

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**April 21, 2021**

**1. Call to Order and Roll Call:**

The regular monthly meeting of the Metropolitan Sewerage District Board was held on Wednesday, April 21, 2021 at 2 PM. Due to the Covid-19 virus, Board Members and some staff attended the meeting remotely, using the "Go To Meeting" software application. Attendance was available via web access or telephone. Members of the public were able to access the meeting as well. Chairman Vebaun presided with the following members present via internet or telephone access: Ashley, Bryson, Kelly, Manheimer, Pelly, Pennington, Valois, Watts, Whitesides and Wisler. Franklin, Lapsley and Pressley were absent.

Others present via internet or telephone access were William Clarke, General Counsel; Tom Hartye, Ed Bradford, Scott Powell and Pam Nolan, MSD.

**2. Inquiry as to Conflict of Interest:**

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

**3. Approval of Minutes of the March 17, 2021 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the March 17, 2021 Board Meeting. Mr. Kelly moved for approval of the minutes as presented. Mr. Watts seconded the motion. Voice vote was as follows: 11 ayes, 0 nays.

**4. Discussion and Adjustment of Agenda:**

None.

**5. Introduction of Guests:**

None.

**6. Informal Discussion and Public Comment:**

None.

**7. Report of General Manager:**

Mr. Hartye reported that there were several calls expressing appreciation for staff. One for Roy Lytle and his crew and another for Mike Rice and Mitch Metcalf.

Mr. Hartye reported that the following meetings are coming up:

- Personnel Committee      April 27 @ 9am
- ROW Committee            April 28 @ 9am
- CIP Committee              April 29 @ 8:30am
- Finance Committee        May 10 @ 9am
- May Regular Board        May 19 @ 2pm
- June Regular Board        June 9 @ 2pm

Mr. Hartye reported that since most committees are comprised of six Board Members or less, the Boardroom will be available for the committee members to attend in person. The Boardroom will be reconfigured to help folks spread out. Virtual meeting connections will be provided as well, and committee members can choose to attend in person or virtually. For the CIP Committee, we will request the member agency managers, etc., attend virtually. Board Members on the CIP Committee may come in, call in or use the virtual connection. Mr. Hartye stated that CIP Committee Members should do what they are comfortable with and to let Staff know which they choose to do before meeting. A list of Committee assignments was attached. Mr. Pelly asked if all the meetings are at 9 am. Mr. Hartye stated that the CIP Committee is at 8:30 am, Personnel and Right of Way Committees are at 9 am. Based on the response to these Committee Meetings, a decision will be made on how to do the May Board meeting. There were no further questions or comments.

**8. Consolidated Motion Agenda:**

**a. Consideration of Developer Constructed Sewer Systems – Asheville Area Habitat for Humanity-Old Haywood Road; 402 Blue Ridge Road:**

Mr. Hartye reported that the Asheville Area Habitat for Humanity-Old Haywood Road project is located off Old Haywood Road in Buncombe County and included extending approximately 1,543 linear feet of 8-inch public gravity sewer to serve the 38-unit affordable housing development. This project also qualifies for the District's Cost Recovery Reimbursement for the lesser of the five-year estimated revenue versus their construction cost. The construction cost is \$158,686.00. The estimated five-year revenue (calculation attached) is \$31,626.00. Staff recommends acceptance of this developer constructed sewer system and to authorize the General Manager to disburse \$31,626.00 to Asheville Area Habitat for Humanity, Inc. All MSD requirements have been met.

Mr. Hartye reported that the 402 Blue Ridge Road project is located in Black Mountain and included extending approximately 347 linear feet of 8-inch public gravity sewer to serve the six townhomes. Staff recommends acceptance of the aforementioned developer constructed sewer systems. All MSD requirements have been met.

**b. Cash Commitment Investment Report – Month ended February, 2021:**

Mr. Powell reported that Page 20 presents the makeup of the District's Investment Portfolio. There has been a slight change in the portfolio from Governmental Treasuries to NCCMT. Both were yielding the same the amount so staff will keep funds liquid. Page 21 presents the MSD Investment Manager's report as of the month of February. The weighted average maturity of the investment portfolio is 35 days and the yield to maturity is 0.06%. Page 22 presents the MSD Analysis of Cash Receipts. Domestic and Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Facility and Tap Fees are above budgeted expectations due to receiving revenue

from various developers. Page 23 presents the MSD Analysis of Expenditures. O&M, Debt Service, and Capital Project expenditures are considered reasonable based on historical trends and timing of cash expenditures. Page 24 the District's Variable Debt Service Report. The 2008A Series Bond is performing better than budgeted expectations. As of the end of March, this issue has saved the District rate payers over \$6.7 million in debt service since April 2008. Mr. Kelly asked if MSD would get any money from the COVID relief payments. Mr. Powell replied that our member agencies who do our billing were submitting their accounts receivable as well as ours to the State. To the extent of monies that come into those billing agencies, those monies would be apportioned out based on what is outstanding for both water and sewer. Mr. Kelly asked if there were any projected numbers. Mr. Powell stated that the District looks at accounts receivable on a quarterly basis with all the municipal units. Whereas we have seen an uptick of dollars moving from current to 30 days to 60 days, we haven't seen a dramatic change in the nature of our accounts receivable. The short answer is we do not know how much is going to happen however we haven't seen a dramatic change in our makeup of accounts receivable which is indicative to collections. If we had a whole bunch in 120 days, we would have an issue with collecting that, but most are current, 30 day, some 60 days. Mr. Powell stated that he envisions that monies received by the municipal entities will make up some of that. Where the District has seen the issues is the drop in commercial revenue due to the nature of hotels, motels and restaurants having reduced numbers in their respective facility.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Ashley moved; Mr. Kelly seconded the motion. Roll call vote was as follows: 11 ayes, 0 nays.

**9. Old Business:**

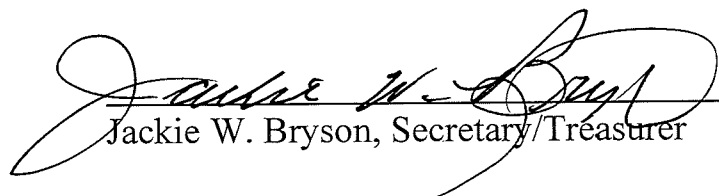
None.

**10. New Business:**

None.

**11. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at approximately 2:16 pm.

  
Jackie W. Bryson, Secretary/Treasurer

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

### AGENDA FOR 4/21/2021

✓	Agenda Item	Presenter	Time	
	Call to Order and Roll Call	VeHaun	2:00	
	01. Inquiry as to Conflict of Interest	VeHaun	2:05	
	02. <a href="#">Approval of Minutes of the March 17, 2021 Board Meeting</a>	VeHaun	2:10	
	03. Discussion and Adjustment of Agenda	VeHaun	2:15	
	04. Introduction of Guests	VeHaun	2:20	
	05. Informal Discussion and Public Comment	VeHaun	2:25	
	06. <a href="#">Report of General Manager</a>	Hartye	2:30	
	07. Consolidated Motion Agenda	Hartye	2:40	
	a. Consideration of Developer Constructed Sewer Systems – <a href="#">Asheville Area Habitat for Humanity-Old Haywood Road; 402 Blue Ridge Road</a>	Hartye		
	b. <a href="#">Cash Commitment/Investment Report-Month ended February, 2021</a>	Powell		
	08. Old Business:	VeHaun	2:50	
	09. New Business:	VeHaun	3:00	
	10. Adjournment: (Next Meeting 5/19/21)	VeHaun	3:05	
	<a href="#">STATUS REPORTS</a>			

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**March 17, 2021**

**1. Call to Order and Roll Call:**

The regular monthly meeting of the Metropolitan Sewerage District Board was held on Wednesday, March 17, 2021 at 2 PM. Due to the Covid-19 virus, Board Members and some staff attended the meeting remotely, using the “Go To Meeting” software application. Attendance was available via web access or telephone. Members of the public were able to access the meeting as well. Chairman Vebaun presided with the following members present via internet or telephone access: Ashley, Bryson, Kelly, Lapsley, Manheimer, Pelly, Pennington, Pressley, Valois, Watts, Whitesides and Wisler. Franklin was absent.

Others present via internet or telephone access were William Clarke, General Counsel; Jacqueline Grant, Roberts & Stevens; Forest Westall, McGill Associates; Tom Hartye, Ed Bradford, Scott Powell, Ken Stines, Mike Stamey 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 February 17, 2021 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the February 17, 2021 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Kelly seconded the motion. Voice vote was as follows: 13 ayes, 0 nays.

**4. Discussion and Adjustment of Agenda:**

None.

**5. Introduction of Guests:**

None.

**6. Informal Discussion and Public Comment:**

None.

**7. Report of General Manager:**

Mr. Hartye reported that Ed Bradford and Mike Stamey will give a brief update of MSD’s ongoing construction. This current fiscal year’s budget for construction is \$28,131,316.00 while the projected 10-year budget is in excess of \$330 Million.

Mr. Bradford reported on the High-Rate Primary Treatment which has a construction cost of \$15.1 million and is expected to be complete in Fall of 2021. He reported that the delay is due to equipment lost in the fire. Mr. Bradford also reported on the Incinerator Sludge Pumps, the replacement of the “Bird House”, and the New

Equipment Storage Building. Engineering for the new building is about to begin. The current slab and piers will be reused to the greatest extent possible.

Mr. Stamey reported on recent In-house and Construction Administrative Activities. These included 111 Compton Drive, Jarnaul Avenue Sewer Rehabilitation, and Mud Creek Interceptor Phase II which is in Cane Creek. The new sewer connection to Camping World and abandonment of their private pump station and force main is complete. The existing wastewater treatment system serving Fletcher Academy area was removed from service and the wastewater flow is now connected to the new interceptor sewer.

Mr. Hartye stated that the Mud Creek Project was a win/win due to the fact that the lagoon will no longer discharge to the adjacent stream. This is good for the environment, and that in finally finishing the new interceptor, MSD is due a \$1 Million contribution from Fletcher Academy.

Mr. Hartye reported that, as part of developing the FY22 Preliminary Budget, the Personnel Committee will meet on April 27, 2021 to consider Cost of Living/Merit Pay and Benefit Allocations (Self-Funded Medical and Dental Program). The CIP Committee will meet on April 29, 2021 to consider an update of the Ten-Year Capital Improvement Program and the FY 2022 Construction Fund Budget. The Finance Committee will meet on May 10, 2021 to consider a Preliminary Budget with an updated 10-year Business Plan which will incorporate the recommendations from the other Committees along with the proposed FY 2022 Operating Budget and Sewer Rates.

Mr. Hartye reported that the next regular Board Meeting will be held on April 21, 2021 at 2pm. The next Right of Way Committee Meeting will be held on April 28, 2021 at 9am.

**8. Consolidated Motion Agenda:**

**a. Consideration of Engineering Design and Construction Services Contract – Equipment Storage Facility:**

Mr. Hartye reported that on November 10, 2020 a fire destroyed MSD's Alkaline Stabilization Building, also known as the "Nutri-Lime Building", which is located up the hill above the plant on MSD property. This facility had been repurposed as a storage building for District equipment. In accordance with NCGS 143-64.31 the District advertised a Request for Qualifications (RFQ) for the design of the new facility and received responses from Armstrong Glen, PA (Charlotte) and McGill Associates, PA (Asheville). A staff selection committee reviewed each firm's responses to the RFQ, and numerically ranked these responses against the specific requirements for this project. After careful review and consideration of each firm's capabilities, experience, staffing, and the ability to meet the proposed schedule – the selection committee selected McGill Associates as the most qualified engineering consultant to complete the design. McGill's fee for this work is \$167,800.00, which also includes construction administration assistance. Staff feels this is a reasonable fee for this level of work.

The cost of the new facility has not been determined at this time but is expected to be in the range of \$1.5 to \$2.0 million. Sufficient funds are available in the CIP Contingency Fund for FY20-21. This project has been placed in the new CIP Budget for FY21-22. Insurance monies will be forthcoming to replenish Contingency. Staff recommends the District enter an engineering design and construction services contract with McGill Associates in the amount of \$167,800.00, subject to review and approval by District Counsel.

Mr. Valois asked if there will be any consideration to the access road and water for fire suppression. Mr. Hartye replied yes, included in the services contract that is part of this agenda item before you, are such things as a fire flow test being performed on Woodfin's system, along with designing improvements to a pump station as needed for the inclusion of a sprinkler system, a fire alarm system, and a possible hydrant to be installed near the building.

**b. Cash Commitment Investment Report – Month ended January, 2021:**

Mr. Powell reported that Page 30 presents the makeup of the District's Investment Portfolio. The only change in the month of January was investing idle funds in T-bills. Page 31 presents the MSD Investment Manager's report as of the month of January. The weighted average maturity of the investment portfolio is 49 days and the yield to maturity is 0.11%. Page 32 presents the MSD Analysis of Cash Receipts. Domestic User Fees are considered reasonable based on timing of cash receipts and historical trends. Industrial User Fees are considered reasonable taking into consideration a temporary increase in revenue from one industrial user. Facility and Tap Fees are above budgeted expectations due to receiving revenue from various developers. Page 33 presents the MSD Analysis of Expenditures. O&M, Debt Service, and Capital Project expenditures are considered reasonable based on timing of O&M expenditures and capital projects. Page 34 presents the District's Variable Debt Service Report. The 2008A Series Bond is performing better than budgeted expectations. As of the end of February, this issue has saved the District rate payers approximately \$6.6 million in debt service since April 2008. Ms. Wisler asked if MSD was slotted to receive any CARES Act monies to offset our loss of revenues. Mr. Powell replied that our member agencies who do our billing were to be eligible for those monies, not MSD directly.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Kelly moved; Mr. Watts seconded the motion. Roll call vote was as follows: 13 ayes, 0 nays.

**9. Old Business:**

At 2:30 pm, Mr. VeHaun called for a motion to go into closed session to discuss a personnel matter. Ms. Wisler made the motion. Mr. Pelly seconded the motion. Roll call vote was as follows: 13 ayes, 0 nays.

At approximately 2:45 pm, the Board came back into open session.

Mr. VeHaun thanked Mr. Clarke and Ms. Grant for their help and said he is very impressed with Jackie Grant and would highly recommend her.

**10. New Business:**

None.

**11. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at approximately 2:50 pm.

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Jackie W. Bryson, Secrey/Treasurer



**Metropolitan Sewerage District of Buncombe County**  
**Minutes of Closed Session Board Meeting**  
**March 17, 2021**

At 2:30 PM, upon Motion by Gwen Wisler, seconded by Chris Pelly, and unanimous roll call vote of the board, the MSD Board went into closed session to discuss a personnel matter regarding Grady Brooks. Jerry Vehaun reported that the Grievance Committee appointed at the February Board meeting met on March 1, 2021, to consider the grievance submitted by Mr. Grady Brooks to the Board on January 14, 2021. Mr. Vehaun read the report of the Grievance Committee into the record. Mr. Vehaun then asked for any questions. Mr. Valois said he had reviewed the MSD grievance policy and expressed a concern about a lack of fairness in the policy. Jackie Grant, attorney, explained to the board its options with regard to the report from the Grievance Committee. Gwen Wisler moved that the Board adopt the recommendation of the Grievance Committee. Al Whitesides seconded the motion. Roll call vote in favor of the motion was 10-1 with Mr. Valois voting no. At 2:45 PM, Mr. Pennington moved to return to open session. Mr. Kelly seconded the motion. Roll call vote in favor of the Motion was unanimous. A copy of the Grievance Committee Report is attached to and included in these minutes.

## GRIEVANCE COMMITTEE REPORT

TO: MSD Board  
FROM: Jerry VeHaun, Chair of Grievance Committee  
DATE: March 15, 2021

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The Grievance Committee met on March 1, 2021, to review the grievance submitted by Mr. Grady Brooks to the Board on January 14, 2021.

After calling the meeting to order, the Grievance Committee went into closed session, as required by the MSD Grievance Policy, to conduct its review of the grievance. The Grievance Committee reviewed the following materials:

- The Grievance Procedure Policy of the Metropolitan Sewerage District of Buncombe County;
- Mr. Brook's January 14, 2021 email to the Board;
- The Grievance Notebook developed by Tom Hartye during his investigation of Mr. Brook's grievance, which included the following materials:
  - The General Manager's July 20, 2020 written decision to Mr. Brooks, including specific findings made pursuant to the GM's investigation of the grievance;
  - The written grievance and all supporting documentation submitted by Mr. Brooks;
  - The GM's notes of his interviews with pertinent staff/witnesses, including witnesses identified by Mr. Brooks;
  - Mr. Brooks' disciplinary file, including complaints filed against Mr. Brooks;
  - Trial Subpoena and related correspondence from Sigmon, Clark, Mackie, Hanvey & Ferrell, P.A. commanding the production of certain business records related to Mr. Brooks for purposes of a lawsuit in which Mr. Brooks was the named Defendant;
  - HR's file of complaints submitted by Mr. Brooks and the investigation of the same, including HR's investigation notes;
  - Mr. Brooks' performance evaluations; and
  - Statements from the decisions makers who selected the person to fill the Customer Service Maintenance Supervisor Position and the reasons for their decision.
- January 18, 2021 memorandum from the GM to the file describing the meetings held in accordance with the GM's July 20, 2020, written decision and events that transpired thereafter.

After reviewing the above materials and discussing the same, it was the unanimous decision of the Grievance Committee that: (1) the GM followed the proper procedures in conducting his investigation of Mr. Brooks' grievance, and (2) the GM conducted a thorough and impartial investigation.

In accordance with the MSD Grievance Policy, the Grievance Committee elected Jerry VeHaun to serve as the Chairperson to present the findings of the Grievance Committee to the District Board at its next regularly scheduled meeting.



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: April 16, 2021  
SUBJECT: Report from the General Manager

- Kudos
  - Kevin Mitchel at 27 Delaware Ave. called in to express his appreciation for Roy Lytle and his crew saying “they were a great group of guys to work with and very professional.
  - Larry Baranowski of 8 Circle Dr. called to express his appreciation for Mike Rice and Mitch Metcalf for coming out the previous night to assist with his sewer situation.

- Budget Process/Board and Committee Meetings

● Personnel Committee	April 27,	9:00 am
● ROW Committee Meeting	April 28,	9:00 am
● CIP Committee	April 29,	8:30 am
● Finance Committee	May 10,	9:00 am
● May Regular Board	May 19,	2:00 pm
● June Regular Board	June 9,	2:00 pm

- Covid and Upcoming Committee Meetings

Since most committees are comprised six Board members or less, we will make the Board room available for the committee members to attend the meetings in person. We are going to reconfigure the Board room to help spread folks out. We will still provide virtual meeting connections as well. Committee members can choose to attend in person or virtually.

For the CIP Committee, we will request the member agency managers etc. attend virtually.

I have attached a list of the Committee assignments for your information.

**COMMITTEE STRUCTURE  
MSD BOARD**

**PLANNING COMMITTEE** (How MSD fits into the definition of a regional utility; MSD's role in community-based planning; Overall planning goals/objectives of MSD and it's member organizations including land use planning and developer incentives. Review the philosophy behind MSD's rate structure and financial plan including financial objectives/assumptions and how MSD's rate is presented to the public).

**Chris Pelly, Chair  
William G. Lapsley  
Esther Manheimer  
Nathan Pennington  
Robert Pressley  
Earl Valois  
Bob Watts**

**PERSONNEL COMMITTEE** (Staffing Needs, Wage Increase, Medical and other Benefits, Appealed Grievances, Evaluate General Manager)

**Jackie Bryson, Chair  
Sheila Franklin  
Earl Valois  
Al Whitesides**

**FINANCE COMMITTEE** (Operating Budget, Capital Budget, Bond Issues, Rates and Fees, Insurance)

**Glenn Kelly, Chair  
Jackie Bryson  
Sheila Franklin  
Esther Manheimer  
Gwen Wisler  
Al Whitesides**

**CIP COMMITTEE** (Capital Improvement Program priorities and funding)

**Bob Watts, Chair  
Matt Ashley  
William G. Lapsley  
Chris Pelly  
Robert Pressley  
Earl Valois**

**RIGHT OF WAY COMMITTEE** (Acquisition of easements for new and existing sewer lines, MSD property management)

**Glenn Kelly, Chair  
Matt Ashley  
Jackie Bryson  
Esther Manheimer  
Chris Pelly  
Al Whitesides**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** April 21, 2021

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

**REVIEWED BY:** Ed Bradford, P.E. - Engineering Director

**PREPARED BY:** Kevin Johnson, P.E. - Planning and Development Manager

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Asheville Habitat Old Haywood Road Sewer Extension, MSD Project No. 2018258

**BACKGROUND:** This project is located inside the District boundary off Old Haywood Road in Buncombe County. The developer of the project is Paul Reeves of Asheville Habitat for Humanity, Inc.

The project included extending approximately 1,543 linear feet of 8-inch public gravity sewer to serve the thirty-eight (38) unit affordable housing development.

A wastewater allocation was issued in the amount of 11,400 GPD for this phase of the development. The estimated cost of the sewer construction is \$158,686.00.

The project also qualifies for the District's Cost Recovery Reimbursement for the lesser of the construction of the sewer extension or five years' estimated revenue. The estimated revenue is \$31,626.00, in accordance with the attached documentation.

All MSD requirements have been met.

**STAFF RECOMMENDATION:** Staff recommends acceptance of this developer constructed sewer system and to authorize the General Manager to disburse \$31,626.00 to Asheville Area Habitat for Humanity, Inc.

State of North Carolina  
**County of Buncombe**

**Cost Recovery Agreement**  
Wastewater/Sewer Extension

Old Haywood Road – Asheville Area Habitat for Humanity  
MSD Project Number 2018258

Affordable Housing Project

This Agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between the Metropolitan Sewerage District of Buncombe County, North Carolina, (hereinafter “District” or “MSD”) a body corporate and politic with an office and place of business at 2028 Riverside Drive, Woodfin, in Buncombe County, North Carolina, and Asheville Area Habitat for Humanity, Inc., a corporation with an office and place of business at 33 Meadow Road, Asheville, Buncombe County, North Carolina;

**Whereas**, the District, in February 2011, adopted a Cost Recovery Policy applicable only to Affordable Housing wherein the District would participate in the extension of wastewater service based on the expected fees to be generated from new development served by the extension;

**Whereas**, Asheville Area Habitat for Humanity petitioned the District to recover a portion of the cost of extending sewer service to a project known as Asheville Habitat Old Haywood Road located off Old Haywood Road in Buncombe County being more particularly described in a deed recorded in Deed Book 5901, Page 1866 through 1869, and Plat Book 206 Page 43.

**Whereas**, Asheville Area Habitat for Humanity has provided certain financial information to the District prior to the execution of this Agreement;

**Whereas**, projected revenues from Asheville Habitat Old Haywood Road, over a period of five years, less the cost of operation and maintenance, are \$31,626.00.

**Whereas**, the actual cost of the sewer system for this project was \$158,686.00.

**Whereas**, the District Board has considered the petition to participate in the Cost Recovery Program, and the District Board has approved this project for participation, subject to compliance with all District requirements;

**Whereas**, the estimated cost of the off-site sewer and revenue projections for this project are attached hereto and incorporated herein by reference;

**Whereas**, Asheville Area Habitat for Humanity has conveyed the sewer extension serving Asheville Habitat Old Haywood Road;

It is Now Therefore Agreed as follows:

Receipt of satisfactory documentation from Asheville Area Habitat for Humanity evidencing the cost of the sewer system to be \$158,686.00 is acceptable. The District will reimburse Asheville Area Habitat for Humanity in the amount of \$31,626.00.

Asheville Area Habitat for Humanity has conveyed the off-site and on-site sewer system for Asheville Habitat Old Haywood Road together with easements therefore (the “Sewer System”) to MSD. The conveyance of the Sewer System has been made by instrument duly recorded and

satisfactory to MSD or its counsel. MSD is under no obligation to accept any extension, on site or off site, until all requirements of its Bond Order or applicable law have been met. Any obligation of MSD to reimburse Asheville Area Habitat for Humanity shall be subject to conveyance of the Sewer System to MSD and acceptance by the MSD Board in accordance with Section 714 of the MSD Bond Order.

Asheville Area Habitat for Humanity acknowledges and agrees that MSD's reimbursement is based on the fact that MSD expects to recover the reimbursement from sewer service charges and maintenance fees to be paid by residents in the thirty-eight (38) lot subdivision. Asheville Area Habitat for Humanity agrees that, if sewer service charges and maintenance fees from the thirty-eight lot subdivision over a five-year period, beginning with the date of reimbursement, do not equal or exceed amounts reimbursed pursuant to this Agreement, then Asheville Area Habitat for Humanity shall pay back to MSD any difference.

For purposes of this Agreement, sewer service charges and maintenance fees shall mean only those fees paid for monthly sewer service and shall not include any facility fee or connection fee charged by the District.

While it is District policy to require that a developer purchase a letter of credit or other appropriate security to ensure the commitment to repay any reimbursement not covered by sewer service charges and maintenance fees, the District, in light of the relatively small amount of reimbursement for this project, the expected recovery over a five-year period and the personal guarantee of Swannanoa Valley Christian Ministry, Inc., has determined to waive the security requirement in this case.

This Agreement shall be governed by and under the laws of the State of North Carolina. Any action arising hereunder must be brought in the General Court of Justice for the 28<sup>th</sup> Judicial District of North Carolina, and Asheville Area Habitat for Humanity to the jurisdiction of such Court.

This Agreement represents the entire agreement between the parties.

**ASHEVILLE AREA HABITAT FOR HUMANITY**

By \_\_\_\_\_ (SEAL)  
Andy Barnett, Executive Director

**METROPOLITAN SEWERAGE DISTRICT**

By \_\_\_\_\_ (SEAL)  
Thomas E. Hartye, General Manager

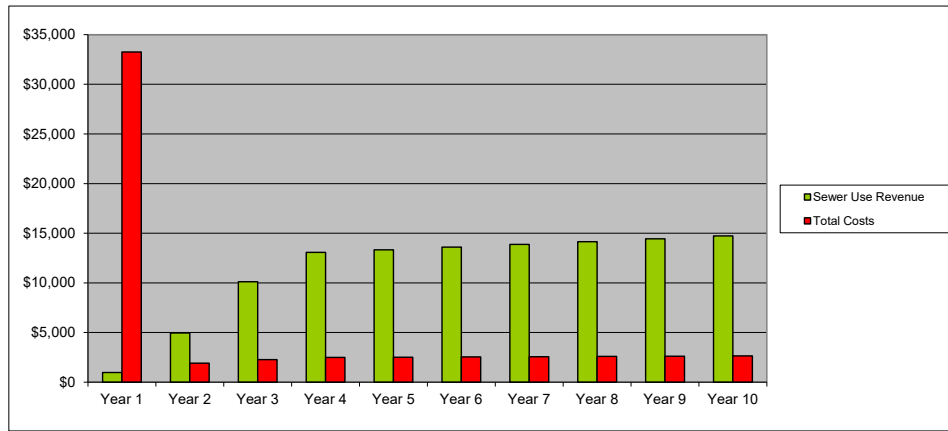


## Habitat - Old Haywood Road - Cost Recovery

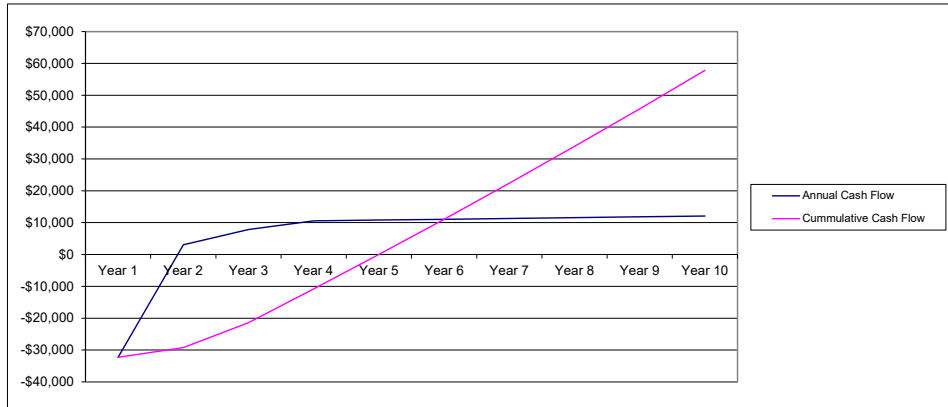
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total - (5 Year Only)
Wastewater Treatment	\$67	\$343	\$699	\$903	\$921	\$939	\$958	\$977	\$997	\$1,017	
Collection System PM	\$333	\$340	\$346	\$353	\$360	\$368	\$375	\$382	\$390	\$398	
<b>Total O &amp; M Costs</b>	<b>\$400</b>	<b>\$682</b>	<b>\$1,045</b>	<b>\$1,256</b>	<b>\$1,281</b>	<b>\$1,307</b>	<b>\$1,333</b>	<b>\$1,360</b>	<b>\$1,387</b>	<b>\$1,415</b>	<b>\$ 4,665</b>

Sewer Line Participation	\$31,626										
Depreciation	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$6,172
<b>Total Capital Costs</b>	<b>\$32,861</b>	<b>\$1,234</b>	<b>\$1,234</b>	<b>\$1,234</b>	<b>\$1,234</b>	<b>\$1,234</b>	<b>\$1,234</b>	<b>\$1,234</b>	<b>\$1,234</b>	<b>\$1,234</b>	

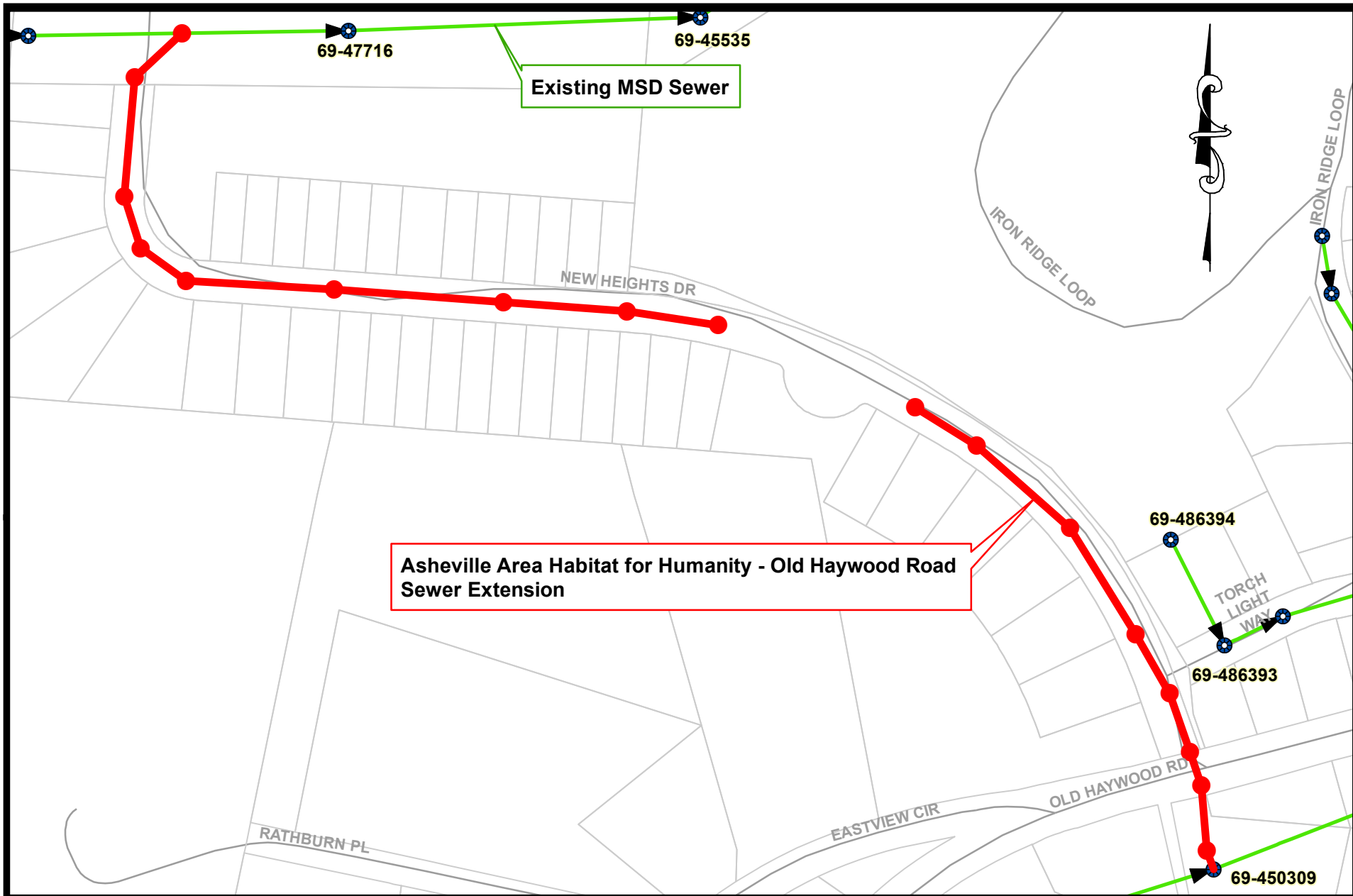
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Sewer Use Revenue	\$973	\$4,961	\$10,120	\$13,075	\$13,336	\$13,603	\$13,875	\$14,152	\$14,435	\$14,724	\$42,464
Total Costs	\$33,261	\$1,917	\$2,280	\$2,491	\$2,516	\$2,541	\$2,568	\$2,594	\$2,621	\$2,649	
<b>Net Revenue</b>	<b>-\$32,288</b>	<b>\$3,044</b>	<b>\$7,840</b>	<b>\$10,584</b>	<b>\$10,820</b>	<b>\$11,061</b>	<b>\$11,307</b>	<b>\$11,558</b>	<b>\$11,814</b>	<b>\$12,075</b>	<b>\$31,626</b>



	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual Cash Flow	-\$32,288	\$3,044	\$7,840	\$10,584	\$10,820	\$11,061	\$11,307	\$11,558	\$11,814	\$12,075
<b>Cummulative Cash Flow</b>	<b>-\$32,288</b>	<b>-\$29,244</b>	<b>-\$21,404</b>	<b>-\$10,820</b>	<b>\$0</b>	<b>\$11,061</b>	<b>\$22,369</b>	<b>\$33,927</b>	<b>\$45,741</b>	<b>\$57,816</b>



Service Connections	38 (5/8" Meters)
Off-site Construction Costs	\$19,848
On-site Public Sewer Mains (for Depreciation & P.M.)	1,350 feet
Off-site Sewer Mains	193 feet
Estimated 5-Year Revenue	\$31,626
<b>MSD Sewer Line Participation</b>	<b>\$31,626</b>



**MSD**  
Engineering Division

**Asheville Area Habitat for Humanity - Old Haywood Road Sewer Extension  
MSD Project # 2018258**

Metropolitan Sewerage District of Buncombe County

1/05/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** April 21, 2021

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

**REVIEWED BY:** Ed Bradford, P.E. - Engineering Director

**PREPARED BY:** Kevin Johnson, P.E. - Planning and Development Manager

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the 402 Blue Ridge Road Sewer Extension, MSD Project No. 2018206

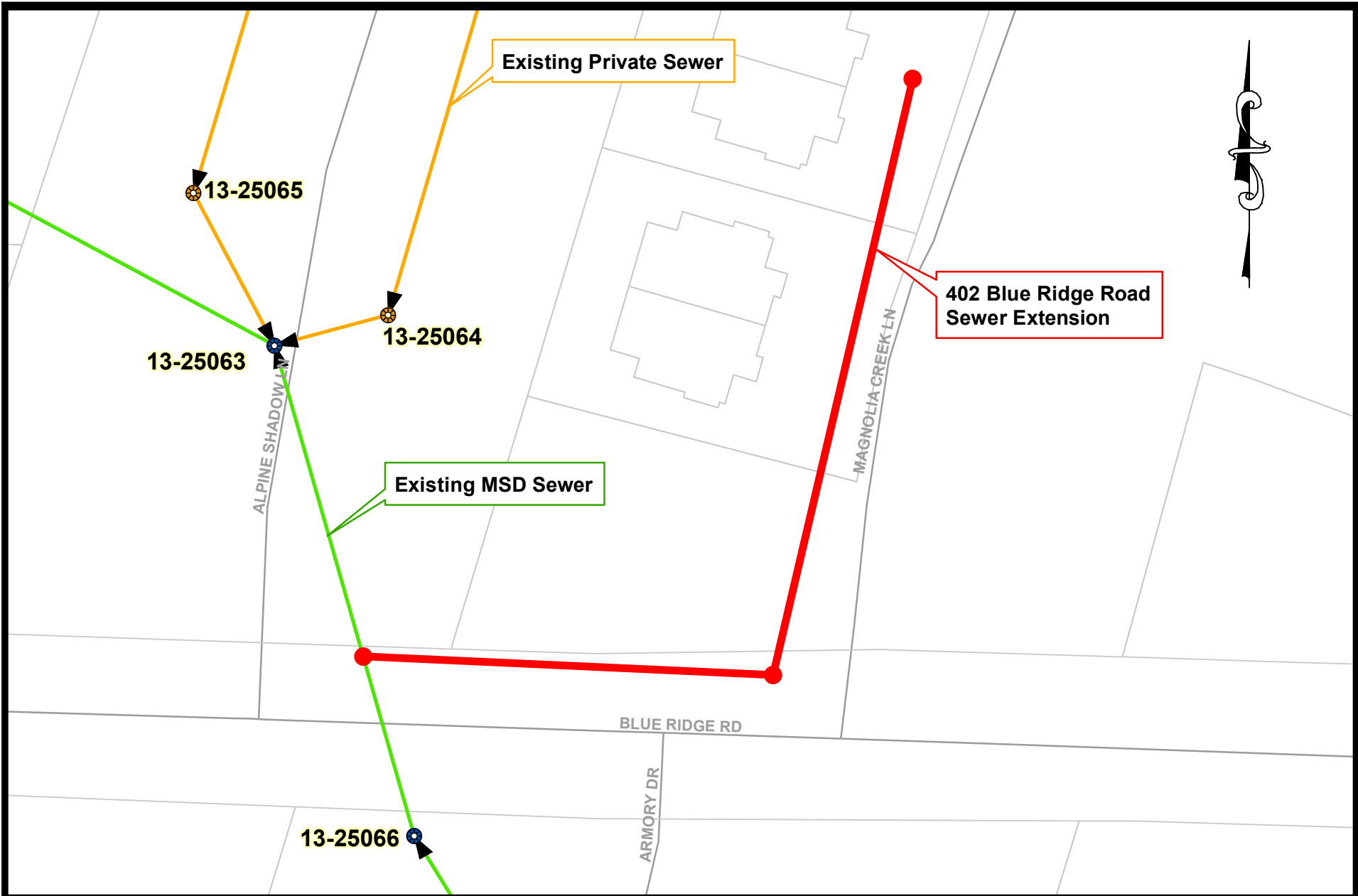
**BACKGROUND:** This project is located inside the District boundary along Blue Ridge Road in the Town of Black Mountain. The developer of the project is John Judd of Flat Creek Commons, LLC.

The project included extending approximately 347 linear feet of 8-inch public gravity sewer to serve the residential townhome development.

A wastewater allocation was issued in the amount of 1,800 GPD for the six (6) townhomes proposed for this development. The estimated cost of the sewer construction is \$29,270.99.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

### 402 Blue Ridge Road Sewer Extension MSD Project # 2018206

Metropolitan Sewerage District of Buncombe County

4/09/2021

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

**Meeting Date:** April 21, 2021  
**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 February 28, 2021

### 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 February 28, 2021 were \$73,825,261. The detailed listing of accounts is available upon request. The average rate of return for all investments is 0.445%. 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 February 28, 2021 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of February 28, 2021 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$36,233,451.

Total Cash & Investments as of 2/28/2021		73,825,261
Less:		
Budgeted Commitments (Required to pay FY21 budgeted expenditures from unrestricted		
Construction Funds	(15,298,538)	
Operations & Maintenance Fund	<u>(7,592,552)</u>	
		(22,891,090)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(20,362)	
FY21 Principal & Interest Due	<u>(7,819,645)</u>	
		(7,840,007)
District Reserve Funds		
Fleet Replacement	(790,570)	
Pump Replacement	(158,084)	
WWTP Replacement	(200,954)	
Maintenance Reserve	<u>(1,010,199)</u>	
		(2,159,807)
District Insurance Funds		
General Liability	(416,245)	
Worker's Compensation	(375,525)	
Post-Retirement Benefit	(2,148,325)	
Self-Funded Employee Medical	<u>(1,760,811)</u>	
		<u>(4,700,906)</u>
Designated for Capital Outlay		<u>36,233,451</u>

Meeting Date: April 21, 2021

Subject: Cash Commitment/Investment Report-Month Ended February 28, 2021

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### Staff Recommendation

None - Information Only.

#### Action Taken

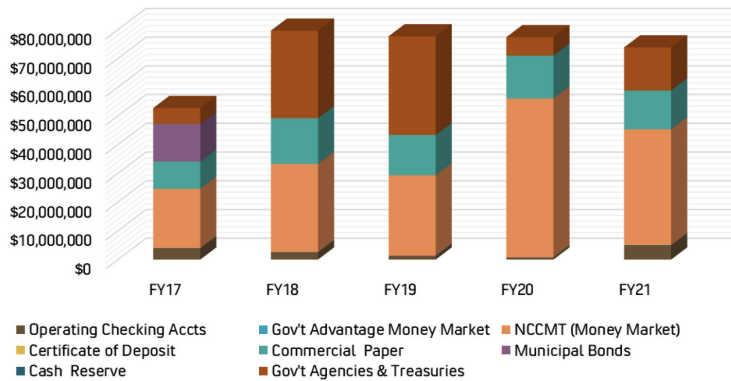
Motion by: \_\_\_\_\_ to  Approve  Disapprove  
Second by: \_\_\_\_\_  Table  Send to Committee  
Other:  
Follow-up required:  
Person responsible: \_\_\_\_\_ Deadline: \_\_\_\_\_

### Metropolitan Sewerage District of Buncombe County Investment Portfolio

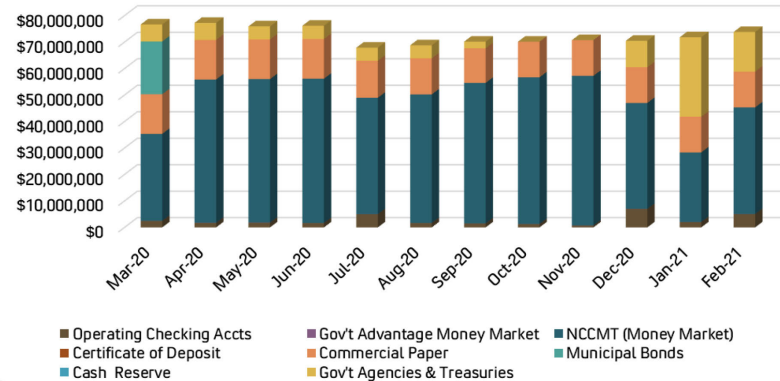
	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -	\$ -	\$ 20,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,362
Held by MSD	5,002,543	46,690	40,262,408	-	13,493,691	-	-	14,999,567	73,804,899
	<b>\$ 5,002,543</b>	<b>\$ 46,690</b>	<b>\$ 40,282,770</b>	<b>\$ -</b>	<b>\$ 13,493,691</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,999,567</b>	<b>\$ 73,825,261</b>

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	20.32%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	The District's YTM of .06 % is exceeding the YTM benchmark of the NCCMT Government Portfolio.
Commercial Paper	20%	18.28%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	54.56%	
Checking Accounts:	100%		All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Operating Checking Accounts		6.78%	
Gov't Advantage Money Market		0.06%	

**MSD of Buncombe County  
Investment Portfolio - As of February 28, 2021**



**MSD of Buncombe County  
Investment Portfolio - 12 Month Trend**



Meeting Date: April 21, 2021

Subject: Cash Commitment/Investment Report-Month Ended February 28, 2021

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Metropolitan Sewerage District  
**Investment Managers' Report**  
On February 28, 2021

**Summary of Asset Transactions**

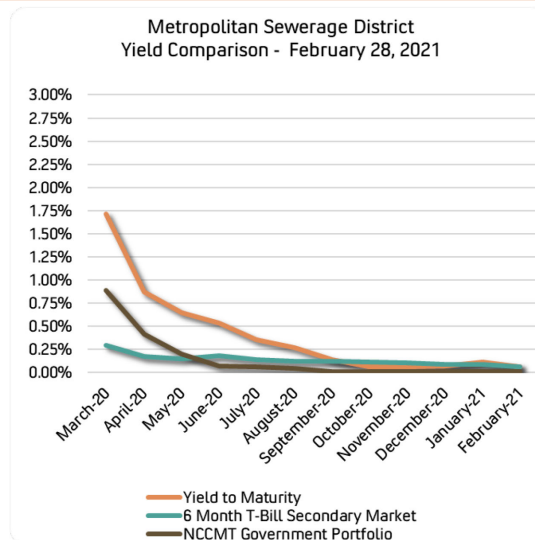
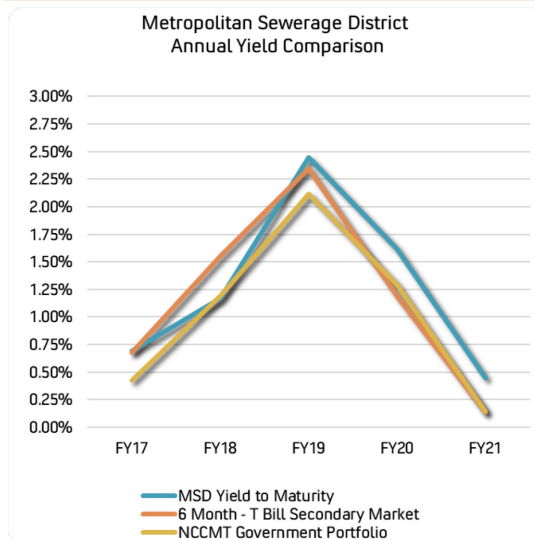
	Original		Interest
	Cost	Market	Receivable
Beginning Balance	\$ 64,932,325	\$ 64,928,527	\$ 11,805
Capital Contributed (Withdrawn)	(1,069,024)	(1,069,024)	-
Realized Income	12,014	12,014	(11,805)
Unrealized/Accrued Income	-	11,504	-
Ending Balance	<u>\$ 63,875,315</u>	<u>\$ 63,883,021</u>	<u>\$ -</u>

**Value and Income by Maturity**

	Original Cost	Income
Cash Equivalents <91 Days	\$ 63,875,315	\$ 11,713
Securities/CD's 91 to 365 Days	-	-
Securities/CD's > 1 Year	-	-
	<u>\$ 63,875,315</u>	<u>\$ 11,713</u>

**Month End Portfolio Information**

Weighted Average Maturity	35
Yield to Maturity	0.06%
6 Month T-Bill Secondary Market	0.06%
NCCMT Government Portfolio	0.01%

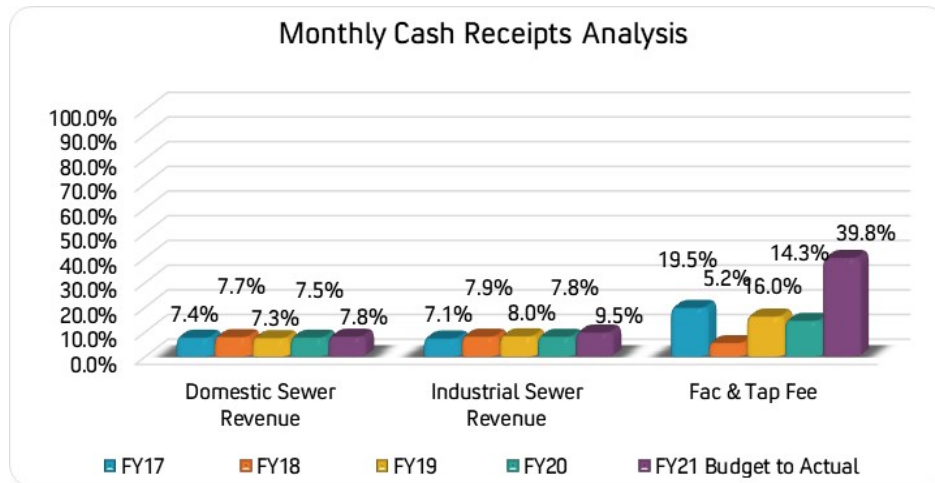




Metropolitan Sewerage District

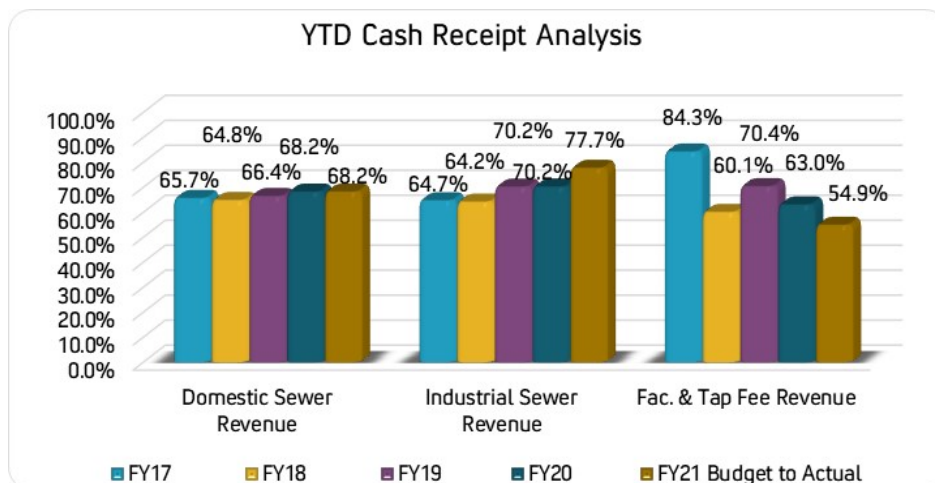
*Analysis of Cash Receipts*

As of February 28, 2021



**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.



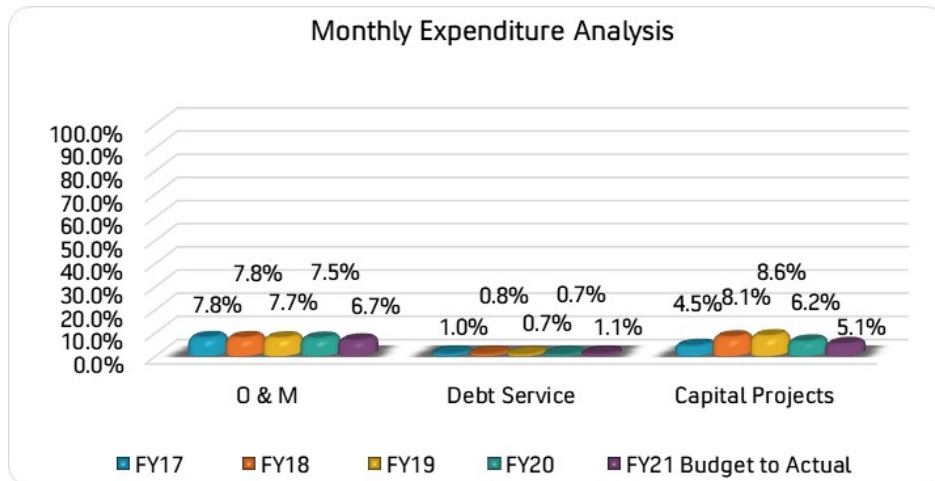
**YTD Actual Revenue Analysis:**

- ◆ 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

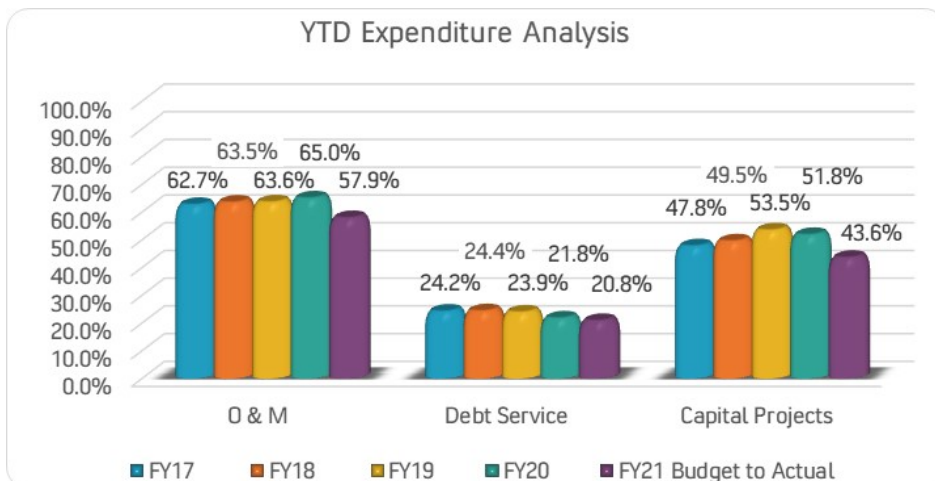
*Analysis of Expenditures*

As of February 28, 2021



**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 nature and timing of capital projects, monthly expenditures can vary from year to year. Based on the current outstanding capital projects, monthly capital project expenditures are considered reasonable.



**YTD Expenditure Analysis:**

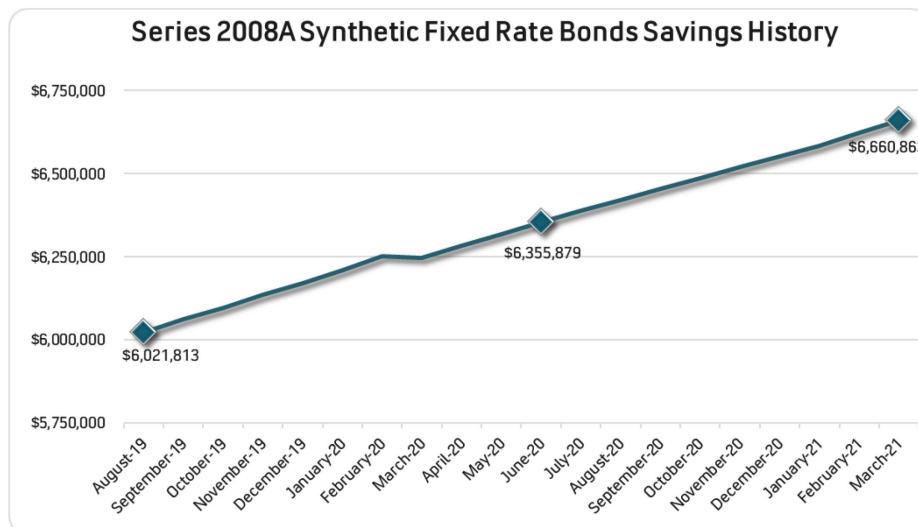
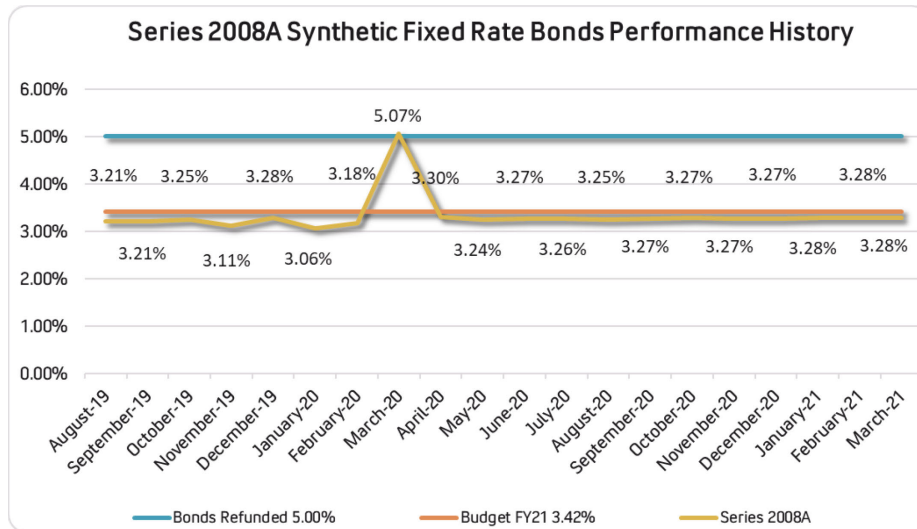
- YTD O&M expenditures are considered reasonable based on historical trends.
- Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- Due to nature and timing of capital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

Meeting Date: April 21, 2021

Subject: Cash Commitment/Investment Report-Month Ended February 28, 2021

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Metropolitan Sewerage District  
**Variable Debt Service Report**  
As of March 31, 2021



**Series 2008A:**

- ✦ Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$6,660,863 as compared to 4/1 fixed rate of 4.85%.
- ✦ Assuming the rate on the Series 2008A Bonds continues at the current all-in rate of 3.7210%, MSD will achieve cash savings of \$4,670,000 over the life of the bonds.
- ✦ MSD would pay \$2,979,402 to terminate the existing Bank of America Swap Agreement.

# **STATUS REPORTS**

**MSD System Services In-House Construction**

**FY 20-21**

PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
East Chestnut Ave. @ Five Points Line A Sewer Rehabilitation	Asheville	28801	580	5/11/20 - 7/2/20	268188	631	7/2/2020	638	Complete
WRF Ash Pump Line Replacement	Woodfin	28804	500	6/29/20-7/2/20	267391	674	7/2/2020	380	Complete
Caledonia Road at Springdale Rd	Asheville	28803	629	6/11/20 - 7/24/20	268194	674	7/14/2020	647	Complete
Cumberland Ave @ Magnolia Road Sewer Rehab	Asheville	28801	500	7/25/20 - 8/5/20	272220	674	7/31/2020	451	Complete
Lake Julian FM Replacement	Arden	28704	300	8/6/20 - 9/1/20	267272	674	8/12/2020	314	Complete
Winery Road Creek Crossing Repair	Asheville	28803	107	8/17/20 - 8/18/20	273337	614	8/18/2020	107	Complete
Westwood Avenue at Covered Corner Drive	Swannanoa	28778	1286	7/6/20 - 8/14/20	269524	631	8/26/2020	1125	Complete
217 Westwood Avenue Construction Rehabilitation	Swannanoa	28778	367	8/27/2020	269524	631	8/27/2020	367	Complete
91 Weaverville Road	Woodfin	28804	40	9/9/20 - 9/10/20	273982	647	9/10/2020	40	Complete
Wilson Avenue @ Dellwood Avenue Phase 1	Swannanoa	28778	1191	8/16/20 - 9/20/20	272531	674	9/29/2020	1173	Complete
Wilson Avenue @ Dellwood Avenue Phase 2	Swannanoa	28778	25	10/1/20 - 10/7/20	274491	674	10/7/2020	19	Complete
171 Forest Hills Drive Construction Rehab	Asheville	28803	260	10/18/2020	274835	608	10/18/2020	260	Complete
Eastwood Avenue @ Durham Place	Swannanoa	28778	1574	8/15/20 - 10/20/20	271745	631	10/30/2020	1591	Complete
Durham Place Replacement	Swannanoa	28778	225	11/1/20 - 11/6/20	275144	631	10/30/2020	206	Complete
214 Pine Hill Road Construction Rehab	Swannanoa	28778	148	11/12/2020	274408	631	11/12/2020	148	Complete
99 Old Patton Cove Road Construction Rehab	Swannanoa	28778	320	11/16/20 - 11/17/20	26639	631	11/17/2020	320	Complete
2317 US 70 Hwy Construction Rehab	Swannanoa	28778	1021	11/9/20 - 11/20/20	255611	631	11/16/2020	361	Complete
Union Chapel Road Construction Rehabilitation	Weaverville	28787	300	12/3/20 - 12/11/20	275349	631	12/9/2020	299	Complete
111 Compton Drive	Asheville	28806	370	12/14/20 - 1/15/21	228741	631	1/21/2021	364	Complete
Jarnaul Avenue Sewer Rehabilitation Phase I	Woodfin	28804	2554	10/12/20-2/19/21	273436	674	2/19/2021	2458	Complete
77 Dellwood Street Sewer Rehabilitation	Asheville	28804	200	2/21/21 - 2/28/21	237568	631	2/19/2021	226	Complete
51 Eastview Avenue	Ashweville	28803	50	3/12/2021	278219		3/12/2021	54	Complete
Mount Clare Ave @ 37 Donna Drive Rehab	Asheville	28804	142	2/22/21 - 3/10/21	276876	631	3/12/2021	173	Complete
23 Spears Avenue Sewer Rehabilitation	Asheville	28801	130	3/11/21 - 3/31/21	263130	631	3/31/2021	135	Complete
Lakeview Road Sewer Rehabilitation	Asheville	28804	1400	3/8/21 - 4/21/21	277697	674			Construction 20% complete
123 Wemberly Road Rehabilitation	Asheville	28804	135	3/29/21 - 4/2/21	278406	631			Construction 50% complete
White Oak Road Sewer Rehabilitation Phase I	Arden	28704	500	4/5/21 - 5/1/21	264966	631			Ready for construction
Sulpher Springs Road Sewer Rehabilitation	Asheville	28806	2,100	4/22/21 - 6/1/21	278841	674			Ready for construction
Dogwood Rd @ White Pine Sewer Rehabilitation	Arden	28704	565	FY 20-21	265656	631			Ready for construction
72 Dillingham Road	Asheville	28805	234	FY 20-21	39327	631			Ready for construction
Coleman Avenue at Conestee Sewer Rehabilitation	Asheville	28801	1517	FY 20-21	233875	674			Ready for construction
White Oak Road Sewer Rehabilitation Phase II	Arden	28704	726	FY 20-21	264966	TBA			In ROW



## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2020 to 2/28/2021

	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 2020	29	9	180	514	15	18	16,700	0	0	2124	11	0	2124
August 2020	25	9	73	591	17	20	19,850	0	474	1439	8	0	1913
September 2020	28	11	201	634	18	25	240	0	0	1213	10	0	1213
October 2020	30	12	72	872	20	20	1,260	0	0	1816	10	260	2076
November 2020	26	9	157	519	16	14	0	0	987	0	0	0	987
December 2020	22	13	74	631	9	27	0	0	553	0	0	0	553
January 2021	29	8	85	741	11	26	490	0	89	364	3	0	453
February 2021	27	17	125	758	16	27	0	0	185	2684	19	0	2869
<b>Grand Totals</b>	<b>216</b>	<b>88</b>	<b>967</b>	<b>5,260</b>	<b>122</b>	<b>177</b>	<b>38,540</b>	<b>0</b>	<b>2288</b>	<b>9640</b>	<b>61</b>	<b>260</b>	<b>12188</b>

\* Used to calculate Total Rehab Footage



## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2020 to February 28, 2021

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
<b>2020</b>							
<b>July</b>	139,745	1,781	1,508	141,253	17,283	17,249	16,389
<b>August</b>	120,958	1,682	1,115	122,073	29,203	30,909	24,117
<b>September</b>	86,789	1,342	2,545	89,334	22,635	4,520	31,359
<b>October</b>	70,467	1,264	5,903	76,370	21,650	3,640	83,346
<b>November</b>	71,302	1,592	1,675	72,977	18,441	2,890	50,836
<b>December</b>	56,115	1,262	275	56,390	16,585	0	50,297
<b>2021</b>							
<b>January</b>	72,173	2,395	2,772	74,945	13,327	276	42,747
<b>February</b>	68,713	1,972	1,661	70,374	22,107	1,673	42,287
<b>Grand Total:</b>	<b>686,262</b>	<b>13,290</b>	<b>17,454</b>	<b>703,716</b>	<b>161,231</b>	<b>61,157</b>	<b>341,378</b>
<b>Avg Per Month:</b>	<b>85,783</b>	<b>1,661</b>	<b>2,182</b>	<b>87,965</b>	<b>20,154</b>	<b>7,645</b>	<b>42,672</b>



## CUSTOMER SERVICE REQUESTS

### Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>DAY 1ST RESPONDER</b>				
	July, 2020	111	25	36
	August, 2020	103	26	36
	September, 2020	109	27	39
	October, 2020	137	26	41
	November, 2020	107	25	31
	December, 2020	110	28	33
	January, 2021	132	34	35
	February, 2021	136	27	33
		<b>945</b>	<b>27</b>	<b>36</b>
<b>NIGHT 1ST RESPONDER</b>				
	July, 2020	42	29	26
	August, 2020	34	36	33
	September, 2020	23	32	36
	October, 2020	38	36	30
	November, 2020	24	43	28
	December, 2020	46	25	28
	January, 2021	35	31	26
	February, 2021	48	35	32
		<b>290</b>	<b>33</b>	<b>30</b>
<b>ON-CALL CREW *</b>				
	July, 2020	26	44	34
	August, 2020	34	46	31
	September, 2020	22	46	37
	October, 2020	32	60	36
	November, 2020	29	54	36
	December, 2020	43	30	39
	January, 2021	49	37	37
	February, 2021	36	46	38
		<b>271</b>	<b>44</b>	<b>36</b>
<b>Grand Totals:</b>		<b>1,506</b>	<b>31</b>	<b>35</b>

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



## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

April 9, 2021

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	8 Sulphur Springs Road	2015116	Asheville	28806	6	80	11/22/2016	Final Inspection complete, awaiting close-out docs
3	Towne Place Suites	2016012	Asheville	28801	83	342	9/11/2018	Testing
4	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
5	Element Hotel	2016124	Asheville	28805	Comm.	177	1/21/2020	Final Inspection complete, awaiting close-out docs
6	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
7	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
8	17 N. Market Street	2017238	Asheville	28801	16	256	5/10/2019	Final Inspection complete, awaiting close-out docs
9	US 74 Commercial Development	2018010	Asheville	28803	4	265	5/25/2018	Final Inspection complete, awaiting close-out docs
10	Whitney Drive Subdivision	2018057	Asheville	28806	15	425	3/12/2021	Pre-con held, construction not yet started
11	Fern Street	2018081	Asheville	28803	8	60	2/15/2019	Testing
12	Lee Walker Heights	2018126	Asheville	28801	116	1,755	10/1/2019	Final Inspection complete, awaiting close-out docs
13	Tru by Hilton	2018131	Asheville	28805	1	248	1/25/2019	Final Inspection complete, awaiting close-out docs
14	Hamrick Farms	2018133	Asheville	28715	69	3,483	8/30/2019	Final Inspection complete, awaiting close-out docs
15	Rowhouse Development	2018205	Asheville	28801	20	365	1/7/2020	Waiting on final inspection
16	Hibriten Subdivision	2018274	Asheville	28801	9	175	3/2/2021	Pre-con held, construction not yet started
17	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	Installing
18	Mountain Song	2019065	Asheville	28806	5	263	5/1/2020	Final Inspection complete, awaiting close-out docs
19	Amaranth Apartments	2019068	Asheville	28715	70	840	5/21/2020	Waiting on final inspection
20	Enclave at Piney Mtn. Ph. 1	2019075	Asheville	28805	211	740	3/19/2021	Pre-con held, construction not yet started
21	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
22	River Takh (Ulrichs) Sewer Extension	2019117	Asheville	28806	10	200	10/30/2020	Final Inspection complete, awaiting close-out docs
23	100 Airport Road Sewer Relocation	2019125	Asheville	28704	Comm.	548	8/23/2019	Waiting on final inspection
24	Hawthorne at Haywood Phase 2	2019130	Asheville	28806	92	668	12/15/2020	Installing
25	Abundance Run Subdivision	2019141	Asheville	28805	16	500	12/20/2019	Installing
26	Towne Place by Marriott (Bear Creek)	2019187	Asheville	28806	Comm.	264	2/28/2020	Waiting on final inspection
27	Third Street Cottages Ph. 1 Relocation	2019242	Asheville	28803	4	115	3/17/2021	Pre-con held, construction not yet started
28	Overlook Circle Subdivision	2019256	Asheville	28803	7	180	8/11/2020	Final Inspection complete, awaiting close-out docs
29	Craggy Park Ph. 2	2020038	Asheville	28806	27	1,300	11/24/2020	Waiting on final inspection
30	West Kessler Avenue	2007176	Black Mountain	28711	6	410	11/15/2016	Final Inspection complete, awaiting close-out docs
31	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
32	Chapman's Cove	2017227	Black Mountain	28711	10	430	9/21/2018	Final Inspection complete, awaiting close-out docs
33	262 Flat Creek Road	2018223	Black Mountain	28711	3	286	12/6/2019	Final Inspection complete, awaiting close-out docs
34	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
35	Padgettown Road - Phase 1	2019003	Black Mountain	28711	6	240	7/19/2019	Final Inspection complete, awaiting close-out docs
36	Padgettown Road - Phase 2	2019085	Black Mountain	28711	43	1,308	7/19/2019	Final Inspection complete, awaiting close-out docs
37	Waightstill Mountain Phase 2B	2015155	Buncombe Co.	28704	16	1,784	4/23/2019	Final Inspection complete, awaiting close-out docs
38	Bee Tree Village	2015158	Buncombe Co.	28778	26	1,118	3/17/2017	Final Inspection complete, awaiting close-out docs
39	NC DOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	In Construction
40	Bradley Branch Phase 4A	2016189	Buncombe Co.	28704	27	2,420	5/10/2019	Final Inspection complete, awaiting close-out docs
41	Villas of Avery Creek	2017068	Buncombe Co.	28704	270	3,170	9/18/2018	Final Inspection complete, awaiting close-out docs
42	Sweetgrass Apartments	2018015	Buncombe Co.	28704	270	1,090	4/12/2019	Waiting on final inspection
43	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Waiting on final inspection
44	Victoria Hills (Lance Road) Ph. 1	2018094	Buncombe Co.	28704	38	1,176	3/6/2020	Testing
45	Victoria Hills (Lance Road) Ph. 2 & 3	2018094	Buncombe Co.	28704	54	2,180	3/6/2020	Testing
46	Starnes Cove Subdivision	2018106	Buncombe Co.	28806	14	315	9/6/2019	Punchlist Pending
47	Bee Tree Road	2018115	Buncombe Co.	28778	6	240	12/18/2018	Final Inspection complete, awaiting close-out docs
48	Holbrook Road Subdivision - Ph. 1	2018125	Buncombe Co.	28715	170	2,225	1/14/2020	Final Inspection complete, awaiting close-out docs
49	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
50	Retreat at Arden Farms	2018207	Buncombe Co.	28704	416	299	11/19/2019	Final Inspection complete, awaiting close-out docs
51	Reserve at Gashes Creek	2018208	Buncombe Co.	28803	190	1,940	8/2/2019	Waiting on final inspection
52	Birch Lane	2018241	Buncombe Co.	28704	26	875	1/3/2020	Final Inspection complete, awaiting close-out docs
53	Lower Grassy Branch Ph. 2	2018252	Buncombe Co.	28805	12	270	1/21/2020	Final Inspection complete, awaiting close-out docs
54	Rice MHP Off-Site	2019029	Buncombe Co.	28715	TBD	460	4/24/2020	Final Inspection complete, awaiting close-out docs
55	Reflection Pointe	2019032	Buncombe Co.	28806	270	1,995	6/30/2020	Waiting on final inspection
56	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
57	Jasper Apartments	2019086	Buncombe Co.	28778	100	760	12/8/2020	Waiting on testing
58	Aiken Road Multi-Family	2019128	Buncombe Co.	28804	407	4,620	10/2/2020	On hold
59	Fairview Meadows Subdivision	2019142	Buncombe Co.	28730	42	1,460	8/28/2020	Waiting on final inspection
60	Riceville Road Development	2019156	Buncombe Co.	28805	7	145	1/21/2020	Final Inspection complete, awaiting close-out docs
61	Sycamore Cove Subdivision	2019158	Buncombe Co.	28803	26	570	6/9/2020	Installing
62	Fields Jaguar	2019169	Buncombe Co.	28704	Comm.	305	10/27/2020	Waiting on testing
63	Twin Oaks Subdivision	2019195	Buncombe Co.	28704	45	2,300	10/9/2020	Testing
64	CMH Homes - N. Louisiana Ave.	2019220	Buncombe Co.	28806	30	1,187	7/28/2020	Installing
65	Longwell Building	2019230	Buncombe Co.	28730	Comm.	500	7/14/2020	Final Inspection complete, awaiting close-out docs
66	The Ramble Block F, Ph. 2	2019237	Buncombe Co.	28803	10	1,770	7/17/2020	Final Inspection complete, awaiting close-out docs
67	Creekside Cottages	2019255	Buncombe Co.	28704	6	400	3/12/2015	Phase 2 Construction Not started
68	Fisher Mill Road	2020015	Buncombe Co.	28704	3	380	10/20/2020	Testing
69	Fountain Park Subdivision - Ph. 2	2020026	Buncombe Co.	28806	120	4,611	7/12/2019	Waiting on final inspection
70	Haakon	2020055	Buncombe Co.	28715	Comm.	230	9/29/2020	Installing
71	Holbrook Road Subdivision - Ph. 2	2020150	Buncombe Co.	28715	16	670	11/13/2020	Waiting on final inspection
72	Nesbitt Farms Ph. 2	2018101	Cane Creek	28759	81	4,094	2/23/2021	Installing
73	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Waiting on final inspection
74	828 North	2017153	Weaverville	28787	224	1,090	11/17/2020	Installing
75	Ambler's Chase	2017249	Weaverville	28787	21	1,235	11/29/2018	Waiting on final inspection
76	Northridge Commons Townhomes	2018082	Weaverville	28787	53	1,380	4/9/2019	Final Inspection complete, awaiting close-out docs
77	Maple Trace Ph. 4	2018214	Weaverville	28787	35	1,265	5/24/2019	Final Inspection complete, awaiting close-out docs
78	The Holston	2019133	Weaverville	28787	240	36	6/2/2020	Waiting on final inspection
79	Greenwood Park Subdivision Ph. 1	2020018	Weaverville	28787	73	6,520	7/17/2020	Final Inspection complete, awaiting close-out docs
80	Northridge Commons Retail	2020147	Weaverville	28787	Comm.	790	12/1/2020	Waiting on testing
81	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
82	Reese & Jan Lasher (High Hopes)	2015152	Woodfin	28806	14	320	4/26/2016	Final Inspection complete, awaiting close-out docs
83	Apple Lane	2017130	Woodfin	28804	4	60	8/31/2018	Final Inspection complete, awaiting close-out docs
84	Olivette Gravity Phase 2	2018116	Woodfin	28804	94	12,406	11/27/2018	Installing
85	Skyfin-Terraces at Reynolds Mtn -Phase 2	2018187	Woodfin	28804	10	140	8/8/2017	Final Inspection complete, awaiting close-out docs
86	Skyfin-Terraces at Reynolds Mtn -Phase 3	2020176	Woodfin	28804	12	605	8/8/2017	Final Inspection complete, awaiting close-out docs
87	Skyfin-Terraces at Reynolds Mtn - Phase 4	2020167	Woodfin	28804	5	100	8/8/2017	Installing
88	Brown Avenue	2018267	Woodfin	28804	3	62	7/2/2019	Final Inspection complete, awaiting close-out docs
89	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Pre-con held, construction not yet started
90	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	Pre-con held, construction not yet started
<b>TOTAL</b>					<b>4,535</b>	<b>98,318</b>		

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**April 14, 2021**

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
CHESTNUT LODGE ROAD	Black Mountain	Terry Brothers Construction Company	8/19/2020	8/20/2020	6/1/2021	\$1,462,900.80	98%	Working on restoration. Final walk through is still to be done.
JARNAUL AVENUE PHASE 2	Asheville 28804	Terry Brothers Construction Company	2/17/2021	2/24/2021	6/24/2021	\$476,360.50	60%	Construction is progressing well.
MUD CREEK INTERCEPTOR PHASE 2	Cane Creek	Buchanan and Sons	8/15/2018	11/21/2018	3/31/2021	\$3,338,194.40	100%	Project complete and in close out.
WRF- PLANT HIGH RATE PRIMARY TREATMENT	Woodfin	Shook Construction Company	10/17/2018	1/7/2019	10/31/2021	\$15,188,281.87	80%	Installing MIC coatings. Laying block for the chemical building. Working on tie-in for the Thickeners. Completion delayed, while equipment lost in recent fire is replaced.

**\*Updated to reflect approved Change Orders and Time Extensions**