

Woodfin Sanitary Water and Sewer District

Meeting of Board of Trustees

Minutes of March 16th, 2026

Chairman Gordon Maybury called the meeting to order at 5 p.m. In attendance were Larry Hopkins, Vice Chair; Carter James, Secretary; Dr. Joseph Martin, Finance Officer; and Seth Eckard, Executive Director.

Approval of Agenda

The Board of Trustees approved the agenda by unanimous consent.

Approval of Minutes

Trustee James seconded Trustee Hopkins' motion to approve the February 16th, 2026, minutes. The motion carried unanimously.

MSD Report

Ms. Bryson noted that the MSD Board of Directors is evaluating the possible demolition of the Graggy Dam. She noted that it was originally constructed in 1902 and later transferred to MSD to generate hydroelectricity. Ms. Bryson noted that the hydro dam has saved ratepayers over \$9 million in electricity costs over its life.

Public Comment

No one from the public spoke during public comment.

Director's Report

Director Eckard provided the following updates:

Reservoir Level:

The District's reservoir is currently at **100% capacity**.

Lead and Copper Service Line Inventory:

The District has currently identified **1,845 lead and copper service lines** as part of the ongoing inventory process.

New Hire:

We are pleased to welcome **Tyler Parr** as the newest member of the Distribution team. Tyler brings a great attitude and prior maintenance experience from his work at a golf course. His first day with the District was **March 2**.

Certification Earned:

Tyler Helms at the Water Treatment Plant earned his **A-Surface certification** in March. This is the highest level of certification for surface water treatment in North Carolina. With this achievement, Tyler will serve as the plant's **backup Operator in Responsible Charge (ORC)**.

Bylaws Amendment – Rules of Procedure:

Because there were not a full **30 days between the February and March meetings**, the District could not meet the bylaw notice requirement necessary to amend the Rules of Procedure at the March

meeting. A resolution to amend the bylaws and update the Rules of Procedure will be presented to the Board for consideration at the **April meeting**.

Woodfin 5k:

The Woodfin 5k is on April 25th, 2026. We are a gold-level sponsor this year. We anticipate having two to three of our employees participating in the race this year. I plan to man our vendor booth.

FY 2026-2027 Budget:

Director Eckard reported that he and Dr. Martin have begun preliminary work on the budget. He noted that developing the upcoming budget will be challenging due to several anticipated changes in revenue and expenditure. Specifically, he stated that the closure of the Craggy prison laundry facility, a decline in new construction tap requests, and reduced water usage by MSD are expected to result in approximately \$170,000 in lost revenue. He also advised the Board that, because of three years of wholesale rate increases from the City of Asheville, the District will need to budget an additional \$315,000 for water purchases above the amount included in the current fiscal year budget.

New Business

A. Website Launch

The new website officially launched the morning of March 16th. Director Eckard provided an overview of the new website's features and design. Members of the Board thanked staff for their efforts in updating the website, noting how much of a benefit this will be for our customers.

B. Elkwood Property Feasibility Study Presentation

David Green provided the Board with the results of the feasibility study. During his report, he noted that:

- The geotechnical analysis results were conducive to commercial construction on the property.
- There were no zoning or flood plain issues that would prevent development.
- The programming suggested the need for a total combination of 8,200 square feet of administrative, warehouse, and field staff space.
- The estimated cost for construction of the new facility on the property is approximately \$2.3 million

C. Asterra Leak Detection Update

Field Supervisor, Sam Chattin, provided the Board with the results of the second Asterra Leak detection scan. Highlights from Sam's presentation included:

- 80 points of interest found by the scans.
- 22 points of interest yet to be verified as either legitimate leaks or false positives.
- 36 investigated points of interest found no leaks were present. (62% false positive rate)
- To date, 15 leaks have been fixed, and 7 points of interest are currently unresolved.

D. Resolution 2026-03 Community Garden #2 Tap and Water Request

Director Eckard said the Town of Woodfin is considering developing a community garden on Jonestown Road, across from Pope Park. The purpose of the garden is to provide residents with a shared space to grow produce, encourage community engagement, and support local food access initiatives. To support the garden's success, the Town has requested access to a water connection for irrigation. The Woodfin Sanitary Water and Sewer District can provide a water tap and meter for the site.

Staff recommended that the District provide a limited in-kind contribution to support this community initiative. The proposed resolution would:

- Waive the standard water tap fee for one service connection serving the community garden.
- Provide up to **30,000 gallons of water at no charge within a twelve-month period.**
- Require the Town of Woodfin to pay the District's **standard volume rate** for any water usage exceeding 30,000 gallons within the twelve-month period.

This approach allows the District to support a community-focused project while ensuring that water usage beyond the initial allocation is paid for at the District's established rate.

Trustee James seconded Trustee Hopkins' motion to approve Resolution 2026-03. The motion carried unanimously.

Call of the Board

There was no comments from the Board of Trustees this month.

Adjournment

The meeting was adjourned at 6:05 p.m.