

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT

October 20, 2021

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board was held on Wednesday, October 20, 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 VeHaun presided with the following members either in person or present via internet or telephone access: Ashley, Bryson, Kelly, Lapsley, Manheimer, Pennington, Pressley, Valois, Watts, Whitesides and Wisler. Franklin and Pelly were absent.

Others present either in person, via internet or telephone access were William Clarke, General Counsel; Ben Cathey with McGill Associates; Tom Hartye, Ed Bradford, Hunter Carson, Scott Powell, Matthew Walter, Angel Banks and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

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

3. Approval of Minutes of the August 18, 2021 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the August 18, 2021 Board Meeting. Mr. Kelly moved for approval of the minutes. Mr. Watts seconded the motion. Voice vote was unanimous.

4. Discussion and Adjustment of Agenda:

None.

5. Introduction of Guests:

Mr. VeHaun welcomed Ben Cathey with McGill Associates.

6. Informal Discussion and Public Comment:

None.

7. Report of General Manager:

Mr. Hartye reported that Larry Papula of Meadowbrook Avenue called to give Lee Plemons and Carl Ellis kudos for a job well done. Larry stated that Lee communicated well about the situation and wanted Lee's supervisor to know of his appreciation.

Laura Mahr emailed her appreciation regarding the MSD crew who attended to her sewer line issue. Everyone was helpful, courteous, and responsive to the problem when it was identified to be an MSD issue. Thanks to Gil Karn, Mike Rice,

Wayne Rice, McKinley Hensley, Shane Meadows, Josh Matthews, and Brandon Moss.

Mr. Hartye reported that MSD once again received the GFOA Certificate of Achievement for Excellence in Financial Reporting for the FY 2020 CAFR. Thanks to Scott Powell and Teresa Gilbert.

Mr. Hartye reported that attached is the Rating Action Commentary from Fitch. MSD already has a “AAA” from Moody’s Rating Service. Congratulations to all, from the Board on down. This signifies that MSD is getting stronger and spending money on the right things. This will help both with our borrowing rates as well as the desirability of our bonds.

Mr. Hartye reported that the next regular Board Meeting will be held on November 17th at 2 pm. The October Right of Way Committee Meeting has been cancelled. The next Right of Way Committee meeting will be held on November 24, 2021 at 9 am.

8. Report of Committees:

a. Right of Way Committee – September 22, 2021

Mr. Kelly reported that the Right of Way Committee met on September 22, 2021 and the minutes are included in this package if anyone has any questions. There were no questions.

9. Consolidated Motion Agenda:

a. Consideration of Bids – West Crabapple Lane Rehabilitation:

Mr. Hartye reported that this project is located in the Beaverdam area in North Asheville and consists of replacing a problematic eight-inch clay line which has had multiple structural defects as well as a section of line exposed in the stream bank. The project is comprised of approximately 494 LF of 8-inch DIP to be installed by traditional dig-and-replace and 1,280 LF of pipe bursting. The contract was advertised and two formal bids were received on August 19, 2021. The project was therefore re-advertised and three bids were received on August 27, 2021 in the following amounts: Appalachian Sitework, Inc. in the amount of \$526,653.60 (bid rejected due to improper form); Terry Brothers Construction Company in the amount of \$344,363.00; and TP Howard’s Plumbing Company in the amount of \$329,675.00. The apparent low bidder is TP Howard’s Plumbing Company in the amount of \$329,675.00. TP Howard has previous experience with District projects at the plant and their performance/work quality has been excellent. The FY21-22 Construction Budget for this project is \$460,000.00. Staff recommends award of this contract to TP Howard’s Plumbing Company in the amount of \$329,675.00, subject to review and approval by District Counsel.

b. Consideration of Bids – Slide Gate Replacement Project Phase 1:

Mr. Hartye reported that this project is for the replacement of the slide gates for the Rotating Biological Contactors (RBC's) at the plant. These gates control flow through the basins and help to maintain the RBC's in good working order. This work will be done in two phases, with this being the first Phase in Basin Three. The contract was advertised and two informal bids were received on September 23, 2021 as follows: The Harper Corporation in the amount of \$294,000.00 and IPC Paving, LLC, dba IPC Structures, LLC in the amount of \$286,500.00. The apparent low bidder is IPC Structures, LLC in the amount of \$286,500.00. IPC has performed recent work for MSD and performed well on that project. The FY21-22 Construction Budget for this project is \$280,000.00. Sufficient funds are available in the CIP Contingency for the overage. Staff recommends award of this contract to IPC Structures, LLC in the amount of \$286,500.00, subject to review and approval by District Counsel.

c. Consideration of Bids – Equipment Storage Facility:

Mr. Hartye reported that MSD's Alkaline Stabilization Building, which is located up on the hill above the plant on MSD property, was destroyed by fire. This facility had been re-purposed as a storage building for District equipment. The replacement building has been re-designed as a smaller but more efficient facility while reusing the existing slab and foundation. The new facility will have an upgraded water supply system together with a new hydrant. Security is significantly increased, with fiber optic connection to the District's network, 24-7 video surveillance, and card-reader access for secured areas. This facility is generally unoccupied, so it will not be heated or cooled. The contract was advertised and four bids were received on September 29, 2021 as follows: H&M Constructors in the amount of \$3,080,000.00; JM Cope, Inc. in the amount of \$2,994,900.00; The Harper Corporation in the amount of \$2,985,000.00; and Cooper Construction Company Inc. in the amount of \$2,845,000.00. Cooper Construction Company Inc. is the apparent low bidder with a bid amount of \$2,845,000.00. Cooper is an established local company with a good reputation. Therefore, Staff and McGill Associates recommend proceeding with Cooper. The low bid was a little bit above MSD's estimate but the spread shows that these are market values. Due to increasing material cost and supply chain issues we feel that this is a competitive bid. Sufficient funds are available in the CIP Contingency for the overage. Staff recommends award of this contract to Cooper Construction Company in the amount of \$2,845,000.00, subject to review and approval by District Counsel. Mr. Valois stated that he was seeing that the water system was upgraded to a 6" ductile metal water line from a 4" but they are claiming that it's only going to get 478 gpm (gallons per minute). He stated that he would think that a 6" main would get 1500-2000 gpm if it's close to a feeder line and is well gridded and looped. He stated that this number seems very low, and he knows that the State sets 500 gpm for rural areas. He stated that the District may want to have them reevaluate this. Mr. Valois stated that he also didn't see anything regarding an access road to this facility. Mr. Hartye stated that the access road is already there. Mr. Hartye also stated that they did run a fire flow test on what Woodfin has available on the feeder line to this line and

up into MSD's campus. An actual fire flow test was done by the Engineer with McGill Associates, who is in attendance and can speak more about this issue. Mr. Valois stated that he imagines this may be a dead-end hydrant, but he thinks the flow should still be significantly higher than 478 gpm. Mr. Hartye stated that it would be nice to have all you can get but that's what was available from the Woodfin system based on the fire flow. He stated that Ben Cathey with McGill Associates could speak further on the matter. Mr. Cathey reported that they did do flow tests at a couple of hydrants around the facility. Considering the fact that this facility is on the extent of the Woodfin system, they expected more than that themselves. Fire flow testing is just done on a day, and you never know what other users could've been using that day. That number is McGill's calculation based on the location on the system and the size of line feeding the facility out Riverside Drive, and through the primary plant site and the facility on the hill. Mr. Hartye asked Mr. Cathey to talk a little bit about the design and how it works with the fire code, meeting fire protection for certain types of buildings. Mr. Cathey stated that based on the type of building and use of the building the sprinkler system was not required. It could've been if we had done wood for the structure, the square footage could've forced that. That is one of the reasons there is separation between the two facilities, to keep them under limits per code to not have to sprinkle those. Due to the diminished fire flow that we were talking about, providing fire flow for these facilities would've been an extreme amount of money. Either upgrading a substantial portion of Woodfin's system and MSD's system throughout the plant or adding storage tanks would've been hundreds of thousands of dollars very quickly to be able to sprinkle those buildings. That's one of the reasons they separated them and provided open use on the one side and just the one building with enclosed storage. Mr. Hartye asked Mr. Valois if that answered his question. Mr. Valois answered that he guessed it would have to. He stated that he knew the storage building was no life safety issue, that it was just equipment and supplies so he was fine with it. Mr. Hartye stated that he would like to summarize first that before there was no hydrant up there. Now there will be a hydrant of at least 500 gpm for additional response. Second, it has been redesigned so that the potential fire hazard is much less, you have a wide-open building where you are driving trucks through. The much smaller facility on the side will just house the high speed pumps that really need to be inside. It has been redesigned to address those types of things.

d. Consideration of Construction without Easement or Condemnation- Owenby Lane @ Old US Hwy. 70:

Mr. Hartye reported that the Right of Way Committee recommends authority to proceed with construction without an easement or condemnation at this time. If owners or heirs do come forth, staff will negotiate, or seek authority to condemn if necessary, at that time.

e. Consideration of Compensation Budgets – Cherokee Road GSR; Caledonia Road GSR:

Mr. Hartye reported that the Right of Way Committee recommends approval of the Compensation Budgets.

f. Consideration of Developer Constructed Sewer Systems – Element Hotel; Retreat @ Arden Farms:

Mr. Hartye reported that the Element Hotel Project is located at the end of College Place along Beaucatcher Tunnel Road in the City of Asheville. The project included extending approximately 164 linear feet of 8-inch public gravity sewer to serve the 100-room hotel.

Mr. Hartye reported that the Retreat @ Arden Farms project is located along Long Shoals Road in Buncombe County and included extending approximately 308 linear feet of 8-inch public gravity sewer to serve 416 apartments.

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

g. Cash Commitment Investment Report – Month ended August, 2021:

Mr. Powell reported that Page 48 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 49 presents the MSD Investment Manager's report as of the month of August. The weighted average maturity of the investment portfolio is 39 days and the yield to maturity is 0.03%. Page 50 presents the District's Analysis of Cash Receipts. Monthly domestic sewer revenue is considered reasonable based on historical trends. Monthly and YTD Industrial Sewer Revenue as well as Facility and Tap Fees are considered reasonable based on historical trends. Page 51 presents the analysis of the District's Expenditures. Monthly and YTD expenditures are considered reasonable based on historical trends and what was budgeted in FY21-22. Page 52 presents the District's Variable Debt Service Report. The 2008A Series Bond is performing at budgeted expectations. As of the end of September, this issue has saved the District rate payers approximately \$6.8 million in debt service since April, 2008.

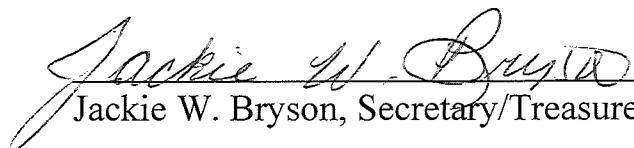
With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Watts moved; Ms. Bryson seconded the motion. Roll call vote was as follows: 12 ayes, 0 nays.

10. Old Business: None.

11. New Business: None.

12. Adjournment:

With no further business, Mr. VeHaun called for adjournment at approximately 2:21 pm.


Jackie W. Bryson, Secretary/Treasurer

MSD

Regular Board Meeting

Metropolitan Sewerage District
of Buncombe County, NC

AGENDA FOR 10/20/2021

✓	Agenda Item	Presenter	Time	
	Call to Order and Roll Call	VeHaun	2:00	
	01. Inquiry as to Conflict of Interest	VeHaun	2:05	
	02. Approval of Minutes of the August 18, 2021 Board Meeting	VeHaun	2:10	
	03. Discussion and Adjustment of Agenda	VeHaun	2:15	
	04. Introduction of Guests	VeHaun	2:20	
	05. Informal Discussion and Public Comment	VeHaun	2:25	
	06. Report of General Manager	Hartye	2:30	
	07. Report of Committees	Hartye	2:40	
	a. Right of Way Committee – September 22, 2021	Kelly		
	08. Consolidated Motion Agenda	Hartye	2:45	
	a. Consideration of Bids – West Crabapple Lane	Hartye		
	b. Consideration of Bids – Slide Gate Replacement Project Phase 1	Hartye		
	c. Consideration of Bids – Equipment Storage Facility	Hartye		
	d. Consideration of Construction without Easement or Condemnation – Owenby Lane @ Old Us Hwy. 70	Hartye		
	e. Consideration of Compensation Budgets – Cherokee Road GSR; Caledonia Road GSR	Hartye		
	f. Consideration of Developer Constructed Sewer Systems – Element Hotel; Retreat @ Arden Farms	Hartye		
	g. Cash Commitment/Investment Report – Month ended August, 2021	Powell		
	09. Old Business	VeHaun	3:00	
	10. New Business:	VeHaun	3:05	
	11. Adjournment: (Next Meeting 11/17/21)	VeHaun	3:10	
	STATUS REPORTS			

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
August 18, 2021

1. Call to Order and Roll Call:

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Others present either in person, via internet or telephone access were William Clarke, General Counsel; Forrest Westall, McGill Associates; Marcus Jones with Cane Creek; Tom Hartye, Ed Bradford, Scott Powell, Pam Thomas, 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 July 21, 2021 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the July 21, 2021 Board Meeting. Mr. Watts moved for approval of the minutes. Mr. Kelly seconded the motion. Voice vote was unanimous.

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 MSD is back to wearing masks indoors.

Mr. Hartye reported that attached is an email from Jane Roman Pitt of Lakeview Road. Thanks to RL Haynes, Doug Dockery, Billy Cantrell, Robert Denny, Boyce Lunsford, Mitchell Nash, and Elias Solorio.

Mr. Hartye reported that Ms. Louis Soloman of Euclid Boulevard called to express her appreciation for Wayne Rice and his quick response and good work getting her problem fixed.

Mr. Hartye thanked Roger Edwards and Cassandra McKnight for putting together the System Performance Annual Report (SPAR). This report may be found at <http://www.msdbc.org/documents/SPAR2021.pdf>. He encouraged Board Members to review this information.

Mr. Hartye reported that the August Right of Way Committee Meeting has been cancelled. The next Right of Way Committee meeting will be held on September 22, 2021 at 9 am. The regular September Board meeting will be cancelled. The next regular Board Meeting will be held on October 20, 2021 at 2 pm.

8. Report of Committees:

a. Personnel Committee – July 27, 2021

Ms. Bryson reported that the Personnel Committee met on July 27, 2021. Mrs. Thomas and Mr. Hartye's presentation was informative and there was also a very good question and answer period. With recent policy changes at Federal and State level, MSD surveyed other local agencies related to Holidays and accrual of Annual Leave. Based on survey results, MSD Staff recommended that the Personnel Committee approve the following with the effective date of July 1, 2021. MSD currently gets 11 paid holidays with Veterans Day as an option. By adding Veterans Day and Juneteenth to the current holiday schedule, with approval, MSD will observe 13 holidays each year going forward. MSD currently allows 20 days of annual leave for employees who have 10+ years of service. Staff recommends adding 5 days to annual leave accrual for employees with 20 or more years of service. This would allow all staff with more than 20 years of service 25 days of annual leave per year. Motion was made, seconded and Personnel Committee approved the motion. Also, a motion was made to increase Mr. Hartye's salary by 3.5% effective July 1, 2021. Motion was seconded and Personnel Committee approved the motion. She added that there was no pay increase last year.

With no further discussion, Mr. VeHaun called for a motion to approve the Personnel Committee recommendations. Ms. Wisler moved. Mr. Watts seconded the motion. Roll call vote was as follows: 11 ayes, 0 nays.

9. Consolidated Motion Agenda:

a. Consideration of Bids – Bryson Street Rehabilitation:

Mr. Hartye reported that this project is located near Biltmore Village and consists of replacing a problematic four-inch PVC line which has both structural and grade issues. This has triggered many backups in the area businesses. The project is comprised of approximately 611 LF of 8-inch DIP. The contract was advertised and four bids were received on July 22, 2021 as follows: Appalachian Sitework, Inc. in the amount of \$418,025.75 (Proposal form not included, bid rejected); Hyatt Pipeline LLC in the amount of \$384,714.50; TP Howard's Plumbing Company in the amount of \$372,000.00 and Terry Brothers Construction Company in the amount of \$309,630.00. The apparent low bidder

is Terry Brothers Construction Company with a bid amount of \$309,630.00. The FY21-22 Construction Budget for this project is \$415,000.00. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$309,630.00, subject to review and approval by District Counsel.

b. Consideration of Equipment Purchase – Incinerator Polymer System Replacement:

Mr. Hartye reported that prior to feeding sludge to the incinerator it must be dewatered. Polymer is an integral part of this process. It is added to the sludge prior to being dewatered using the belt filter presses. The original polymer system was first installed in the 1980's and has reached the end of its functional life. This project will replace the existing polymer system with new equipment which has greater capacity for future needs. The equipment will be purchased directly, and District mechanics and electricians will install the new system. The equipment purchase was advertised and two bids were received on July 29, 2021. The low bid from VeloDyne Systems in the amount of \$272,630.00 did not include a Proposal, Bid Form, Certificate of Insurance or Non-Collusive affidavit; therefore, the bid was rejected. The apparent low bidder is UGSI Chemical Feed Solutions in the amount of \$297,000.00. District Staff has made themselves familiar with UGSI Chemical Feed Solutions installations and found their equipment to be competent. Staff recommends purchase of the polymer system equipment from UGSI Chemical Feed Solutions in the amount of \$297,000.00, subject to review and approval by District Counsel.

c. Consideration of Developer Constructed Sewer Systems – Bee Tree Road; Lower Grassy Branch Ph. II; Riceville Road Subdivision; US-74A Commercial Sewer Extension:

Mr. Hartye reported that the Bee Tree Road project is located in Buncombe County and included extending approximately 235 linear feet of 8-inch public gravity sewer to serve 6 residential units.

Mr. Hartye reported that the Lower Grassy Branch Phase II project is located in Buncombe County and included extending approximately 254 linear feet of 8-inch public gravity sewer to serve 12 residential units.

Mr. Hartye reported that the Riceville Road Subdivision project is located in Buncombe County and included extending approximately 146 linear feet of 8-inch public gravity sewer to serve 7 residential units.

Mr. Hartye reported that the US-74A Commercial Sewer Extension project included extending approximately 266 linear feet of 8-inch public gravity sewer to serve the 4 commercial/office units for this development.

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

d. Consideration of Bids – Sodium Hypochlorite Contract FY22:

Mr. Hartye reported that the Water Reclamation Facility (WRF) is required to disinfect the effluent prior to discharge to the French Broad River. Liquid sodium hypochlorite is used for this purpose. Two bids were received and the bid opening was held on July 15, 2021. Oltrin was the lowest bidder at \$0.84/gallon and agrees to hold their price firm for the total year contract irrespective of market changes. MSD Staff feels comfortable with both the quality of the chemicals and the customer service supplied by Oltrin. This is a unit price contract and based on \$0.84/gallon, would be \$168,000.00, which is within levels budgeted by the WRF. Staff recommends that the Board award the contract for the supply of Sodium Hypochlorite to Oltrin at a unit price of \$0.84 per gallon.

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

Mr. Powell reported that Page 38 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 39 presents the MSD Investment Manager's report as of the month of June. The weighted average maturity of the investment portfolio is 42 days and the yield to maturity is 0.03%. Page 42 presents the District's Variable Debt Service Report. The 2008A Series Bond is performing at budgeted expectations. As of the end of July, this issue has saved the District rate payers approximately \$6.8 million in debt service.

f. Fourth Quarter Budget to Actual Review – FY2021:

Mr. Powell reported that Page 45 gives the details of the Budget. Domestic and Industrial Revenue are above budgeted expectations. Staff believes Domestic User Fee variance will end up around 104% when June accounts receivable data is received from its Member Agencies in September. Facility and Tap Fees are above budgeted expectations. This is due to the District receiving \$2.3 Million from various developments. Interest and miscellaneous income are below budgeted expectations. Actual short-term interest rates did not meet anticipated yields for the fiscal year. O&M expenditures are at 92.2% of budget. This amount may vary slightly from audited numbers due to final accruals for the fiscal year. Bond principal and interest and other long-term obligations are at budgeted expectations. Capital Project Expenditures are at approximately 72% of budget. This reflects delays in the plant project due to the fire in November 2020 and Norfolk Southern right of way issues. All unexpended funds have been included in the FY2022 Budget.

g. Consideration of FY2022 Budget Amendment for Fleet Replacement:

Mr. Powell reported that on December 16, 2020, the Board approved the purchase of a tanker truck chassis. Due to impact of COVID-19 on supply chains, the chassis has been delayed until September, 2021. As such, Staff recommends amending the Fleet and Heavy Equipment Fund in the amount of \$150,000. This amount will cover expenditures which were appropriated last year.

h. Reimbursement Resolution for Bond Projects:

Mr. Powell reported that to be in compliance with IRS Regulations concerning tax-exempt financing, all expenditures made with non-MSD bond funds and to be reimbursed from MSD bond funds must be properly identified and authorized. The proposed reimbursement resolution identifies major projects intended to be solely or substantially financed by bonds anticipated to be issued in FY2024. Board approval is required to obtain the tax-exemption of interest paid on MSD bonds by authorizing reimbursement from bond proceeds of the expenditures for the attached project listing.

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: 11 ayes, 0 nays.

10. Consideration of Contract for Design Services – Weaverville Pump Station Replacement:

Mr. Hartye reported that the Weaverville Pump Station system serves the Reems Creek basin, which includes the Town of Weaverville and surrounding areas in northern Buncombe County. This system was first installed in the mid 1980's in order to eliminate a treatment plant which discharged directly to Reems Creek. The system is comprised of two pump stations and approximately 20,000 LF of force main. Due to the current and projected growth within this basin, the system is reaching the end of its functional life and must be upgraded. In accordance with General Statutes, the District advertised a Request for Qualifications for the design phase of this project and received responses from CDM Smith, Highfill Infrastructure Engineering, and McGill Associates. The selection committee objectively rated various aspects of each firm based on their capabilities, experience, and staffing as relevant to this particular project. CDM Smith had the highest overall score and is the most qualified engineering consultant to complete the design for this project. CDM Smith has worked effectively on many projects with the District. After receiving an initial proposal for CDM Smith's engineering design fee, District Staff negotiated a reduced fee in the amount of \$969,658.00. The preliminary construction cost estimate for this project is \$9.5 Million. A Capital Project Ordinance for this item is attached due to the significant expenditures crossing multiple fiscal years. Also attached is CDM Smith's Scope of Services for this project. Staff recommends the District enter into an engineering design contract with CDM Smith in the amount of \$969,658.00 and the approval of the attached Capital Project Ordinance, subject to review and approval by District Counsel.

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

11. Old Business:

None.

12. New Business:

Mr. Kelly asked Mr. Hartye for an update on any activities revolving around the rain and flooding yesterday. Mr. Hartye reported that the treatment plant faired very well thanks to the recent installation of surge tanks at the plant. The flow was upwards of 75 mgd at the peak yesterday so we had to shave that off and put that into the surge tanks to keep things flowing. However, the system gets a lot of damage during these flood events with all of the washouts from the streams and that sort of thing. There was a big oak tree that went down in Biltmore Forest and the roots pulled up one of our lines. There was a wash out on a stream bank on Beaverdam that encumbered a line. Staff will be finding these issues for the next 24 – 36 hours. A lot of MSD lines run along streambanks and when the streambanks erode away in a major event like this damage does occur. He stated that he hasn't heard the full litany of it yet but there is probably going to be a fair amount of issues with the smaller lines. In general, the plant and interceptors were fine.

Mr. Pennington stated that County Staff was currently out running damage assessment with Emergency Management. The usual suspects are where you would expect such as the Swannanoa. Hit particularly hard were Enka-Candler and over in Canton. There is a lot of damage everywhere. Unfortunately, what they are hearing is that some of the areas are as bad as they were in 2004.

13. Adjournment:

With no further business, Mr. VeHaun called for adjournment at approximately 2:26 pm.

Jackie W. Bryson, Secretary/Treasurer



MEMORANDUM

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

- Covid

The Board Meeting this month will be a hybrid as we were doing in the past. You may either come in person and wear a mask or hook up by phone or computer. I will send the link with the agenda package.

- Kudos

- Larry Papula of Meadowbrook Ave called to give Lee Plemons and Carl Ellis a job well done! Larry stated that Lee communicated well about the situation and wanted Lee's supervisor to know of his appreciation.
- Laura Mahr emailed her appreciation regarding the MSD crew who attended to her sewer line issue "everyone was helpful, courteous, and responsive to the problem when it was identified to be an MSD issue." Thanks to Gil Karn Mike Rice, Wayne Rice, McKinley Hensley, Shane Meadows, Josh Matthews and Brandon Moss.
- MSD once again received the GFOA Certificate of Achievement for Excellence in financial reporting for the FY 2020 CAFR. Thanks to Scott Powell and Teresa Gilbert.

- Fitch Upgrades MSD to "AAA"

Attached is the Rating Action Commentary from Fitch. MSD already has a "AAA" from Moody's Rating Service. Congratulations to all, from the Board on down. This signifies that MSD is getting stronger and spending money on the right things. This will help both with our borrowing rates as well as the desirability of our bonds.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be November 17th at 2 pm. The October Right of Way Committee has been cancelled. The next Right of Way Committee meeting will be held on November 24th at 9am.



RATING ACTION COMMENTARY

Fitch Upgrades Buncombe County, NC's Sewer Revs to 'AAA'; Outlook to Stable

Wed 06 Oct, 2021 - 12:26 PM ET

Fitch Ratings - New York - 06 Oct 2021: Fitch Ratings has upgraded to 'AAA' from 'AA+' the following Buncombe County Metropolitan Sewer District, NC (the district) revenue bonds:

--Approximately \$100.2 million sewer revenue and revenue refunding bonds.

Fitch has also upgraded the district's Issuer Default Rating (IDR) to 'AAA' from 'AA+'.

The Rating Outlook is revised to Stable from Positive.

ANALYTICAL CONCLUSION

The upgrade on the bond rating and IDR to 'AAA' from 'AA+' and revision in Outlook to Stable from Positive are driven by continued strong financial results in fiscal 2020 and Fitch's expectation that leverage will remain well below 5.0x in the upcoming years despite sustained capex and planned debt issuance. Fiscal 2020 leverage (measured as net adjusted debt to adjusted funds available for debt service) declined to 1.2x from 1.5x the year prior and Fitch expects leverage to be around 1.0x for fiscal 2021.

The district's financial profile is exceptionally strong within a framework of very strong revenue defensibility and very low operating risk, both assessed at 'aa'. The district's very strong revenue defensibility is grounded in the district's independent rate raising authority,

supported by a primarily residential service area with favorable demographics. The operating cost burden remains very low and planned capital investment supports a continued low life cycle ratio.

The \$167.2 million fiscal 2021 - 2025 capital improvement program (CIP) will be financed in large part by the district's strong recurring revenues and cash balances. The district periodically issues long-term debt ranging between \$30 million and \$50 million for reimbursement purposes after deploying and drawing down in its available cash balances. The five-year rate of capex causes leverage to trend upwards, but it does not exceed 3.4x by fiscal 2025 in Fitch's stress case scenario.

Longer-term, the district's plan to rehabilitate its wastewater treatment plant will result in higher capex and debt issuance around fiscals 2027 and 2028. However, Fitch expects that the very low existing leverage profile, coupled with the district's strong cash accumulation, modest, automatic annual rate increases, ongoing customer growth and flexible capital spending capability, should be sustained below 5x beyond fiscal 2025.

CREDIT PROFILE

The district provides sewerage conveyance and treatment to over 57,500 customer accounts in the city of Asheville and surrounding communities, including certain unincorporated areas of Buncombe County. The county serves as the regional economic center for western North Carolina. Major employment sectors include healthcare, local government, technology, manufacturing and tourism.

The district covers approximately 264 square miles and comprises approximately 33% of the total land area of Buncombe County, as well 13% of neighboring Henderson County. The county is bisected by Route 40, a major transportation route. The City of Asheville is the county seat and major population center of the district. The city's population represents about 35% of Buncombe County's residents and 77% of all billings.

Coronavirus Considerations - Limited Impact

The recent outbreak of coronavirus has not had a material impact on the district's performance to date.

KEY RATING DRIVERS

Revenue Defensibility 'aa'

Very Strong Rate Flexibility, Midrange Service Area.

Revenues are received entirely from the county's exclusive right to provide retail wastewater service within its service area. The district board sets rates and charges independent of outside approval or oversight. The district charges are deemed affordable for the vast majority of the population. As of August 2021, service area demographics were midrange as county income levels and unemployment rates within the service area were 83% and 72% of the national medians, respectively.

Operating Risks 'aa'

Very Low Operating Risk

Operating risk is considered very low based on a very low operating cost burden and capital spending that has consistently exceeded the pace of annual depreciation. Fitch expects planned spending to continue to outpace annual depreciation and the life cycle ratio to remain below 45%.

Financial Profile 'aaa'

Very Strong Financial Profile.

The district's financial profile reflects very low leverage (1.2x in fiscal 2020), robust reserves and Fitch-calculated coverage of full obligations (COFO) of 3.3x. Fitch's scenario analysis points to an increase in leverage that may reach 3.4x based on an expanded CIP but should remain within range for the assessment.

Asymmetric Additive Risk Considerations

No asymmetric additive risk considerations affected this rating determination.

RATING SENSITIVITIES

Factors that could, individually or collectively, lead to a positive rating action/upgrade:

--Not applicable given the 'AAA' rating.

Factors that could, individually or collectively, lead to a negative rating action/downgrade:

--Leverage sustained at over 5.0x in Fitch's base and stress scenarios.

--A weakening in service area characteristics that pressures revenue defensibility.

Best/Worst Case Rating Scenario

International scale credit ratings of Sovereigns, Public Finance and Infrastructure issuers have a best-case rating upgrade scenario (defined as the 99th percentile of rating transitions, measured in a positive direction) of three notches over a three-year rating horizon; and a worst-case rating downgrade scenario (defined as the 99th percentile of rating transitions, measured in a negative direction) of three notches over three years. The complete span of best- and worst-case scenario credit ratings for all rating categories ranges from 'AAA' to 'D'. Best- and worst-case scenario credit ratings are based on historical performance. For more information about the methodology used to determine sector-specific best- and worst-case scenario credit ratings, visit <https://www.fitchratings.com/site/re/10111579>.

SECURITY

Bonds are secured by net sewer revenues (after operating costs) and do not include grants, contributions, investment income, tap or connection fees.

Revenue Defensibility

Revenue defensibility is very strong and assessed at 'aa'. All revenues are derived from services or business lines exhibiting monopolistic characteristics in a midrange service area with favorable population growth trends.

The district has the independent legal ability to increase service rates without external approval. District rates, based on 6,000 gallons per month of flows, are affordable for over 80% of the population. Historically, rate increases have been around 2.5% per year and are expected to continue at around 2.75% annually, with the exception of fiscal 2021 when the district elected to hold rates flat in light of the pandemic. Fitch views the continuity of ongoing rate increases to be attainable notwithstanding the current economic environment.

Service area demographics are midrange. Based on a five-year trend, annual customer growth has averaged 1.3%. Income levels have lagged the national average at 84%. However, unemployment rates were favorable at around 82% of the national median. As of August 2021, the county unemployment rate was 3.8%, better than the state (4.6%) and national (5.7%) averages.

Operating Risks

The district's operating risk profile is assessed at 'aa' which takes into consideration an operating cost burden comfortably below Fitch's \$6,500 per million gallons (mg) of sewer

production and a low life cycle ratio well below Fitch's 45% 'aa' sub-assessment threshold.

The district's operating cost burden was low at \$3,228 per mg in fiscal 2020 and consistent with the five-year average of \$3,327. Its life cycle ratio has averaged a low 29% since fiscal 2016, due to annual capital spending that has well-exceeded historical rates of depreciation. The fiscal 2021 - 2025 CIP totals \$167.2 million and focuses primarily on renewal and replacement of sewer mains, interceptors, collection lines and private sewers.

Future annual spending will expand to rehabilitate the district's wastewater treatment plant; the fiscal 2026 - 2030 CIP of \$192 million represents an 11% increase over the current CIP, with capex peaking in fiscal 2028 at \$51.8 million and subsiding thereafter. Fitch expects the rate of capital spending to more than sustain the district's trend of fully funding annual depreciation costs, thereby maintaining the favorably low life cycle ratio. The district updates its 10-year CIP annually and projects, and the current spending plan appears manageable based on prior capital spending plans.

The CIP is funded by unrestricted cash and surplus revenues. Unrestricted cash is periodically replenished through reimbursement bonds, and an issuance for \$40 million is expected in fiscal 2024.

Financial Profile

The financial profile is assessed at 'aaa'. Fitch's leverage calculation was 1.2x at the end of fiscal 2020, and has steadily decreased over the last five-year period due to sustained revenue growth spurred by ongoing rate increases and service area growth. Leverage is expected to briefly approach 3.5x in fiscal 2024 when a \$40 million debt reimbursement issuance is planned but a decline in leverage is expected thereafter.

The district's liquidity profile, while neutral to the assessment, is very strong. In fiscal 2020, COFO was 3.1x and days cash on hand (DCOH) was 1,526. Cash is expected to remain robust as the district issues reimbursement bonds following draws on cash reserves to fund capital spending. These periodic reimbursement bond issuances have ranged between \$40 and \$50 million and replenish district cash levels to at least (though typically well in excess of) the district's 365 DCOH minimum liquidity policy. The timing and magnitude of future reimbursement bond issuances will depend on the rate of annual capital spending.

Fitch Analytical Stress Test (FAST)

The FAST considers the potential trend of key ratios in a base case and stress case. The FAST inputs include the district's financial forecast, CIP and \$40 million in new debt scheduled for

fiscal 2024. The FAST also considers the effect of a one-time roughly \$6 million in revenues from insurance proceeds as well as the effects of the district's absorption of the Cane Creek Sanitary District (CCSD) in fiscal 2021, resulting in a \$2.8 million use of cash to defease outstanding CCSD debt and a slight increase in future revenues and expenses as a result of the merger.

The base case results in point to leverage gradually increasing and reaching 2.8x by fiscal 2025. The increase in leverage results from an increase in assumed outstanding debt concurrent to a draw down reduction in cash balances that are netted against debt balances in the ratio as well as robust capital spending overall. The FAST stress case, which layers a stress of an additional 10% in capital spending on the base case, also points to a modest increase in leverage to 3.4x by fiscal 2025. In all scenarios, COFO remains strong, not falling below 2.4x.

Sources of Information

In addition to the sources of information identified in Fitch's applicable criteria specified below, this action was informed by information from Lumesis.

REFERENCES FOR SUBSTANTIALLY MATERIAL SOURCE CITED AS KEY DRIVER OF RATING

The principal sources of information used in the analysis are described in the Applicable Criteria.

ESG Considerations

Unless otherwise disclosed in this section, the highest level of ESG credit relevance is a score of '3'. This means ESG issues are credit-neutral or have only a minimal credit impact on the entity, either due to their nature or the way in which they are being managed by the entity. For more information on Fitch's ESG Relevance Scores, visit www.fitchratings.com/esg

RATING ACTIONS

ENTITY/DEBT	RATING	PRIOR
Buncombe County Metropolitan Sewerage District (NC)	LT AAA Rating Outlook Stable IDR	Upgrade AA+ Rating Outlook Positive

ENTITY/DEBT	RATING			PRIOR
● Buncombe County Metropolitan Sewerage District (NC) /Sewer Revenues/1 LT	LT	AAA Rating Outlook Stable	Upgrade	AA+ Rating Outlook Positive

[VIEW ADDITIONAL RATING DETAILS](#)

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PARTICIPATION STATUS

The rated entity (and/or its agents) or, in the case of structured finance, one or more of the transaction parties participated in the rating process except that the following issuer(s), if any, did not participate in the rating process, or provide additional information, beyond the issuer's available public disclosure.

APPLICABLE CRITERIA

U.S. Water and Sewer Rating Criteria (pub. 18 Mar 2021) (including rating assumption sensitivity)

Public Sector, Revenue-Supported Entities Rating Criteria (pub. 01 Sep 2021) (including rating assumption sensitivity)

ADDITIONAL DISCLOSURES

Dodd-Frank Rating Information Disclosure Form

Solicitation Status

Endorsement Policy

ENDORSEMENT STATUS

Buncombe County Metropolitan Sewerage District (NC)

EU Endorsed, UK Endorsed

DISCLAIMER

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**RIGHT OF WAY
COMMITTEE RECOMMENDATIONS
AND MINUTES
September 22, 2021**

I. Call To Order

The regular monthly meeting of the Right of Way Committee was held in the Boardroom of the William H. Mull Building and called to order at 9:05 a.m. on Wednesday, September 22, 2021. The following Right of Way Committee members were present: Glenn Kelly, Matt Ashley, Jackie Bryson, Chris Pelly, Nathan Pennington and Al Whitesides.

Others present: William Clarke, MSD Counsel; Angel Banks, Ed Bradford, Hunter Carson, Darin Prosser, Tim Hensley, Wesley Banner and Pam Nolan, MSD.

II. Inquiry as to Conflict of Interest

Mr. Kelly inquired if anyone had a conflict of interest with Agenda items. There was none.

**III. Consideration of Condemnation – Owenby Lane @ Old US Hwy. 70 GSR
MSD Project Number 2018033**

Property Owner: Heirs of Edward Wayne Lytle - Pin 0609-84-0819

Ms. Banks stated that there has been a second conversation with MSD Engineers and they think this sewer line can be replaced without touching the corner of the property. This item has been pulled from the Agenda.

**IV. Consideration of Construction without Easement or Condemnation– Owenby Lane
@ Old US Hwy. 70 GSR, MSD Project No. 2018033**

**Property Owner: Bryant Williams Jr. & Harriett J. Williams, Pin 0609-74-8876
& 0609-74-9848**

Subject parcel is improved with a boarded up vacant home on an overgrown lot. The existing sewer line is being replaced in the same trench across the property. Numerous phone calls and certified letters have been sent over the past three months and the owners have not responded. Standard compensation for this easement area is \$4674.

As we can't negotiate without a willing party, staff is requesting authority to proceed with construction without an easement or condemnation action at this time. If owners or heirs do come forth, staff will negotiate, or seek authority to condemn if necessary, at that time.

Contacts: 7

STAFF RECOMMENDATION: Authority to proceed with construction without an easement or condemnation action at this time. If owners or heirs do come forth, staff will negotiate, or seek authority to condemn if necessary, at that time.

Ms. Banks explained the location and situation of the above parcel. Structure is boarded up, vine covered and the roof is falling in. This parcel appears to be abandoned. Property taxes are only paid through 2019. There were no questions or discussions regarding this item.

COMMITTEE RECOMMENDATION: Authority to proceed with construction without an easement or condemnation action at this time. If owners or heirs do come forth, staff will negotiate, or seek authority to condemn if necessary, at that time.

V. Consideration of Compensation Budgets –

**Cherokee Road GSR, Project No. 2009132
Caledonia Road GSR, Project No. 2014153**

The attached Compensation Budgets are based on current ad valorem tax values and follow the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budgets.

Ms. Banks reviewed the above compensation budgets. The Cherokee Road project is located along Cherokee Road off of Charlotte Street and consists of replacing 2016 linear feet of 6” and 8” clay pipe with 8” DIP and 8” HDPE. The Caledonia Road project is located off of Biltmore Avenue and consists of replacing 2,115 linear feet of 4” Orangeburg and 6” clay with 8” DIP. There was no discussion.

Mr. Kelly made the motion to accept Staff’s recommendation for Items IV and V. Mr. Whitesides seconded the motion. Roll call vote was as follows: 6 ayes, 0 nays.

VI. Other business

There being no further business, the meeting adjourned at 9:14 am.

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: October 20, 2021

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

PREPARED BY: Ed Bradford, P.E. - Director of Engineering
Darin Prosser, P.E. - Project Manager

SUBJECT: Consideration of Bids: West Crabapple Lane Sanitary Sewer Rehabilitation Project, MSD Project No. 2014005

BACKGROUND: This project is located in the Beaverdam area in North Asheville. It consists of replacing a problematic 8-inch clay line which has multiple structural defects as well as a section of line exposed in the stream bank.

It is comprised of approximately 494LF of 8-inch DIP installed by traditional dig-and-replace and 1,280LF of HDPE Pipe installed by pipe bursting. The total project length is 1,774 LF.

The contract was advertised and two formal bids were received on August 19, 2021. The project was therefore readvertised and three bids were received on August 27, 2021 in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Appalachian Sitework, Inc.	\$526,653.60 (*)
2) Terry Brothers Const. Co.	\$344,363.00
3) T.P. Howard's Plumbing Co.	\$329,675.00

(*) Bid is rejected due to improper form.

The apparent low bidder is T.P Howard's Plumbing Co. with a bid amount of \$329,675.00. T.P. Howard has previous experience with District projects at the plant, and their performance/work quality has been excellent on those projects. Staff also checked references for previous sewer line projects, and those references were excellent as well

FISCAL IMPACT: The FY21-22 Construction Budget for this project is \$460,000.00.

STAFF RECOMMENDATION: Staff recommends award of this contract to T.P. Howard's Plumbing Co. in the amount of \$329,675.00 subject to review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

West Crabapple Lane Sanitary Sewer Rehabilitation
Project No. 2014005

BID TABULATION
August 27, 2021

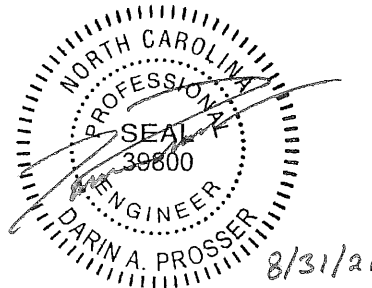
BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	Total Bid Amount
Appalachian Sitework, Inc. Waynesville, NC	5%	1	No (*)	\$526,653.60
Terry Brothers Construction Co. Leicester, NC	5%	1	Yes	\$344,363.00
T.P. Howard's Plumbing Company, Inc. Fairview, NC	5%	1	Yes	(**) \$329,675.00

APPARENT LOW BIDDER

(*) Contractor did not include the proposal form with their bid; therefore, the bid is rejected.

(**) Indicates correction in contractor's bid amount

Darin Prosser, P.E.
Project Engineer
Metropolitan Sewerage District of
Buncombe County, North Carolina



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 27th day of August, 2021, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bids were accompanied by acceptable bidders bonds in the amount of 5% of the bid.

Interoffice Memorandum

TO: Ed Bradford, P.E., Director of Engineering
FROM: Darin Prosser, P.E., Project Manager
DATE: September 30, 2021
RE: West Crabapple Lane Sanitary Sewer Rehabilitation, Project No. 2014005

The West Crabapple Lane project is located in the Beaverdam area of North Asheville. The project runs along a portion of West Crabapple Lane, a private road, and then through residential properties on West Crabapple Lane. The project totals approximately 1,774 LF, which consists of 494 LF of 8-inch DIP installed by dig and replace and 1,280 LF of HDPE installed by pipe bursting.

The existing line is 8-inch clay pipe that is in poor condition with multiple structure defects. A portion of the line is exposed in the stream bank due to erosion. These issues have resulted in major infiltration and inflow. This project has a relatively high Pipe Rating of 67.

The contract was advertised, and two formal bids were received on Thursday August 19, 2021. The project was readvertised, and three formal bids were received on Friday August 27, 2021 in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Appalachian Sitework, Inc.	\$526,653.60 (*)
2) Terry Brothers Const. Company	\$344,363.00
3) T.P. Howard's Plumbing Co. Inc.	\$329,675.00 (**)

(*) Bid is rejected due to improper form.

(**) Bid amount was corrected due to mathematical error.

Appalachian Sitework, Inc. did not submit a Proposal Form with their bid; therefore, it is rejected.

T.P. Howard's Plumbing Company is the apparent low bidder for this contract with a bid amount of \$329,675.00. MSD's FY 21-22 construction budget for this project is \$460,000.00.

T.P. Howard's Plumbing has done several small plumbing projects for the District at the Treatment Plant. However, this is their first main line gravity pipe project, therefore, staff checked on work performance from previous private development sewer projects.

The two references were positive with no major concerns with the company's performance. Staff is comfortable that the Board award this contract to T.P. Howard's Plumbing Company.

West Crabapple Lane

MSD Project No. 2014005

Reference Check for T.P. Howard's Plumbing Co., September 2021

MSD Planning and Development Project 2018145 Rockdale Subdivision

New Gravity Sanitary Sewer Line (November 2020)

630 LF of 8" with 3 manholes

Gary Davis, P.E., for Davis CivilSolutions, PA., said that T.P. Howard did and good job and had no issues with this project. The Owner of the development was very happy with the sewer construction. The project was completed on time and within budget.

MSD Planning and Development Project 2018231 Sterling Property

New Gravity Sanitary Sewer Line (Ongoing)

260 LF of 8" with 4 manholes

Michael Goforth, P.E. for High Country Engineering, PC, said that T.P. Howard has just started construction of this project. He stated that it took T.P. Howard a while to get mobilized to the project site. The Contractor claimed this was due to delays with materials. Mr. Goforth said he has worked with Danny Dash, T.P. Howard's current Project Manager, on previous jobs when Mr. Dash worked for another Contractor. Mr. Goforth said Mr. Dash has done a great job with the previous projects.

**Metropolitan Sewerage District of Buncombe County, North Carolina
CAPITAL IMPROVEMENT PROGRAM**

BUDGET DATA SHEET - FY 2021 - 2022

PROJECT: West Crabapple Lane	LOCATION: W. Asheville
TYPE: General Sewer Rehab.	PIPE RATING: 67
PROJECT NO. 2014005	TOTAL LF: 1,774
PROJECT BUDGET: \$580,201.00	PROJECT ORIGIN: SSO's, Access, Line Condition

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/20	EST. COST JAN - JUNE 2021	BUDGET FY 21-22
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$6,300.00	\$6,300.00		
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$9,000.00	\$8,500.00	\$500.00	
55370 - LEGAL FEES	\$6,526.00	\$6,526.00		
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$67,875.00	\$67,875.00		
55400 - APPRAISAL	\$5,000.00		\$5,000.00	
55410 - CONDEMNATION	\$20,000.00		\$20,000.00	
55420 - CONSTRUCTION	\$460,000.00			\$460,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$1,000.00			\$1,000.00
55450 - SURVEY - ASBUILT	\$4,500.00			\$4,500.00
TOTAL AMOUNT	\$580,201.00	\$89,201.00	\$25,500.00	\$465,500.00

ENGINEER: MSD	DP	ESTIMATED BUDGETS - FY 23 - 31		
R.O.W. ACQUISITION: MSD	# PLATS: [12]	FY 22-23		\$0.00
CONTRACTOR:		FY 23-24		\$0.00
CONSTRUCTION ADM: MSD		FY 24-25		\$0.00
INSPECTION: MSD		FY 25-26		\$0.00
		FY 26-27		\$0.00
		FY 27-28		\$0.00
PROJECT DESCRIPTION: This project is on West Crabapple Lane which is a private road. The existing 8-inch clay pipe is in poor condition and will be replaced with 8-inch ductile iron pipe. System Services crews have reported multiple structural defects which are resulting in major infiltration and inflow.		FY 28-29		\$0.00
		FY 29-30		\$0.00
		FY 30-31		\$0.00
				\$0.00

SPECIAL PROJECT NOTES:



**West Crabapple Lane
Project No. 2014005**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: October 20, 2021

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

PREPARED BY: Ed Bradford, P.E. - Director of Engineering
Shaun Armistead, P.E. - Project Manager

SUBJECT: Water Reclamation Facility: Slide Gate Replacement Project Phase 1, MSD Project No. 2021026

BACKGROUND: This project is for the replacement of slide gates for the Rotating Biological Contactors (RBCs) at the plant. These gates control flow through the basins and help to maintain the RBCs in good working order.

There are three RBC Basins. The gates in Basin One are operational and function properly. The aluminum gate material in Basins Two and Three, however, is corroding and must be replaced. This work will be done in two phases, with Basin Three being completed first.

The contract was advertised and two informal bids were received on Thursday September 23, 2021 at 2:00 PM as follows:

<u>Contractor</u>	<u>Bid</u>
1) The Harper Corporation	\$294,000.00
2) IPC Paving, LLC dba IPC Structures, LLC	\$286,500.00

The apparent low bidder is IPC Structures LLC, with a bid amount of \$286,500.00. IPC performed recent work for MSD to construct a retaining wall, and performed well on that project. In addition, the same manager from the previous slide gate replacement project will oversee this project so staff recommends proceeding with IPC.

Please refer to the attached documentation for further details.

FISCAL IMPACT: The FY21-22 Construction Budget for this project is \$280,000.00. Sufficient funds are available in the CIP Contingency for the overage.

STAFF RECOMMENDATION: Staff recommends award of this contract to IPC Structures, LLC in the amount of \$286,500.00, subject to review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

**WRF - RBC Slide Gate Replacement, Phase 1
Project No. 2021026**

**BID TABULATION
September 23, 2021**

BIDDER	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
The Harper Corporation Greenville, SC	1	Yes	\$294,000.00
IPC Paving, LLC dba IPC Structures, LLC Hendersonville, NC	2	Yes	\$286,500.00

APPARENT LOW BIDDER

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



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:30 p.m. on the 23rd day of September, 2021, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina. This was an informal bid and no bid bond was required.

Interoffice Memorandum

TO: Ed Bradford, P.E. Director of Engineering
FROM: Shaun Armistead, P.E. Project Manager
DATE: September 23, 2021
RE: MSD Slide Gate Replacement Phase 1, MSD Project No. 2021026

The Slide Gate Replacement project is located at the Water Reclamation Facility, and consists of the purchase and installation of 31 stainless steel slide gates in the Rotating Biological Contactor (RBC) Basins Two and Three, replacing the current failing aluminum slide gates. The current slide gates were manufactured by Hydro-Gate LLC and installed in 2014 by NHM Constructors LLC.

Although installation was challenging, NHM did an exemplary job on the installation of the gates. The aluminum material of the gates is now heavily pitted and corroded, with several gates failing at the bracket connecting the gate to the riser stem. For this reason, stainless steel was specified as the material for the new replacement gates.

The gates allow plant staff to isolate portions of the RBC Basins, allowing for easier cleaning and maintenance. This project has been divided into two phases: this current Phase I will replace the gates in RBC Basin Three in FY 21-22 and Phase II will replace the gates in RBC Basin Two in FY 22-23.

Two informal bids were received on Thursday, September 23, 2021, as follows:

<u>Contractor</u>	<u>Bid</u>
1) The Harper Corporation	\$294,000.00
2) IPC Paving, LLC dba IPC Structures, LLC	\$286,500.00

The FY21-22 Construction Budget for this project is \$280,000.00.

IPC Structures, LLC is the apparent low bidder for this contract with a bid amount of \$286,500.00. MSD contracted previously with IPC Structures, LLC, on the construction of a retaining wall in Woodfin. MSD construction staff spoke well of the company's performance. IPC Structures' foreman for the retaining wall project will also be the foreman for this slide gate project. Additionally, IPC Structures Structural Division Manager, Aaron Creasman, was the project manager for NHM Constructors, during the previous slide gate replacement project in 2014, and will be a valuable resource for IPC Structures on this project .

Staff recommends award of this contract to the IPC Structures, LLC, contingent upon review and approval by District Counsel.

**Metropolitan Sewerage District of Buncombe County, North Carolina
CAPITAL IMPROVEMENT PROGRAM**

BUDGET DATA SHEET - FY 2021 - 2022

PROJECT: RBC Slide Gate Replacement	LOCATION: Asheville
TYPE: Water Reclamation Facility	PIPE RATING: N/A
PROJECT NO. 2021026	TOTAL LF: 0
PROJECT BUDGET: \$550,000.00	PROJECT ORIGIN: Failing Equipment

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/20	EST. COST JAN - JUNE 2021	BUDGET FY 21-22
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$550,000.00			\$280,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$550,000.00	\$0.00	\$0.00	\$280,000.00

ENGINEER: MSD SA	ESTIMATED BUDGETS - FY 23 - 31
R.O.W. ACQUISITION: MSD # PLATS: [0]	FY 22-23 \$270,000.00
CONTRACTOR:	FY 23-24 \$0.00
CONSTRUCTION ADM: MSD	FY 24-25 \$0.00
INSPECTION: MSD	FY 25-26 \$0.00
	FY 26-27 \$0.00
	FY 27-28 \$0.00
PROJECT DESCRIPTION: This project will replace failing slide gates in the RBC Basins 2 and 3 at the Water Reclamation Facility.	FY 28-29 \$0.00
	FY 29-30 \$0.00
	FY 30-31 \$0.00

SPECIAL PROJECT NOTES:



**RBC Slide Gate Replacement
Project No. 2021026**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: 10/20/21

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

PREPARED BY: Ed Bradford, P.E. - Director of Engineering

SUBJECT: Consideration of Bids - Equipment Storage Facility, MSD Project Number 2020237

BACKGROUND: MSD's Alkaline Stabilization Building, which is located up the hill above the plant on MSD property, was destroyed by fire. This facility had been re-purposed as a storage building for District equipment.

The replacement building has been re-designed as a smaller but more efficient facility, while reusing the existing slab and foundation. The new facility will have an upgraded water supply system together with a new hydrant. Security is significantly increased, with fiber optic connection to the District's network, 24-7 video surveillance, and card-reader access for secured areas. This facility is generally unoccupied, so it will not be heated or cooled.

The contract was advertised and four bids were received on September 29, 2021 at 2pm as follows:

<u>Contractor</u>	<u>Bid</u>
1) H&M Constructors	\$3,080,000.00
2) JM Cope, Inc.	\$2,994,900.00
3) The Harper Corp.	\$2,985,000.00
4) Cooper Const. Co., Inc.	\$2,845,000.00

Cooper Construction Co. is the apparent low bidder with a bid amount of \$2,845,000.00. Cooper is an established local company with a good reputation; therefore, staff and McGill Associates recommend proceeding with Cooper.

Note the minimal spread of the bids - particularly the top three. These three differ by approximately 3%, which indicates good confidence that this is the current market value of this project. Due to current market volatility and supply chain problems, the value at this time exceeds the original budgetary estimate prepared back in April 2021.

Please refer to the attached documentation for further details.

FISCAL IMPACT: The FY21-22 construction budget for this project is \$2,550,000.00. Sufficient funds are available in the CIP Contingency for the overage.

STAFF RECOMMENDATION: Staff recommends award of this contract to Cooper Construction Company in the amount of \$2,845,000.00 subject to review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

WRF - Equipment Storage Facility

Project No. 2020237

BID TABULATION

September 29, 2021

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
H & M Constructors Asheville, NC	5%	1	Yes	\$3,080,000.00
J.M. Cope, Inc. Rock Hill, SC	5%	2	Yes	\$2,994,900.00
The Harper Corporation General Contractors Greenville, SC	5%	1	Yes	\$2,985,000.00
Cooper Construction Company, Inc. Hendersonville, NC	5%	1	Yes	\$2,845,000.00

APPARENT LOW BIDDER

Ed Bradford, P.E.
Project Engineer
Metropolitan Sewerage District of
Buncombe County, North Carolina



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 29th day of September, 2021, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bids were accompanied by acceptable bidders bonds in the amount of 5% of the bid.

October 14, 2021

Mr. Ed Bradford, PE
Director of Engineering
Metropolitan Sewerage District
2028 Riverside Drive
Woodfin, North Carolina 28804

RE: Recommendation of Award
MSD Equipment Storage Facility
Buncombe County, North Carolina

Dear Mr. Bradford:

On September 29, 2021, public bids were opened and read aloud at the Metropolitan Sewerage District (MSD) offices for the above referenced project. Four (4) bids were received with the apparent low bid submitted by Cooper Construction Company of Flat Rock, North Carolina for a total bid price of \$2,845,000.00. Below is a summary of the bids:

Cooper Construction Company	\$2,845,000.00
Harper General Contractors	\$2,985,000.00
JM Cope	\$2,994,900.00
H&M Constructors	\$3,080,000.00

Cooper Construction Company holds an Unlimited, Unclassified General Contracting License with the North Carolina Licensing Board for General Contractors, therefore they are properly licensed to perform the scope of work associated with this project. Cooper Construction Company submitted a complete bid package and has completed numerous pre-engineered metal building projects in Western North Carolina.

McGill Associates recommends that MSD award the construction contract to Cooper Construction Company, for a total base bid amount of \$2,845,000.

The low bid amount from Cooper Construction exceeds the FY21-22 project budget by 11.6%. During bidding, it was discussed with numerous bidders the increasing costs of other construction materials, not just the steel associated with the pre-engineered metal building. Labor costs are also increasing to attract potential employees with the need to fulfill staffing shortages during the pandemic. Therefore, the rising cost in the current construction environment is the primary factor for bids being received over original budget.

Mr. Ed Bradford, PE
October 14, 2021
Page 2 of 2

In regard to the fire flow at the new facility, the new six inch ductile iron water line proposed to replace the existing 4 inch line will provide 478 gallons per minute at 20 psi at the new fire hydrant just northwest of the structure. Also, the facility was also designed as two separate structures, one being open-air. Buncombe County did not require fire suppression for this layout and proposed occupancy.

McGill Associates looks forward to continuing to assist MSD during the construction phase of this project. If you have any questions regarding this matter or require additional information, please do not hesitate to contact me.

Sincerely,
McGILL ASSOCIATES, P.A.

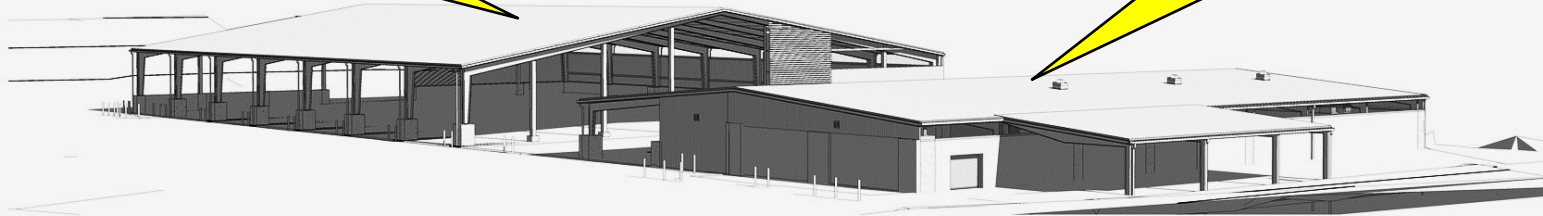
A handwritten signature in black ink, appearing to read 'S. Burwell', is written over a light gray rectangular background.

SCOTT BURWELL, PE
Senior Project Manager

cc: Mr. Ben Cathey, PE, McGill Associates

Open-Air Drive-Thru Facility for District Heavy Equipment Protection
Sized for Dumptrucks with Trackhoes on Trailers.

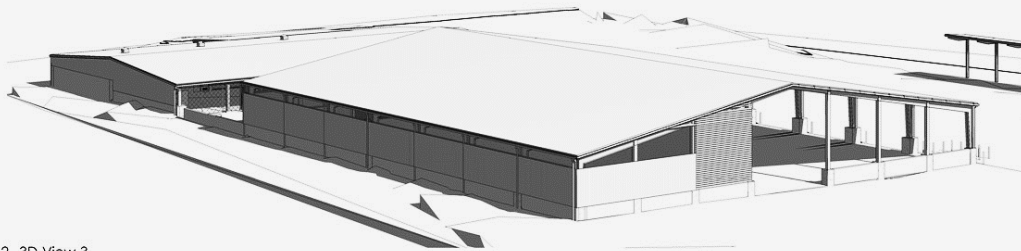
Secured Unheated Facility for District Equipment - Pumps, Generators, Etc.



1 3D View 2

C001

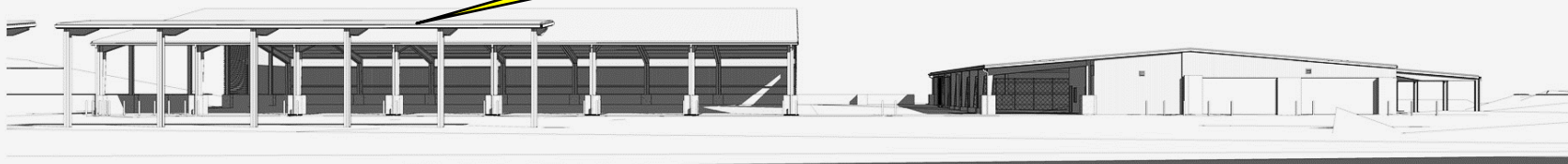
Portion of Pipe Rack



2 3D View 3

C001

Pipe Rack in Foreground, with Open-Air Facility in Background



3 3D View 4

C001

8/19/2021 11:30:56 AM J:\PROJECTS\MSD\EQUIPMENT\WORKSPACE\TITLEBLOCK.dwg PLOT DATE 8/19/21 10:58 PM DALLAS

55 Broad Street
Asheville, NC 28801
828.252.0575
NC Firm License # C-0450
mcgillassociates.com



NO	DATE	BY	DESCRIPTION

MSD EQUIPMENT STORAGE FACILITY
METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY
BUNCOMBE COUNTY, NORTH CAROLINA

OFFICE MANAGER	DESIGNER	3D		
PROJECT MANAGER	REVIEWER	DATE	PROJECT #	FUNDING #
ERM	MSA	8/19/2021	21.00105	N/A

SHEET
G001

**Metropolitan Sewerage District of Buncombe County, North Carolina
CAPITAL IMPROVEMENT PROGRAM**

BUDGET DATA SHEET - FY 2021 - 2022

PROJECT: Equipment Storage Facility	LOCATION: MSD - Treatment Plant
TYPE: Treatment Plant	PIPE RATING: N/A
PROJECT NO.: 2020237	TOTAL LF:
PROJECT BUDGET:	PROJECT ORIGIN: Fire Destroyed Old Facility

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/20	EST. COST JAN - JUNE 2021	BUDGET FY 21-22
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN	\$150,000.00		\$75,000.00	\$75,000.00
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$2,550,000.00			\$2,550,000.00
55430 - CONST. CONTRACT ADM.	\$12,000.00			\$12,000.00
55440 - TESTING	\$10,000.00			\$10,000.00
55450 - SURVEY - ASBUILT	\$7,000.00			\$7,000.00
TOTAL AMOUNT	\$2,729,000.00	\$0.00	\$75,000.00	\$2,654,000.00

ENGINEER: Consultant	MCGill	ESTIMATED BUDGETS - FY21-FY29		
R.O.W. ACQUISITION:	# PLATS: []	FY 22-23	\$0.00	
CONTRACTOR:		FY 23-24	\$0.00	
CONSTRUCTION ADM: MSD		FY 24-25	\$0.00	
INSPECTION: MSD		FY 25-26	\$0.00	
		FY 26-27	\$0.00	
PROJECT DESCRIPTION: On November 10, 2020 a fire destroyed MSD's Alkaline Stabilization Building, also known as the "Nutri-Lime Building", which is located on the main plant property. This facility was utilized for equipment storage. This project is to design and construct a new storage facility at the same location.		FY 27-28	\$0.00	
		FY 28-29	\$0.00	
		FY 29-30	\$0.00	
		FY 30-31	\$0.00	
SPECIAL PROJECT NOTES:				



**Equipment Storage Facility
Project No. 2020237**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 9/22/2021

BOARD MEETING DATE: 10/20/2021

SUBMITTED BY: Tom Hartye, PE, General Manager
PREPARED BY: Wesley Banner, Right of Way Agent
Angel Banks, Right of Way Manager
REVIEWED BY: Ed Bradford, PE, Director of CIP

**SUBJECT: Consideration of Construction without Easement or Condemnation –
Owenby Lane @ Old US Hwy. 70 GSR
MSD Project Number 2018033**

**Property Owner: Bryant Williams Jr. & Harriett J. Williams
Pin 0609-74-8876 & 0609-74-9848**

Subject parcel is improved with a boarded up vacant home on an overgrown lot. The existing sewer line is being replaced in the same trench across the property. Numerous phone calls and certified letters have been sent over the past three months and the owners have not responded. Standard compensation for this easement area is \$4674.

As we can't negotiate without a willing party, staff is requesting authority to proceed with construction without an easement or condemnation action at this time. If owners or heirs do come forth, staff will negotiate, or seek authority to condemn if necessary, at that time.

Contacts: 7

STAFF RECOMMENDATION: Authority to proceed with construction without an easement or condemnation action at this time. If owners or heirs do come forth, staff will negotiate, or seek authority to condemn if necessary, at that time.

Ms. Banks explained the location and situation of the above parcel. Structure is boarded up, vine covered and the roof is falling in. This parcel appears to be abandoned. Property taxes are only paid through 2019. There were no questions or discussions regarding this item. Mr. Kelly made the motion to accept Staff's recommendation. Mr. Whitesides seconded the motion. Roll call vote was as follows: 6 ayes, 0 nays.

COMMITTEE RECOMMENDATION: Authority to proceed with construction without an easement or condemnation action at this time. If owners or heirs do come forth, staff will negotiate, or seek authority to condemn if necessary, at that time.

Metropolitan Sewerage District of Buncombe County
Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 9/22/2021

BOARD MEETING DATE: 10/20/2021

SUBMITTED BY: Tom Hartye, PE, General Manager

PREPARED BY: Angel Banks, Right of Way Manager

REVIEWED BY: Ed Bradford, PE, Director of CIP

SUBJECT: Consideration of Compensation Budgets –

Cherokee Road GSR, Project No. 2009132

Caledonia Road GSR, Project No. 2014153

The attached Compensation Budgets are based on current ad valorem tax values and follow the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budgets.

Ms. Banks reviewed the above compensation budgets. The Cherokee Road project is located along Cherokee Road off of Charlotte Street and consists of replacing 2016 linear feet of 6” and 8” clay pipe with 8” DIP and 8” HDPE. The Caledonia Road project is located off of Biltmore Avenue and consists of replacing 2,115 linear feet of 4” Orangeburg and 6” clay with 8” DIP. There was no discussion. Mr. Kelly made the motion to accept Staff’s recommendation Mr. Whitesides seconded the motion. Roll call vote was as follows: 6 ayes, 0 nays.

COMMITTEE RECOMMENDATION: Approval of Compensation Budgets.

Cherokee Road GSR

Project Number: 2009132

Compensation Budget

07-Sep-21

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9649654197	Albemarle Park Holding Co		4.23	184,258.80	\$750,300.00	\$4.07	7,845.72	\$31,932.08	\$15,966.04	11,021.61	\$44,857.95	\$4,485.80	3	\$1,121.45	\$17,087
	9649653037	Bailey	RL	1.10	47,916.00	\$754,700.00	\$15.75	7,611.08	\$119,874.51	\$59,937.26	8,663.35	\$136,447.76	\$13,644.78	3	\$3,411.19	\$63,348
	9649743825	Canterbury Highland LLC		0.28	12,196.80	\$21,300.00	\$1.75	721.48	\$1,262.59	\$631.30	408.40	\$714.70	\$71.47	3	\$17.87	\$649
	9649647798	Chioffi	William	0.34	14,810.40	\$87,600.00	\$5.91	2,157.04	\$12,748.11	\$6,374.05	2,710.37	\$16,018.29	\$1,601.83	3	\$400.46	\$6,775
	9649742783	Hayes	Andrew	0.29	12,632.40	\$85,700.00	\$6.78	1,319.20	\$8,944.18	\$4,472.09	0.00	\$0.00	\$0.00	3	\$0.00	\$4,472
	9649743760	Hornaday	Will	0.30	13,068.00	\$86,100.00	\$6.59	975.78	\$6,430.39	\$3,215.20	1,454.67	\$9,586.28	\$958.63	3	\$239.66	\$3,455
	9649964892	Kruszewski	Barbara	0.44	19,166.40	\$90,700.00	\$4.73	204.10	\$965.39	\$482.70	340.35	\$1,609.86	\$160.99	3	\$40.25	\$523
	9649649961	Milfoil Holdings LLC		0.40	17,424.00	\$89,500.00	\$5.14	52.58	\$270.26	\$135.13	0.00	\$0.00	\$0.00	3	\$0.00	\$135
	9649649785	O'Connell	Brendan	0.28	12,196.80	\$85,200.00	\$6.99	1,471.24	\$10,283.97	\$5,141.98	0.00	\$0.00	\$0.00	3	\$0.00	\$5,142
	9649648776	Peddy	Anna	0.46	20,037.60	\$91,300.00	\$4.56	3,967.85	\$18,093.40	\$9,046.70	1,591.71	\$7,258.20	\$725.82	3	\$181.45	\$9,228
	9649744943	Riviere, Trustee	Scott	1.45	63,162.00	\$107,000.00	\$1.69	854.25	\$1,443.68	\$721.84	0.00	\$0.00	\$0.00	3	\$0.00	\$722
	9649747735	Riviere, Trustee	Scott	1.82	79,279.20	\$110,400.00	\$1.39	189.93	\$264.00	\$132.00	1,735.15	\$2,411.86	\$241.19	3	\$60.30	\$192
	9649740774	Vanregenmorter	Christina	0.38	16,552.80	\$88,900.00	\$5.37	1,993.12	\$10,703.05	\$5,351.53	0.00	\$0.00	\$0.00	3	\$0.00	\$5,352
	9649741784	Wayne	Linda	0.50	21,780.00	\$92,300.00	\$4.24	2,511.10	\$10,647.06	\$5,323.53	0.00	\$0.00	\$0.00	3	\$0.00	\$5,324

TOTALS:	\$122,404
Staff Contingency:	\$10,000
GM's Contingency	\$10,000
Amendment	
Total Budget:	\$142,404

Caledonia Road GSR

Project Number: 2014153

Compensation Budget

15-Sep-21

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)	
27 Pin	83 Pin														
	9648621325	Anthony and Reis LLC	2.52	109,771.20	\$196,300.00	\$1.79	0.00	\$0.00	\$0.00	2,277.40	\$4,076.55	\$407.65	4	\$135.88	\$136
	9648628850	City of Asheville	3.96	172,497.60	\$0.00	\$0.00	146.20	\$0.00	\$0.00	0.00	\$0.00	\$0.00	4	\$0.00	\$0
	9648623059	Residences @ Biltmore CO	5.80	252,648.00	\$3,796,300.00	\$15.03	10,918.60	\$164,106.56	\$82,053.28	14,512.30	\$218,119.87	\$21,811.99	4	\$7,270.66	\$89,324

TOTALS:	\$89,460
Staff Contingency:	\$5,000
GM's Contingency Amendment	\$5,000
Total Budget:	\$99,460

PIN 9648628850 belongs to the City of Asheville and MSD typically does not pay compensation to state agencies, municipalities, etc.

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 20, 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 Element Hotel Sewer Extension, MSD Project No. 2016124

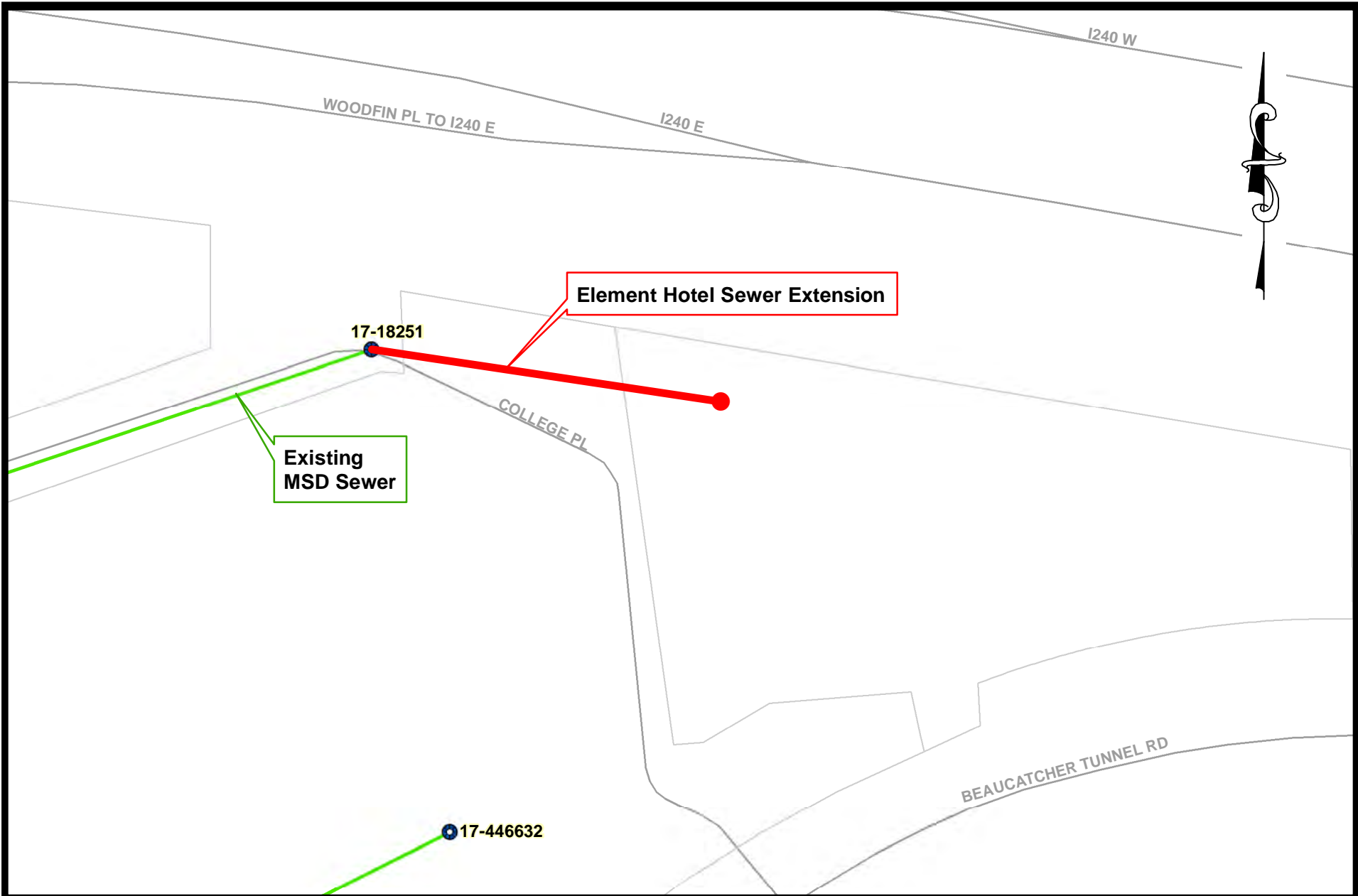
BACKGROUND: This project is located inside the District boundary at the end of College Place along Beaucatcher Tunnel Road in the City of Asheville. The developer of the project is Himanshu Karvir of College Place LLC.

The project included extending approximately 164 linear feet of 8-inch public gravity sewer to serve the commercial development.

A wastewater allocation was issued in the amount of 17,500 GPD for the one hundred (100) room hotel. The estimated cost of the sewer construction is \$36,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**Element Hotel Sewer Extension
MSD Project # 2016124**

Metropolitan Sewerage District of Buncombe County

10/06/2021

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: October 20, 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 Retreat at Arden Farms Sewer Extension, MSD Project No. 2018207

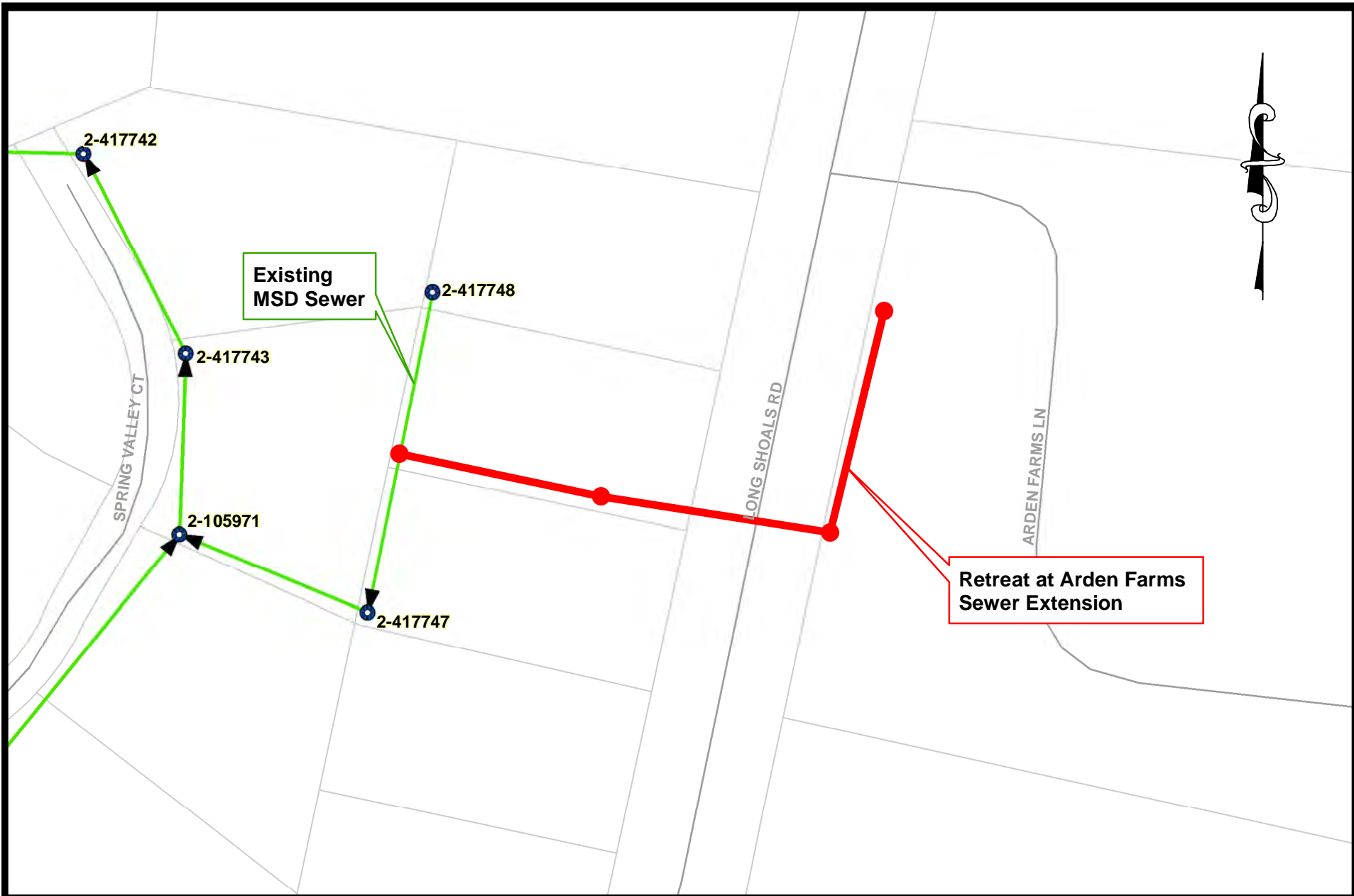
BACKGROUND: This project is located inside the District boundary along Long Shoals Road in Buncombe County. The developer of the project is Ingram Tynes of Oxmoor Apartments, LLC.

The project included extending approximately 308 linear feet of 8-inch public gravity sewer to serve the residential apartment complex.

A wastewater allocation was issued in the amount of 124,800 GPD for the 416 apartments in this development. The estimated cost of the sewer construction is \$40,950.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**Retreat at Arden Farms Sewer Extension
MSD Project # 2018207**

Metropolitan Sewerage District of Buncombe County

10/05/2021

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: October 20, 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 August 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 August 31, 2021 were \$70,899,411. The detailed listing of accounts is available upon request. The average rate of return for all investments is 0.125%. These investments comply with North Carolina General Statutes, Board written investment policies, and the District’s Bond Order.

The attached investment report represents cash and cash equivalents as of August 31, 2021 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of August 31, 2021 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$10,177,942.

Total Cash & Investments as of 8/31/2021		70,899,411
Less:		
Budgeted Commitments (Required to pay remaining FY22 budgeted expenditures from unrestricted cash)		
Construction Funds	(27,729,238)	
Operations & Maintenance Fund	<u>(16,247,845)</u>	
		(43,977,083)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(16,234)	
FY22 Principal & Interest Due	<u>(9,742,250)</u>	
		(9,758,484)
District Reserve Funds		
Fleet Replacement	(772,226)	
Pump Replacement	(173,556)	
WWTP Replacement	(247,353)	
Maintenance Reserve	<u>(1,026,751)</u>	
		(2,219,886)
District Insurance Funds		
General Liability	(96,930)	
Worker's Compensation	(389,617)	
Post-Retirement Benefit	(2,283,021)	
Self-Funded Employee Medical	<u>(1,996,448)</u>	
		<u>(4,766,016)</u>
Designated for Capital Outlay		<u>10,177,942</u>

Meeting Date: October 20, 2021

Subject: Cash Commitment/Investment Report-Month Ended August 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: _____

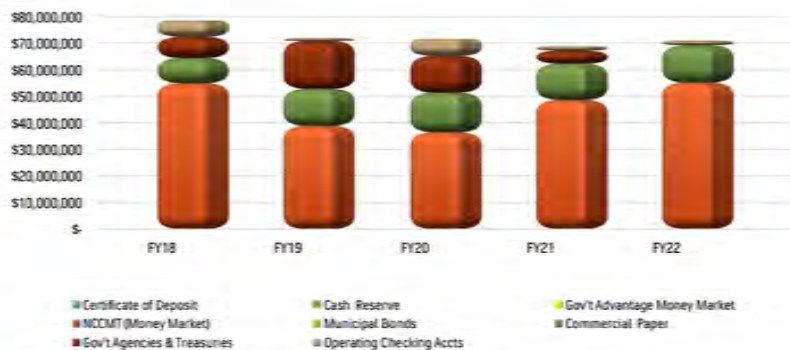
Metropolitan Sewerage District of Buncombe County Investment Portfolio

Meeting Date: October 20, 2021
 Subject: Cash Commitment/Investment Report-Month Ended August 31, 2021
 Page 3

	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	\$ -	\$ -	\$ 16,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,234
Held by MSD	1,778,715	46,693	55,060,474	-	13,997,295	-	-	-	70,883,177
	\$ 1,778,715	\$ 46,693	\$ 55,076,708	\$ -	\$ 13,997,295	\$ -	\$ -	\$ -	\$ 70,899,411

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	0.00%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	The District's YTM of .03 % is exceeding the YTM benchmark of the NCCMT Government Portfolio.
Commercial Paper	20%	19.74%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	77.68%	
Checking Accounts:	100%		All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully
Operating Checking Accounts		2.51%	collateralized with the State Treasurer.
Gov't Advantage Money Market		0.07%	

**MSD of Buncombe County
Investment Portfolio - As of August 31, 2021**



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



Meeting Date: October 20, 2021

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

Page 4

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

Summary of Asset Transactions

	Original		Interest
	Cost	Market	
Beginning Balance	\$ 64,732,697	\$ 64,735,356	\$ -
Capital Contributed (Withdrawn)	(938,036)	(938,036)	-
Realized Income	416	416	-
Unrealized/Accrued Income	-	507	-
Ending Balance	\$ 63,795,077	\$ 63,798,243	\$ -

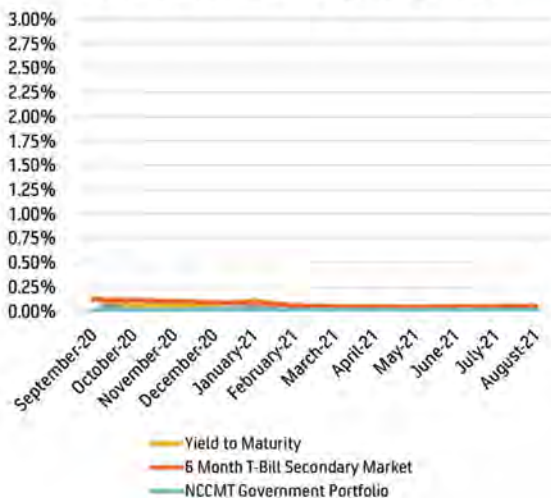
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 63,795,077	\$ 923
Securities/CD's 91 to 365 Days	-	-
Securities/CD's > 1 Year	-	-
	\$ 63,795,077	\$ 923

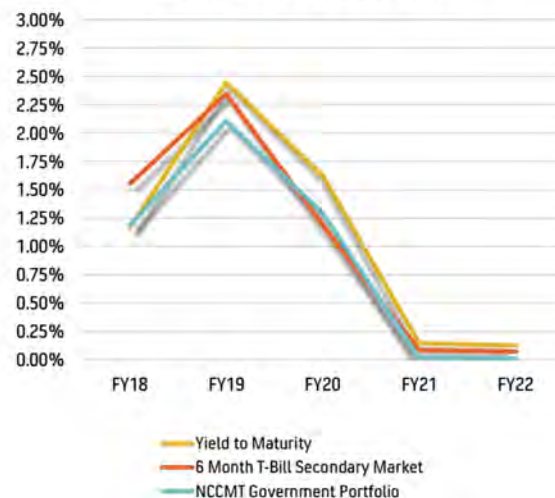
Month End Portfolio Information

Weighted Average Maturity	39
Yield to Maturity	0.03%
6 Month T-Bill Secondary Market	0.06%
NCCMT Government Portfolio	0.01%

**Metropolitan Sewerage District
Yield Comparison - August 31, 2021**



**Metropolitan Sewerage District
Annual Yield Comparison**

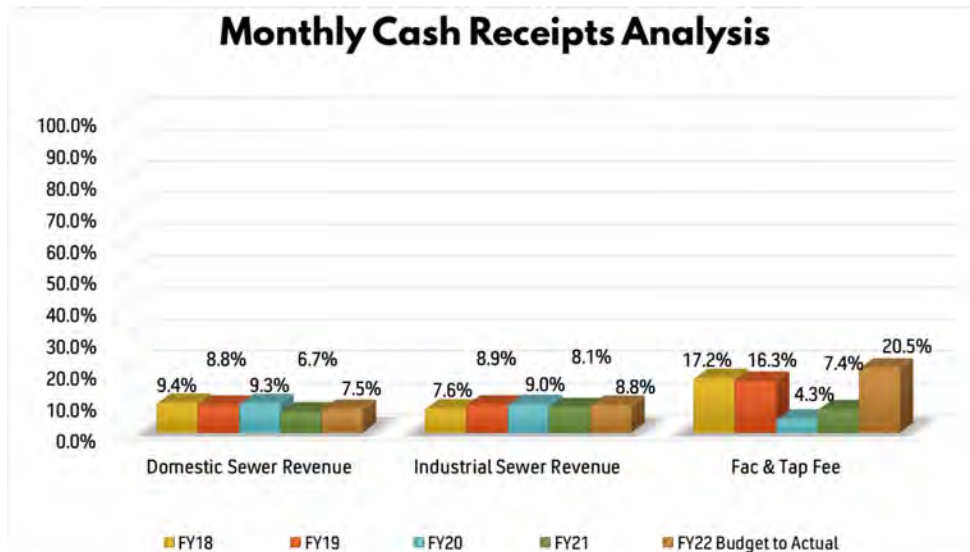


Meeting Date: October 20, 2021

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

Page 5

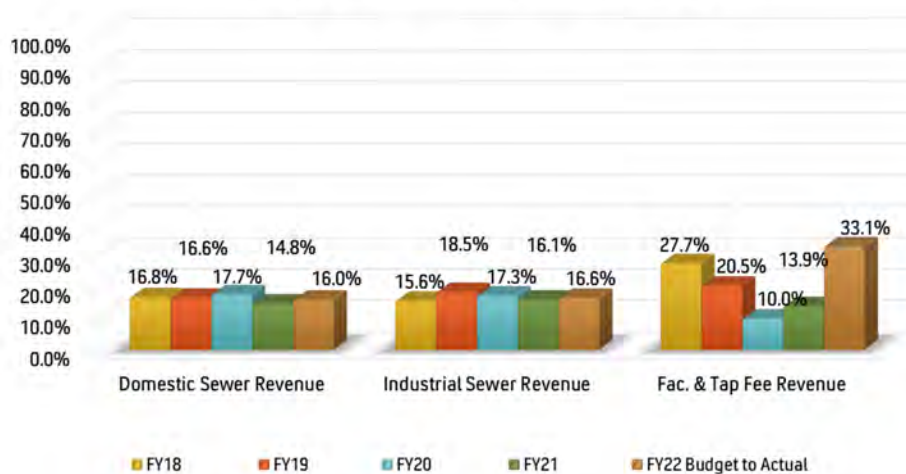
Metropolitan Sewerage District
Analysis of Cash Receipts
As of August 31, 2021



Monthly Cash Receipts Analysis:

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

YTD 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.

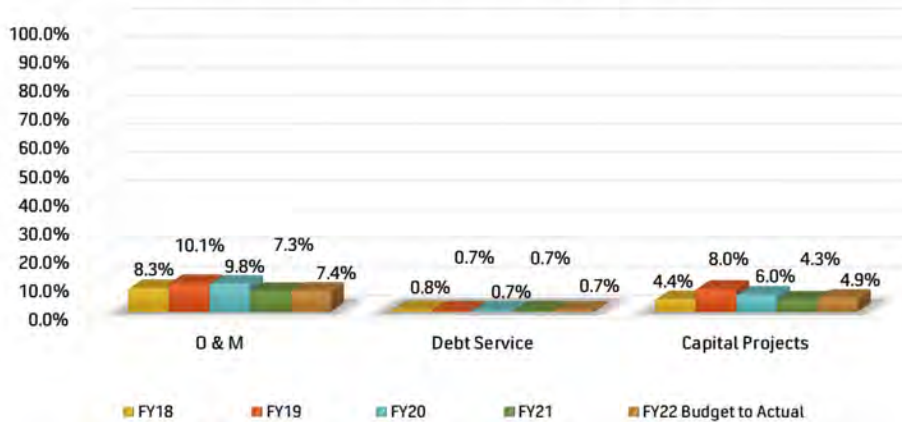
Meeting Date: October 20, 2021

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

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

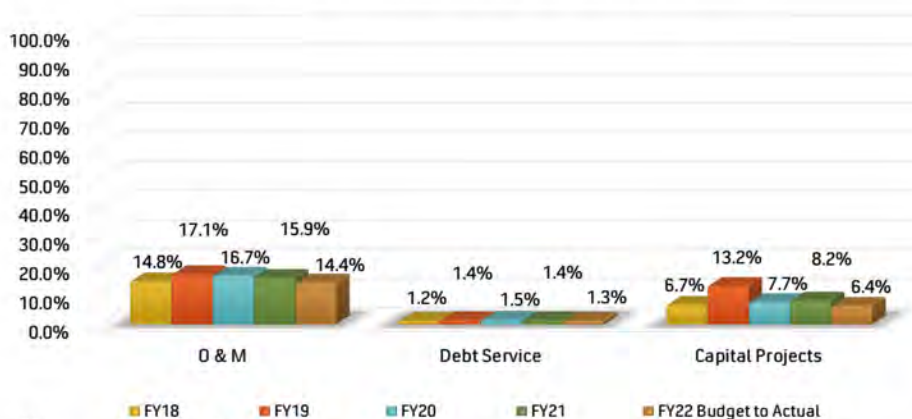
Monthly Expenditure Analysis



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.

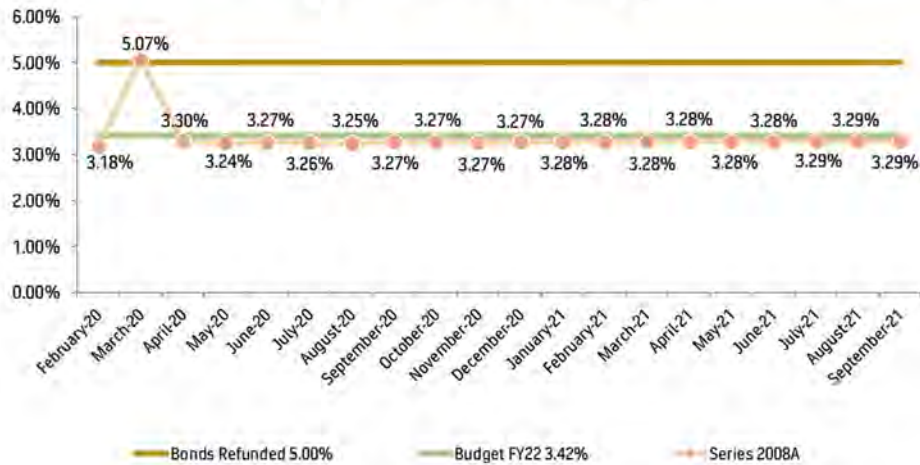
Meeting Date: October 20, 2021

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

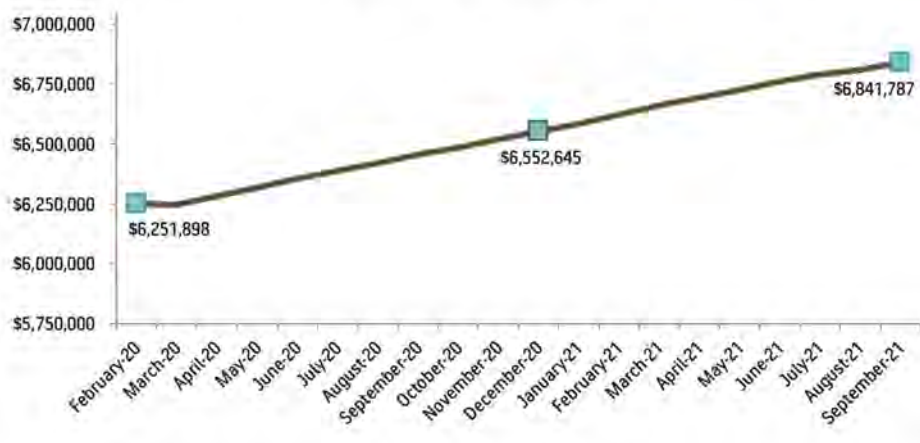
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Metropolitan Sewerage District
Variable Debt Service Report
As of September 30, 2021

**Series 2008A Synthetic Fixed Rate Bonds
Performance History**



**Series 2008A Synthetic Fixed Rate Bonds
Savings History**



Series 2008A:

- ★ Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$6,841,787 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 \$3,098,136 to terminate the existing Bank of America Swap Agreement.

STATUS REPORTS

MSD System Services In-House Construction

FY 21-22

PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
765 New Airport Road Construction Rehabilitation	Fletcher	28732	365	7/19/2021	281422	Hensley	7/19/2021	368	Complete
Northwest Avenue @ 215 Sewer Rehabilitation	Swannanoa	28778	252	7/8/21 - 7/26/21	275846	Norton	7/26/2021	244	Complete
S Bear Creek Road Creek Crossing Replacement	W. Asheville	28806	161	8/23/21 - 8/25/21	282110	Dockery	8/25/2021	161	Complete
Sulphur Springs Road Sewer Rehabilitation Line B	Asheville	28806	1,100	7/1/21 - 11/13/21	278841	Dockery	9/15/2021	1074	Complete
Coleman Avenue at Conestee Sewer Rehabilitation	Asheville	28801	1,517	9/18/21 - 11/15/21	233875	Dockery			Construction has begun
Northwest Avenue @ W Charleston Avenue	Swannanoa	28778	1031	FY 21-22	275849	Norton			Ready for construction
Old Asheland Ave to Phifer Street Sewer Rehabilitation	Asheville	28801	462	FY 21-22	258560	TBA			Ready for construction
72 Dillingham Road	Asheville	28805	234	FY 21-22	39327	TBA			Ready for construction
Lotus Place Sewer Rehabilitation	Asheville	28804	825	FY 21-22	275767	TBA			Ready for Construction
White Oak Road Sewer Rehabilitation Phase II	Arden	28704	726	FY 21-22	264966	TBA			Ready for construction
Bell Rd at New Haw Creek Rd Sewer Rehabilitation	Asheville	28805	1002	FY 21-22	248044	TBA			Ready for construction
Grace Avenue	Asheville	28804	235	FY 21-22	TBA	TBA			Ready for construction
Starnes Avenue at Broadway Street	Asheville	28801	922	FY 21-22	208325	TBA			Ready for construction
Charlotte Street @ N Ridgeway Avenue	Black Mountain	28711	1073	FY 21-22	232699	TBA			Ready for construction
Highland Farms Road Sewer Rehabilitation	Black Mountain	28711	850	FY 21-22	275837	TBA			Ready for construction
S Main St @ Reems Creek Rd Sewer Rehabilitation	Weaverville	28787	592	FY 21-22	275831	TBA			In ROW
276 Hi-Alta Avenue Sewer Rehabilitation	Asheville	28806	201	FY 21-22	271375	TBA			In ROW
Wynn St. @ Mountain St. Sewer Rehabilitation	Asheville	28801	437	FY 21-22	263129	TBA			In ROW
Owenby Lane @ US Highway 70 Sewer Rehabilitation	Black Mountain	28711	900	FY 21-22	268180	TBA			In ROW
Norwood Ave Sewer Rehabilitation	Asheville	28804	270	FY 21-22	275810	TBA			In Design
Maple Springs Road at Knauth Rd	Asheville	28805	893	FY 21-22	275867	TBA			In Design
Briarwood Road at W. Fox Chase Rd Sewer Rehabilitation	Weaverville	28804	300	FY 21-22	267160	TBA			In Design
28 Woodward Avenue Sewer Rehabilitation	Asheville	28804	660	FY 21-22	249386	TBA			In Design
100 Woodrow Avenue Sewer Rehabilitation	Asheville	28801	300	FY 21-22	275765	TBA			Preliminary Engineering
Brookwood Road 4-inch Main Sewer Rehabilitation	Asheville	28804	100	FY 21-22	275821	TBA			Preliminary Engineering
286 Old Haw Creek Rd Sewer Rehabilitation	Asheville	28805	100	FY 21-22	275815	TBA			Preliminary Engineering
32 Kensington Dr Sewer Rehabilitation	Asheville	28805	644	FY 21-22	275805	TBA			Preliminary Engineering
10 Balsam Rd Sewer Rehabilitation	Ridgecrest	28770	410	FY 21-22	275803	TBA			Preliminary Engineering
Parker Drive At No. 110 Sewer Rehabilitation	Swannanoa	28778	598	FY 21-22	275885	TBA			Preliminary Engineering
Briarcliff Dr at Oakwilde Dr Sewer Rehabilitation	Asheville	28803	860	FY 21-22	258768	TBA			Preliminary Engineering
Dayton Road @ No. 35 Sewer Rehabilitation	Asheville	28804	376	FY 21-22	275887	TBA			Preliminary Engineering
48 Clarendon Road Sewer Rehabilitation	Asheville	28806	500	FY 21-22	258562	TBA			Preliminary Engineering



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2021 to 8/31/2021

	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 2021	29	12	164	504	15	19	13,113	0	368	244	3	0	612
August 2021	24	7	83	591	11	24	5,000	0	161	0	0	0	161
Grand Totals	53	19	247	1,095	26	43	18,113	0	529	244	3	0	773

* 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, 2021	89	33	39
	August, 2021	112	30	31
		201	31	34
NIGHT 1ST RESPONDER				
	July, 2021	40	29	29
	August, 2021	37	35	25
		77	32	27
ON-CALL CREW *				
	July, 2021	24	64	51
	August, 2021	20	47	36
		44	56	44
Grand Totals:		322	35	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, 2021 to August 31, 2021

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2021							
July	88,857	1,558	0	88,857	24,368	1,600	21,884
August	104,500	972	610	105,110	32,703	347	26,520
Grand Total:	193,357	2,530	610	193,967	57,071	1,947	48,404
Avg Per Month:	96,679	1,265	305	96,984	28,535	974	24,202

Right of Way Section 1st Quarter Summary Open Projects

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expenditures to Date</i>	<i>Comment</i>
276 Hi Alta Avenue Sewer Rehabilitation	\$16,519		Intro letters out 9/29/21.
Aurora Drive GSR	\$29,761		Intro letters out 9/29/21.
Christian Creek Interceptor	\$100,477	\$85,427	Access 100% complete with 85% of Total Budget expended to date. Two condemnations filed. One case closed by Default Judgment. One case pending with Regal Hospitality.
Highland Farms Road GSR	\$11,128	\$2,694	Project 100% complete with 24% of Total Budget expended and no condemnations.
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	\$10,661	Project 100% complete with 60% of Total Budget expended and no condemnations.
Mountainbrook Road @ Chunns Cove Road GSR	\$67,956	\$50,760	Project 100% complete with 75% of Total Budget expended and no condemnations.
Owenby Lane @ Old US Hwy. 70 GSR	\$42,013	\$14,165	Access 92% complete with 34% of Total Budget expended to date.
South Main St. @ Reems Creek Rd.	\$24,840	\$2,643	Access 20% complete with 11% of Total Budget expended to date.
White Oak Road Rehabilitation	\$19,829	\$17,428	Project 100% complete with 88% of Total Budget expended and no condemnations.

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

October 13, 2021

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
BRYSON STREET	Biltmore Village	Terry Brothers Construction Company	8/18/2021	8/25/2021	11/1/2021	\$309,630.00	10%	Bore is complete.
JARNAUL AVENUE PHASE 2	Asheville 28804	Terry Brothers Construction Company	2/17/2021	2/24/2021	9/1/2021	\$482,690.50	100%	Project is complete and in close out.
MANETTA ROAD @ JOHNSON DRIVE PHASE 1	Asheville 28804	Terry Brothers Construction Company	6/18/2021	7/1/2021	10/29/2021	\$265,358.74	98%	Pipe work is complete; waiting on paving.
SPRINGSIDE ROAD @ OVERLOOK ROAD	Asheville 28803	Huntley Construction Company	5/19/2021	9/23/2021	4/21/2022	\$781,591.00	10%	Mainline construction from Long Shoals Road to TC Roberson High School is complete.
WRF - EQUIPMENT STORAGE FACILITY	Woodfin	TBA	TBA	TBA	TBA	TBA	0%	Project was bid on September 29th and will be presented at the October Board meeting.
WRF- PLANT HIGH RATE PRIMARY TREATMENT	Woodfin	Shook Construction Company	10/17/2018	1/7/2019	3/31/2022	\$15,276,791.19	92%	Pipe testing, start up activities, and lay out in preparation of paving.
WRF - RBC SLIDE GATE REPLACEMENT	Woodfin	TBA	TBA	TBA	TBA	TBA	0%	Project was bid on September 23rd and will be presented at the October Board meeting.
WEST CRABAPPLE LANE	Asheville 28804	TBA	TBA	TBA	TBA	TBA	0%	Project was bid on August 19th and will be presented at the October Board meeting.

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

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

October 8, 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	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
6	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
7	Gudger Road	2017226	Asheville	28715	6	90	3/9/2021	Final Inspection complete, awaiting close-out docs
8	Whitney Drive Subdivision	2018057	Asheville	28806	15	425	3/12/2021	Installing
9	Rowhouse Development	2018205	Asheville	28801	20	365	1/7/2020	Waiting on final inspection
10	Sterling Property	2018231	Asheville	28801	4	260	6/18/2021	Installing
11	Hibriten Subdivision	2018274	Asheville	28801	9	175	3/2/2021	Final Inspection complete, awaiting close-out docs
12	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
13	Mountain Song	2019065	Asheville	28806	5	263	5/1/2020	Final Inspection complete, awaiting close-out docs
14	Amaranth Apartments	2019068	Asheville	28715	70	840	5/21/2020	Final Inspection complete, awaiting close-out docs
15	Enclave at Piney Mtn. Ph. 1	2019075	Asheville	28805	211	740	3/19/2021	Waiting on final inspection
16	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
17	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Installing
18	Hawthorne at Haywood Phase 2	2019130	Asheville	28806	92	668	12/15/2020	Final Inspection complete, awaiting close-out docs
19	Abundance Run Subdivision	2019141	Asheville	28805	16	500	12/20/2019	Final Inspection complete, awaiting close-out docs
20	Edgewood Road South Subdivision	2019157	Asheville	28803	25	763	8/10/2021	Pre-con held, construction not yet started
21	Towne Place by Marriott (Bear Creek)	2019187	Asheville	28806	Comm.	264	2/28/2020	Waiting on final inspection
22	Third Street Cottages Ph. 1 Relocation	2019242	Asheville	28803	4	115	3/17/2021	Final Inspection complete, awaiting close-out docs
23	Overlook Circle Subdivision	2019256	Asheville	28803	7	180	8/11/2020	Final Inspection complete, awaiting close-out docs
24	Craggy Park Ph. 2	2020038	Asheville	28806	27	1,300	11/24/2020	Final Inspection complete, awaiting close-out docs
25	Airport Road Commercial Relocation	2020152	Asheville	28704	Comm.	204	5/13/2021	Waiting on final inspection
26	Beaatcher Knoll aka Reservoir Road	2021050	Asheville	28803	3	120	6/11/2021	Final Inspection complete, awaiting close-out docs
27	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
28	Chapman's Cove	2017227	Black Mountain	28711	10	430	9/21/2018	Final Inspection complete, awaiting close-out docs
29	262 Flat Creek Road	2018223	Black Mountain	28711	3	286	12/6/2019	Final Inspection complete, awaiting close-out docs
30	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
31	Padgettown Road - Phase 2	2019085	Black Mountain	28711	43	1,308	7/19/2019	Final Inspection complete, awaiting close-out docs
32	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Pre-con held, construction not yet started
33	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Pre-con held, construction not yet started
34	Waightstill Mountain Phase 2B	2015155	Buncombe Co.	28704	16	1,784	4/23/2019	Final Inspection complete, awaiting close-out docs
35	Bee Tree Village	2015158	Buncombe Co.	28778	26	1,118	3/17/2017	Final Inspection complete, awaiting close-out docs
36	NCDOT I-5504 NC 191/L-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	In Construction
37	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Waiting on final inspection
38	Victoria Hills (Lance Road) Ph. 1	2018094	Buncombe Co.	28704	38	1,176	3/6/2020	Installing
39	Victoria Hills (Lance Road) Ph. 2 & 3	2018094	Buncombe Co.	28704	54	2,180	3/6/2020	Testing
40	Starnes Cove Subdivision	2018106	Buncombe Co.	28806	14	315	9/6/2019	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	Reserve at Gashes Creek	2018208	Buncombe Co.	28803	190	1,940	8/2/2019	Final Inspection complete, awaiting close-out docs
43	Porter Road Subdivision	2019022	Buncombe Co.	28803	9	210	6/30/2021	Installing
44	Rice MHP Off-Site	2019029	Buncombe Co.	28715	TBD	460	4/24/2020	Final Inspection complete, awaiting close-out docs
45	Reflection Pointe	2019032	Buncombe Co.	28806	270	1,995	6/30/2020	Final Inspection complete, awaiting close-out docs
46	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
47	Jasper Apartments	2019086	Buncombe Co.	28778	100	760	12/8/2020	Waiting on final inspection
48	Aiken Road Multi-Family	2019128	Buncombe Co.	28804	407	4,620	10/2/2020	Installing
49	Fairview Meadows Subdivision	2019142	Buncombe Co.	28730	42	1,460	8/28/2020	Waiting on final inspection
50	Sycamore Cove Subdivision	2019158	Buncombe Co.	28803	26	570	6/9/2020	Installing
51	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Pre-con held, construction not yet started
52	Fields Jaguar	2019169	Buncombe Co.	28704	Comm.	305	10/27/2020	Waiting on final inspection
53	Laurelwood Village	2019216	Buncombe Co.	28704	29	855	5/25/2021	Installing
54	CMH Homes - N. Louisiana Ave.	2019220	Buncombe Co.	28806	30	1,187	7/28/2020	Installing
55	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
56	Creekside Cottages	2019255	Buncombe Co.	28704	6	400	3/12/2015	Phase 2 Construction Not started
57	The Farm at Pond Road	2020009	Buncombe Co.	28806	687	3,550	6/4/2021	Installing
58	Fisher Mill Road	2020015	Buncombe Co.	28704	3	380	10/20/2020	Final Inspection complete, awaiting close-out docs
59	Fountain Park Subdivision - Ph. 2	2020026	Buncombe Co.	28806	120	4,611	7/12/2019	Waiting on final inspection
60	Haakon	2020055	Buncombe Co.	28715	Comm.	230	9/29/2020	Final Inspection complete, awaiting close-out docs
61	Virginia Commons	2020072	Buncombe Co.	28704	47	750	6/4/2021	Installing
62	Amarx - Clayton Road	2020075	Buncombe Co.	28704	24	1,080	4/16/2021	Waiting on final inspection
63	Holbrook Road Subdivision - Ph. 2	2020150	Buncombe Co.	28715	16	670	11/13/2020	Final Inspection complete, awaiting close-out docs
64	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Installing
65	Holbrook Road Subdivision - Ph. 3	2020243	Buncombe Co.	28715	29	1,365	4/27/2021	Waiting on final inspection
66	Holbrook Road Subdivision - Ph. 4	2020244	Buncombe Co.	28715	12	454	4/27/2021	Waiting on final inspection
67	Dollar Tree - Candler Sewer Relocation	2021001	Buncombe Co.	28715	Comm.	88	5/7/2021	Waiting on final inspection
68	Nesbitt Farms Ph. 2	2018101	Cane Creek	28759	81	4,094	2/23/2021	Waiting on final inspection
69	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
70	828 North	2017153	Weaverville	28787	224	1,090	11/17/2020	Final Inspection complete, awaiting close-out docs
71	Ambler's Chase	2017249	Weaverville	28787	21	1,235	11/29/2018	Final Inspection complete, awaiting close-out docs
72	The Holston	2019133	Weaverville	28787	240	36	6/2/2020	Final Inspection complete, awaiting close-out docs
73	Northridge Commons Retail	2020147	Weaverville	28787	Comm.	790	12/1/2020	Final Inspection complete, awaiting close-out docs
74	Greenwood Park Ph. 2	2020245	Weaverville	28787	25	1,560	5/25/2021	Waiting on final inspection
75	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
76	Reese & Jan Lasher (High Hopes)	2015152	Woodfin	28806	14	320	4/26/2016	Final Inspection complete, awaiting close-out docs
77	Brown Avenue aka Wolf Tract	2017029	Woodfin	28806	6	219	6/4/2021	Installing
78	Skyfin-Terraces at Reynolds Mtn - Phase 4	2020167	Woodfin	28804	5	100	8/8/2017	Final Inspection complete, awaiting close-out docs
79	Brown Avenue	2018267	Woodfin	28804	3	62	7/2/2019	Final Inspection complete, awaiting close-out docs
80	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Installing
81	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	Pre-con held, construction not yet started
82	West City View	2020155	Woodfin	28804	21	845	7/23/2021	Waiting on testing
83	Milos Orchard	2020200	Woodfin	28804	4	120	8/31/2021	Waiting on final inspection
TOTAL					4,306	76,563		



Metropolitan Sewerage District

OF BUNCOMBE COUNTY, NORTH CAROLINA

MSD BOARD
MEETING NOTICE
October 20, 2021 @ 2:00 PM

You may join meeting by dialing in:

United States (Toll Free): 1 877 309 2073

United States: 1 646 749 3129

Access Code: 761-257-253

~Protecting Our Natural Resources~

MSD

Regular Board Meeting

Metropolitan Sewerage District
of Buncombe County, NC

AGENDA FOR 10/20/2021

✓	Agenda Item	Presenter	Time	
	Call to Order and Roll Call	VeHaun	2:00	
	01. Inquiry as to Conflict of Interest	VeHaun	2:05	
	02. Approval of Minutes of the August 18, 2021 Board Meeting	VeHaun	2:10	
	03. Discussion and Adjustment of Agenda	VeHaun	2:15	
	04. Introduction of Guests	VeHaun	2:20	
	05. Informal Discussion and Public Comment	VeHaun	2:25	
	06. Report of General Manager	Hartye	2:30	
	07. Report of Committees	Hartye	2:40	
	a. Right of Way Committee – September 22, 2021	Kelly		
	08. Consolidated Motion Agenda	Hartye	2:45	
	a. Consideration of Bids – West Crabapple Lane	Hartye		
	b. Consideration of Bids – Slide Gate Replacement Project Phase 1	Hartye		
	c. Consideration of Bids – Equipment Storage Facility	Hartye		
	d. Consideration of Construction without Easement or Condemnation – Owenby Lane @ Old Us Hwy. 70	Hartye		
	e. Consideration of Compensation Budgets – Cherokee Road GSR; Caledonia Road GSR	Hartye		
	f. Consideration of Developer Constructed Sewer Systems – Element Hotel; Retreat @ Arden Farms	Hartye		
	g. Cash Commitment/Investment Report – Month ended August, 2021	Powell		
	09. Old Business	VeHaun	3:00	
	10. New Business:	VeHaun	3:05	
	11. Adjournment: (Next Meeting 11/17/21)	VeHaun	3:10	
	STATUS REPORTS			