Metropolitan Sewerage District

OF BUNCOMBE COUNTY, NORTH CAROLINA

CERTIFIED MAILRETURN RECEIPT REQUESTED

March 25, 2026

The Town of Black Mountain
160 Midland Ave
Black Mountain, NC 28711

Re: **Private Sewer Rehabilitation (PSR) for Carver Ave**
101 Carver Ave
PIN 0609-75-6566
MSD Project: 2022253 Carver Ave at Owenby Ln

Dear Property Owner(s),

You may be aware that approximately 780 linear feet of private 4-inch and 6-inch sewer system serves more than ten (10) properties along Carver Avenue in Black Mountain, North Carolina, including your property at 101 Carver Avenue (PIN 0609-75-6566). This private sewer system, originally installed in the 1950s, is primarily constructed of vitrified clay pipes.

The existing piping is undersized for the area and has developed multiple structural defects over time, requiring frequent maintenance. This private system ultimately connects to the public sewer system owned and operated by the Metropolitan Sewerage District (MSD) within the Carver Avenue right-of-way. Please refer to the attached map for reference, where the highlighted yellow line represents the current private sewer alignment.

MSD, as a public sewer utility, has been performing operation, maintenance, and service response activities for this system under its Private Sewer Rehabilitation (PSR) Program. Due to the frequency of maintenance, the extent of necessary repairs, and the overall deteriorated condition of the system, MSD has determined that full rehabilitation is necessary.

To facilitate the transition of this private sewer system into the public system under the PSR Program, MSD is offering to rehabilitate approximately 780 linear feet of the existing private sewer main at no cost to the property owners. The rehabilitation will primarily be completed through a "dig and replace" method. The new sewer system will be constructed in accordance with North Carolina Department of Environmental Quality (NCDEQ) standards and is expected to have a service life of approximately 50 to 100 years.

In exchange, property owners must grant MSD the necessary easements at no cost. These easements will allow MSD to construct the replacement sewer infrastructure and to operate and maintain the system in perpetuity. The proposed public sewer will generally follow the same alignment as the existing private system, as shown on the attached map.

In order for MSD to move forward with this sewer improvement project, each subject property owner must sign the attached "pre-agreement" and return to MSD by June 30, 2026. After the pre-agreements are received, MSD's Attorney will draft the legal sewer easement agreements (using the easement agreement template attached as Exhibit B to the contract). Please sign and return pages 1 through 4 of the attached legal document:

CONTRACT TO PARTICIPATE IN PRIVATE SEWER REHABILITATION PROGRAM AND CONVEY EASEMENT(S)

Sewer easements are typically 20 ft wide (the "permanent" easement), with an additional temporary "construction" easement of 15 additional feet on either side of the linear sewer line construction.

Should one or more property owners NOT consent to signing this document and convey easements necessary for the public sewer system, then MSD cannot assume responsibility for operation and maintenance of any portion of the line. MSD will no longer conduct any maintenance or sewer overflow response. Individual property owners and those discharging into the line will be legally responsible for the maintenance, overflow response, and compliance with the applicable NCDEQ Regulations.

Please sign and return by mail Pages 1-4 of the attached contract by no later than June 30, 2026. MSD will provide the notary services free of charge, if requested. If you choose not to sign, please respond to that effect.

If you have questions regarding the proposed sewer rehabilitation, please contact Darin Prosser at 828-225-8280 dprosser@msdbc.org. If you have questions regarding the attached contract and easements in general, please contact Wesley Banner at 828-225-264 wesleyb@msdbc.org.

Sincerely,

Darin Prosser, P.E.
Project Engineer
MSD Engineering Division

Enc: PSR Agreement & Exhibits