

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT

July 21, 2021

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 on Wednesday, July 21, 2021, at 2 pm. Chairman VeHaun presided with the following members present: Bryson, Franklin, Kelly, Lapsley, Manheimer, Pelly, Pennington, Valois, Watts, Whitesides and Wisler. Ashley and Pressley were absent.

Others present: William Clarke, General Counsel; Joseph Martin with Woodfin Sanitary Water & Sewer District; Tom Hartye, Ed Bradford, Scott Powell, Ken Stines, Spencer Nay and Pam Nolan, MSD.

2. Election of Officers:

Mr. VeHaun called for nominations for Chair of the MSD Board. Mr. Kelly nominated Mr. VeHaun as Chair. Mr. Watts seconded the nomination. With no further nominations Mr. VeHaun called for a motion that nominations be closed and that, by acclamation, Mr. VeHaun be elected as Chair of the MSD Board for 2021-2022. Mr. Watts moved and Mr. Whitesides seconded the motion. Voice vote in favor of the motion was unanimous.

Mr. VeHaun called for nominations for Vice Chair of the MSD Board. Ms. Bryson nominated Mr. Kelly. Mr. Whitesides seconded the nomination. Mr. VeHaun called for further nominations. With no further nominations, Mr. VeHaun called for a motion that nominations be closed and that, by acclamation, Mr. Kelly be elected as Vice Chair of the MSD Board for 2021-2022. Mr. Watts made the motion. Ms. Wisler seconded the motion. Voice vote in favor of the motion was unanimous.

Mr. VeHaun nominated Ms. Bryson for re-appointment as Secretary/Treasurer of the MSD Board for 2021-2022. Voice vote in favor of Ms. Bryson's re-appointment was unanimous.

3. Inquiry as to Conflict of Interest:

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

4. Approval of Minutes of the June 9, 2021 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the June 9, 2021 Board Meeting. Mr. Kelly moved for approval of the minutes as presented. Mr. Whitesides seconded the motion. Voice vote in favor of the motion was unanimous.

5. Discussion and Adjustment of Agenda:

None.

6. Introduction of Guests:

Mr. VeHaun welcomed Mr. Martin from Woodfin Sanitary Water & Sewer District.

7. Informal Discussion and Public Comment:

None.

8. Report of General Manager:

Mr. Hartye reported that attached is a kudos from Ed King regarding MSD's System Performance Annual Report (SPAR).

Mr. Hartye reported that attached are several AC-T (Answer Man) columns regarding portals, fatbergs, and grease.

Mr. Hartye reported that the Personnel Committee will meet on July 27th at 10 am. The July Right of Way Committee has been cancelled. The next Right of Way Committee Meeting will be held on August 25th at 9 am. The next regular Board Meeting will be held on August 18th at 2 pm.

9. Report of Committees:

a. Planning Committee – June 29, 2021

Mr. Pelly reported that the Planning Committee met on June 29, 2021 and voted to endorse the Candler Sewer Extension Project to the full Board and move forward with budgeting and resources once Buncombe County secures the required funding and an agreement between MSD and Buncombe County has been executed. There were no questions.

10. Consolidated Motion Agenda:

a. Consideration of Developer Constructed Sewer Systems – Birch Lane; Center & Fern Street; River Tahk; Terraces @ Reynolds Mountain Ph. 2; Terraces @ Reynolds Mountain Ph. 3; TRU by Hilton; Twin Oaks; West Keesler:

Mr. Hartye reported that the Birch Lane project is located in the City of Asheville and included extending approximately 876 linear feet of 8-inch public gravity sewer to serve 26 residential units.

Mr. Hartye reported that the Center & Fern Street project is located in the City of Asheville and included extending approximately 62 linear feet of 8-inch public gravity sewer to serve 8 residential units.

Mr. Hartye reported that the River Tahk project is located in the City of Asheville and included extending approximately 198 linear feet of 8-inch public gravity sewer to serve 10 residential units.

Mr. Hartye reported that the Terraces @ Reynolds Mountain Phase 2 project is located in the Town of Woodfin and included extending approximately 150 linear feet of 8-inch public gravity sewer to serve 8 residential units.

Mr. Hartye reported that the Terraces @ Reynolds Mountain Phase 3 project is located in the Town of Woodfin and included extending approximately 348 linear feet of 8-inch public gravity sewer to serve 8 residential units.

Mr. Hartye reported that the TRU by Hilton project is located off Tunnel Road in the City of Asheville and included upgrading and relocating approximately 245 linear feet of 8-inch public gravity sewer and abandoning approximately 200 linear feet of public sewer to serve this commercial development.

Mr. Hartye reported that the Twin Oaks project is located off of Christ School Road Trail in the City of Asheville and included extending approximately 2,300 linear feet of 8-inch public gravity sewer to serve 45 residential units.

Mr. Hartye reported that the West Keesler project is located in Black Mountain and included extending approximately 400 linear feet of 8-inch public gravity sewer to serve 4 residential units.

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

b. Consideration of Procurement of New Combination Flusher – Fleet Replacement:

Mr. Hartye reported that at the March 18, 2021 Equipment Replacement Committee Meeting, the members recommended the purchase of one (1) new 2021 or 2022 Combination Flusher. This is to replace an existing Vactor PM Flusher which was purchased in 2010 with a current odometer reading of 173,517 miles and a meter reading of 12,134 service hours. Pursuant to NC Purchasing Statute G.S. 143-129(e)(3) and MSD Purchasing Procedures, MSD, as a local government, is authorized to purchase from suppliers through a group purchasing program. The North Carolina Sheriffs' Association Heavy Equipment Procurement Program is one such group purchasing program. Jet-Vac Equipment Company LLC, a distributor for Combination Jet Vacuum Rodding Machines, was awarded the contract under the NC Sheriffs' cooperative. The cost for the Combination Flusher is \$428,591.10. This reflects a 6% discount of \$19,441.99 off MSRP. Because the cost of this truck exceeds \$90,000.00, the procurement requires Board approval. The total cost of this contract will be \$428,591.10. \$460,000.00 was budgeted for this item in the FY22 Fleet Replacement Fund. Staff recommends that the bid from Jet-Vac Equipment thru the NC Sheriffs' Association Heavy Equipment Program be awarded.

c. Cash Commitment Investment Report – Month ended May, 2021:

Mr. Powell reported that Page 44 presents the makeup of the District's Investment Portfolio. There has been no change in the makeup of the portfolio from the prior month. Page 45 presents the MSD Investment Manager's report as of the month of May. The weighted average maturity of the investment portfolio is 32 days and the yield to maturity is 0.04%. Page 46 presents the MSD Analysis of Cash Receipts. Monthly and YTD Domestic and Industrial

sewer revenues are considered reasonable based on timing of cash receipts. YTD Facility and Tap Fees are at historical trends. Page 47 presents the District's Analysis of Expenditures. Monthly and YTD O&M expenditures are considered reasonable based on historical trends. Due to the nature of the variable rate bond market, Monthly and YTD expenditures can vary year to year. Based on current variable interest rates, debt service expenditures are considered reasonable. Due to the nature and timing of capital projects, YTD expenditures can vary from year to year. Based on current outstanding capital projects, YTD capital project expenditures are considered reasonable. Page 48 presents the District's Variable Debt Service Report. The 2008A Series Bond is performing at budgeted expectations. As of the end of June, the issue has saved the District rate payers over \$6.8 million in debt service since April 2008.

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

11. Consideration of Candler Master Plan for Sewer Availability:

Mr. Hartye presented a map and pointed out the location of MSD's existing lines and the proposed project. There is water in certain areas. There are 3 package plants discharging into the local streams which could be brought into MSD instead of discharging into the creeks, and there are many, many septic tanks. There have been failing septic tanks and septic tank problems that have been documented by the County over the years. That is the environmental component. This has been a fledgling business area as well and is hamstrung by the fact that they don't have sewer. The reason there is no sewer out there is because you have to pretty much go across country along streams to get gravity sewer. It involves blasting rock, acquiring easements from people who may or may not want development. MSD doesn't play a lead in construction of speculative lines. Usually, developers initiate expansion to new areas and MSD assists them. Sometimes with right-of-way design, and financially as well. This spot in Candler is probably one in seven or eight places throughout the county that are hamstrung by no sewer service. MSD doesn't want to pick winners and losers as the sewer authority. There has been a lot of public support for this from our leaders in the county. MSD put together a preliminary estimate of what the cost would be. Pursuant to MSD policy, our cost works out to a little over \$2 Million out of \$11 Million total. That goes towards right-of-way, design, and upsizing of lines as necessary for these Master Plan lines. There needs to be a lead organization, typically that is a private developer. In this case, Buncombe County will be the lead organization and MSD will be partnering with them just like we do with developers. We have participated in several of these projects, in Reem's Creek, Weaverville, off of South French Broad, with developers. This one is a little bigger. MSD has invested hundreds of thousands of dollars in these projects but this one will be \$2 Million. It would not have rate implications. MSD is recommending that we incorporate this into budgeting, partner with the County and develop an agreement. We are applying for ARPA funds and hope to be successful in that endeavor. There are other options beyond ARPA funds which we discussed in earlier meetings, including special assessment, with the County having that option. At this point we are applying for those funds and want to get approval from the Board. The Planning Committee recommends that the Board endorse this project and that we

move ahead as it develops with the County. Ms. Manheimer asked which ARPA fund was being applied for. Mr. Hartye stated there are two categories. The one being discussed now is the County's \$51 Million. Mr. Watts stated that he supports this project 100% and inquired if a particular area on the edge of the map was accessible to sewer. There was some further discussion regarding this area that Mr. Watts inquired about. Mr. Kelly asked if this Board is contributing \$2 Million, where is the other \$9 Million coming from? Mr. Hartye replied that it will come from the County. Mr. Kelly asked if the ARPA money was to reimburse MSD part of the \$2 Million. Mr. Hartye responded no, that would be the County's portion. No matter how it's funded, if it was funded by a developer or ARPA monies or special assessment from the County, MSD's Policy says we will contribute a portion because we are making them put in larger lines and various things that we want as part of our Master Plan instead of just running a smaller 8" line. Mr. Pennington stated that one of the biggest unknowns as previously discussed is that we aren't sure what condemnation will look like or how much opposition we would face. Mr. Hartye stated that this was a different beast than our normal right-of-way acquisition procedures or condemnations because 98% of the things we do are on or for existing lines for existing customers. Ms. Wisler asked if MSD or the County will acquire the rights-of-way. Mr. Hartye stated MSD will be acquiring rights-of-way. He referred to the bulleted items in this cover sheet. Buncombe County will serve as Lead Agency and explain to community the need for this project. MSD will serve as Project Manager, obtain rights-of-way, perform design and construction. Ms. Wisler asked if a property owner wasn't in agreement and had to be condemned, who picks up the legal fees associated with that? Mr. Hartye stated it would be combined in the project. There is a stipulation in there that if there is a possibility that it gets drug out and expensive, the County will step in. Mr. Clarke added that MSD would make the decision to sue the property owner for condemnation. Mr. Bradford added that these details will be part of the agreement. Mr. Whitesides stated that he has been on the Buncombe County Board of Commissioners for five years and early on he met with a group in Candler who had been advocating for this and they have been asking for this long before he came on the Commission. He stated that there may be some pushback from the community, but he doesn't think there will be a lot. Mr. Hartye added that the District has been out there several times giving presentations to the business associations and Michelle Pace Wood led a study on how much it was needed economically. That was in 2016 and since then it has only blossomed so there is community support. Mr. Pennington stated that it was one of the largest hot spots of failing septic systems in the County and this project would greatly improve the water quality of Hominy Creek. Package plants are notorious for problems and those three package plants discharge into Hominy Creek and on to the French Broad. Mr. Lapsley asked if there were potential industrial sites. Mr. Pennington stated that the ones on the package plants are a truck stop, motel, and shopping center. There could be some light industrial and manufacturing along the corridor on Smoky Park that would benefit in the future. It will really open up the potential for uses that could never function on septic systems. Mr. Pelly asked how much reach people will have to access the system. Mr. Hartye stated if they are further out, they will have to extend lines to get to it, but it is sized for the entire basin.

Planning Committee recommends that the MSD Board of Directors endorse the Candler Sewer Extension Project and move forward with budgeting and resources

contingent upon Buncombe County securing the required funding and an agreement between MSD and Buncombe County being executed.

With no further discussion, Mr. VeHaun called for a motion to approve the Planning Committees recommendation. Mr. Whitesides moved; Mr. Pelly seconded the motion. Roll call vote was as follows: 12 ayes, 0 nays.

12. Old Business:

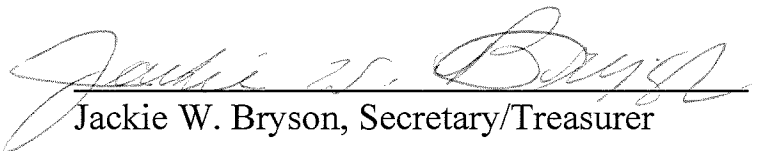
None.

13. New Business:

None.

14. Adjournment:

With no further business, Mr. VeHaun called for adjournment at approximately 2:32 pm.


Jackie W. Bryson, Secretary/Treasurer

MSD

Regular Board Meeting

Metropolitan Sewerage District
of Buncombe County, NC

AGENDA FOR 7/21/2021

✓	Agenda Item	Presenter	Time
	Call to Order and Roll Call	VeHaun	2:00
	01. Election of Officers	VeHaun	2:05
	02. Inquiry as to Conflict of Interest	VeHaun	2:10
	03. Approval of Minutes of the June 9, 2021 Board Meeting	VeHaun	2:15
	04. Discussion and Adjustment of Agenda	VeHaun	2:20
	05. Introduction of Guests	VeHaun	2:25
	06. Informal Discussion and Public Comment	VeHaun	2:30
	07. Report of General Manager	Hartye	2:35
	08. Report of Committees	Hartye	2:40
	a. Planning Committee – June 29, 2021	Pelly	
	09. Consolidated Motion Agenda	Hartye	2:45
	a. Consideration of Developer Constructed Sewer Systems – Birch Lane ; Center & Fern Street ; River Tahk ; Terraces at Reynolds Mountain Ph. 2 ; Terraces @ Reynolds Mountain Ph. 3 ; TRU by Hilton ; Twin Oaks ; West Keesler ;	Hartye	
	b. Consideration of Procurement of New Combination Flusher	Hartye	
	c. Cash Commitment/Investment Report – Month ended May, 2021	Powell	
	10. Consideration of Candler Master Plan for Sewer Availability	Hartye	3:00
	11. Old Business	VeHaun	
	12. New Business:	VeHaun	3:15
	13. Adjournment: (Next Meeting 8/18/21)	VeHaun	3:20
	STATUS REPORTS		

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
June 9, 2021

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board was held on Wednesday, June 9, 2021 at 2 PM. Due to the Covid-19 virus, Board Members and some staff attended the meeting both in person and 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 either in person or present via internet or telephone access: Ashley, Bryson, Kelly, Lapsley, Manheimer, Pelly, Pennington, Pressley, Valois, Watts, Whitesides and Wisler. Franklin was absent.

Others present either in person, via internet or telephone access were William Clarke, General Counsel; Tom Hartye, Ed Bradford, Scott Powell, Mike Stamey, Ken Stines, Matthew Walter, Steven Briggs 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 May 19, 2021 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the May 19, 2021 Board Meeting. Mr. Ashley stated that in reading the first paragraph of these minutes, it looks like they imply that everyone was here via internet or telephone as opposed to some attending in person. With that correction, Mr. Watts moved for approval of the minutes. Mr. Whitesides 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 the Final Budget and Public Hearing will be held today. There have been no changes to the Preliminary Budget that was brought to the Board in May.

Mr. Hartye reported that the Planning Committee will meet on June 29, 2021 at 2pm. The next regular Board Meeting will be held on July 21, 2021 at 2pm. The next Right of Way Committee Meeting will be held on July 28, 2021 at 9 am.

8. Consolidated Motion Agenda:

a. Consideration of Developer Constructed Sewer Systems – Olivette Phase 2A Gravity Master Plan Sewer Extension; Maple Trace Phase 4; 100 Airport Road; Village @ Bradley Branch Phase 4:

Mr. Hartye reported that the Olivette Phase 2A Gravity Master Plan Sewer Extension project is located along the French Broad River in Woodfin. This is not only accepting their system but there is also a cost reimbursement for them. The District has already taken over maintenance of the force main and pump station. Olivette Development LLC also constructed an interceptor to serve the much larger area. The project included about 3,475 linear feet of 18-inch Gravity Master Plan Interceptor line to serve both Olivette and the Lee Creek Basin and approximately 5,900 linear feet of 8-inch gravity sewer to serve the residential phase of the development. The estimated cost of all of the sewer construction is \$2,034,415.32. The 18-inch system was sized to accommodate future growth in the upstream areas of the Lee Creek Basin per the Collection System Master Plan. The Board previously approved a reimbursement for this project in the amount of \$324,510.00 at its regular meeting on May 15, 2019. The Reimbursement Budget for this project is \$350,000.00. Staff recommends acceptance of this developer constructed sewer system and authorization for the General Manager to disperse \$324,510.00 to Olivette Development, LLC.

Mr. Hartye reported that the Maple Trace Phase 4 project is located off Reems Creek Road in Buncombe County and included extending approximately 1,250 linear feet of 8-inch public gravity sewer to serve 37 residential units.

Mr. Hartye reported that the 100 Airport Road project is located in the City of Asheville and included extending approximately 620 linear feet of 8-inch public gravity sewer and abandoning approximately 480 linear feet of public gravity sewer to serve the commercial development.

Mr. Hartye reported that the Village @ Bradley Branch Phase 4 project is located off Sunny Meadows Boulevard in Buncombe County and included extending approximately 2,430 linear feet of 8-inch public gravity sewer to serve 59 townhomes for this development.

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

b. MSD FY22 Non-City of Asheville Road ROW Paving Restoration Contract:

Mr. Hartye reported that this is a contract for roads, driveways and sidewalks resulting from District maintenance activities outside of the City of Asheville. These are planned (i.e., taps for new connections or small repairs) and unplanned (i.e., emergency repairs to the system). At the August 19, 2020 Board Meeting, French Broad Paving, Inc. was the low bidder with a bid of \$413,975.00. Their bid was approved on that date. The contract, as presented to the Board, included a provision to renew for a period of two additional years if in MSD's best interest. French Broad Paving's work has been done in a timely manner and has

met the District's expectations for quality. French Broad Paving has agreed to the renewal conditions. This contract renewal process has also been reviewed and approved by Billy Clarke. The FY 22 System Services Construction Budget includes funding for this item. This item is for information only.

c. MSD Paving Agreement with City of Asheville:

Mr. Hartye reported that this agreement is for restoration of small patches within the City of Asheville, 300 SF or less. The larger restorations are contracted out. This annually renewing agreement was approved at the June 12, 2013 Board Meeting. For FY22, the District's monetary contribution for this agreement is \$295,920.81. The System Services construction budget includes appropriate funding for this item. This item is for information only.

d. Renewal of Contract FY 22 – Calcium Nitrate Solution:

Mr. Hartye reported that MSD has been using calcium nitrate-based solution for the last few years to control hydrogen sulfide formation in the South French Broad Interceptor. Calcium nitrate has proven to be effective in combating the formation of hydrogen sulfide and preventing the degradation of the collection system. Bids for the solution were presented to the Board at the June 10, 2020 Meeting. Aulick was the low bidder at \$2.18/gallon. The renewal clause was contingent upon all terms and conditions, including price, being the same. Aulick has agreed to the renewal conditions. Therefore, this contract will be renewed for the upcoming year. This is within levels budgeted by the WRF. This item is for information only.

e. Cash Commitment Investment Report – Month ended April, 2021:

Mr. Powell reported that Page 28 presents the makeup of the District's Investment Portfolio. There has been no change in the makeup of the portfolio from the prior month. Page 29 presents the MSD Investment Manager's report as of the month of April. The weighted average maturity of the investment portfolio is 38 days and the yield to maturity is 0.05%. Page 30 presents the MSD Analysis of Cash Receipts. Monthly and YTD Domestic and Industrial User Fees are considered reasonable based on timing of cash receipts in their respective fiscal periods. YTD Facility and Tap Fees are above historical trends due to the timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 31 presents the District's Analysis of Expenditures. Monthly and YTD O&M expenditures are considered reasonable based on historical trends. Due to the nature of the variable rate bond market, Monthly and YTD expenditures can vary year to year. Based on current variable interest rates, debt service expenditures are considered reasonable. Due to the nature and timing of capital projects, YTD expenditures can vary from year to year. Based on current outstanding capital projects, YTD capital project expenditures are considered reasonable. Page 32 presents the District's Variable Debt Service Report. The 2008A Series Bond is performing at budgeted expectations. As of the end of May, this issue has saved the District rate payers over \$6.7 million in debt service since April 2008.

Mr. Valois stated that he had a few questions. He asked if there is any kind of reaction or something that goes on that contaminates the south side of the river or wherever it goes, or whatever you are using it for, regarding the calcium nitrate solution. Mr. Hartye reported that the calcium nitrate solution is consumed completely, and it prevents the formation of hydrogen sulfide. Mr. Valois asked to what point. Mr. Hartye replied to a point that it is inert. Mr. Valois stated that it is not a 7, it is probably at a lower hazard status. Mr. Hartye replied that it may affect the PH adjustment a little, marginal at best, if that's what Mr. Valois means by a 7, but that is not the purpose of it. Mr. Valois stated that is what you are using it for, to reduce the PH from the hydrochloric acid. Mr. Hartye stated that hydrogen sulfide is not hydrochloric acid and that if it were, the District would be adjusting the PH. The calcium nitrate is preventing the formation of hydrogen sulfide to a point where it is inert, and the sulfur bacteria can't grow and create problems and corrode the inside of the pipe. Mr. Bradford added that the reason MSD has to do this in the interceptor is because it is slower moving, and it generates the hydrogen sulfide from that because it is a larger interceptor along a big river and it is slower moving. Mr. Hartye stated that it does not change the chemical reaction.

Mr. Valois asked if, regarding the City of Asheville 300 SF repairs, is the quality of work well and are we saving money? If we are saving money, can we use their agency in a way that they can work with other towns in order to do more repairs and save more costs. Mr. Hartye reported that for these types of projects the reason why it is a 300 SF limit is because with very small patches it got very onerous to go through the logistical process, permitting and other things, with the City when they do this type of work themselves. When you get to larger patches, those are usually done by the District's contractors when they are laying main lines and it's a much larger project, then it makes sense for them to pull the permits and go through the permitting process for that pavement restoration. It was much more costly for the District, particularly with time management, to have this agreement. That is why it's divided up between the smaller patch work and the larger project paving. Mr. Valois asked if it's saving this agency money and time, could it work with other towns such as Weaverville or Black Mountain in order to do small repairs like that and pay them back for their services. Mr. Hartye stated that there isn't anywhere near the amount of cuts in other areas and the volume wouldn't be there. The contract is very small compared to the amount of total paving that the District does and the amount that we would do in a small town like Black Mountain or Weaverville would be de minimis. You couldn't set up this type of situation and have it pay off in any way, shape or form. It would be a couple of permits per year and that would not be beneficial. The middle of Asheville has probably the oldest system in the District and there are a lot of small patches that go on and because of that dynamic it makes sense. Mr. Valois thanked Mr. Hartye for that answer.

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. Public Hearing - Consideration of Resolution Adopting Final Budget for FY21-22 and Schedule of Sewer Rates and Fees:

Mr. Powell reported that there has been no change in the Proposed Budget as was presented in May. The Proposed Final Budget for FY22 is \$59, 551,426. Mr. Powell called for any questions. There were none.

Mr. Clarke reported that you do not have to have a roll call for all votes since you are not holding this meeting under the special legislation associated with the pandemic. Ms. Manheimer stated that they also did not have to have roll call at the City Counsel Meeting but their attorney seems to think that if you have a hybrid virtual and in person meeting that you still have to follow the virtual meeting rules. Mr. Clarke stated that he is making the decision that you don't have to do a roll call vote on this motion.

Mr. VeHaun called for a motion to open the meeting for a Public Hearing. Mr. Watts moved. Mr. Whitesides seconded the motion. Voice vote was unanimous.

Mr. VeHaun announced the opening of the Public Hearing at 2:23 pm.

Mr. VeHaun called for public comment on the proposed Budget, Rates and Fees for FY21-22. There were none.

Mr. VeHaun called for a motion to close the Public Hearing at 2:24. Mr. Watts moved. Mr. Pressley seconded. Voice vote was unanimous.

Mr. VeHaun called for a motion to approve the Resolution Adopting the Final Budget and Schedule of Sewer Rates and Fees for FY21-22. Ms. Wisler moved. Mr. Watts seconded the motion. Roll call vote was as follows: 13 Ayes; 0 Nays.

10. Old Business:

Mr. Valois stated he would like to discuss the topic discussed at the last meeting regarding bringing the age down to a lower level through diversity of younger people when hiring or even aggressively going after them as a public relations process in order to try to entice the younger people onto this job so that you have more longevity and a longer time for a career in the process. Mr. VeHaun asked Mr. Clarke if he would like to respond. Mr. Clarke stated that he sent everyone a memorandum and hoped that everyone had a chance to read and digest it. He stated that he is not saying that what Mr. Valois is suggesting is not a good idea, but anytime you intentionally implement a program that has the potential for discriminating against older workers, you need to be very careful. Mr. Clarke stated that the point of his memorandum is that even if you do not intend it at the beginning, if you are doing something that causes you to discriminate based on age or results in age discrimination, you could be subject to claims which are expensive, expensive to defend and a lot of times you end up paying them just because they are so expensive to defend. Mr. Clarke stated the purpose of his memorandum was to make all Board Members aware of that as MSD considers such a program. Mr. Valois stated they did it quite a bit back home and were affirmative about hiring younger

people and sending public relations to high schools and universities trying to find interested people who are getting educated in what we actually do and see if that is a career avenue for them in their lives. Mr. Valois stated that he understands this agency opened about 20 years ago and you have carried a lot of people that have gotten older, and they are starting to add more attrition but it's just to keep that balance of young, old, middle in the mix. What happens if you don't, we had the same issue in World War II, is that every so many years you had a big drop and you had to hire new people and train them and it cost a lot of money to train people and bring them up that far and that's why we'd like to see people at a longer longevity in this agency or any agency for that matter. Mr. Clarke stated that he understands Mr. Valois' goals are laudable but it makes him, as the District's lawyer, very uncomfortable to hear Mr. Valois talking about reducing the average age. Mr. Clarke stated that his job is to give the District and this Board advice. You do not have to follow it but his job is trying to keep you out of trouble or if you get in trouble, to get you out of trouble. Mr. Clarke stated that if such a program were implemented or even considered, that MSD be very careful about how it is structured. Mr. VeHaun stated that he appreciates Mr. Clarke's memorandum, that he thought it explained the potential risk and situation very well. Mr. Clarke thanked Mr. VeHaun and stated that Susan Russo-Klein deserves a large part of the credit and he would make sure to pass that on. Mr. Hartye added that while the District will not be doing a program specifically to reduce the age of its employees, we do have people who go out from grade school to high school to colleges. The District takes on interns from UNCA's Environmental Program. All of those types of things we try to develop through the community. Mr. Hartye stated that at the last meeting, Mr. Valois said regardless of succession planning. Succession Planning is layering people in. It is so you can develop people within your organization that are younger. We don't want to become an agency that has a lot of turnover to get younger people in because no one will know which end is up. The District doesn't want that, it wants the most qualified people here. One way you get that is developing them in house. You bring them in young but you will see that a lot of our older people have been here for a long time. We have very low turnover so we have a lot of institutional knowledge, and that is very helpful in running a competent organization, not just one that is young. The District does try to hire in younger, usually it's the 20-year old's applying, for the highly physical jobs. But you don't want a 22-year-old running the Engineering Department. It's all layered in and that is what succession planning is all about. The District interviews everyone in the whole organization to get their plan for their future and try to develop them. There have been a lot of really good successes throughout the organization. Most all of the Division Heads came up through the ranks. All of your top management have been developed through this type of succession planning. It is very important to notice that. We aren't trying to hire in a 50-year-old to dig a ditch, it doesn't make sense. The younger person would be more qualified. Mr. Valois stated that you could see his concern, last year it was an average age of 46, this year the average age is 44, and that is pretty high considering an entire agency and he still doesn't know what is included in those numbers. Mr. Hartye stated that the age of different categories, say construction, is going to be a lot lower than administration. As an organization, it's at 44 and it's been coming down as the baby boomers are retiring. What we do is in an informative, rational way that keeps the competency of our organization up and going. Mr. Hartye stated that he would be glad to discuss this further with Mr. Valois after this meeting.

Minutes
June 9, 2021
Page Seven

11. New Business:

None.

12. Adjournment:

With no further business, Mr. VeHaun called for adjournment at approximately 2:32 pm.

Jackie W. Bryson, Secretary/Treasurer



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: July 15, 2021
SUBJECT: Report from the General Manager

- Kudos

See the attached email from Ed King.

- Press/Public Information

MSD has been in several AC-T (Answer man) columns. Attached are two recent ones.

- Board/Committee Meetings/Events

The Personnel Committee will meet July 27th at 10 am. The July Right of Way Committee has been canceled. The next Right of Way Committee meeting will be held on August 25th at 9am. The next Board Meeting will be August 18th at 2 pm.

Subject: Buncombe County MSD Annual System Performance Report
Date: Tuesday, June 22, 2021 at 8:34:37 AM Eastern Daylight Time
From: Ed King
To: Hartye, Tom
Attachments: SPAR2020.pdf

Tom,

Good morning. I hope you are well.

Last evening I reread for the second time the attached most recent MSD Annual System Performance Report.

The Report speaks for itself - you and the folks working with you are doing an excellent job.

Buncombe County residents and visitors are well served by MSD.

Please let your colleagues know this Buncombe County taxpayer and MSD ratepayer genuinely appreciates what they do and the manner in which they do it.

Regards,

Ed King
Sent from my iPhone

<https://www.msdbc.org/documents/SPAR2020.pdf>

MOUNTAINS

Mysterious smelly 'portal'? Expired license follow-up?



Answer Man
John Boyle
Asheville Citizen Times
USA TODAY NETWORK

Today's batch of burning questions, my smart-aleck answers and the real deal:

Question: I run along Hominy Creek and often am accosted by an odor from one of these portals (photo shows a raised concrete cylinder with a lid on top). Any idea what they are, and why they smell so bad?

My answer: This is clearly the worst Harry Potter portal J.K. Rowling ever dreamed up. I for one do not want to know where this transports you...

Real answer: Turns out the reader was using a nice euphemism.

"The 'portal' your reader refers to is a sewer manhole," Tom Hartye, general manager of the Metropolitan Sewerage District of Buncombe County, said via email. "Manholes are entry ways for men and women who need to gain access to the gravity sewer line running below for maintenance activities."

Workers have to enter these to conduct "jet cleaning and vacuuming of debris, removing clogs and obstructions, and to capture video of the line using closed circuit TV equipment," Hartye noted. MSD uses the videos for pipe rating assessments as a part of its sewer replacement and rehab program.

MSD handles wastewater treatment for much of the Asheville area, processing about 20 million gallons of sewage daily and maintaining over 1,100 miles of sewer lines throughout the region.

The "portal" the reader mentioned has plenty of company.

"Those sewer lines have about 30,000 manholes that are attached to them," Hartye said. "MSD has an aggressive preventative maintenance program whereby between 150 and 200 miles of sewer line are cleaned by high pressure water jetting equipment each year."

Now, as far as the manhole the reader asked about, it is unusual looking. But it is a manhole.

"That manhole in the picture is no different than the many others that your reader drives over every day but just sees the manhole cover in the pavement," Hartye said. "Most modern manholes are precast concrete, while there are many in our system that are brick and some that are stone."

The location of this one — near a creek — is key.



Manholes near creeks have to be raised out of the flood plain, according to MSD.

PHOTOS PROVIDED BY METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY

"For manholes adjacent to streams, we are required to raise the manhole above the 100-year flood elevation," Hartye said. "There will be transient odors coming from these manholes, as the flowing wastewater displaces air under its normal operation."

If you witness "persistent super-strong odors or see puddles or debris around the manhole," Hartye said, you should call MSD's hotline at 828-255-0061.

"MSD partners with local municipalities in an agreement to share our sewer line easements with them so that they may concurrently use them for green-

ways, without further encumbering the numerous property owners," Hartye said.

Question: Earlier this month, I got this question from a reader: "Will a driver's expired temporary license be honored as a valid license during a traffic stop, if the driver can show he/she has tried to get a permanent license? Why or why not?" The reader had had some issues with slow service from DMV.

My answer: Yes, I'm being generous with the "slow service" remark. I'm trying to be kinder these days...

Real answer: I had gotten a response from DMV about this, suggesting the



A worker with the Metropolitan Sewerage District of Buncombe County enters a raised manhole to inspect pipes. MSD cleans between 150 and 200 miles of sewer line annually with high pressure water jetting equipment.

person with an expired license log in at <https://edmv.ncdot.gov/MyDMV/MyDMVAccount/Login>. Their DMV info should pop up, including their picture.

"If the license has been updated in the system, it would show that with the new expiration date," DMV spokesman Steve Abbott said via email. "It is not a license, but can be printed out as proof someone has a valid license if asked. It is essentially the same info a law enforcement officer would check."

After Abbott responded, I heard back from North Carolina Highway Patrol Trooper Brian Anthony, spokesman for the Asheville area, about this.

"As long as a driver possesses a valid license, temporary included, they are good," Anthony said via email. "When stopped by a law enforcement officer, the officer will usually run a check on the license number through DMV. Even if the person hasn't received the new license yet, it is still updated in the DMV's system."

When the trooper runs the license, it will show the real time status of the driver license.

"If it is expired, it is really up to the individual officer and their discretion," Anthony said.

This is the opinion of John Boyle. To submit a question, contact him at 232-5847 or jboyle@citizen-times.com

MOUNTAINS

'Fatbergs' in waste water? Grease problems in the system?



Answer Man

John Boyle
Asheville Citizen Times
USA TODAY NETWORK

Today's batch of burning questions, my smart-aleck answers and the real deal:

Question: I was recently listening to public radio in which they were talking about something called a fatberg, which is apparently congealed fat of significant size that gets into the sewerage system because of all the fat we consume. I'm curious as to whether fat bergs or fat blobs are a concern with the Asheville sewer system. If it is a problem, how do they deal with it? And what suggestions do they have to prevent them? If there is a problem, has it been getting worse over the years? Do they see it more as a problem of individual households or the restaurant trade?

My answer: ...and thank you for giving my kids a new nickname to call their father when we go to the beach — "Fatberg dead ahead! Change course! Change course!"

Real answer: I reached out to the Metropolitan Sewerage District of Buncombe County for these answers, as they handle the sewage for most of the Asheville area. Ken Stines, director of operations and maintenance, and Chad Ledford, pretreatment coordinator, gathered the information.

And yes, "Grease has always been problematic for sewer systems," they said via email.

"Extremely large 'fatbergs' typically happen in large sewer lines with a lot of 'headspace' (air space), leaving room for the grease to build up," Stines and Ledford said. "The 'fatbergs' you may see in

larger collection systems such as London or New York are usually floating on top of the water in this space and can grow large because their sewer lines can be as large as 6-12 feet in diameter."

MSD maintains and operates 1,117 miles of sewer lines, ranging from 6-60 inches in diameter.

"Many of the lines in our system do not allow headspace for large accumulations of grease to gather on the surface," Stines and Ledford said. "The larger lines in our system have higher flow/velocity conditions, which reduces the amount of grease that can build up. While it may be uncommon to see large 'fatbergs' under the line conditions in our collection system, grease negatively affects the collection of our collection system in other ways."

Trust me, they sent a lot of pictures. In a nutshell, please don't dump grease down the drain.

"Grease can harden and build up on the inside of the lines over time, restricting the flow," they said. "Grease can also harden and form around sewer trash, creating blockages in the line. These conditions can significantly slow the flow of wastewater or completely block it."

Think about sewer lines like arteries fouled by high cholesterol.

"When enough fat builds up in the artery to restrict or completely block the flow of blood, it causes serious health concerns," Stines and Ledford said. "When sewer lines build up with grease and rags causing a blockage, the wastewater must go somewhere. Typically, this is when we see sanitary sewer overflows."

To combat grease dumping, MSD utilizes education resources and "best management practices" for the food and beverage industry.



This photo shows congealed grease in an MSD pipe. PROVIDED BY METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY

"Blockages in the collection system caused by grease or rags can be attributed to both residential and commercial use of the collection system," Stines and Ledford said. "For residential customers, MSD recommends never pouring grease down your drain."

MSD's "Can the Grease" program educates the public on the correct disposal of grease. Keep in mind that when sewer lines get blocked, raw sewerage can back up into your home, so that adds some extra incentive.

In short, never pour grease down the drain. MSD recommends this three-step process for handling it:

1. Pour or scrape grease into a can.
2. Cover the container and refrigerate.
3. When chilled, remove grease can and throw in trash.

By the way, here's a fascinating fact from the MSD brochure: "If every home on MSD's sewer let one tablespoon of grease go down the drain, it would total 18 55-gallon drums." Also, you may think hot water and detergent will do the trick, and while it does help clean off your plates and pans, it's still problematic. That hot water "cools quickly, and detergents dilute," the brochure states. "Even-

tually, grease solidifies and ... well, you know what happens."

For commercial users, MSD has "standard requirements and guidance for correct use of the system through permitting and inspecting users, such as the Food and Beverage Industry," Stines and Ledford said.

"Restaurants are required to install and maintain grease traps and/or interceptors," they said. "MSD inspects approximately 1,500 Restaurant and food establishments to ensure that they are maintaining their traps or interceptors."

Allow me to note that if you've ever walked by the truck gathering grease from restaurant grease traps, the smell will about knock you out. Not pleasant, but it's the proper way to dispose of the grease. MSD also educates the public by "inserting annual brochures into the water bills, visiting local schools to educate children, offering free group tours of the Water Reclamation Facility, and providing useful tips and information on our website," Stines and Ledford said.

They noted that a good benchmark for measuring the success of these efforts is the number of sanitary sewer overflows (called "SSOs") annually in the collection system. MSD publishes a report each August that contains this information and much more.

"MSD reported 19 SSOs over the 1,100 miles of sewer line — 1.8 SSOs per 100 miles of sewer — for the entire year of 2020, down from 40 the previous year," Stines and Ledford said. "MSD also implements an aggressive Preventative Maintenance Program, whereby between 150 and 200 miles of sewer line are cleaned by high pressure water jetting equipment each year."

This is the opinion of John Boyle. To submit a question, contact him at 232-5847 or jboyle@citizen-times.com

PLANNING COMMITTEE

June 29, 2021

The Planning Committee of the Board of the Metropolitan Sewerage District met on Tuesday, June 29, 2021 in the Boardroom of the Administration Building at 2:00 pm. Chairman Chris Pelly presided with the following Committee Members present: William Lapsley, Esther Manheimer, Nathan Pennington, Robert Pressley and Bob Watts. Earl Valois was absent. Others present were: Jerry VeHaun and Al Whitesides, MSD Board Members; Sybil Tate and Tim Love, Buncombe County; Thomas E. Hartye, General Manager; William Clarke, General Counsel; Ed Bradford, Scott Powell, Hunter Carson, Angel Banks, Kevin Johnson, Ken Stines and Pam Nolan, MSD.

I. Call to Order

Mr. Pelly called the meeting to order at 2:00 pm.

II. Buncombe County Comprehensive Planning Process

Mr. Hartye reported that Mr. Pennington, Buncombe County's Planning Director, will be presenting this information. Mr. Pennington stated that Buncombe County is very pleased to begin this Comprehensive Planning process, which has been significantly delayed. He reported that Buncombe County is very popular from a national and increasingly international perspective. Gateway Communities like this offer unique opportunities and advantages. They also come with challenges and we must plan appropriately for those challenges. There is limited infrastructure and a divide between tourism and residents who live here. Buncombe County is starting to see increasingly more people move into neighboring counties because they can't afford to live here. Some of these challenges are unique to Western North Carolina. Development tends to go on without abatement. The Register of Deed's Office reported this is the most revenue they have taken in since August, 2020. Constraints are conservation areas, water sheds, national forests, protected ridges and steep slopes. That does not leave a lot of developable area. A lot of what is developable is encumbered by flood plains. Gravity sewer works by following tributaries and streams to get to the plant. He presented a map showing parcels within 100 feet of water and/or sewer, not necessarily both. Much of the public water and sewer service can be found amongst the spheres of influence surrounding municipalities, in the Former Extra-Territorial Jurisdictions (ETJ's), around Asheville and Weaverville and along transportation corridors like US 70. The one remaining ETJ in Buncombe County is Montreat. The basis for Buncombe County zoning was to follow the areas that were more urbanized. Transportation options are also limited in those areas. It is impossible to build our way out of the affordable housing problem. The first comprehensive plan Buncombe County came up with was in 1998, followed by an updated plan in 2006, and the current plan is from 2013. The one thing that came out of the 1998 plan was that residents were discussing how they were suspicious of newcomers and tourists and a lot of that still holds true. At this time, Buncombe County is in contract negotiations with vendors. The contract will be submitted to the Buncombe County Commissioners on July 13 and the tentative contract date would be in August. There will be a citizen driven Steering Committee with approximately 20 people. Mr. Pennington stated that they not only want a diverse representative group, there have been 111 applications, they want experts in the different component study areas as well as diversity. They have a good mix of geographic representation from all around the County and from different townships. He stated that this all means to make no small plans, learn from the past and what didn't get completed, learn if there needs to be tweaks, never discount or disregard old plans and innovate. He stated that

Henderson County is also getting ready to start their Comprehensive Planning Process. The idea to solve a lot of problems and challenges is to work together from a regional perspective. MSD is a regional organization. The Hazard Mitigation Plan which was recently adopted is a collaboration of both Buncombe County and the municipalities as well as Madison County and Land of Sky. If you want things like regional trails, or to make infrastructure improvements, and get down to the nuts and bolts of development and growth pressures that we all are facing, then everyone needs to work together to accomplish those goals. There will be crucial and passionate conversations and controversy during this Planning process. There were no questions or discussions.

III. Candler Master Plan for Sewer Availability

Mr. Hartye reported that this meeting is a follow up to a Planning Committee meeting in 2018 regarding a larger issue of getting sewer to areas that do not have sewer at this point. He stated that he wanted to review the history because MSD is different than most municipality -owned utilities across the State and Nation. Most water and sewer utilities are combined and owned by municipalities but there are about 15% that are (special districts) like MSD. MSD is unique in other ways too. MSD was formed by State Statute in 1962 and at that time built 100 miles of interceptors and a new Regional Treatment Plant. At that time, the small utility District's and Municipalities operated and maintained their own collector lines until consolidation in 1990. Consolidation included taking over 10 Districts and 5 Municipalities and 700 miles of their collection lines for ownership, maintenance and replacement. MSD has spent over \$400 Million replacing and upgrading those lines. The Ten-year Capital Improvement Plan includes over \$350 Million to upgrade the Interceptors, Plant and Collection System to meet future growth projections and new State and Federal regulations. This equates to about \$100 Million to interceptors, \$100 Million to plant and \$100 Million to the collection system. All of those components are required serve future development and any expansions. Sewer Expansions to the periphery of the collection system are developer driven. Counties and Municipalities determine land-use, zoning, etc. MSD's role is one of support and ensuring orderly expansion of the sewerage system. When a developer comes in, MSD makes sure the work is done in a proper way and in an orderly fashion so that system can be built upon. Speculative expansions would distract from MSD's main mission of an aggressive CIP to replace and upgrade system for future viability. If MSD were to get involved with speculative expansions, it would have rate implications. In 2008, MSD developed a Collection System Master Plan which incorporated all member agency land use plans and zoning. This plans for orderly growth of the system and when existing lines are replaced, they are sized for future growth.

Mr. Hartye presented a map showing the 2008 Master Plan potential growth areas. He reported on some of the challenges and costs of sewer lines and why they have not been developed in certain areas. Gravity sewers that serve basins and sub-basins have to run along stream features. There are approximately 73 basins and many other sub-basins beyond that. Typically, the sewer lines run between 8-20 feet deep where water lines run 3 feet deep and can be run down a street. Sewer lines typically do not. For that reason, sewer line construction requires a large amount of rock blasting and removal which is very expensive. Another issue is that easements are required from private owners who may not want a development to occur. With MSD's Rehabilitation Program, we are already

ensconced with getting easements from owners who are already served by sewer. When MSD inherited the systems, a lot of easements were missing so prescriptive easements are claimed in a lot of these cases. When the lines are rehabilitated, MSD has to get the required easements. It is a little easier to “sell” (rationalize condemnation) if you have to condemn when the properties are already being served by sewer. You are protecting the line that is serving them as opposed to a line that is going to serve a new development that they may or may not want. He presented a map showing the current and potential development hot spots which were reviewed in the 2018 Planning Committee Meeting. These areas may already have water, and they easily could have water if they do not, but they don’t have sewer. The cost to extend sewer into those areas is very expensive. Extensions are developer driven so a developer would have to extend in such a way that they would provide for the entire basin to be served. The Candler area is one of those potential hot spots which is being discussed today. In the last Planning Committee Meeting, Mr. Clarke provided a memorandum regarding Special Assessment Authority. Special Assessment Authority allows you to fairly distribute the financial burden of expansion to those who are benefitting so that the burden isn’t placed on fixed income or low-income customers who already have sewer. You can special assess those who benefit because when they tie on they can pay their proportionate share, which seems reasonable because their property value will increase when they have sewer adjacent to their property. Many counties in several states go about expansions this way and they also use special assessment for failing septic tanks. MSD does not have Special Assessment Authority. All other Counties and Municipalities here have that authority. In 2016 there was a lot of public interest led by Michelle Pace Wood and the business district for the Candler area. Joe Belcher and Robert Pressley were heavily involved as well. This is a fledgling and hamstrung business district because there is no sewer in the area. There are opportunities for businesses and affordable housing in that area. Mr. Hartye presented a map of the area and stated again that you can’t just go down the highway or 19/23 with sewer lines (like you can with water lines). The interceptor and collector lines would have to be built along Hominy Creek up to Exist 37 to provide for the Candler area. Early estimates for design, right-of-way and construction are approximately \$11.1 Million. This extension project could benefit not only future sewer expansion and business, but there are three direct dischargers that could be eliminated as well and be routed back to the regional plant at MSD. Eliminating these small package plants would be a good thing to do.

In 2000, before the big influx of development, MSD was looking for ways to prompt development and came up with a lot of policies concerning development. These policy changes are all for financial support and include the following: Failing Septic Tank Emergencies; New Affordable Housing Projects; Revenue Sharing of Future User Charges; and Developer to Developer Reimbursements. In addition, anyone running what MSD calls a “Master Plan Line”, which is larger than the standard 8”, to a development, and if it is going to serve a larger basin, MSD gets involved. MSD will pay for the differential in cost between an 8” line and whatever size might be needed for that particular basin, it could be a 12’ or 24’ line or whatever size it needs to be, and MSD will also take care of the design and right of way for that line to be extended by the developer. MSD has participated in 6 of these Master Plan Projects at a cost of approximately \$1.36 Million. MSD has also participated in cost recovery for affordable housing at a cost of approximately \$181,050 for 8 projects; upgrade of existing lines scheduled for rehabilitation at a cost of approximately \$317,158 for 7 projects; and Affordable Housing Rebates.

For this Candler Master Plan project and per MSD Policies, the estimated cost is \$1.01 Million for Design and Right of Way and \$10.08 Million for Construction for a total of \$11.09 Million. MSD's Participation Estimate is \$639,534 for Design and Right of Way and \$1,531,240 for Capacity Reimbursement for a total of approximately \$2 Million for MSD's Participation portion.

There have been discussions regarding potentially trying to get American Rescue Plan Act (ARPA) funding or general fund monies where you get replenished by special assessment. Regardless of funding sources, general roles and responsibilities are outlined as follows: Buncombe County will serve as the Lead Agency for the Project and lead public meetings and discussions; Buncombe County Commissioners will formally request MSD to partner with them on this project; Buncombe County will provide funding for the project; MSD and Buncombe County will execute an agreement for project implementation; and Buncombe County will take the lead in property resolutions outside of the original scope.

MSD will establish a Project Budget and serve as Project Manager; MSD will select, employ and manage engineering consultant for design; MSD will acquire rights of way, including condemnations; MSD will contribute finances and resources for Design, Right of Way and Capacity Reimbursements pursuant to District Policy; and MSD will perform Construction Inspection.

Mr. Pennington added that it is also important to note that Environmental Health has reported that one of the largest clusters of both failed and repaired systems or failing septic systems is in the Candler area. This directly impacts the water quality of Hominy Creek and greatly affects the water quality of the French Broad. This project could also have multiple ripple effects that could be beneficial, including the deactivation of the three package plants. This project would also activate a commercial corridor that has largely stumbled and had issues. There was some discussion regarding how far out water is available in the area. Mr. Clarke asked if Mr. Pennington knew where the failing septic tanks were concentrated? Mr. Pennington stated that he had a map that he would provide to Mr. Hartye.

Mr. Watts asked if this project is approved, will the lines between here and Hominy Creek have the capacity to handle the extra flow, and will the new pump station be involved at all? Mr. Bradford stated that the pump station Mr. Watts is referring to is Carrier Bridge and it is already on the docket for upsizing, and we have accounted for these additional flows. Mr. Bradford stated that there are large lines on Hominy Creek already and they were sized appropriately years ago. Mr. Hartye stated that Carrier Bridge is a regional station, MSD's largest one, and it serves everything south. There is no local pump station in that area that would have to be upgraded. Mr. Pelly asked, because MSD does not have the ability to impose funding requirements for the recipients that will be added to this, what will that do to rate impact for the existing rate base. Mr. Hartye responded that if MSD had special assessment authority and were asked to do it then we would take on the whole cost and charge it back to those persons who tie on to the system. There would be rate implications if that were the case. MSD would be out of the money until such time as we could recover it and it takes a long time to make up that kind of revenue. Just 1,000 houses would take over 30 years to recover. Pursuant to MSD's Policy, the limitation of participation is around \$2 Million and that does not have rate implications. Mr. Whitesides asked what the County would need, \$10 Million? Mr. Hartye stated yes, give or take, around \$10 Million.

Mr. Clarke suggested that the recommendation be “That the Planning Committee endorse the Candler Sewer Extension Project to the MSD Board of Directors and move forward with budgeting and resources contingent upon Buncombe County securing the required funding and an agreement between MSD and Buncombe County being executed.”

With no further discussion, Mr. Pelly called for a motion to approve the recommendation. Mr. Pennington moved. Mr. Pressley seconded. Voice vote was unanimous.

III. Other business:

Mr. Pennington added that Buncombe County has a deadline of July 15, 2021, to get in the grant for the ARPA funds, and they have been working with Mr. Hartye and Mr. Bradford on that process. Mr. Lapsley asked if the grant was for the State or County allocation. Mr. Pennington stated it was the County’s allocation. Mr. Hartye has secured at least one letter back from Raleigh concerning general budget monies for sewer. There was some further discussion regarding the application process. Mr. Watts asked how long it would take to complete this project. Mr. Hartye responded at least probably 3 years from start to finish. Mr. Pressley asked if “Canton Hill” in Haywood County would ever be considered to tie on. Mr. Bradford responded that the line could easily go into Haywood County following Hominy Creek, the gravity is there. Mr. Hartye added that the local lines would probably have to be upgraded at that point. There was discussion regarding a park being developed in Haywood County and the possibility of them ever being able to connect to the sewer. Mr. Hartye stated that this could be looked into further.

There being no further business the meeting adjourned at 2:43 pm.

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 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 Birch Lane Sewer Extension, MSD Project No. 2018241

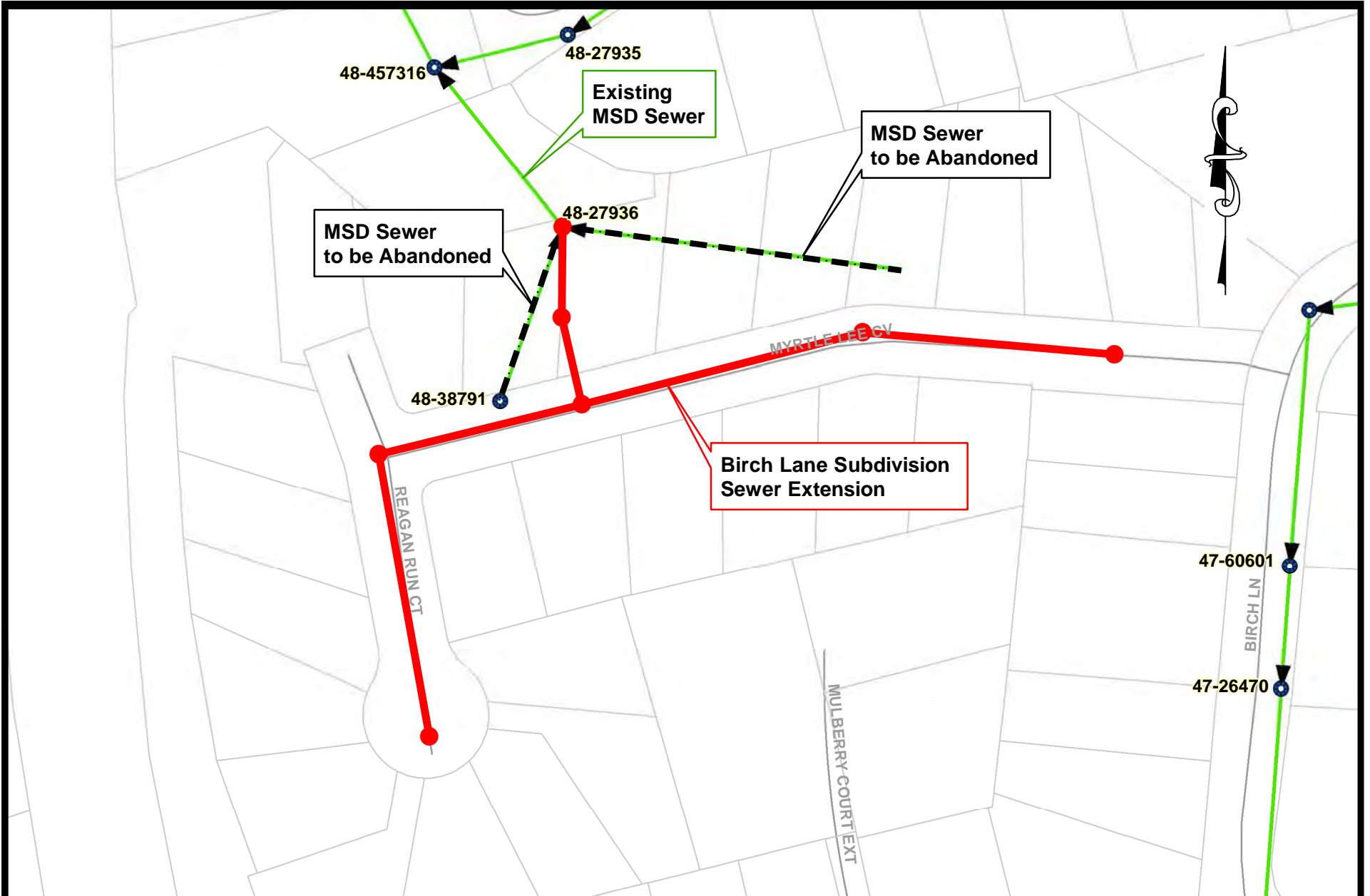
BACKGROUND: This project is located inside the District boundary off Birch Lane in the City of Asheville. The developer of the project is Ken Jackson of Birch Lane Development Group, LLC.

The project included extending approximately 876 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 7,800 GPD for the twenty-six (26) residential units for this development. The estimated cost of the sewer construction is \$90,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**Birch Lane Subdivision Sewer Extension
MSD Project # 2018241**

Metropolitan Sewerage District of Buncombe County

6/29/2021

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 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 Center Street and Fern Street Sewer Extension, MSD Project No. 2018081

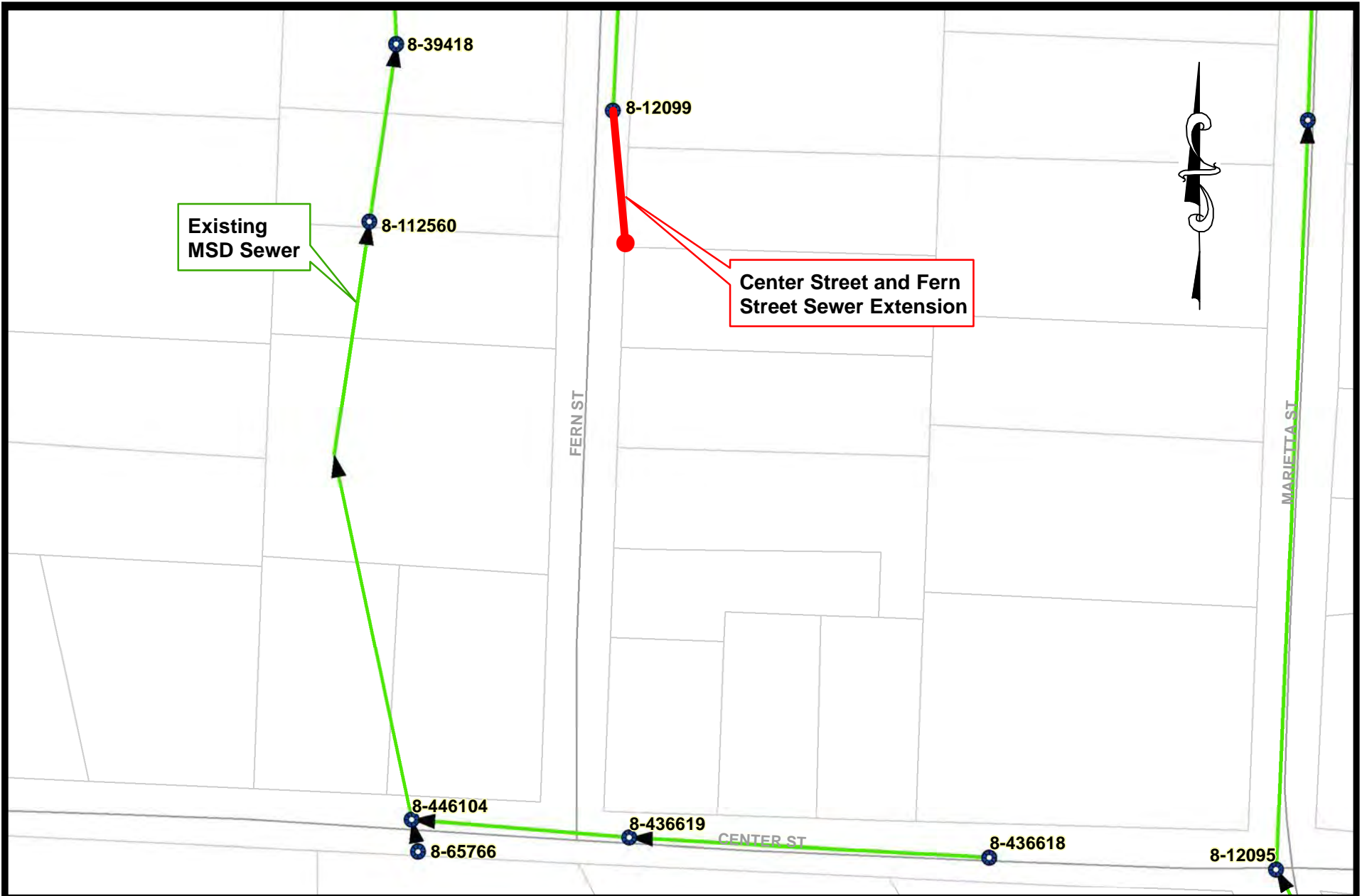
BACKGROUND: This project is located inside the District boundary at the corner of Center Street and Fern Street in the City of Asheville. The developer of the project is Michael Zboyouski of JMZH, LLC.

The project included extending approximately 62 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 2,400 GPD for the eight (8) residential units for this development. The estimated cost of the sewer construction is \$15,500.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**Center Street and Fern Street Sewer
Extension MSD Project # 2018081**

Metropolitan Sewerage District of Buncombe County

6/23/2021

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 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 River Tahk Sewer Extension, MSD Project No. 2019117

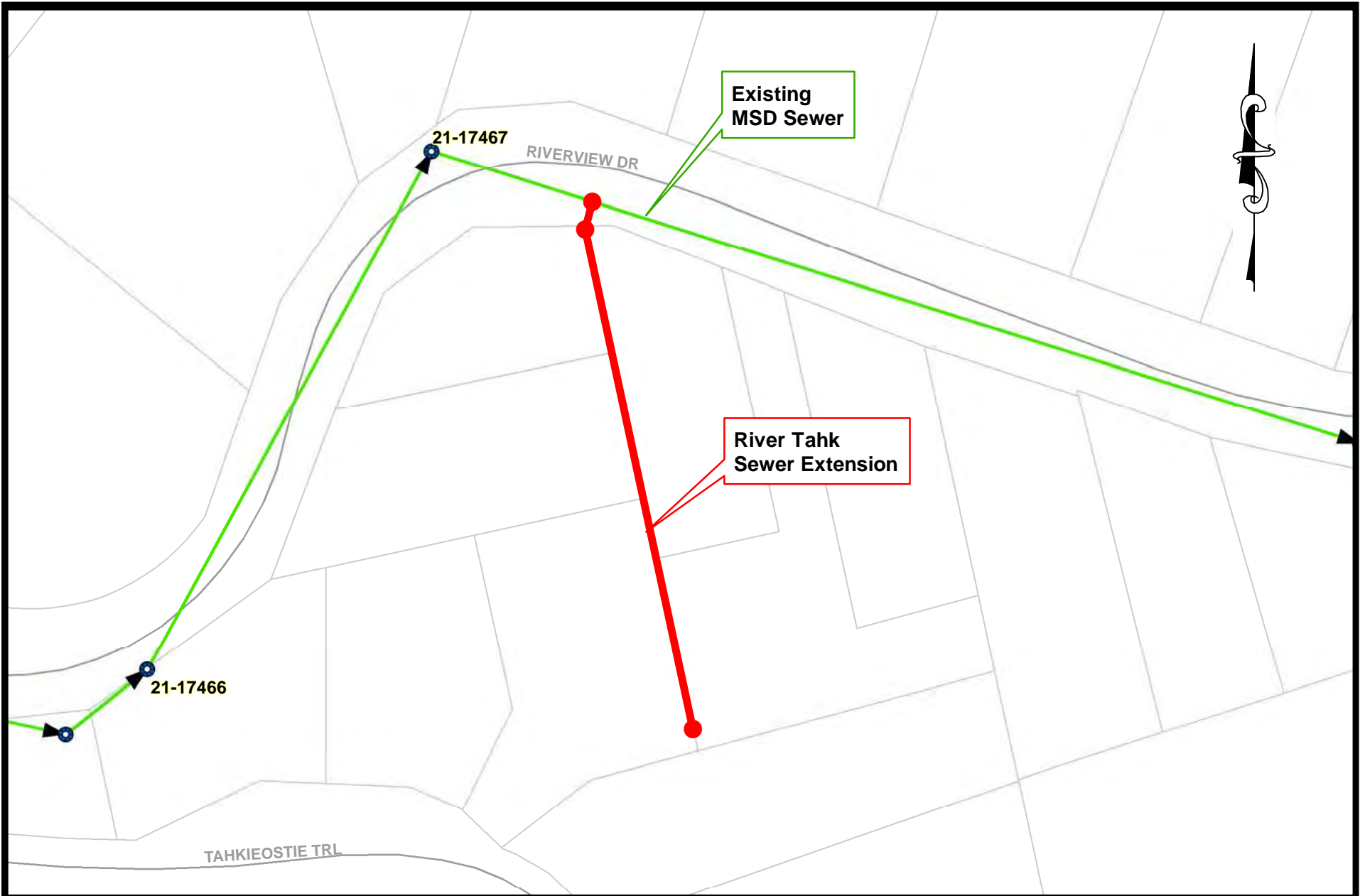
BACKGROUND: This project is located inside the District boundary off Tahkieostie Trail in the City of Asheville. The developer of the project is Dave Ulrichs of Standing Stone Builders, Inc.

The project included extending approximately 198 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 3,000 GPD for the ten (10) residential units for this development. The estimated cost of the sewer construction is \$40,100.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**River Tahk Sewer Extension
MSD Project # 2019117**

Metropolitan Sewerage District of Buncombe County

6/23/2021

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 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 Terraces at Reynolds Mountain Phase 2 Sewer Extension, MSD Project No. 2018187

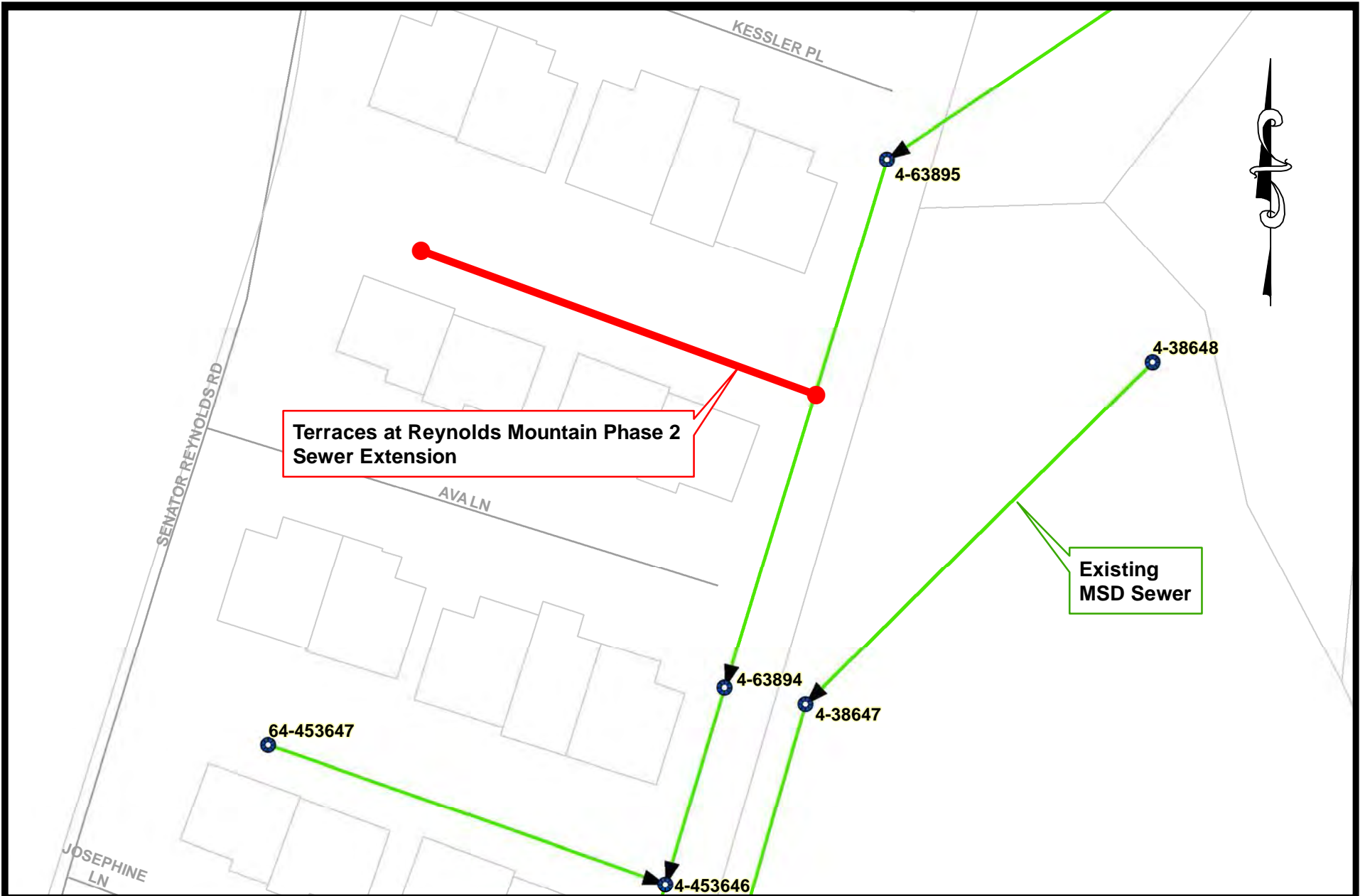
BACKGROUND: This project is located inside the District boundary off Senator Reynolds Road in the Town of Woodfin. The developer of the project is Brian Sinclair of Skyfin Developers.

The project included extending approximately 150 linear feet of 8-inch public gravity sewer to serve the single-family townhouse development.

A wastewater allocation was issued in the amount of 2,400 GPD for the eight (8) residential units associated with this phase of the development. The estimated cost of the sewer construction is \$24,000.00.

All MSD requirements have been met.

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



**Terraces at Reynolds Mountain Phase 2
Sewer Extension**

**Existing
MSD Sewer**



MSD
Engineering Division

**Terraces at Reynolds Mountain Phase 2 Sewer Extension
MSD Project # 2018187**

Metropolitan Sewerage District of Buncombe County

6/17/2021

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 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 Terraces at Reynolds Mountain Phase 3 Sewer Extension, MSD Project No. 2020176

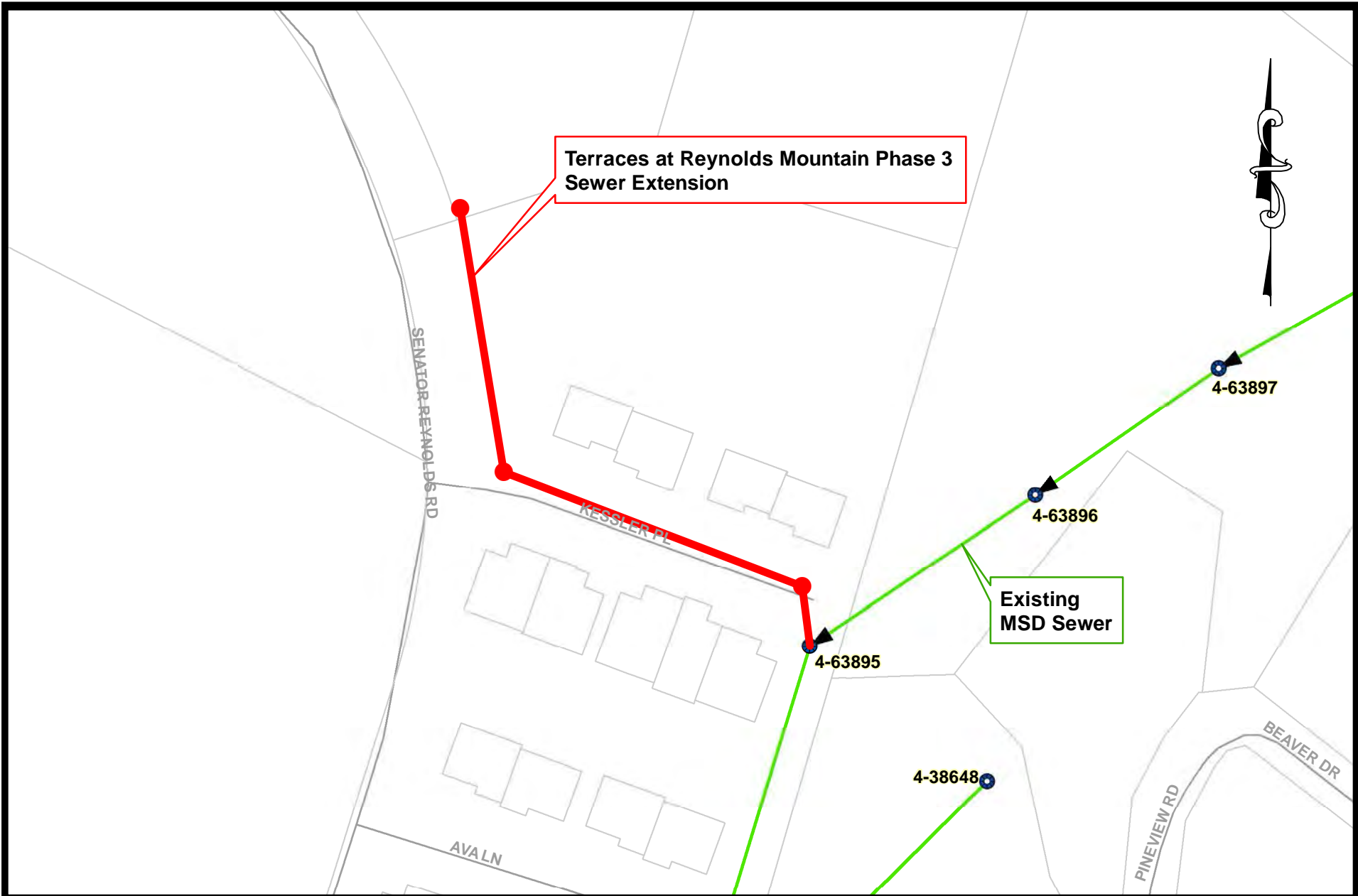
BACKGROUND: This project is located inside the District boundary off Senator Reynolds Road in the Town of Woodfin. The developer of the project is Brian Sinclair of Skyfin Developers.

The project included extending approximately 348 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 2,400 GPD for the eight (8) residential units associated with this phase of the development. The estimated cost of the sewer construction is \$50,000.00.

All MSD requirements have been met.

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



**Terraces at Reynolds Mountain Phase 3
Sewer Extension**

**Existing
MSD Sewer**



MSD
Engineering Division

**Terraces at Reynolds Mountain Phase 3 Sewer Extension
MSD Project # 2020176**

Metropolitan Sewerage District of Buncombe County

6/17/2021

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 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 TRU by Hilton Sewer Relocation, MSD Project No. 2018131

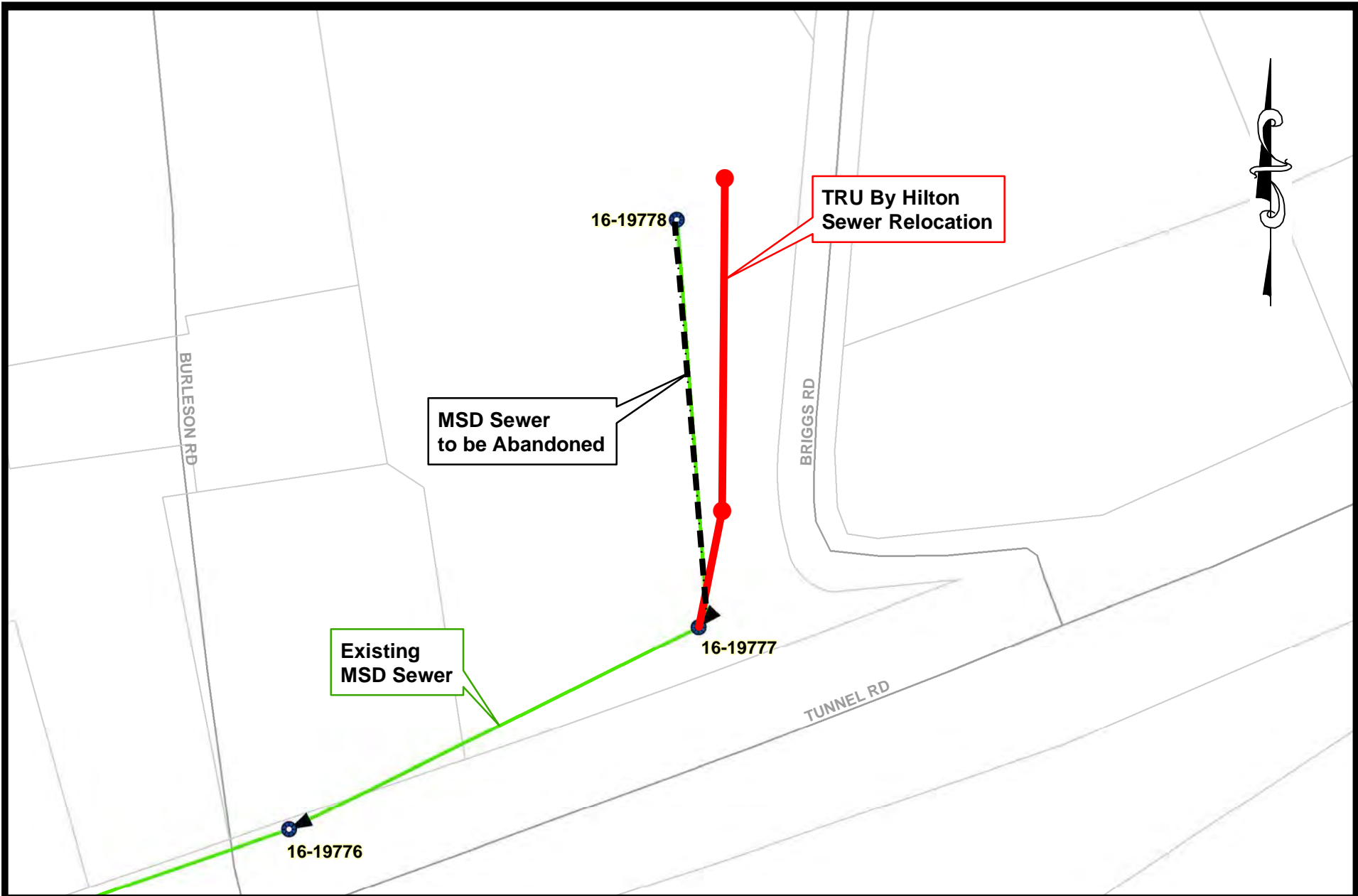
BACKGROUND: This project is located inside the District boundary off Tunnel Road in the City of Asheville. The developer of the project is H.P. Patel of Commodore Holdings, LLC.

The project included upgrading and relocating approximately 245 linear feet of 8-inch public gravity sewer along with abandoning approximately 200 linear feet of public sewer to accommodate and serve the commercial development.

A wastewater allocation was issued in the amount of 11,153 GPD for the hotel. The estimated cost of the sewer construction is \$34,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**TRU By Hilton Sewer Relocation
MSD Project # 2018131**

Metropolitan Sewerage District of Buncombe County

6/23/2021

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 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 Twin Oaks Subdivision Sewer Extension, MSD Project No. 2019195

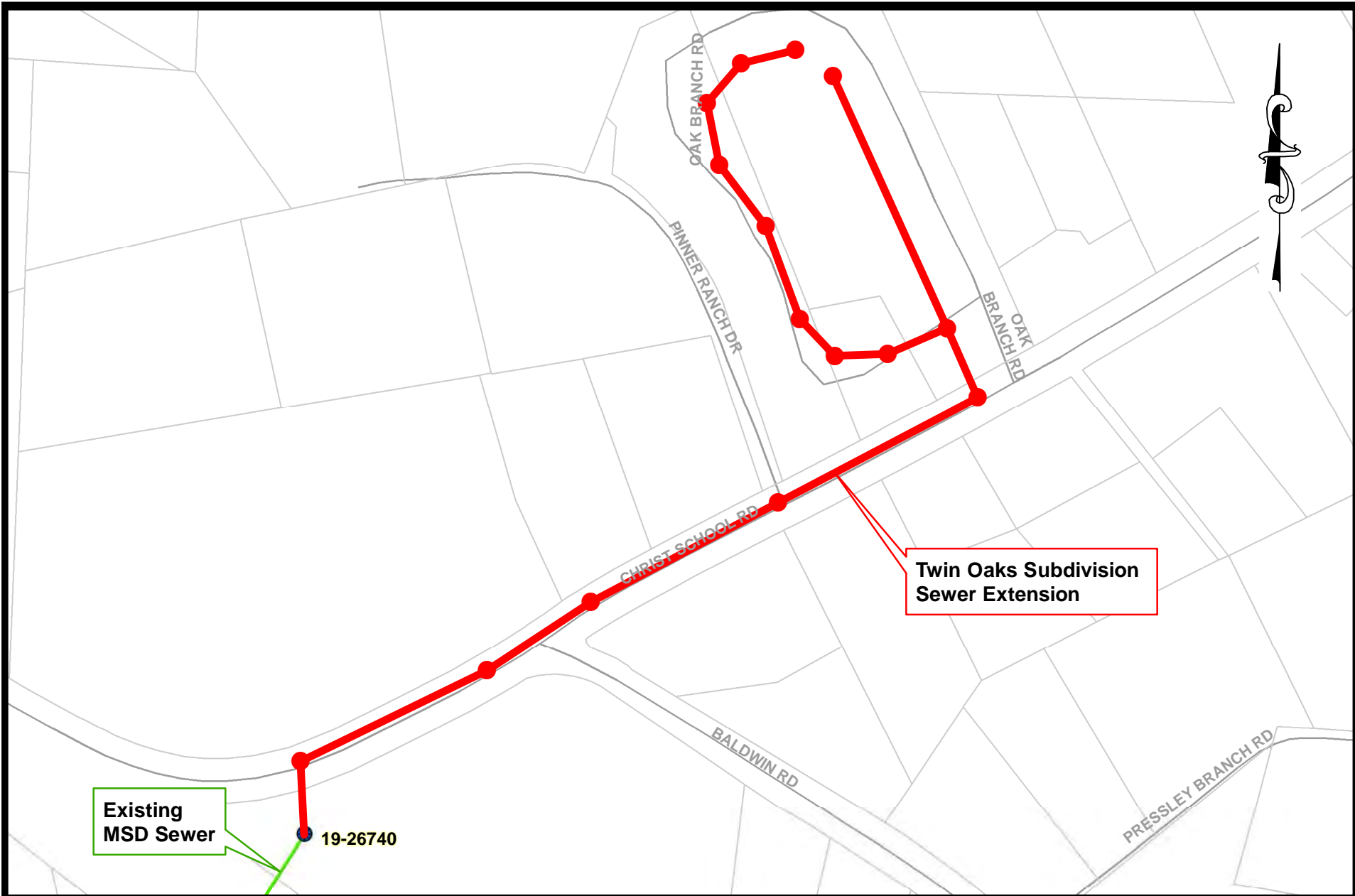
BACKGROUND: This project is located inside the District boundary off Christ School Road Trail in the City of Asheville. The developer of the project is John Simpson of Hendersonville Road Associates, LLC.

The project included extending approximately 2,300 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 13,500 GPD for the forty-five (45) residential units for this development. The estimated cost of the sewer construction is \$259,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

Twin Oaks Subdivision Sewer Extension MSD Project # 2019195

Metropolitan Sewerage District of Buncombe County

6/28/2021

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: July 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 West Keesler Sewer Extension, MSD Project No. 2007176

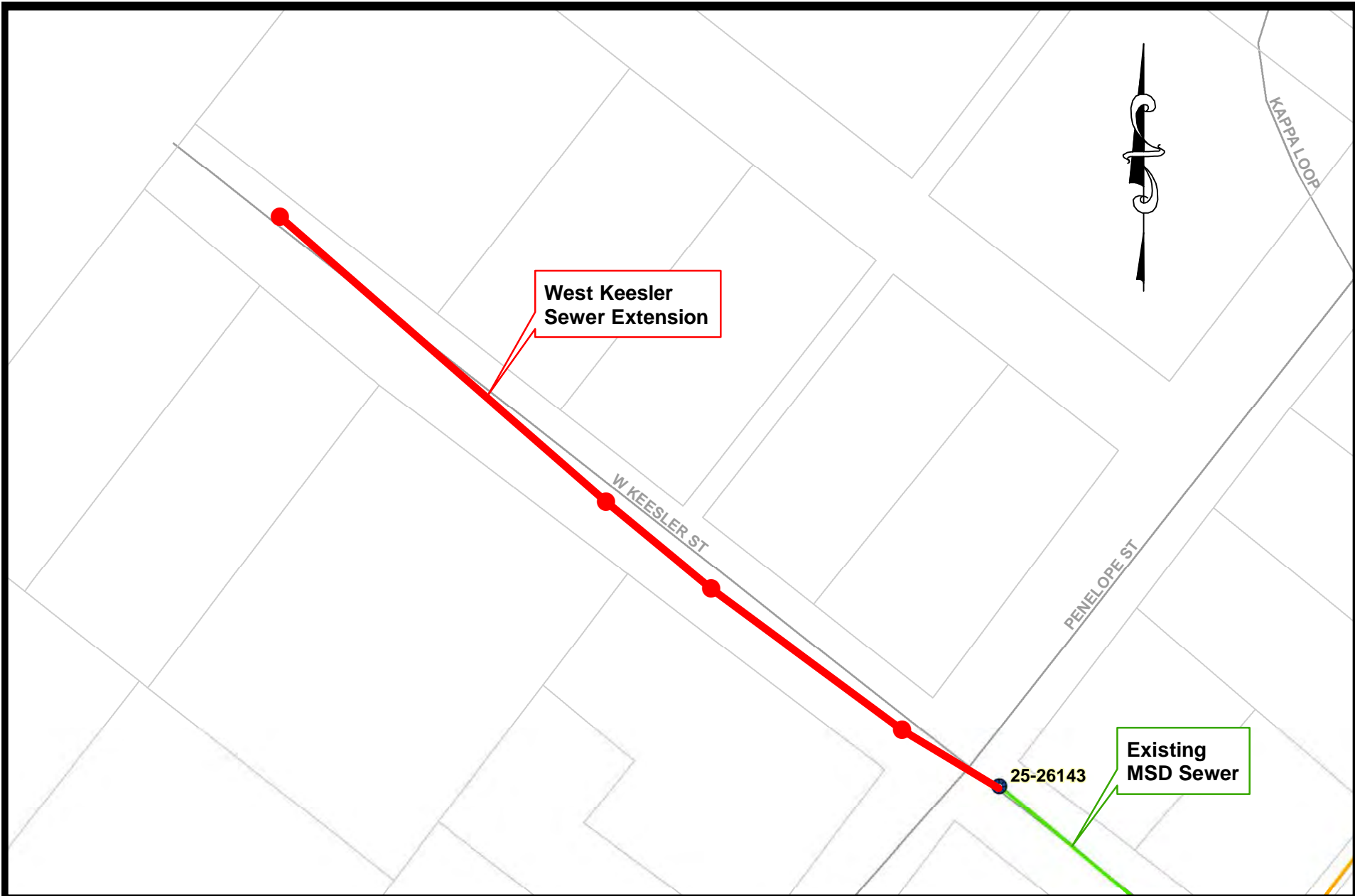
BACKGROUND: This project is located inside the District boundary along West Keesler Street in the Town of Black Mountain. The developer of the project is Charles Sparks.

The project included extending approximately 400 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 1,200 GPD for the four (4) residential units for this development. The estimated cost of the sewer construction is \$50,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**West Keesler Sewer Extension
MSD Project # 2007176**

Metropolitan Sewerage District of Buncombe County

6/23/2021

Metropolitan Sewerage District of Buncombe County Board Action Item

Meeting Date: July 21, 2021

Subject: Procurement of New Flusher – Fleet Replacement

Submitted by: Tom Hartye, General Manager

Reviewed by: Scott Powell, CLGFO; Finance Director
Billy Clarke, District Counsel

Prepared by: Heather Odom; Purchasing Supervisor

Background: The District's policy is to annually evaluate the condition of fleet vehicles and purchase replacements when the estimated cost of repair and maintenance will exceed the cost of a new vehicle. At the March 18, 2021, Equipment Replacement Committee meeting, the members recommended the purchase of one (1) New 2021 or 2022 Combination Flusher, as presented to this Board for approval. Funds for this purchase were included in the FY22 Budget. This is replacing existing Vactor PM Flusher 1005 that was purchased new in 2010 with a current odometer reading of 173,517 miles and a meter reading of 12,134 service hours.

Discussion: Pursuant to North Carolina Purchasing Statute G.S. 143-129(e)(3) and MSD Purchasing Procedures, MSD, as a local government, is authorized to purchase from suppliers who are selected through a group purchasing program that is a "formally organized program that offers competitively obtained purchasing [products or] services at discounted prices to two or more public agencies." The North Carolina Sheriffs' Association Heavy Equipment Procurement Program – is one such group purchasing program. Jet-Vac Equipment Company, LLC, a distributor for Combination Jet Vacuum Rodding Machines, was awarded a contract under the NC Sheriffs' cooperative. The cost, per the contract, for the Combination Flusher is \$428,591.10. This reflects a 6% discount of \$19,441.99 off MSRP. Because the cost of this truck exceeds \$90,000.00, the procurement requires Board approval.

Fiscal Impact: The total cost of this contract will be \$428,591.10, \$460,000.00 was budgeted for this item budgeted in the FY22 Fleet Replacement Fund.

Staff Recommendation: Staff recommends that the bid from Jet-Vac Equipment thru the NC Sheriffs' Association Heavy Equipment Program be awarded.

**ROBERTS
& STEVENS**
ATTORNEYS AT LAW

MARC RUDOW *
WILLIAM CLARKE
VINCENT D. CHILDRESS, JR.
GREGORY D. HUTCHINS
WYATT S. STEVENS
JACQUELINE D. GRANT
DAVID L. ENGLISH
F. LACHICOTTE ("LAGH") ZEMP, JR.
KENNETH R. HUNT
DENNIS L. MARTIN, JR.
ANN-PATTON HORNTAL
PHILLIP T. JACKSON
JAMES W. K. WILDE
MARY ROBINSON HERVIG

CITY CENTRE BUILDING
301 COLLEGE STREET, SUITE 400 (28801)
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ASHEVILLE, NORTH CAROLINA 28802
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www.roberts-stevens.com

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CAROLYN CLARK SNIPES
JOHN W. TOTH
KATHRYN MAULTSBY MADISON
L. ASHLEY SAVILLE-AMTOWER
ELIZABETH TRAMM DECHANT
SUSAN RUSSO KLEIN
KATHLEEN POTTER HARGROVE
DAVID C. HAWISHER
S. WESLEY TRIPP III
ALEXANDER R. W. PASCHAL

FOUNDERS
LANDON ROBERTS
(1921-2007)
JOHN S. STEVENS
(1933-2019)

* DRG Certified Mediator

Writer's Direct Phone: 828/258-6919
Writer's E-mail: bclarke@roberts-stevens.com

July 13, 2021

Ms. Heather Odom
Purchasing Supervisor
MSD
2028 Riverside Drive
Asheville, NC 28804

Via E-mail: hodom@msdbc.org

*Re: Purchase of the 2022 Combination Jet Vacuum and Rodding Machine (truck mounted)
and related equipment from Jet Vac*

Dear Ms. Odom:

I have reviewed the proposed purchase of the 2022 Combination Jet Vacuum and Rodding Machine (truck mounted) and related equipment from Jet Vac. Jet Vac has an agreement with the North Carolina Sheriff's Association to sell heavy equipment, including the 2022 Combination Jet Vacuum and Rodding Machine, to local governments in North Carolina. The agreement was awarded to the NCSA as a result of a competitive bidding process.

Pursuant to North Carolina General Statute 143-129(e)(3), MSD may purchase the 2022 Combination Jet Vacuum and Rodding Machine and related equipment from Jet Vac without going through the typical bid process for equipment purchases as this is being done pursuant to a competitive bidding agreement between Jet Vac and the North Carolina Sheriff's Association.

Please let me know if you have questions, or if you need additional information.

Sincerely,

ROBERTS & STEVENS, P.A.


William Clarke

BC/sh



Sumter, SC 803-494-4430
Atlanta, GA 470-867-8535
Oliver Springs, TN 865-304-5909
Orlando, FL 689-244-9515

ESTIMATE

Date	Estimate #
5/20/2021	Q2021-1529

Name / Address
MSD Buncombe County Attn: Accounts Payable 2028 Riverside Drive Asheville, NC 28804

PLEASE VERIFY SHIP TO ADDRESS			
MSD Buncombe County Attn: Ken Stines 2020 Riverside Drive Asheville, NC 28804			
Phone	828-225-8256	Fax	828-232-5537

With over 404 years of combined experience, we have accumulated field knowledge beyond the books. We know what works, and what doesn't. Not only can we train you on the proper techniques, but also pass along valuable tips to help you. We offer:

- * Training and Demonstrations held at our location or yours.
- * World-class service and repair from our trained technicians.
- * Tried and True Products that stand the test of time.
- * On-site service and repair is available.
- * Extensive inventory to fill your needs faster.
- * Classes and seminars held throughout the year.

Terms	Due on receipt - EQUIP...	Rep	KPW	FOB Shipping Point	Delivered
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Description	Qty	Amount	Total
NCSA Contract: 22-06-0426, Heavy Equipment (2021-2022) Group: Combination Jet Vacuum Rodding Machine, Truck Mounted Item: 600, Sewer Equipment, 900-ECO 12 Yard (Unit Only) to Include: Vacuum System: 4400 CFM Blower 8" Vacuum Hose system 18" Hg vacuum rating Dual Cyclone Separator Dual Element 10 Micron Final Filter Remote Vacuum Relief Variable Volume Delivery Analog Vacuum Display (6) Tube / Tube Rack Boom: Hydraulic Powered Boom 180° Working Radius 10' Boom Cylinder Boom Joystick Control Debris Tank: 12 Cubic Yard Capacity Exten Steel Construction Debris Level Indicator Hydraulic Dump, 50° Dump Angle	1	262,902.09	262,902.09T

Subtotal
Total

This Estimate may not include applicable freight charges unless specified

FINANCING AVAILABLE



Sumter, SC 803-494-4430
Atlanta, GA 470-867-8535
Oliver Springs, TN 865-304-5909
Orlando, FL 689-244-9515

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5/20/2021	Q2021-1529

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Description	Qty	Amount	Total
Dual Ported Rear Door w/ Knife Valve Dump Height 60" Hydraulic Open/Close/Lock Door Telescoping Boom System Water System: 1300 Gallon Capacity Water Tank Giant plunger style triplex 65 gpm @ 2000 psi w/ 30 min run dry Black Duraprolene™ Water Tank Construction w/ 10 Year Warranty Cold Weather Recirculation System 2.5" Hydrant Fill system Air Purge Valve Variable Volume Delivery Low Water Warning Light Analog Pressure Display Front and Mid Ship Hand Gun Ports Electrical: NEMA 4 Control Panel Hour Meter (Blower & Water Pump) Military Spec. Sealed Switches Truck: Mounting to Approved Chassis (1) Alum Toolbox 24"x42"x100" - Behind Cab (2) Alum Toolbox 18"x18"x30" - Passenger (2) Alum Toolbox 18"x18"x24" - Rear			

Subtotal
Total

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Description	Qty	Amount	Total
(1) Alum Long Handle Storage LED D.O.T. Approved Lighting Tow Hooks (2) Hose Reel & Hose: Front Mounted Telescoping & Rotating 800' X 1" Hose Capacity 10' Leader Hose Single Side Controls Accessories: (3) 8" x 6' Extension Tube (1) 8" X 4' Extension Tube (1) 8" x 6' Crowned Suction Nozzle (1) 6" x 10' Flat Discharge Hose (6) Quick Clamps BB Hose Guide Tri-Star (chisel point) nozzle DD (high flow) nozzle Finned Nozzle extension Nozzle Rack (Mounted midship toolbox) 25' Fill Hose Upstream Pulley Guide Washdown gun Cleaner, Tip, Torch, Small (1) Hydrant Wrench (1) Paper Owner's Manual 500' x 1" x 2500 psi Sewer Hose			

Subtotal
Total

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Description	Qty	Amount	Total
Price Does not include chassis			
6% NCSA Discount on Sewer Module		-15,774.13	-15,774.13
NCSA Attachments and Accessories to include: DIGITAL "SMART COUNTER" FOOTAGE METER ADDITIONAL 300' x 1" x 2500 psi Sewer Hose ADDITIONAL 200 GALLON DURAPROLENE™ WATER TANK W/ 10 YEAR WARRANTY - (between rails) DIGITAL WATER TANK LEVEL GAUGE WATER TANK LOW LEVEL AUDIBLE ALARM (level set point is fixed at 150 gallons) 2" Y-STRAINER ON INLET FILL SYSTEM CENTRAL WASHDOWN SYSTEM (includes 50' of 1/2" hose on a spring retracting hose reel mounted mid-ship) Rear toolbox group w/ (2) long handle tool storage tubes (includes (2) 24"x18"x18" boxes, (1) 63.75"x17.25"x12" cabinet and (2) 4" tubes) (2) 30"x18"x18" passenger side toolboxes with retractable two-step ladder BUMPER MOUNTED ALUMINUM TOOL BOX (1) 10"x12"x22" (mounted driver side front bumper) DEBRIS BODY PUMP OFF SYSTEM (4" hydraulic driven pump rated @ 800 gpm located BEHIND CURBSIDE FRONT AXLE, includes swing out decant screen) (Torque PTO Bolts & Studs @ 50ft-lbs) DEBRIS LIQUID LEVEL AUDIBLE ALARM (level set point is adjustable)		61,131.00	61,131.00T

Subtotal

Total

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FINANCING AVAILABLE



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Terms	Due on receipt - EQUIP...	Rep	KPW	FOB Shipping Point	Delivered
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Description	Qty	Amount	Total
Dual Variable Vacuum Control Valve (Located at both Hose Reel & Midship Stations) DEBRIS BODY WASH OUT SYSTEM (includes dual nozzles in debris box) WIRELESS REMOTE CONTROL PENDANT (controls include hose reel payout/retrieve, water pump on/off, vacuum relief on/off, boom up/down, boom left/right, boom extend/retract and module kill switch) WIRELESS REMOTE ALARM (Buzzer alarm sounds off when truck is taken out of neutral with remote is not in docking station) ENHANCED VISIBILITY CAMERA SYSTEM (includes front and rear mounted camera heads with split screen monitor in cab) (6) LED FLUSH MOUNTED STROBES: (2) Front, (2) Side, & (2) Rear Facing LED ARROW BOARD (factory standard) LED MANHOLE AREA WORK LIGHT LED CURBSIDE BODY MOUNTED WORK LIGHT LED BOOM MOUNTED WORK LIGHTS (2) (complete with limb guard) LED REAR MOUNTED WORK LIGHTS (2) : LOCATED ABOVE REAR DOOR LED HANDHELD WIRELESS 12v/110v RECHARGEABLE LED SPOTLIGHT W/ STORAGE (4) RUBBER BUMPERS MOUNTED ON REAR			

Subtotal
Total

This Estimate may not include applicable freight charges unless specified

FINANCING AVAILABLE



Sumter, SC 803-494-4430
Atlanta, GA 470-867-8535
Oliver Springs, TN 865-304-5909
Orlando, FL 689-244-9515

ESTIMATE

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Terms	Due on receipt - EQUIP...	Rep	KPW	FOB Shipping Point	Delivered
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Description	Qty	Amount	Total
BUMPER - (Recommended for use when dumping into containers)			
CENTRAL LUBRICATION SYSTEM			
DRIVER SIDE MOUNTED UPSIDE DOWN CONE			
HOLDER RING (20 CONES TOTAL)			
EXTREME LIGHT LIGHTING PACKAGE FOR 900-ECO			
6% NCSA Discount on Attachments & Accessories		-3,667.86	-3,667.86
Passthrough Item: Freightliner Cummins 12 Liter w/ Disk Brakes	1	124,000.00	124,000.00
NC Vehicle Exempt Sale		0.00%	0.00

Subtotal	\$428,591.10
Total	\$428,591.10

This Estimate may not include applicable freight charges unless specified

FINANCING AVAILABLE

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: July 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 May 31, 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 May 31, 2021 were \$80,599,404. The detailed listing of accounts is available upon request. The average rate of return for all investments is 0.146%. 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 May 31, 2021 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of May 31, 2021 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$51,067,078.

Total Cash & Investments as of 5/31/2021		80,599,404
Less:		
Budgeted Commitments (Required to pay remaining FY21 budgeted expenditures from unrestricted cash)		
Construction Funds	(11,056,303)	
Operations & Maintenance Fund	<u>(3,509,428)</u>	
		(14,565,731)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(92,743)	
FY21 Principal & Interest Due	<u>(7,503,547)</u>	
		(7,596,290)
District Reserve Funds		
Fleet Replacement	(850,491)	
Pump Replacement	(154,105)	
WWTP Replacement	(250,985)	
Maintenance Reserve	<u>(1,026,725)</u>	
		(2,282,306)
District Insurance Funds		
General Liability	(510,232)	
Worker's Compensation	(435,347)	
Post-Retirement Benefit	(2,220,980)	
Self-Funded Employee Medical	<u>(1,921,440)</u>	
		<u>(5,087,999)</u>
Designated for Capital Outlay		51,067,078

Meeting Date: July 21, 2021

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2021

Page 2

Staff Recommendation

None - Information Only.

Action Taken

Motion by: _____ to _____

Approve

Disapprove

Second by: _____

Table

Send to Committee

Other: _____

Follow-up required: _____

Person responsible: _____

Deadline: _____

Metropolitan Sewerage District of Buncombe County Investment Portfolio

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -	\$ -	\$ 92,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,743
Held by MSD	\$ 1,715,059	\$ 46,692	\$ 63,747,045	\$ -	\$ 14,997,865	\$ -	\$ -	\$ -	\$ 80,506,661
	\$ 1,715,059	\$ 46,692	\$ 63,839,788	\$ -	\$ 14,997,865	\$ -	\$ -	\$ -	\$ 80,599,404

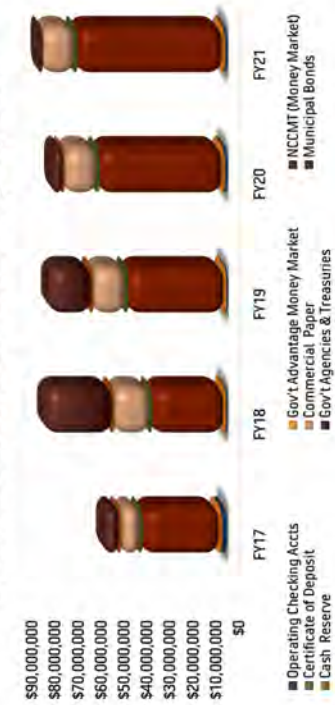
Investment Policy Asset Allocation	Maximum Percent	Actual Percent
U.S. Government Treasuries,	100%	0.00%
Agencies and Instrumentalities	20%	0.00%
Bankers' Acceptances	100%	0.00%
Certificates of Deposit	20%	18.61%
Commercial Paper	100%	0.00%
Municipal Bonds	100%	79.20%
North Carolina Capital Management Trust	100%	2.13%
Checking Accounts:	100%	0.06%
Operating Checking Accounts		
Gov't Advantage Money Market		

No significant changes in the investment portfolio as to makeup or total amount.

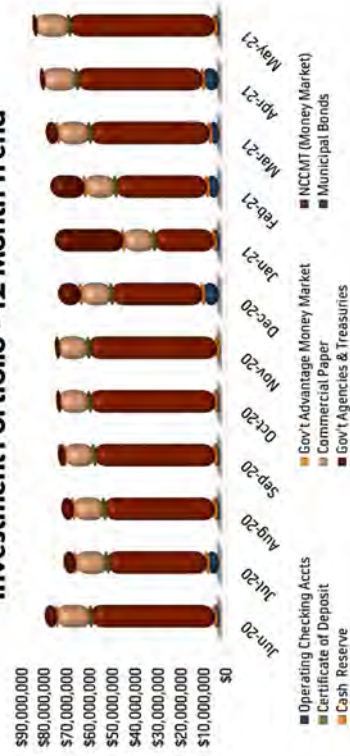
The District's YTM of .04 % is exceeding the YTM benchmark of the NCCMT Government Portfolio.

All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.

MSD of Buncombe County Investment Portfolio - As of May 31, 2021



MSD of Buncombe County Investment Portfolio - 12 Month Trend



Meeting Date: July 21, 2021

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2021

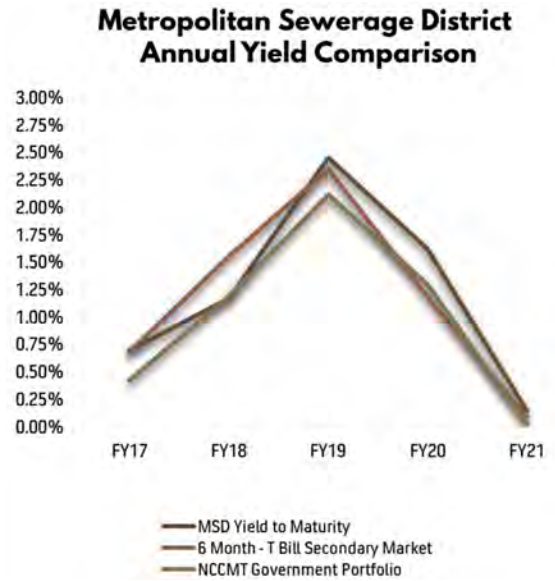
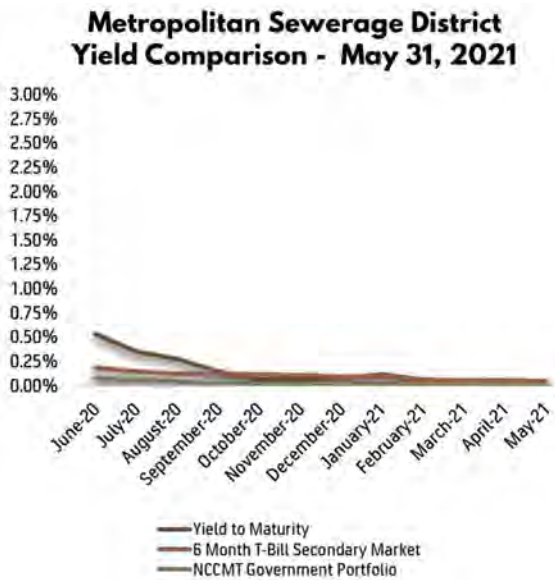
Page 4

Metropolitan Sewerage District
Investment Managers' Report
 on May 31, 2021

Summary of Asset Transactions			
	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 65,384,115	\$ 65,391,511	\$ -
Capital Contributed (Withdrawn)	8,228,839	8,228,839	-
Realized Income	446	446	-
Unrealized/Accrued Income	-	1,660	-
Ending Balance	<u>\$ 73,613,400</u>	<u>\$ 73,622,456</u>	<u>\$ -</u>

Value and Income by Maturity			
	Original Cost	Income	
Cash Equivalents <91 Days	\$ 73,613,400	\$ 2,106	
Securities/CD's 91 to 365 Days	-	-	
Securities/CD's > 1 Year	-	-	
	<u>\$ 73,613,400</u>	<u>\$ 2,106</u>	

Month End Portfolio Information	
Weighted Average Maturity	32
Yield to Maturity	0.04%
6 Month T-Bill Secondary Market	0.04%
NCCMT Government Portfolio	0.01%



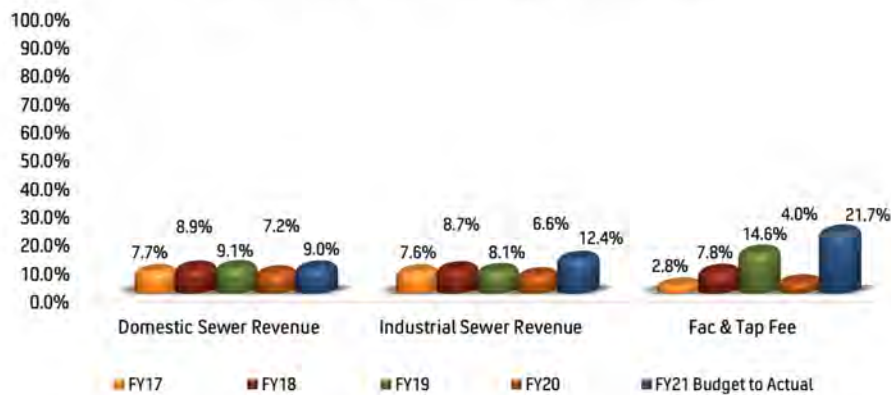
Meeting Date: July 21, 2021

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2021

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Metropolitan Sewerage District
Analysis of Cash Receipts
As of May 31, 2021

Monthly Cash Receipts Analysis



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 Cash Receipt Analysis



YTD Actual Revenue Analysis:

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

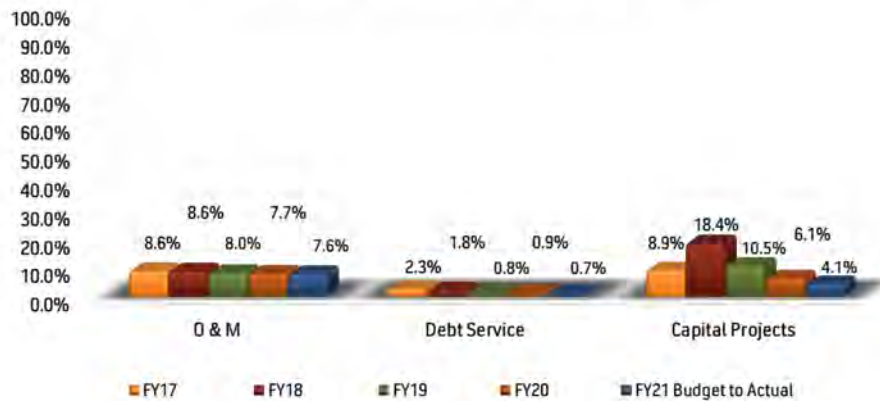
Meeting Date: July 21, 2021

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2021

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Metropolitan Sewerage District
Analysis of Expenditures
As of May 31, 2021

Monthly Expenditure Analysis



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 Expenditure Analysis:

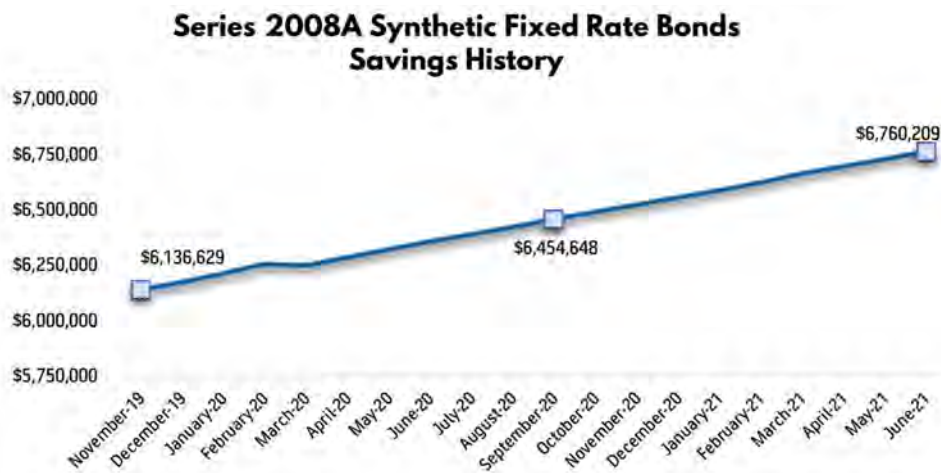
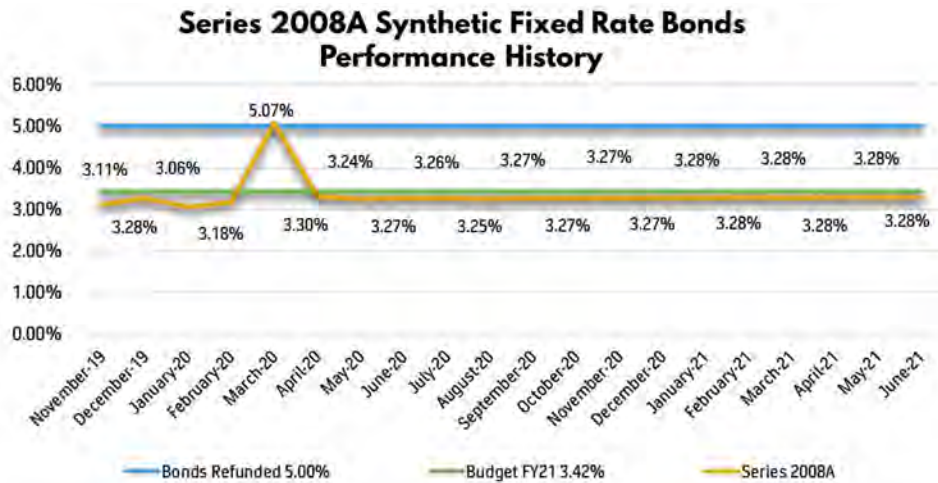
- YTD O&M expenditures are considered reasonable based on historical trends.
- Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- Due to nature and timing of capital 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: July 21, 2021

Subject: Cash Commitment/Investment Report-Month Ended May 31, 2021

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Metropolitan Sewerage District
Variable Debt Service Report
As of June 30, 2021



Series 2008A:

- ✦ Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$6,760,209 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 \$3,081,824 to terminate the existing Bank of America Swap Agreement.

Metropolitan Sewerage District

Board Action Item

BOARD MEETING DATE: 07/21/21

SUBMITTED BY: Thomas E. Hartye, P.E., General Manager

SUBJECT: Candler Master Plan for Sewer Availability

BACKGROUND:

The Candler area along US 19/23 has been a fledgling business/commercial corridor that currently has water service availability but has been hamstrung by lack of sewer service availability. For the last several years, there has been much public concern and interest in properly providing the necessary sewer infrastructure to this area due to its high potential for providing job growth and additional housing. In addition, there are three direct discharges into the area streams from existing commercial enterprises that could be eliminated if sewer was available.

Exhibit A is a map of the interceptors and collector lines that would be required to serve the Candler area along US 19/23.

MSD's role in new development has always been one of support. The timing and location of development is driven by the landowners/developers themselves while the Counties and Municipalities (member agencies) determine zoning, density, and building requirements. MSD has a long-standing policy of not speculatively expanding the collection system into areas for potential future development for several reasons. There are a lot of very expensive lines needed to serve areas for potential development that would take many years. MSD does not want to be picking winners and losers.

MSD is well ensconced in an aggressive Capital Improvement Program (CIP) to replace aging infrastructure and to upsize sewer lines and the treatment plant and pump stations to provide for future growth (and to meet future regulations). The 10- year CIP projection is now over \$350 Million. These upgrades are sized to include the eventual flow from future areas of development. To include speculative lines into our CIP would have significant rate implications which would be borne by existing customers (some on fixed incomes).

Another aspect of these speculative type efforts is the required easements. MSD is uncomfortable with the idea of unilaterally condemning property for the purpose of new development. Member agencies should lead that effort, or at least be a part of that effort.

One major impediment to MSD's full financial involvement is its inability to administer "Special Assessments." This Authority is granted to Cities and Counties and other public entities. MSD was not granted this authority and therefore cannot utilize this critical tool for expansion. Special Assessment basically involves charging only the benefited properties of the sewer expansion for the cost of the expansion. This would ensure that the existing customers did not have to bear the cost for these expansions with increased rates.

Exhibit B is a memorandum from Billy Clarke regarding how special assessments work and who can administer them. Some Highlights are:

- Counties may levy special assessments for water and sewer projects (including on-site systems) against benefitted properties. (MSD does not have this authority).
- Counties may not assess property within the limits of a city or town without permission of the city or town.
- State owned property is not subject to a special assessment unless the project will benefit the property, and the State agrees to pay a ratable share of the cost of the project.
- Counties may levy special assessments for all or part of the cost of a project.
- Assessments may be payable immediately or in installments (not to exceed 10 years). Installment payments bear interest.
- Assessments may be held in abeyance, pending development of a property (not to exceed ten years). Payments held in abeyance do not bear interest.
- Cities and Towns have similar special assessment authority. *G.S. 160A-216 et seq.*

This is a tool that is available to member agencies and the memorandum is provided as information for those who may want to consider. MSD stands ready to support any effort that member agencies may want to undertake to facilitate the orderly growth of the sewer system.

DISCUSSION:

The MSD Board formulated and approved policies in the early 2000's meant to facilitate growth and partner with both developers and our member agencies. **Exhibit C** is a section of MSD's Sewer Extension Policy regarding extensions and reimbursements for applicable extensions, which include:

- Additional Capacity reimbursements
- Documented Failing Septic Tank Emergencies
- New Affordable Housing Projects
- Revenue Sharing of Future User Charges
- Developer to Developer reimbursements

Exhibit D is an early approximation of the level at which MSD would participate for the interceptor project required for the Candler area.

MSD, with the help of Buncombe County, is currently applying for ARPA funds for this project. If successful, an agreement between Buncombe County and MSD would be required to stipulate roles and responsibilities concerning the project. Below is general listing of these roles and responsibilities regardless of the funding sources:

Buncombe County

- Serves as Lead Agency for the project.
- Explains to community why this project is needed. Organizes/leads all public meetings and champions project.

- The County Commissioners adopt a resolution formally requesting that MSD do this on behalf of the County. Provided the MSD Board agrees, then an MSD/County Agreement would follow, specifying roles and responsibilities.
- Provides funding, routed through MSD.
- There is the possibility that condemnations could get expensive, depending on the level of opposition and the various properties affected. Guidelines should be established for compensation, and if there are expensive settlements the County should be required to pay for these beyond the standard compensation.

MSD

- Establishes formal project/budget in the CIP and serves as project manager.
- Selects/employs/manages engineering consultant.
- Acquires Rights-of-Way, including condemnations. Will likely require additional consultant.
- Contributes certain project costs associated with upsizing line, in accordance with MSD development policy.
- Performs construction inspection. May need assistance from engineering consultant, depending on staff workload.

PLANNING COMMITTEE RECOMMENDATION:

That the MSD Board of Directors endorse the Candler Sewer Extension Project and move forward with budgeting and resources contingent upon Buncombe County securing the required funding and an agreement between MSD and Buncombe County being executed.

CANDLER AREA

Exit 37



19/23

Existing MSD Sewer

Hominy Creek Sewer Extension
Design, Right-of-Way, Construction
Approximately \$11.1 Million

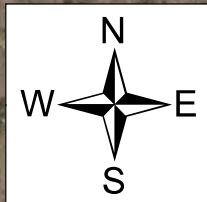


Exhibit B

To: Metropolitan Sewerage District
From: Roberts & Stevens
Date: May 16, 2018
Re: N.C.G.S.A. Chapter 153A, Article 9 Special Assessments

Authority

A county may make special assessments against benefited property within the county for all or part of the costs of:

- 1) Constructing, reconstructing extending, or otherwise building or improving water systems, or
- 2) Constructing, reconstructing, extending, or otherwise building or improving sewage collection and disposal systems of all types, including septic tank systems or other on-site collection or disposal facilities or systems.

N.C. Gen. Stat. Ann. § 153A-185. A county may not assess a property within a city without acquiring the prior approval of the governing board of the city via a resolution. *Id.*

Basis

For water or sewage projects, assessments may be based upon:

- 1) The frontage abutting on the project, at an equal rate per foot of frontage,
- 2) The street frontage of the lots, at an equal rate per foot of frontage,
- 3) The area of land served by the project, at an equal rate per unit of area,
- 4) The valuation of land served, or subject to being served, by the project, being the value of the land without improvements based upon the tax records of the county, at an equal rate per dollar of valuation,
- 5) The number of lots served, or subject to being served, by the project when the project involves extension of an existing system to a residential or commercial subdivision, at an equal rate per lot, or
- 6) A combination of any of the above.

N.C. Gen. Stat. Ann. § 153A-186(a). If the basis chosen is area or valuation, (3) and (4) above, the board of commissioners shall provide for the laying out of at least one benefit zone according to the distance of benefited property from the project being undertaken in water or sewer projects.

N.C. Gen. Stat. Ann. § 153A-186(c). If more than one zone is created, the board shall establish differing rates of assessment to apply uniformly throughout each benefit zone. *Id.* Additionally, the board shall endeavor to establish an assessment method for each project from the bases listed above that will most accurately assess each piece of land according to the benefit conferred upon it. The board's decision as to the method may not be challenged. N.C. Gen. Stat. Ann. § 153A-186(d).

Corner Lot Exemption

The board of commissioners may create schedules of exemptions from assessments for water or sewer projects for corner lots when water or sewer lines are installed along both sides of the lot. N.C. Gen. Stat. Ann. § 153A-187. A schedule of exemptions shall be based on categories of land use and be uniform for each category. *Id.* The schedule may not permit the exemption of more than 75% of the frontage of any side of a corner lot or 150 feet, whichever is greater. *Id.*

Exemptions

Land belonging to the United States that is exempt under federal statutes is exempt from special assessment as well as land controlled by a railroad company that would be exempt from assessments by a city under N.C.G.S.A. 160A-222. N.C. Gen. Stat. Ann. § 153A-188. For water and sewer projects, land within a floodway recognized by the local government is exempt as well. *Id.* No land other than the stated is subject to an exemption from special assessments. *Id.*

State Involvement

If a county project funded completely or in part by special assessments would benefit land owned by the State of North Carolina or a board, agency, commission, or institution of the state, the board of commissioners may request the State pay a ratable share of the cost. N.C. Gen. Stat. Ann. § 153A-189. Otherwise, state-owned property shall not be subject to assessment. *Id.*

Process

I. Preliminary Assessment Resolution

The board must adopt a preliminary resolution before it implements a special assessment. N.C. Gen. Stat. Ann. § 153A-190. The resolution must include:

- 1) A statement of intent,
- 2) A description of the nature and location of the project,
- 3) The basis for the assessment, including a description of the boundaries of the benefited areas if the basis is area or valuation,
- 4) The specific percentage of the cost to be specially assessed,
- 5) Any assessments to be held in abeyance and for how long,
- 6) The terms of payment, and
- 7) An order stating the date and location for a public hearing to discuss the preliminary assessment resolution, which must be between three weeks and ten weeks from when the preliminary resolution is adopted.

Id. The board must publish a notice at least 10 days before the hearing stating that the preliminary assessment resolution has been adopted. N.C. Gen. Stat. Ann. § 153A-191. The notice must describe the nature and location of the project. *Id.* Additionally, the board must mail a copy of the preliminary resolution to each owner of land to be subject to an assessment. *Id.*

II. Final Assessment Resolution

After hearing from all interested persons at the public hearing, the board may adopt a final assessment resolution. N.C. Gen. Stat. Ann. § 153A-192. The final resolution directs that the project be undertaken and must include:

- 1) The basis for the special assessment, as well as a general description of the boundaries if area or valuation is used as the basis,
- 2) The percentage of cost to be specially assessed, and
- 3) The terms of payment and conditions under which assessments are to be held in abeyance.

Id. The scope of the project as well as the percentage of the cost must be the same as in the preliminary assessment resolution. *Id.* If these items need to be altered, the board must complete a new preliminary assessment resolution. *Id.*

III. Total Cost

After project completion, the board shall calculate the total cost of the project. N.C. Gen. Stat. Ann. § 153A-193. The total cost may include the cost of construction, necessary legal services, interest paid during construction, costs of rights-of-way, and the cost of publishing or mailing notices or resolutions. *Id.* The board's determination is final. *Id.*

The board may also create a schedule of discounts to be applied to payments made within 30 days of the date the notice confirming the assessment roll is published. N.C. Gen. Stat. Ann. § 153A-193.1. It makes no difference if the schedule was not included in either the preliminary or the final assessment resolution. *Id.* The discounts may not exceed thirty percent. *Id.*

IV. Preliminary Assessment Roll

Upon determination of the final cost, the board of commissioners shall create a preliminary assessment roll. N.C. Gen. Stat. Ann. § 153A-194. The roll shall contain:

- 1) A description of each lot subject to assessment
- 2) The basis for assessment
- 3) The amount assessed, and
- 4) The terms of payment, including any schedule of discounts, and
- 5) The name of each owner as listed on the county tax records.

Id. A map of the project including each lot, the basis, the amount assessed, and the name of the owner is sufficient as an assessment roll. *Id.* The preliminary assessment roll must be filed in the clerk's office and a time must be set for a public hearing. *Id.* Ten days prior to the hearing, the board shall publish a notice that the preliminary assessment roll is complete. *Id.* The notice must include:

- 1) A general description of the project,
- 2) A statement that the roll is available for inspection in the clerk's office, and
- 3) The time and location of the public hearing.

Id. A notice of this hearing must be mailed to each landowner listed on the roll. *Id.* The mailed notice must state the time and location of the hearing, a statement that the roll is in the clerk's office for inspection, and list the amount of assessment against the owner's property. *Id.*

V. Final Assessment Roll

A public hearing will take place where all interested persons discussing the preliminary assessment roll may be heard. N.C. Gen. Stat. Ann. § 153A-195. After the hearing, the board shall annul, modify, or confirm the assessments by confirming, increasing, reducing, or cancelling the preliminary assessments. *Id.* Upon confirmation, each assessment becomes a lien on the property assessed of the same nature and to the same extent as a lien for county or city property taxes. *Id.* Upon confirmation of the assessment roll, a copy must be delivered to the county tax collector. *Id.* No earlier than 20 days from when the assessment roll is confirmed, the county tax collector shall publish a notice of the confirmation. N.C. Gen. Stat. Ann. § 153A-196. The notice shall state that no interest is applied if assessments are paid within 30 days of the notice but interest will apply if payment is made outside of the 30 days. *Id.* Additionally, the notice must state any schedule of discounts to be applied to assessments paid before the 30-day deadline. *Id.*

Owner Dissatisfaction

If an owner of assessed land is dissatisfied with the amount of the assessment, he or she may file a notice of appeal to the General Court of Justice within 10 days of the confirmation of the assessment roll. N.C. Gen. Stat. Ann. § 153A-197. A statement of facts must then be served upon the board of commissioners or clerk within 20 days. *Id.*

Payment

Default

Each property owner must pay the assessment in full within 30 days of the assessment roll being published unless the board has approved installments. N.C. Gen. Stat. Ann. § 153A-199. Any portion not paid within the 30 days is subject to interest at the rate specified in the assessment resolution. N.C. Gen. Stat. Ann. § 153A-200(a). This rate may be no more than 8%. *Id.*

Annual Installments

The board may approve annual installments. N.C. Gen. Stat. Ann. § 153A-199. If so, the remaining balance after the 30 days shall be made in annual installments. *Id.* In the assessment resolution, the board shall determine whether annual installments are permitted and state the number of installments allowed but may not be more than 10. *Id.* The board may provide:

- 1) That the first installment with interest is due when property taxes are due, and one installment with interest is due on the same date in each successive year until the assessment is paid in full, or
- 2) That the first installment with interest is due 60 days after the date that the assessment roll is confirmed, and one installment with interest is due on that same day in each successive year until the assessment is paid in full. *Id.*

If an installment is not paid by the due date, the unpaid installments become immediately due. N.C. Gen. Stat. Ann. § 153A-200(b). However, the board may waive this acceleration. *Id.* If it is waived, the board may permit the owner to pay due installments with interest as well as the cost of attempting to obtain payment. *Id.* Upon payment, the remaining installments are treated as if no default had occurred. *Id.*

Held in Abeyance

Assessments may be held in abeyance without interest if stated in the resolution. N.C. Gen. Stat. Ann. § 153A-201. Special assessments for water or sewage may be held in abeyance until the improvements are connected to the water or sewer system for which the assessment was made or until another date no more than 10 years from the roll confirmation, whichever occurs first. *Id.* The assessment is due and must be paid per the terms set out in the assessment resolution when the abeyance period ends. *Id.*

If an assessment is held in abeyance, the assessment resolution must classify the property according to either its general land use, its location with respect to the water or sewer system, or other relevant factors. *Id.* Additionally, the assessment resolution must state that the period of abeyance is the same for all property in the same class. *Id.* The statute of limitations does not run during any period of abeyance. *Id.*

Foreclosure

A county may foreclose assessment liens by any method allowed under the law for foreclosure of property tax liens. However, for special assessments, lien sales and lien sale certificates are not required and foreclosure may begin after 30 days past the due date. The county is not entitled to a deficiency judgment in a special assessment foreclosure action. The lien is superior to all other liens except prior and subsequent liens for state, local, and federal taxes. N.C. Gen. Stat. Ann. § 153A-200(c). The action must begin within 10 years from the due date of the assessment or the first installment included in the proceeding. The acceleration of installments does not shorten this timeframe. N.C. Gen. Stat. Ann. § 153A-200(d).

Special Tenancies

If land is occupied by a tenant for life or for a term of years, the assessment will be paid pro rata by the tenant and the remaindermen or the tenant and the owner in fee upon the expiration of the tenancy for years. N.C. Gen. Stat. Ann. § 153A-202(a). If the tenant pays more than his/her share, they may bring an action. N.C. Gen. Stat. Ann. § 153A-202(b). Any tenant of a tenancy in common or joint tenancy may pay part or all of the assessment. N.C. Gen. Stat. Ann. § 153A-203. If a tenant pays more than his/her share, it becomes a lien against the other tenants, which can be enforced through any appropriate judicial proceeding, such as a proceeding for actual partition or partition and sale. *Id.*

Apportionment

If the property is to be subdivided, the board may apportion the assessment, release certain lots from assessment, or both, with the owner's permission. N.C. Gen. Stat. Ann. § 153A-204. The clerk will enter the time that the board makes an apportionment and it shall become effective at that time. *Id.* An apportionment may include past due installments as well as installments not yet due. *Id.*

Error

If an irregularity, omission, error, or lack of jurisdiction occurs in any special assessment proceeding, the board may reassess and set aside the previous assessment. N.C. Gen. Stat. Ann. § 153A-198. The total cost may then include the cost of confirming the assessment. The procedures of the reassessment proceeding shall be the same as the original assessment proceeding. *Id.*

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

*POLICY AND PROCEDURES FOR THE
EXTENSION OF SEWER SERVICE*

POLICY

The Metropolitan Sewerage District of Buncombe County (hereinafter “MSD” or “District”) recognizes there will be a need from time to time to extend the sewerage system operated by the District (the “District Sewerage System”) to serve areas annexed by municipalities, to serve new industrial, commercial and residential development and to serve areas not currently served by the District. The District also recognizes that there will be additional connections to the existing District Sewerage System. The purpose of this document is to set forth the policy, rules and procedures for extension of and connection to the District Sewerage System. Terms used herein are defined in Appendix E – Definitions.

I. GENERAL PRINCIPLES

A. Extensions Defined

The District will only consider Gravity Sewer extensions to the existing District Sewerage System. Extension of service consists of:

1. Construction of new public **Gravity Sewers** and appurtenances. Any extension of sewer service which is proposed to serve more than one property under separate ownership or to serve more than one building under separate ownership must be built to public sewer standards and transferred to and accepted by the District for ownership and maintenance.
2. Pump stations will only be allowed on extensions to the District Sewerage System where, in the opinion of the District, gravity service is not achievable. Pump Stations, if approved, are also subject to payment of a Pump Station Maintenance Fee.
3. Low pressure sewers, vacuum sewers and any other specialized modes of conveyance or alternative systems are not allowed.
4. Construction of new Private Sewer Systems. The District reserves the right to limit or prohibit discharges from Private Sewer Systems.
(See Section III)
5. The connection of a Building Sewer to an existing sewer line.
(See Section IV)
6. The connection of existing Public or Private Sewer Systems not previously served by the District. (See Section V).

B. Applicant Responsibilities

As a general rule, the District will not extend sewer service or pay the cost of extending sewer service. The Applicant desiring to extend or connect to the District Sewerage System shall be responsible for:

1. The cost of designing, permitting and constructing all components necessary to connect to the District Sewerage System.
2. The costs of improvements to any existing lines pump stations and appurtenances, which, in the opinion of the District, are necessary for adequate transport of the proposed discharge.
3. Conveyance of physical components and easements and rights-of-way to the District.

C. Reimbursements

Reimbursements shall be available only for extensions and/or improvements serving areas within the District Boundary or serving areas within Primary Areas as identified in the District's Master Plan, including any amendments or revisions thereto. Extensions that include pump stations are not eligible for reimbursements.

The District may reimburse an Applicant for extensions to or improvements to the District Sewerage System only as set forth herein. The District's obligation to reimburse an Applicant shall be subject to available funding and to the provisions of the District's Bond Order and to applicable law. The District shall have no obligation to reimburse any Applicant until the extension of, or improvement to, the District Sewerage System has been conveyed to and accepted by the District in accordance with the requirements of the District's Bond Order.

1. Rehabilitation of Existing Sewer Lines and Pump Stations

If an extension will connect to an existing sewer line which, in the opinion of the District, requires improvement with larger diameter pipe to provide adequate capacity, or will connect to or flow through an existing pumping station which, in the opinion of the District, requires improvement to provide adequate capacity, the District shall require the Applicant to make such improvement and may reimburse the Applicant for all or a part of the improvement costs in accordance with the point system tables in Appendix A.

2. Additional Capacity Reimbursements

- a. If a larger size sewer line is required by the District for other users, the District will reimburse the Applicant the differential costs between the minimum size pipe necessary for the development and the larger size required in accordance with Appendix B – Additional Capacity Reimbursement Procedures.
- b. All estimates of line size differential costs shall be determined by District Staff.

- c. A Reimbursement for Additional Capacity will be considered only where the sewer extension will serve individual properties and customers outside of the Applicant's project and allow for future orderly development of the District Sewerage System to serve other properties and customers in accordance with the District's Master Plan.
- d. This Reimbursement is available only to the original Applicant and limited to that portion of the cost of the sewer system components which are in excess of the minimum line size required for the development.
- e. If the line is an interceptor line that is 12" or larger, the District will provide the design and right of way acquisition services.

3. **Documented Failing Septic Tank Emergencies**

These projects will be subject to requirements set forth below and eligible for 10 years of estimated revenues generated by user fees once the extension is complete and accepted by the MSD Board. The following requirements apply:

- a. Must be identified as an area that will require public sewer pursuant to Member Agency zoning and MSD Master Plan.
- b. Must be a public health hazard.
- c. Letter from Local Government and Buncombe County Health Department.
- d. Onsite repair is not possible.
- e. MSD will prepare preliminary design and project cost estimate for agreement to be entered into by parties involved.
- f. MSD will pledge 10 years of estimated revenue generated by user fees from affected residences.
- g. City/Local Government/Residents, as applicable, will pay balance of extension.
- h. Facility Fee required from residences to be served.
- i. MSD will provide design and right of way acquisition services and administer the construction of the extension.

4. **New Affordable Housing Projects**

These projects will be subject to the requirements set forth below and eligible for the equivalent of 5 years of estimated revenues generated by user fees up to the lesser of \$50,000 per project or the cost of the extension for the project. Disbursement of estimated revenues will be made once the extension is complete and accepted by the MSD Board.

- a. The development must meet the "Affordable Housing" criteria of the local governing jurisdiction.
- b. Cost recovery reimbursement will include construction and engineering costs.
- c. The recovery of costs by the District will be achieved solely from user fees and maintenance fees applied by the District over the five (5) year period.

- d. The recovery of cost to the District during the five (5) year period will be secured by a letter of credit or security acceptable to the District, from the Applicant, such security to remain in place until the expiration of the cost recovery period. Any shortfall of cost recovery shall be payable to the District by the Applicant directly or through such letter of credit or security at the expiration of the five (5) year period.
- e. No extension shall become a part of the District Sewerage System until it is accepted by the District Board in accordance with the provisions of its Bond Order and its policies and procedures for such acceptance.
- f. The District reserves the right to solely determine the size, extent, layout and details of any wastewater extension considered under this policy.
- g. The eligible extension for certified Affordable Housing projects will be all public sewer lines to be taken over by the District.
- h. Applications for Cost Recovery are to be submitted as described in Appendix C.

5. **Revenue Sharing for Extension made by Others**

These projects will be subject to the requirements set forth below and eligible for 50% of actual user charge revenues for 10 years to be disbursed semi- annually by MSD.

- a. Those who seek reimbursement pursuant to District policy shall submit an application for Revenue Sharing as described in Appendix D.
- b. This program and all of its offerings are subject to available funding. Any project that is eligible for reimbursement over \$50,000 will require approval of the MSD Board of Directors.
- c. Reimbursement under this section shall be limited to the lesser of the actual revenues generated from user fees during the designated time period or the cost of the eligible extension. The portion of extension eligible for reimbursement under this program is that portion of the sewer between the existing District sewer line and the property being developed. No portion of the sewer on the property being developed shall be eligible for reimbursement.
- d. All estimates of potential revenue shall be determined by MSD staff.
- e. Reimbursement shall be subject to completion of construction, acquisition of easements and final inspection and acceptance of the system for ownership by the District.
- f. Determination of how available funds will be allocated among reimbursement projects in a given year shall be in the sole and absolute discretion of the District and subject to available funding.

6. **Developer to Developer Reimbursement**

Any other potential beneficiaries of a system extension funded in whole or in part by the District, where such users were not identified in the original extension project, and such users desire service after the acceptance of the extension by the District, may be required to reimburse the original Petitioner a portion of the cost paid by the original Petitioner to construct the extension. Such reimbursement shall be based on the ratio of the wastewater flows for the potential users to their total combined flow. The reimbursement shall apply to

the common portion of the Petitioner run extension funded entirely by the Petitioner and not paid for by the District. To be eligible, the original extension must be at least 1000 feet. The actual amount of the reimbursement shall be determined in the sole and absolute discretion of the District. This requirement shall remain in effect for ten years after the date of acceptance of the system extension by the District Board.

D. Coordination with other District policies

The extension of the District's Sewerage System shall:

1. Be in accordance with and subject to the District's current *Policy and Procedures for the Extension of Sewer Service, Sewer Extension Manual, and Sewer Use Ordinance* and to rates and charges for sewer service then prevailing, provisions of the District's Bond Order dated April 21, 1999. All of the above documents are available at the office of the Metropolitan Sewerage District or on the District's website at www.msdbc.org.
2. Be made in a manner to serve users and to allow for future orderly development of the District Sewerage System.
3. Be in accordance with applicable laws and regulations, and policies of the District Board.

E. Ownership

The District shall be responsible for operation, maintenance, repair and replacement, if necessary, of all sewerage facilities transferred to and accepted by the District Board.

II. NEW PUBLIC SEWER LINE EXTENSION REQUIREMENTS

A. Allocations

Prior to the connection of any sewer lines to the District Sewerage System, or to any system or systems that discharge to the District Sewerage System, the Applicant must obtain an allocation for flow and treatment capacity in accordance with the District's *Sewer Extension Manual*. This requirement does not apply to individual residences.

B. The District will only consider Gravity Sewer extensions to the existing District Sewerage System.

Pump stations will only be allowed on extensions to the District Sewerage System where, in the opinion of the District, gravity service is not achievable. Pump Stations, if approved, are also subject to payment of a Pump Station Maintenance Fee as described in Appendix E.

Low pressure sewers, vacuum sewers and any other specialized modes of conveyance or alternative systems are not allowed.

Extensions of **Public Sewer Lines** shall meet the following requirements:

Sewer Extension into Candler Area

Cost Summary - May 2021

Project Description

Approximately 24,600 LF of new 8-inch to 24-inch sewer line to serve the unincorporated Candler area in Buncombe County. The sewer lines run along Hominy Creek and two major tributaries in order to establish public sewer service to this area.

Estimated Project Costs

Design and Right-of-Way:	\$ 1.01M
Construction Cost:	<u>\$10.08M</u>
TOTAL	\$11.09M

MSD Participation

In accordance with Section 1.C.2 of the District's Policy and Procedures for the Extension of Sewer Service, the District will provide the Design and Right-of-Way acquisition services for lines 12-inches and larger, and will reimburse for the additional capacity increase over an 8-inch line.

For line sections that are 12-inches and greater:

Design and ROW:	\$ 639,534	<i>This is 100% for the sections of line 12-inches and greater.</i>
Capacity Reimbursement:	<u>\$ 1,531,240</u>	<i>This is the differential for the line sections larger than 8-inches.</i>

Total Participation \$2,170,774

Notes

- 1) Costs are updated to FY21-22 MSD unit pricing for sewer lines.
- 2) 5% for Design and 5% for ROW Acquisition are utilized.

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	511	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
SandHill Road Construction Rehabilitation	Asheville	28806	185	4/5/2021	277293	543	4/5/2021	185	Complete
123 Wemberly Road Construction Rehabilitation	Asheville	28804	135	3/29/21 - 4/2/21	278406	631	4/7/2021	123	Complete
Lakeview Road Sewer Rehabilitation	Asheville	28804	1400	3/8/21 - 5/5/21	277697	674	5/4/2021	1411	Complete
White Oak Road Sewer Rehabilitation Phase I	Arden	28704	500	4/5/21 - 5/8/21	264966	631	5/14/2021	577	Complete
Sulphur Springs Road Sewer Rehabilitation Line A	Asheville	28806	500	5/10/21 - 6/30/21	278841	674	6/28/2021	477	Complete
Dogwood Rd @ White Pine Sewer Rehabilitation	Arden	28704	565	5/10/21 - 6/18/21	265656	631	6/28/2021	565	Complete
Northwest Avenue @ 215 Sewer Rehabilitation	Swannanoa	28778	252	6/29/21 - 7/31/21	275846	631			Construction starting
Sulphur Springs Road Sewer Rehabilitation Line C & D	Asheville	28806	500	6/29/21 - 7/31/21	278841	674			Construction starting



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2020 to 5/31/2021

	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	18	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
March 2021	39	15	129	868	15	28	0	0	189	173	2	0	362
April 2021	19	11	59	939	13	38	50	0	695	0	1	0	695
May 2021	29	5	40	540	18	21	11,010	0	472	2004	21	75	2551
Grand Totals	303	119	1,195	7,607	169	264	49,600	0	3644	11817	85	335	15796

* Used to calculate Total Rehab Footage



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 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
	March, 2021	170	33	36
	April, 2021	111	31	29
	May, 2021	108	34	34
		1,334	29	35
NIGHT 1ST RESPONDER				
	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
	March, 2021	41	34	24
	April, 2021	36	40	39
	May, 2021	32	24	25
		399	33	29
ON-CALL CREW *				
	July, 2020	26	44	34
	August, 2020	34	46	31
	September, 2020	22	46	37
	October, 2020	32	60	36

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



CUSTOMER SERVICE REQUESTS Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE REPSONSE TIME	AVERAGE TIME SPENT
ON-CALL CREW *				
	November, 2020	29	54	36
	December, 2020	43	30	39
	January, 2021	49	37	37
	February, 2021	36	46	38
	March, 2021	39	49	36
	April, 2021	36	29	42
	May, 2021	32	27	38
		378	42	37
Grand Totals:		2,111	32	34

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



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2020 to May 31, 2021

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2020							
July	139,745	1,781	1,508	141,253	17,283	17,249	16,389
August	120,958	1,682	1,115	122,073	29,203	30,909	24,117
September	86,789	1,342	2,545	89,334	22,635	4,520	31,359
October	70,467	1,264	5,903	76,370	21,650	3,640	83,346
November	71,302	1,592	1,675	72,977	18,441	2,890	50,836
December	56,115	1,262	275	56,390	16,585	0	50,297
2021							
January	72,173	2,395	2,772	74,945	13,327	276	42,747
February	68,713	1,972	1,661	70,374	23,089	1,673	42,287
March	54,659	3,137	3,588	58,247	19,323	100	28,763
April	39,710	1,654	1,785	41,495	29,491	5,852	92,837
May	48,169	2,152	1,852	50,021	26,328	2,687	23,913
Grand Total:	828,800	20,233	24,679	853,479	237,355	69,796	486,891
Avg Per Month:	75,345	1,839	2,244	77,589	21,578	6,345	44,263

Right of Way Section 4th Quarter Summary Open Projects

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expends to Date</i>	<i>Comment</i>
Bryson Street	\$28,581	\$21,776	Project 100% complete with 76% of Total Budget expended and no condemnations.
Christian Creek Interceptor	\$100,477	\$85,427	Access 100% complete with 85% of Total Budget expended to date. Two condemnations filed. One case closed via Default Judgment. One case pending with Regal Hospitality.
Highland Farms Road GSR	\$11,128	\$2,694	Access 75% complete with 24% of Total Budget expended to date.
Le An Hurst Road GSR	\$44,613	\$24,612	Access 92% complete with 55% of Total Budget expended to date.
Mountain View Road @ Maxwell Road GSR	\$17,840	\$6,368	Access 75% complete with 36% of Total Budget expended to date.
Mountainbrook Road @ Chunns Cove Road GSR	\$67,956	\$50,760	Access 92% complete with 75% of Total Budget expended to date.
Owenby Lane @ Old US Hwy. 70 GSR	\$42,013		Intro letters out 6/16/21.
White Oak Road Rehabilitation	\$19,829	\$1,438	Access 66% complete with 7% of Total Budget expended to date.

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

July 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	6/30/2021	\$1,463,800.80	100%	Complete and in close out.
JARNAUL AVENUE PHASE 2	Asheville 28804	Terry Brothers Construction Company	2/17/2021	2/24/2021	8/1/2021	\$476,360.50	95%	Asphalt resurfacing to be completed prior to final walk through being scheduled.
MANETTA ROAD @ JOHNSON DRIVE PHASE 1	Asheville 28804	Terry Brothers Construction Company	6/18/2021	7/1/2021	8/15/2021	\$256,195.60	15%	Work is underway, and is to complete a portion of a larger CIP project ahead of COA street paving in late Summer 2021.
SPRINGSIDE ROAD @ OVERLOOK ROAD	Asheville 28803	Huntley Construction Company	5/19/2021	6/2/2021	12/29/2021	\$781,591.00	0%	Work to begin upon delivery of materials ordered by Contractor.
WRF- PLANT HIGH RATE PRIMARY TREATMENT	Woodfin	Shook Construction Company	10/17/2018	1/7/2019	10/31/2021	\$15,188,281.87	90%	Finishing up electrical. Started testing on equipment. Working in chemical building.

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

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

June 30, 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	Waiting on final inspection
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	Gudger Road	2017226	Asheville	28715	6	90	3/9/2021	Waiting on final inspection
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	Rowhouse Development	2018205	Asheville	28801	20	365	1/7/2020	Waiting on final inspection
12	Sterling Property	2018231	Asheville	28801	4	260	6/18/2021	Pre-con held, construction not yet started
13	Hibriten Subdivision	2018274	Asheville	28801	9	175	3/2/2021	Testing
14	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
15	Mountain Song	2019065	Asheville	28806	5	263	5/1/2020	Final Inspection complete, awaiting close-out docs
16	Amaranth Apartments	2019068	Asheville	28715	70	840	5/21/2020	Final Inspection complete, awaiting close-out docs
17	Enclave at Piney Mtn. Ph. 1	2019075	Asheville	28805	211	740	3/19/2021	Testing
18	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
19	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Pre-con held, construction not yet started
20	Hawthorne at Haywood Phase 2	2019130	Asheville	28806	92	668	12/15/2020	Waiting on final inspection
21	Abundance Run Subdivision	2019141	Asheville	28805	16	500	12/20/2019	Waiting on testing
22	Towne Place by Marriott (Bear Creek)	2019187	Asheville	28806	Comm.	264	2/28/2020	Waiting on final inspection
23	Third Street Cottages Ph. 1 Relocation	2019242	Asheville	28803	4	115	3/17/2021	In Construction
24	Overlook Circle Subdivision	2019256	Asheville	28801	7	180	8/11/2020	Final Inspection complete, awaiting close-out docs
25	Craggy Park Ph. 2	2020038	Asheville	28806	27	1,300	11/24/2020	Waiting on final inspection
26	Airport Road Commercial Relocation	2020152	Asheville	28704	Comm.	204	5/13/2021	Waiting on final inspection
27	Beautatcher Knoll aka Reservoir Road	2021050	Asheville	28801	3	120	6/11/2021	Pre-con held, construction not yet started
28	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
29	Chapman's Cove	2017227	Black Mountain	28711	10	430	9/21/2018	Final Inspection complete, awaiting close-out docs
30	262 Flat Creek Road	2018223	Black Mountain	28711	3	286	12/6/2019	Final Inspection complete, awaiting close-out docs
31	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
32	Padgettown Road - Phase 2	2019085	Black Mountain	28711	43	1,308	7/19/2019	Final Inspection complete, awaiting close-out docs
33	Waightstill Mountain Phase 2B	2015155	Buncombe Co.	28704	16	1,784	4/23/2019	Final Inspection complete, awaiting close-out docs
34	Bee Tree Village	2015158	Buncombe Co.	28778	26	1,118	3/17/2017	Final Inspection complete, awaiting close-out docs
35	NCDOT I-5504 NC 191/1-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	In Construction
36	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Waiting on final inspection
37	Victoria Hills (Lance Road) Ph. 1	2018094	Buncombe Co.	28704	38	1,176	3/6/2020	Testing
38	Victoria Hills (Lance Road) Ph. 2 & 3	2018094	Buncombe Co.	28704	54	2,180	3/6/2020	Testing
39	Starnes Cove Subdivision	2018106	Buncombe Co.	28806	14	315	9/6/2019	Final Inspection complete, awaiting close-out docs
40	Bee Tree Road	2018115	Buncombe Co.	28778	6	240	12/18/2018	Final Inspection complete, awaiting close-out docs
41	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
42	Retreat at Arden Farms	2018207	Buncombe Co.	28704	416	299	11/19/2019	Final Inspection complete, awaiting close-out docs
43	Reserve at Gashes Creek	2018208	Buncombe Co.	28803	190	1,940	8/2/2019	Waiting on final inspection
44	Lower Grassy Branch Ph. 2	2018252	Buncombe Co.	28805	12	270	1/21/2020	Final Inspection complete, awaiting close-out docs
45	Rice MHP Off-Site	2019029	Buncombe Co.	28715	TBD	460	4/24/2020	Final Inspection complete, awaiting close-out docs
46	Reflection Pointe	2019032	Buncombe Co.	28806	270	1,995	6/30/2020	Waiting on final inspection
47	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
48	Jasper Apartments	2019086	Buncombe Co.	28778	100	760	12/8/2020	Waiting on final inspection
49	Aiken Road Multi-Family	2019128	Buncombe Co.	28804	407	4,620	10/2/2020	Installing
50	Fairview Meadows Subdivision	2019142	Buncombe Co.	28730	42	1,460	8/28/2020	Waiting on final inspection
51	Riceville Road Development	2019156	Buncombe Co.	28805	7	145	1/21/2020	Final Inspection complete, awaiting close-out docs
52	Sycamore Cove Subdivision	2019158	Buncombe Co.	28803	26	570	6/9/2020	Installing
53	Fields Jaguar	2019169	Buncombe Co.	28704	Comm.	305	10/27/2020	Waiting on final inspection
54	Laurelwood Village	2019216	Buncombe Co.	28704	29	855	5/25/2021	Pre-con held, construction not yet started
55	CMH Homes - N. Louisiana Ave.	2019220	Buncombe Co.	28806	30	1,187	7/28/2020	Installing
56	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
57	Creekside Cottages	2019255	Buncombe Co.	28704	6	400	3/12/2015	Phase 2 Construction Not started
58	The Farm at Pond Road	2020009	Buncombe Co.	28806	687	3,550	6/4/2021	Pre-con held, construction not yet started
59	Fisher Mill Road	2020015	Buncombe Co.	28704	3	380	10/20/2020	Final Inspection complete, awaiting close-out docs
60	Fountain Park Subdivision - Ph. 2	2020026	Buncombe Co.	28806	120	4,611	7/12/2019	Waiting on final inspection
61	Haakon	2020055	Buncombe Co.	28715	Comm.	230	9/29/2020	Waiting on final inspection
62	Virginia Commons	2020072	Buncombe Co.	28704	47	750	6/4/2021	Pre-con held, construction not yet started
63	Amarx - Clayton Road	2020075	Buncombe Co.	28704	24	1,080	4/16/2021	Testing
64	Holbrook Road Subdivision - Ph. 2	2020150	Buncombe Co.	28715	16	670	11/13/2020	Final Inspection complete, awaiting close-out docs
65	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Pre-con held, construction not yet started
66	Holbrook Road Subdivision - Ph. 3	2020243	Buncombe Co.	28715	29	1,365	4/27/2021	Installing
67	Holbrook Road Subdivision - Ph. 4	2020244	Buncombe Co.	28715	12	454	4/27/2021	Pre-con held, construction not yet started
68	Dollar Tree - Candler Sewer Relocation	2021001	Buncombe Co.	28715	Comm.	88	5/7/2021	Waiting on final inspection
69	Neshitt Farms Ph. 2	2018101	Cane Creek	28759	81	4,094	2/23/2021	Waiting on final inspection
70	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Punchlist Pending
71	828 North	2017153	Weaverville	28787	224	1,090	11/17/2020	Final Inspection complete, awaiting close-out docs
72	Ambler's Chase	2017249	Weaverville	28787	21	1,235	11/29/2018	Final Inspection complete, awaiting close-out docs
73	The Holston	2019133	Weaverville	28787	240	36	6/2/2020	Waiting on final inspection
74	Northridge Commons Retail	2020147	Weaverville	28787	Comm.	790	12/1/2020	Waiting on testing
75	Greenwood Park Ph. 2	2020245	Weaverville	28787	25	1,560	5/25/2021	Installing
76	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
77	Reese & Jan Lasher (High Hopes)	2015152	Woodfin	28806	14	320	4/26/2016	Final Inspection complete, awaiting close-out docs
78	Brown Avenue aka Wolf Tract	2017029	Woodfin	28806	6	219	6/4/2021	Pre-con held, construction not yet started
79	Skyfin-Terraces at Reynolds Mtn - Phase 4	2020167	Woodfin	28804	5	100	8/8/2017	Installing
80	Brown Avenue	2018267	Woodfin	28804	3	62	7/2/2019	Final Inspection complete, awaiting close-out docs
81	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Pre-con held, construction not yet started
82	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	Pre-con held, construction not yet started

TOTAL 4,636 66,534