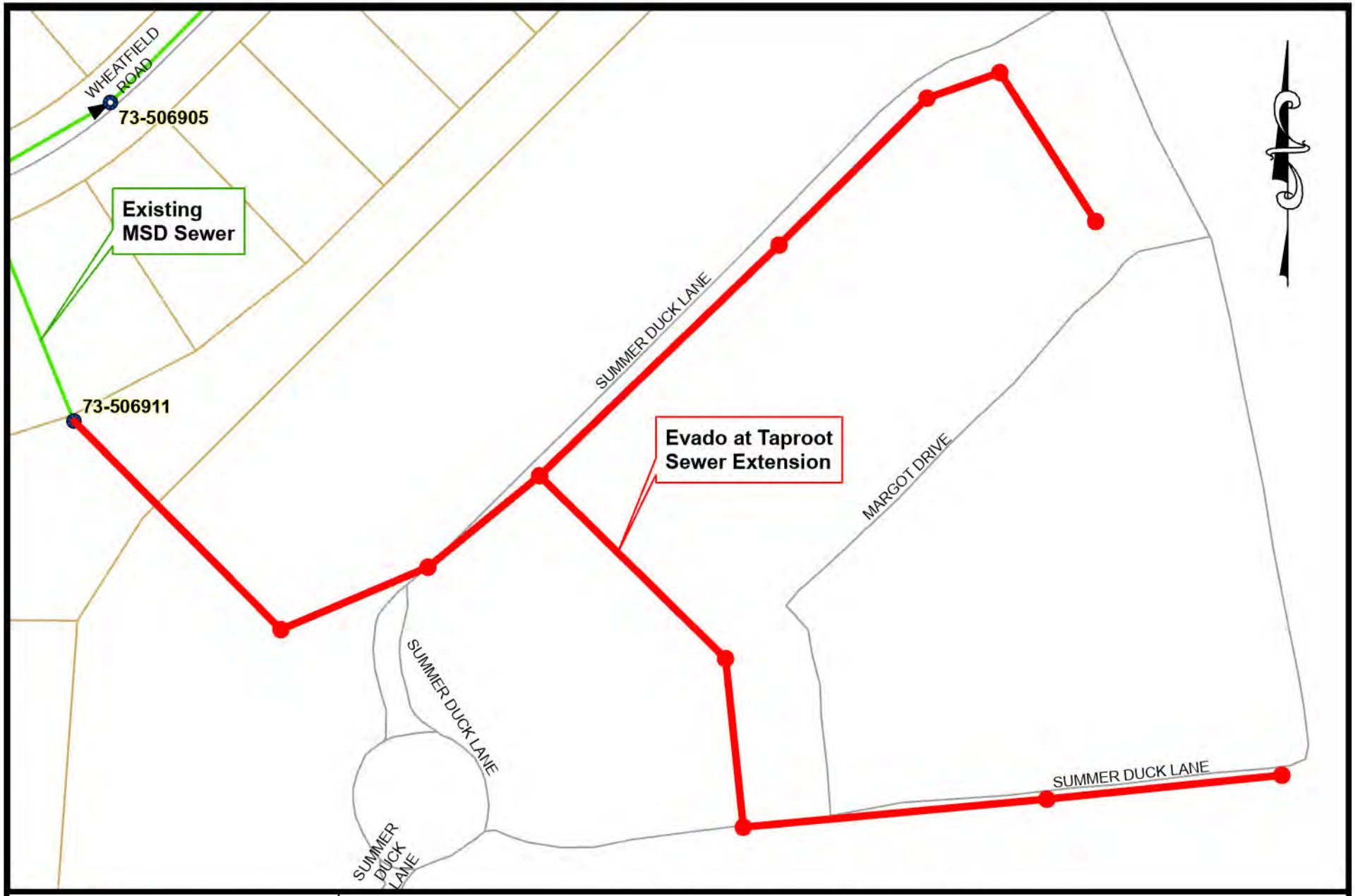
BACKGROUND: This project is located inside the District boundary along Butler Bridge Road in Henderson County, NC. The developer of the project was Alec Gregg with Orange Capital Advisors.

This project included the extension of approximately 1,458 linear feet of 8-inch public gravity sewer to serve the Residential Development.

A Wastewater Allocation of 69,750 GPD was approved for the proposed Three-Hundred and Ten (310) Multi-Family Units and Amenity Buildings. The estimated cost of the sewer construction was $160,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Evado at Taproot Sewer Extension
MSD Project # 2023050

Metropolitan Sewerage District of Buncombe County

10/2/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 21, 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 Old Charlotte Phase 2 Extension MSD Project No. 2024059.

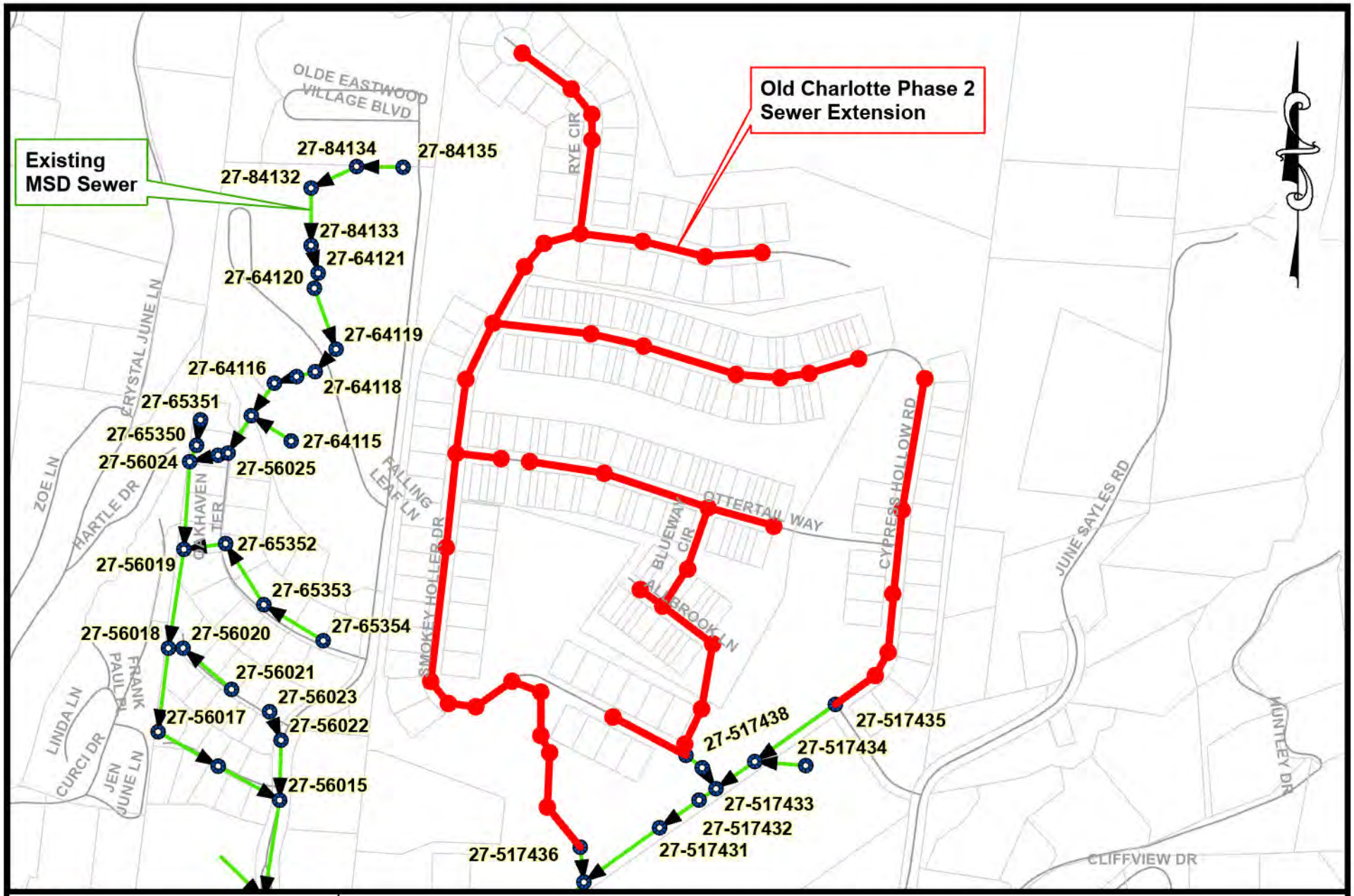
BACKGROUND: This project is located inside the District boundary along Old Charlotte Highway in Buncombe County, NC. The developer of the project was Andrew Levin with OCH Development, LLC.

This project included the extension of approximately 6,866 linear feet of 8-inch public gravity sewer to serve the Residential Development.

A Wastewater Allocation of 56,325 GPD was approved for the proposed Two-Hundred and Twenty-One (221) Single-Family Units. The estimated cost of the sewer construction was $1,750,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Old Charlotte Phase 2 Sewer Extension
MSD Project # 2024059

Metropolitan Sewerage District of Buncombe County

10/2/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 21, 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 Riverside Dr Extension MSD Project No. 2025065.

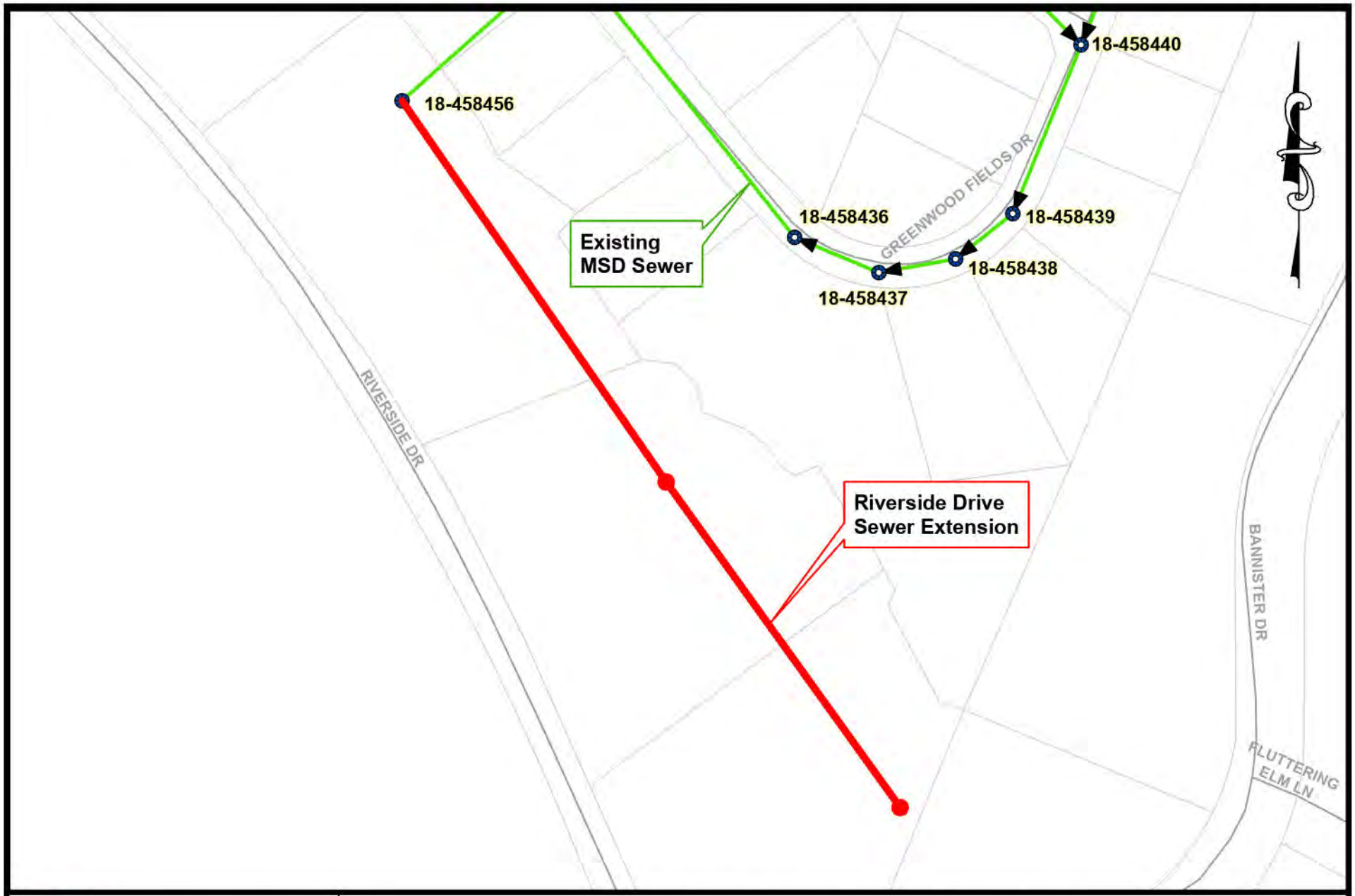
BACKGROUND: This project is located inside the District boundary along Old Marshall Highway in Buncombe County, NC. The developer of the project was Oleg Romashchuk with Black Tie Solutions, Inc.

This project included the extension of approximately 525 linear feet of 8-inch public gravity sewer to serve the Residential Development.

A Wastewater Allocation of 2,925 GPD was approved for the proposed Thirteen (13) Single-Family Units. The estimated cost of the sewer construction was $39,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Riverside Drive Sewer Extension
MSD Project # 2025065

Metropolitan Sewerage District of Buncombe County

10/2/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 21, 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 Riverstone Phase 3 Extension MSD Project No. 2023015.

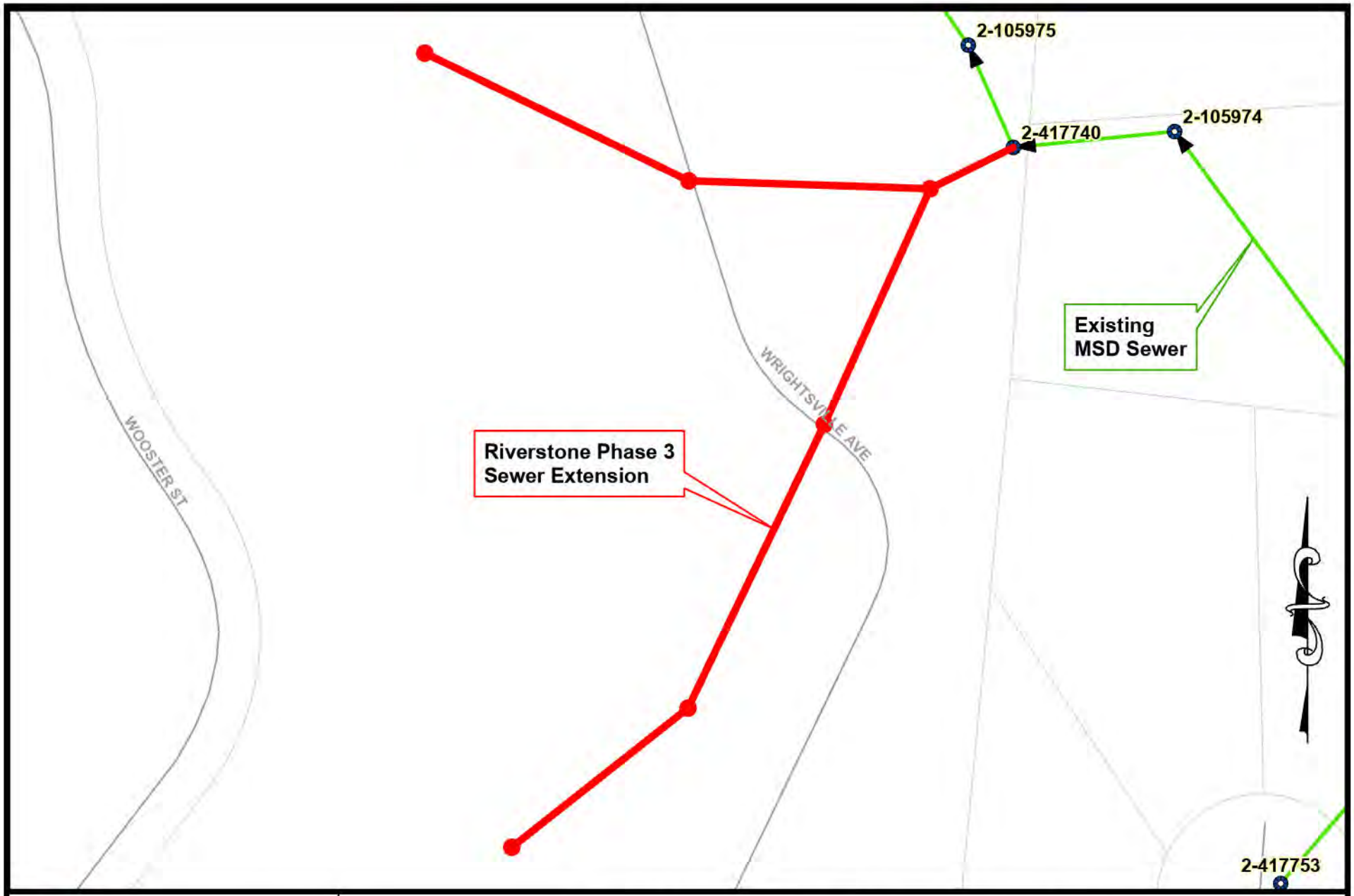
BACKGROUND: This project is located inside the District boundary along Airlie Road in Buncombe County, NC. The developer of the project was Mark Maynard with Riverstone Land Holdings, LLC.

This project included the extension of approximately 660 linear feet of 8-inch public gravity sewer to serve the Residential Development.

A Wastewater Allocation of 26,100 GPD was approved for the proposed One-Hundred and Sixteen (116) Multi-Family Units. The estimated cost of the sewer construction was $150,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Riverstone Phase 3 Sewer Extension
MSD Project # 2023015

Metropolitan Sewerage District of Buncombe County

10/2/2026

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 21, 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 Star Point Extension MSD Project No. 2023003.

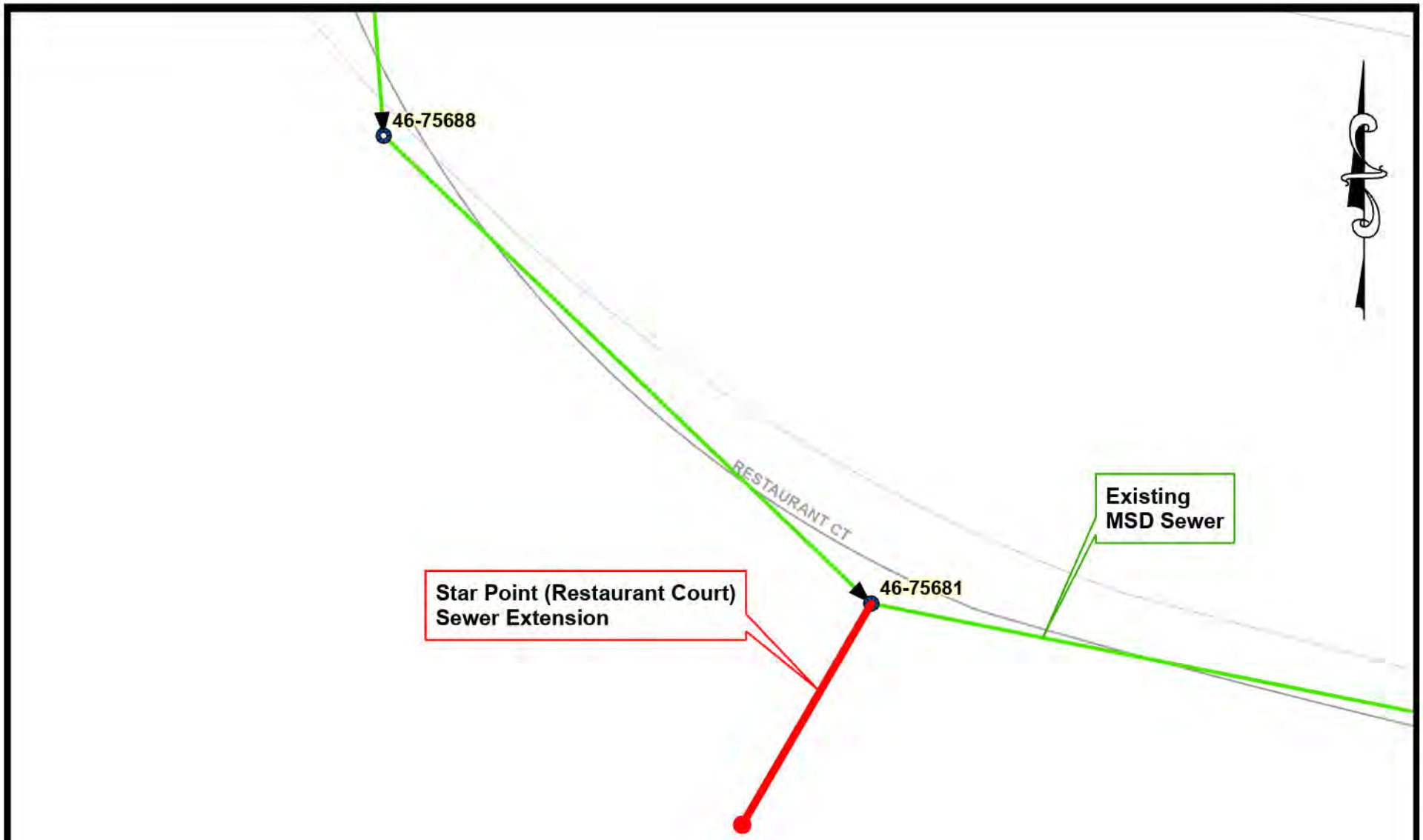
BACKGROUND: This project is located inside the District boundary along Restaurant Court in the City of Asheville, NC. The developer of the project was Rich Olejniczak with Mountain Housing Opportunities, Inc.

This project included the extension of approximately 22 linear feet of 8-inch public gravity sewer to serve the Residential Development.

A Wastewater Allocation of 14,000 GPD was approved for the proposed Seventy (70) Multi-Family Units and Amenity Buildings. The estimated cost of the sewer construction was $55,000.

All MSD requirements have been met.

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



MSD
Engineering Division

Star Point (Restaurant Court) Sewer Extension
MSD Project # 2023003

Metropolitan Sewerage District of Buncombe County

10/2/2026

Metropolitan Sewerage District of Buncombe County
BOARD INFORMATIONAL ITEM

Meeting Date: October 21, 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 August 31, 2026

Background

Each month, staff presents to the Board an investment report for all monies in bank accounts and specific investment instruments. The total investments as of August 31, 2026 were $69,986,343. The detailed listing of accounts is available upon request. The average rate of return for all investments is 3.893%. These investments comply with North Carolina General Statutes, Board written investment policies, and the District's Bond Order.

The attached investment report represents cash and cash equivalents as of August 31, 2026 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of August 31, 2026 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is $ 38,951,126.

Total Cash & Investments as of 08/31/2026		69,986,343
Less:		
Budgeted Commitments (Required to pay remaining		
FY27 budgeted expenditures from unrestricted cash)		
Construction Funds	(74,507,848)	
Operations & Maintenance Fund	(20,716,314)	
		(95,224,162)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(65,733)	
FY27 Principal & Interest Due	(1,253,627)	
		(1,319,360)
District Reserve Funds		
Fleet Replacement	(2,379,741)	
Pump Replacement	(216,542)	
WWTP Replacement	(550,484)	
Maintenance Reserve	(1,426,984)	
		(4,573,751)
District Insurance Funds		
General Liability	(104,088)	
Worker's Compensation	(167,657)	
Post-Retirement Benefit	(3,557,644)	
Self-Funded Employee Medical	(3,990,807)	
		(7,820,196)
Designated for Capital Outlay		(38,951,126)

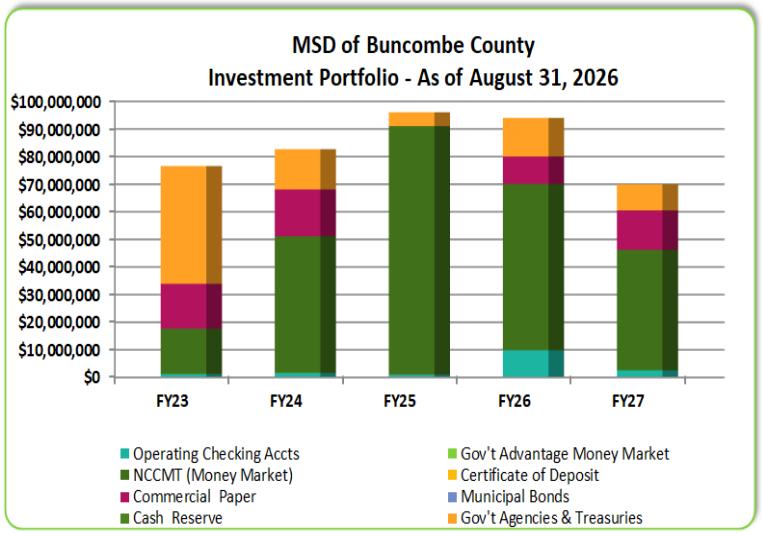
Staff Recommendation
None - Information Only.

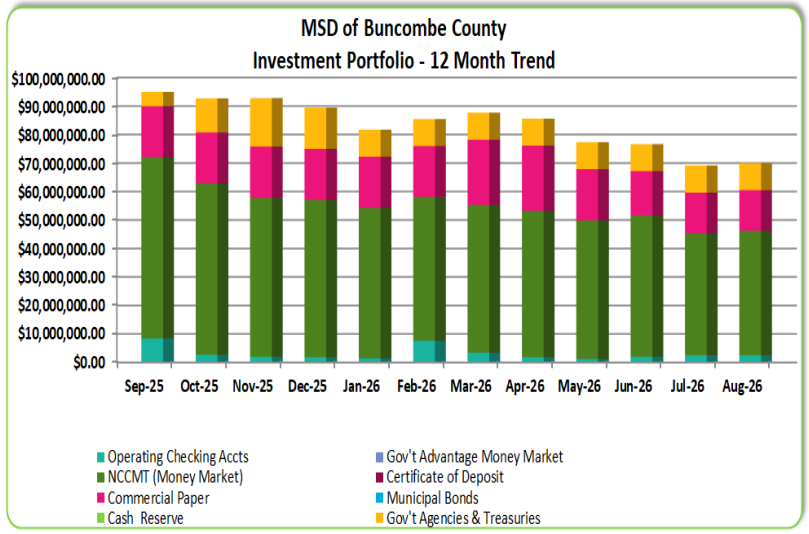
Action Taken
Motion by: to ☐Approve ☐Disapprove
Second by: ☐Table ☐Send to Committee
Other:
Follow-up required:
Person responsible: Deadline:

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	$ -		$ 65,733			$ -	$ -		$ 65,733
Held by MSD	2,551,115	0	43,607,024	-	14,268,596	-		9,493,875	69,920,610
	$ 2,551,115	$ -	$ 43,672,757	$ -	$14,268,596	$ -	$ -	$ 9,493,875	$ 69,986,343

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	13.57%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	19.53%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	63.25%	All funds invested in CD's, operating checking accounts, Gov't Advantage money market
Checking Accounts:	100%		are fully collaterlized with the State Treasurer.
Operating Checking Accounts		3.65%	
Gov't Advantage Money Market		0.00%	





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

Summary of Asset Transactions

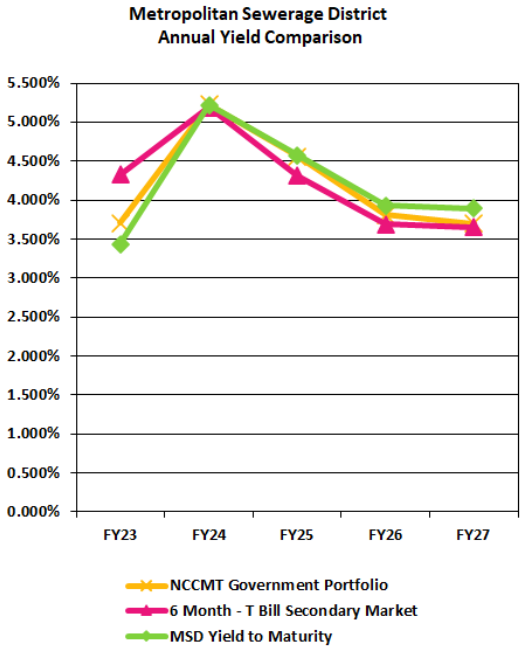
	Original Cost	Market	Interest Receivable
Beginning Balance	$ 57,250,476	$ 57,320,982	$ 124,736
Capital Contributed (Withdrawn)	921,175	921,175	
Realized Income	102,811	102,811	-
Unrealized/Accrued Income		49,095	31,000
Ending Balance	$ 58,274,462	$ 58,394,062	$ 155,736

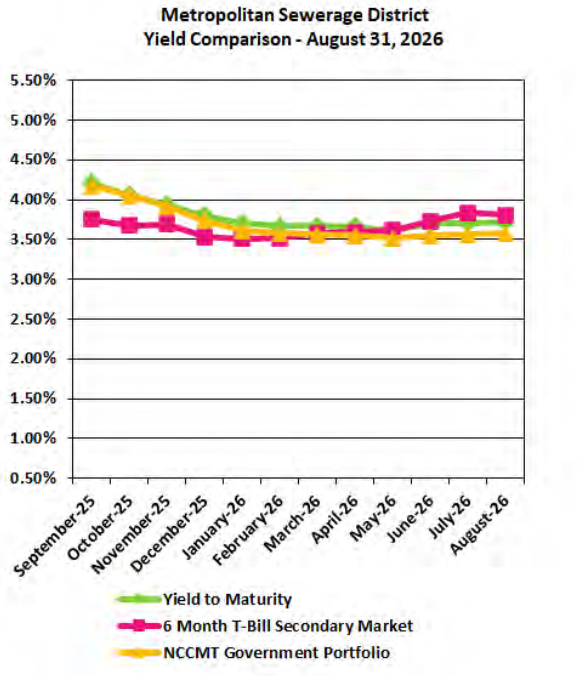
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	$ 48,780,586	$ 153,108
Securities/CD's 91 to 365 Days	2,498,375	$ 7,842
Securities/CD's > 1 Year	6,995,500	$ 21,957
	$ 58,274,462	$ 182,906

Month End Portfolio Information

Weighted Average Maturity	109
Yield to Maturity	3.72%
6 Month T-Bill Secondary Market	3.81%
NCCMT Government Portfolio	3.58%

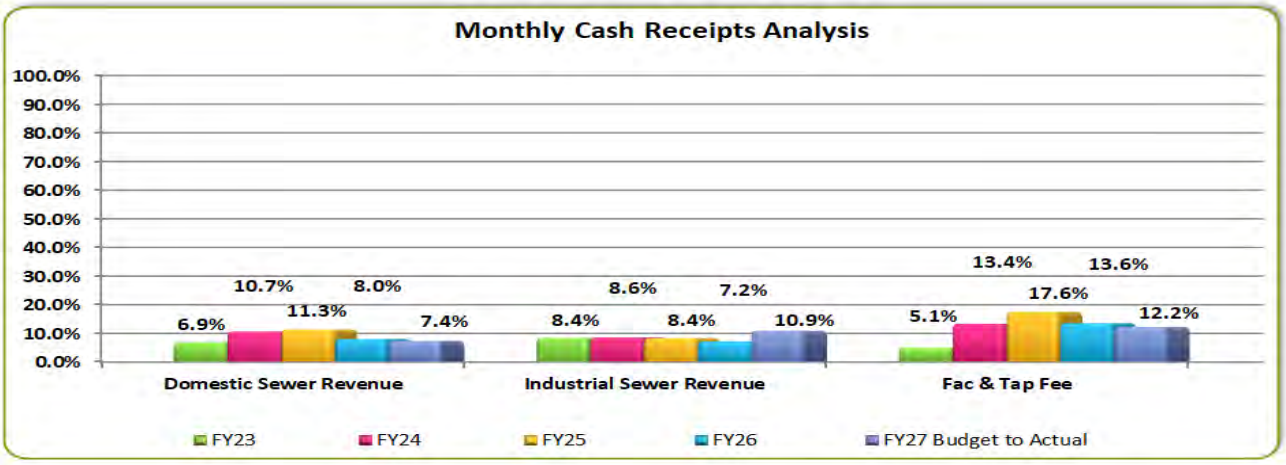




Metropolitan Sewerage District

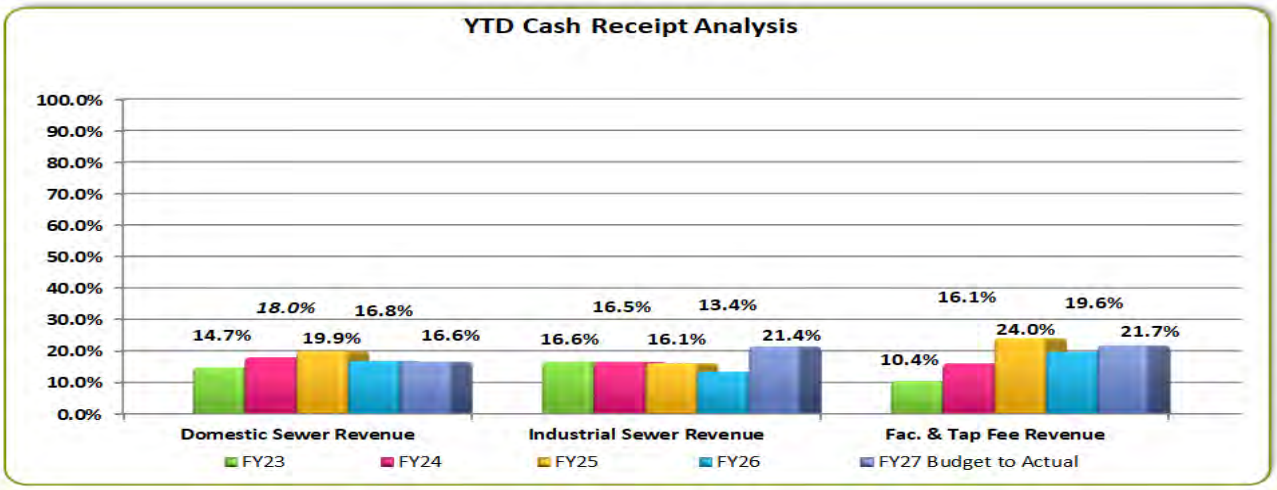
Analysis of Cash Receipts

As of August 31, 2026



Monthly Cash Receipts Analysis:

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



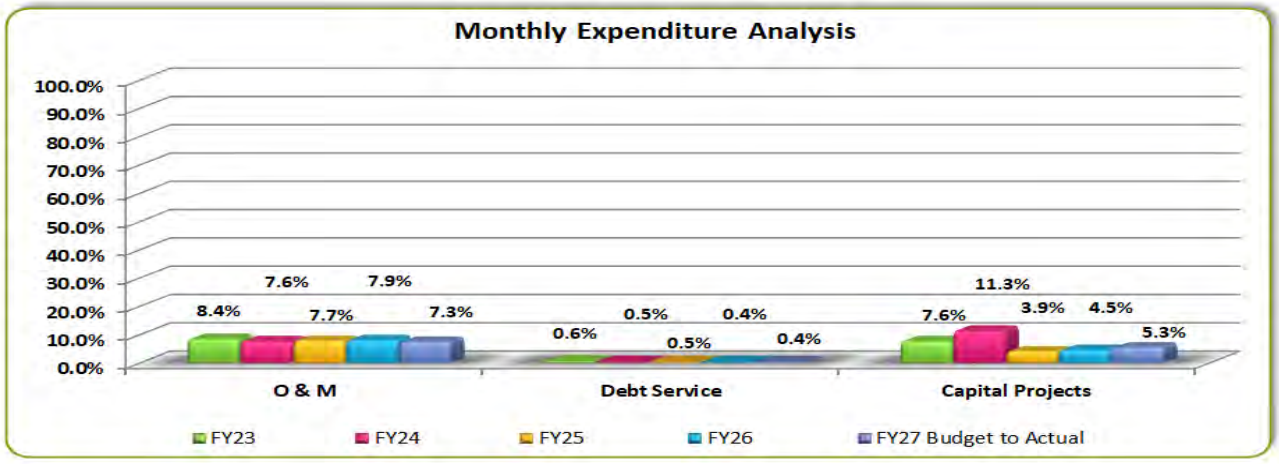
YTD Actual Revenue Analysis:

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

Metropolitan Sewerage District

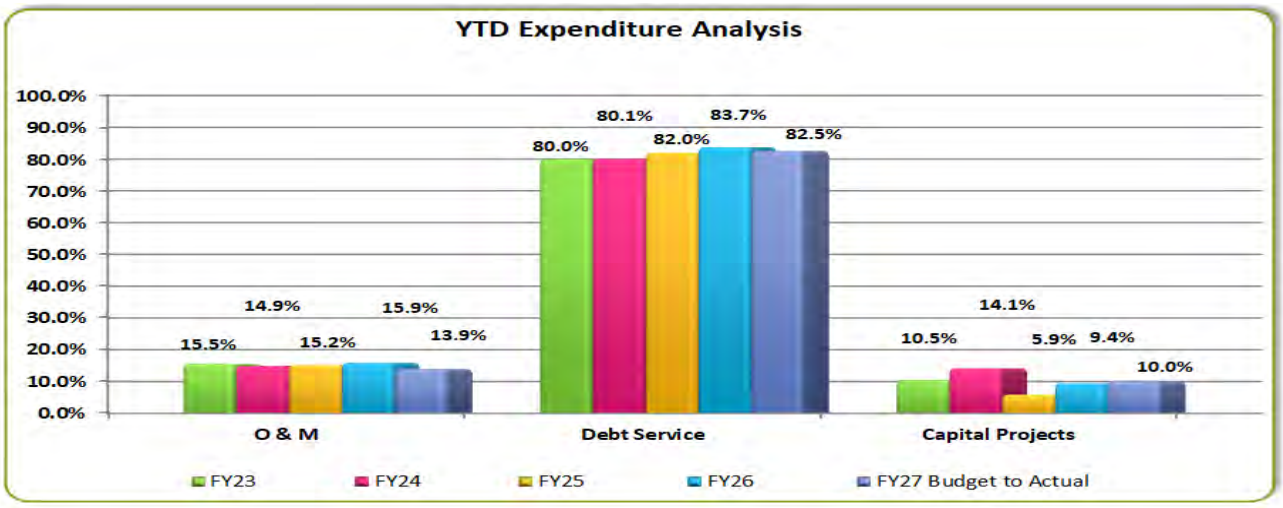
Analysis of Expenditures

As of August 31, 2026



Monthly Expenditure Analysis:

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



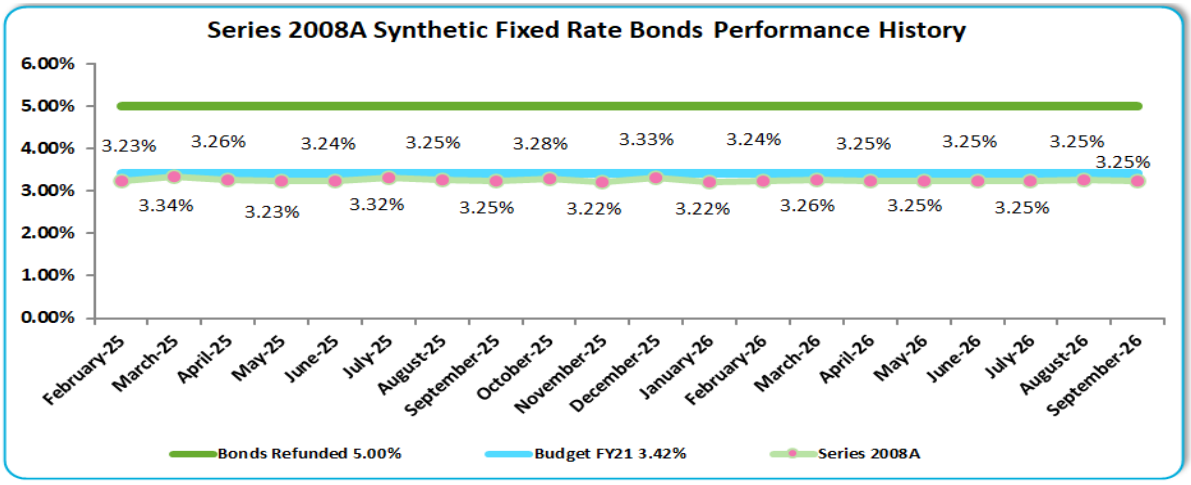
YTD Expenditure Analysis:

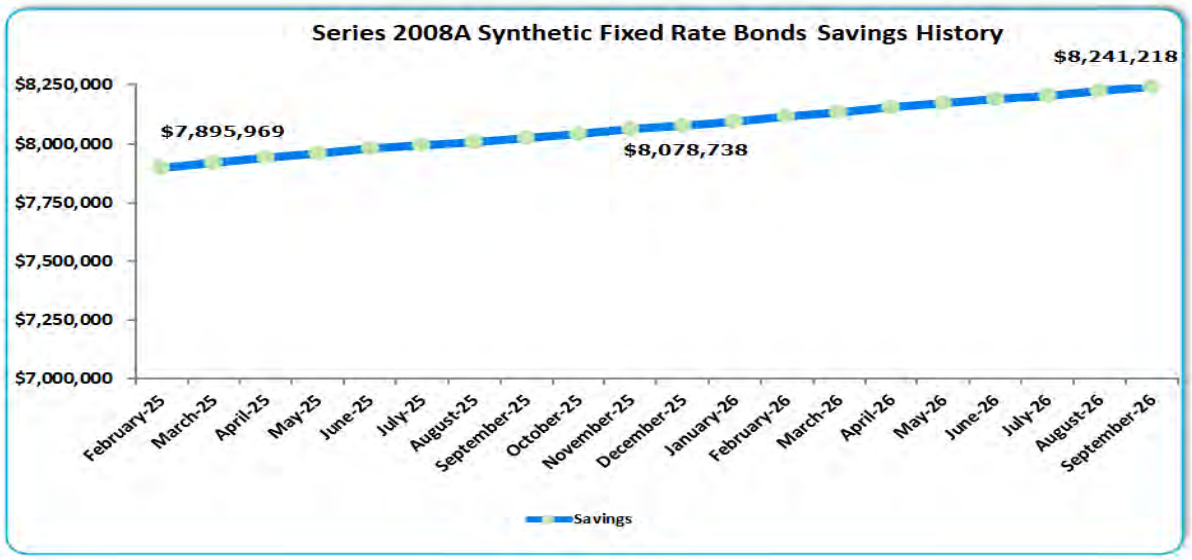
* YTD O&M expenditures are considered reasonable based on historical trends.
* Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
* Due to nature and timing of capital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

Metropolitan Sewerage District

Variable Debt Service Report

As of September 30, 2026





Series 2008A:

* Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is $8,241,218 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 receive $17,527 to terminate the existing Bank of America Swap Agreement.

STATUS REPORTS

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
500 Ridgefield Court FM Repair	Asheville	28806	65	8/25/2026	325107	M. Hensley	8/25/2026	65	Complete
Upper Glendale Avenue Phase I	Asheville	28803	400	7/29/26 - 8/31/26	310029	Matthews	8/28/2026	407	Complete
Virginia Ave @ Lufty Ave Phase I	Asheville	28806	250	7/27/26 - 8/31/26	48988	McDevitt	8/28/2026	285	Complete
48 Dogwood Knl Creek Crossing Rehab	Asheville	28805	39	9/2/2026	324321	Cantrell	9/2/2026	39	Complete
Cane Street Pipe Repair	Asheville	28806	128	8/25/2026	324087	G. Hensley	8/25/2026	128	Complete
503 Park Street	Swannanoa	28778	125	9/14/6 - 10/1/6	318241	Matthews / KRG	9/14/2026	125	Complete
8 Village Lane Rehabilitation	Asheville	28803	103	9/14/6 - 10/1/6	320777	Matthews / KRG	9/15/2026	103	Complete
2510 Hendersonville Rd Manhole Replacement	Arden	28704	8	9/18/2026	325537	G. Hensley	9/18/2026	8	Complete
Virginia Ave @ Lufty Ave Phase II	Asheville	28806	400	9/29/26 - 9/30/26	325282	McDevitt	9/30/2026	421	Complete
Upper Glendale Avenue Phase II	Asheville	28803	288	9/1/26 - 10/9/26	325281	Matthews			Construction 90% complete
Virginia Ave @ Lufty Ave Phase III	Asheville	28806	1127	10/1/26 - 11/15/26	325282	Lunsford			Construction underway
Dogwood Lane at Gendale Ave	Asheville	28803	329	10/9/26 - 11/1/26	324551	Matthews			Ready for construction
15 Weaver Hill Rd Sewer Rehab	Asheville	28805	150	9/15/26 -10/1/26	318623	TBA			Ready for construction
Glen Falls Rd Sewer	N Asheville	28804	643	FY 26/27	324137	TBA			Ready for construction
Vandalia Ave Sewer Rehabilitation	Asheville	28806	1325	FY 26/27	248041	TBA			Ready for construction
Syrlin Street @ Edgewood Road	Asheville	28804	725	FY 25/26	228045	TBA			Ready for construction
Knauth Rd Rehabilitation Ph. 2	Asheville	28805	346	FY 26/27	275867	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
48 Clarendon Road Sewer Rehabiliation	Asheville	28806	500	FY 26/27	258562	TBA			In Design
72 Mimosa Dr Sewer Rehabilitation	Asheville	28804	440	FY 26/27	207261	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
8 Ellenwood Dr	Asheville	28804	300	FY 25/26	308431	TBA			Preliminary Engineering

CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2026 to 8/31/2026

	Dig Ups	Emergency Dig Ups	Dig Up ML Ftg	Dig Up SL Ftg	Manhole Repairs	Taps Installed	ROW Ftg	IRS Rehab Ftg *	Const Rehab Ftg *	D-R Rehab Ftg *	Manhole Installs	Bursting Rehab Ftg *	Total Rehab Ftg *
July 2026	25	9	88	698	21	18	3,730	0	0	490	2	70	560
August 2026	30	8	63	561	22	18	16,060	0	193	692	5	0	885
Grand Totals	**55**	**17**	**151**	**1,259**	**43**	**36**	**19,790**	**0**	**193**	**1182**	**7**	**70**	**1445**

*** Used to calculate Total Rehab Footage**

CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE REPSONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2026	110	24	33
	August, 2026	92	22	37
		202	**23**	**35**
NIGHT 1ST RESPONDER				
	July, 2026	42	23	32
	August, 2026	48	29	25
		90	**26**	**28**
ON-CALL CREW *				
	July, 2026	18	45	37
	August, 2026	31	57	38
		49	**53**	**38**
Grand Totals:		**341**	**28**	**33**

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

PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2026 to August 31, 2026

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2026							
July	128,273	1,167	4,144	132,417	16,971	608	1,282
August	85,341	1,795	5,833	91,174	20,258	0	0
Grand Total:	**213,614**	**2,962**	**9,977**	**223,591**	**37,229**	**608**	**1,282**
Avg Per Month:	**106,807**	**1,481**	**4,989**	**111,796**	**18,615**	**304**	**641**

Right of Way Section
2nd Quarter Summary
Open Projects

Project	*Total ROW Budget*	*Total Expends to Date*	*Comment*
Homeland Park PSR	$13,307	$0	Access 40% complete with 0% of budget expended to date.
ITT Pump Station Replacement	$116,964	$53,122	Access 50% complete (will proceed to construction with ROE's on three State Owned parcels) with 40% of budget expended to date
Montford Ave. @ Montford Park	$87,109	$110,389	Access 100% with one condemnation pending and 127% of budget expended to date.
New Haw Creek @ Cisco Road	$35,822	$9,831	Access 37% complete with 27% of budget expended to date.
Old Turnpike Road @ Azalea Road Rehabilitation	$94,347	$51,964	Access 83% complete with 55% of budget expended to date.

CAPITAL IMPROVEMENT PROGRAM **STATUS REPORT SUMMARY** **October 14, 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	11/1/2026	$ 20,986,375.00	99%	New Pump Station #1 is in operation. Work at Weaverville #2 being finalized.
OLD COUNTY HOME ROAD	Asheville	Terry Brothers Construction Co.	7/16/2025	9/19/2025	1/1/2027	$ 2,874,835.00	90%	All pipe work complete with the exception of Line D and the Leicester Hwy crossing. NCDOT approval has been received. remobilization by Terry Brothers expected in November, 2026.
INTERMEDIATE CLARIFIER TROUGH PHASE 2	WRF	Cove Utility	10/15/2025	11/3/2025	11/1/2026	$ 1,464,000.00	88%	New underdeck equipment installation complete. Inspection and final grout work being scheduled.
CARRIER BRIDGE PUMP STATION REPLACEMENT	Asheville	Ruby Collins	7/16/2025	11/3/2025	8/19/2028	$ 75,378,958.00	19%	Poring foundation for pump station. Boring for new pileline. Setting up forcemain bypass
ASH LAGOON OVERFLOW REHABILITATION	WRF	TP Howard	12/17/2025	9/21/2026	11/20/2026	$ 162,275.00	65%	Work has begun and new structure is operational
WEST CITY VIEW	Woodfin	KRG Utility	12/17/2025	4/13/2026	11/1/2026	$ 321,880.00	97%	Working on final punchlist.
JONESTOWN RD AT RIVERSIDE DR	Woodfin	Terry Brothers Construction Co.	9/9/2025	4/22/2026	11/1/2026	$ 722,690.00	99%	Final Walkthrough being scheduled.
MONTFORD AVE AT MONTFORD PARK	Woodfin	Terry Brothers Construction Co.	10/20/2025	8/24/2026	12/22/2026	$ 645,430.00	65%	Approximately 600 LF of pipeline installed to date
KIMBERLY AVE AT SEDLEY AVE	Woodfin	Terry Brothers Construction Co.	9/24/2025	6/15/2026	2/10/2027	$ 965,866.00	90%	Concrete is complete, pavement work being scheduled.
INTERCEPTOR ASSESSMENT & CLEANING PH 2	Buncombe Co	Duke's Root Control	8/16/2026	10/12/2026	7/9/2027	$ 876,384.00	0%	Pre-Construction Meeting 9/22/2026
LINING CONTRACT #10	Buncombe Co	CaJenn Construction Co	8/16/2026	10/12/2026	6/30/2027	$ 3,146,819.00	0%	Pre-Construction Meeting 9/29/2026
ITT PUMP STATION REPLACEMENT	Buncombe Co	Morgan Contracting	8/16/2026	11/2/2026	10/28/2027	$ 6,165,935.00	0%	Pre-Construction Meeting 10/2/2026

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

October 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	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Final Inspection complete, awaiting close-out docs
17	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
18	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	Waiting on Testing
19	Butler Road Apartments	2024011	Asheville	28704	279	1,205	10/7/2025	Waiting on Final Inspection
20	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
21	Glen Bridge Townhomes	2024295	Asheville	28704	10	444	4/24/2026	In construction
22	Birch Hill Phase 2	2025098	Asheville	28806		284	12/16/2025	Waiting on Testing
23	Clarendon Road Houses	2025122	Asheville	28806	5	351	8/25/2026	Waiting on Testing
24	Deerfield Episcopal Retirement Community	2025143	Asheville	28803	1	3,214	1/27/2026	In construction
25	Los Nenes Bakery	2025181	Asheville	28806	1	125	9/22/2026	Pre-con held, construction not yet started
26	327 Haywood Road	2025266	Asheville	28806	13	412	3/20/2026	Final Inspection complete, awaiting close-out docs
27	652 Sand Hill Sewer Extension	2026118	Asheville	28806	10	367	9/2/2026	In construction
28	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
29	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
30	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
31	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	Waiting on Final Inspection
32	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
33	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
34	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	Final Inspection complete, awaiting close-out docs
35	Glenn Bridge Rental Units	2022062	Buncombe Co.	28704	120	3,501	8/26/2026	Pre-con held, construction not yet started
36	Northridge Farms	2022139	Buncombe Co.	28787	468	548	12/10/2025	In construction
37	Crossroads Phase 2	2023091	Buncombe Co.	28806	6	900	1/27/2026	Waiting on Testing
38	The Apex at Brevard	2023202	Buncombe Co.	28704	197	859	9/23/2025	Waiting on Final Inspection
39	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
40	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Waiting on Final Inspection
41	Altitude Apartments	2024096	Buncombe Co.	28704	114	340	8/8/2025	Waiting on Final Inspection
42	Pinner Road/Woodlights Trail	2024123	Buncombe Co.	28704	3	116	7/15/2025	Pre-con held, construction not yet started
43	The One at Candler	2024125	Buncombe Co.	28715	336	2,920	10/28/2025	In construction
44	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Final Inspection complete, awaiting close-out docs
45	High Hopes Subdivision	2024158	Buncombe Co.	28806	19	146	8/4/2026	In construction
46	Carolina Wren MHP	2024175	Buncombe Co.	28806	55		1/20/2026	In construction
47	Parkview at Cedar Ridge	2024266	Buncombe Co.	28803	128	645	4/7/2026	Waiting on Testing
48	220 Ledbetter Road	2024279	Buncombe Co.	28704	29	761	5/27/2026	In construction
49	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Waiting on Final Inspection
50	Fox Property	2024291	Buncombe Co.	28787	51	1,055	9/30/2025	Waiting on Testing
51	Lake Eden Subdivision	2025075	Buncombe Co.	28711	37	2,418	5/22/2026	In construction
52	Belcrest at Biltmore Park	2025129	Buncombe Co.	28803	357	2,164	2/25/2026	In construction
53	Rocky River Apartments	2025215	Buncombe Co.	28804	120	740	7/24/2026	In construction
54	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
55	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
56	Mountain Green Landscaping	2022019	Fletcher	28732	3	427	7/2/2025	Final Inspection complete, awaiting close-out docs
57	Asheville Airport Parkinig Lot Sewer Reloc	2023135	Fletcher	28732	0		8/8/2023	In construction
58	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Final Inspection complete, awaiting close-out docs
59	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	In construction
60	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	In construction
61	Legacy at Mills River	2022117	Hendersonville	28759	456	9,679	6/18/2025	Pre-con held, construction not yet started
62	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
63	Ohalo Sewer Extension	2024116	Hendersonville	28759	1	764	5/27/2025	Final Inspection complete, awaiting close-out docs
64	Rutledge Road Phase 3	2025078	Hendersonville	28732	28	1,394	2/25/2026	Waiting on Testing
65	School House Road Industrial	2025099	Hendersonville	28759	2	900	12/17/2025	Pre-con held, construction not yet started
66	Orchards at Naples	2025139	Hendersonville	28792	166	863	4/7/2026	In construction
67	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Final Inspection complete, awaiting close-out docs
68	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
69	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Final Inspection complete, awaiting close-out docs
70	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
71	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
72	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		4,190	71,251		