

# **BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**

**December 15, 2021**

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

The regular monthly meeting of the Metropolitan Sewerage District Board was held on Wednesday, December 15, 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, Pelly, Pennington, Pressley, Valois, Watts, Whitesides and Wisler. Franklin was absent.

Others present either in person, via internet or telephone access were William Clarke, General Counsel; Daniel Gougherty with Cherry Bakaert; Forrest Westall, PE, with McGill Associates; Tom Hartye, Ed Bradford, Hunter Carson, Scott Powell, Matthew Walter, Mike Stamey, Spencer Nay 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 October 20, 2021 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the October 20, 2021 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Ms. Bryson seconded the motion. Mr. Valois stated that during the discussion regarding the Equipment Storage Facility, he had said the State sets 500 gpm for rural areas, not residential areas. Mr. Hartye stated that Staff will make those adjustments and change residential to rural. Roll call vote was as follows: 12 ayes, 0 nays. Mr. Lapsley was not present for this vote.

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

None.

## **5. Introduction of Guests:**

Mr. VeHaun welcomed Forrest Westall with McGill Associates and Daniel Gougherty with Cherry Bakaert.

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

None.

## **7. Report of General Manager:**

Mr. Hartye reported that Daniel Gougherty from Cherry Bekaert, the District's Auditor, is present and will give a report on the Fiscal Year 2021 Audit.

The full Comprehensive Annual Financial Report for FY 2021, which includes the Auditor's report, can be accessed with the following link:

<http://www.msdbc.org/documents/annualreports/FY2021.pdf>

Mr. Gougherty reported that he was happy to report a clean audit for this past fiscal year. He reported that the role of the External Auditor is to plan and perform procedures to obtain reasonable assurance that financial statements are free from material misstatement and fairly presented in accordance with generally accepted auditing and government standards. It is the Manager's responsibility to present the financial statements in fair presentation with the generally accepted accounting principles. Required Communications include any policy changes, any new government accounting standards that have been adopted during the current year, any significant estimates or journal entries that they may have had. Opinions issued are unmodified opinions on the Financial Statements and Internal Controls and Financial Reporting. In both cases an unmodified report was issued or a "clean audit report" which is the best opinion they can provide. There were no material weaknesses or significant deficiencies in internal control items or audit adjustments. Regarding required communications, there were no policy changes. There was a new Government Accounting Standards Board (GASB) statement, GASB 84, but the District did not have anything that met that standard. Significant estimates are mostly surrounding an allowance for applicable accounts, depreciation of capital assets, claim liabilities and actuarial valuations for pension and other post-employment benefits (OPEB) liabilities. There were no adjustments and no passed entries. What that means is that what was presented to Cherry Bakaert at the beginning of the audit is what you see in the final financial statements. The reports you get from management throughout the year are accurate and no adjustments have been made as a result of the audit. Mr. Gougherty presented graphs showing financial highlights. The first graph shows the trend in Capital Assets over the past 10 years. The District's Capital Assets continue to increase every year, really taking off since 2017. The second graph shows a 10-year trend of the Long-Term Bond Obligations which the District has been paying down as it invests in Capital Assets and the District has not gone out for new debts since 2018, so you see a steady decline due to normal payment of debt. The third graph is the Net Position. This shows assets and deferred inflows over liabilities and deferred outflows. The fourth graph shows Operating Results which include Operating Revenues, Expenses, and Income over the last 10 years. These have increased slightly over the last year. He presented graphs from the Local Government Commission. What was required this year as opposed to other years is the Local Government Commission requires auditors to calculate a certain ratio on your path and present those ratios to the Board in open session. They are more concerned with those entities that do not meet the thresholds and making sure that those Boards and Councils are made aware that their thresholds are not being met. The District has met all thresholds. The Quick Ratio-Sewer is current assets to current liabilities ratio and the District has a 19 in the current year which has increased from the prior year by 6.6. The Local Government Commission is looking for something greater than 1.0 so the District easily exceeded that amount. With sewer and water districts, those numbers are expected to be higher than 1.0 because you do have money saved to spend on future capital projects. The Operating Net Income (loss) excludes depreciation but adds in debt service principal. The number has to be greater than zero. The District has \$23 Million so you have easily

met that. The Unrestricted cash/Total expenses less depreciation but adding back in the debt service principal, needs to be greater than 16% (about 2 months reserve) and the District is at 270.76% so that has been met. The Audit Report must be submitted within 5 months from fiscal year end and the District's was submitted within 4 months. There must be an effective pre-audit process to avoid pervasive budget violations and the District had no budget violations. There were no statutory violations to report. There were no late debt service payments or debt covenant compliance issues. He stated that the District has good internal controls and full cooperation with management. He thanked Scott Powell and Cheryl Rice for all their work in getting this audit completed. This audit was performed virtually with the exception of one day. There were no questions.

Keith Betchel of St. Dunstan's Circle called to express his appreciation for an all-around job well done. He commended Mike Pressley, MSD's inspector, for great communication, particularly in coordinating the traffic during the shutdown. Mr. Betchel also complimented the Contractor, Terry Brothers, for their efficiency on such a deep sewer replacement job.

Mr. Hartye reported that the Planning Committee will meet at 10 am on December 17, 2021, to consider the Collection System Master Plan Addendum for the Henderson County portion of the system along with a developer appeal to the District's Policy concerning allowance of private pump stations.

Mr. Hartye reported that the next regular Board Meeting will be held on January 19, 2022 at 2 pm. The next Right of Way Committee meeting will be held on January 26, 2022 at 9 am.

**8. Consolidated Motion Agenda:**

**a. Consideration of Annual Meeting Dates – FY2022:**

Mr. Hartye reported that attached are the annual meeting dates for the regular Board Meetings.

**b. Consideration of Budget Calendar FY 2022-2023:**

Mr. Hartye reported that attached is the Budget Calendar. This calendar lays out the Committee Meetings that are typically held as part of the Budget Process.

**c. Consideration of Bids – Christian Creek Interceptor:**

Mr. Hartye reported that this project is located in East Asheville, adjacent to Porter's Cove Road. This line is in bad structural condition, experiencing multiple overflows in multiple locations. The project is comprised of approximately 12,263 LF of 8-inch, 12-inch, 16-inch and 18-inch DIP. Portions of the line within the NCDOT and Norfolk Southern Railroad Right-of-Ways will be installed by jack and bore. The contract was advertised and three bids were received on October 21, 2021 in the following amounts: Thomas Construction Company in the amount of \$12,774,865.00; Cleary Construction Company in the amount of \$7,238,851.00; and Buckeye Bridge, LLC in the

amount of \$5,938,455.00. The apparent low bidder is Buckeye Bridge LLC with a bid amount of \$5,938,455.00. Buckeye Bridge has extensive experience with District rehabilitation projects and their performance/work quality has remained excellent. The combined FY22 and FY23 Construction Budgets for this project total approximately \$5.8 Million. The FY22 Construction Budget is \$3,883,000.00. Sufficient funds exist in the CIP Contingency. Staff recommends award of this contract to Buckeye Bridge, LLC in the amount of \$5,938,455.00, subject to review and approval by District Counsel.

**d. Consideration of Bids – Incinerator Ash Lagoon Restoration:**

Mr. Hartye reported that this project is located at the District's French Broad River Water Reclamation Facility (WRF). Ash from the fluidized bed incinerator is pumped to and stored in a 9-acre pond located at the WRF site. This project will remove vegetation and regain volume for the lagoon's intended purpose. Due to the amount of debris anticipated and lack of space for dewatering, the project was broken into three phases. The contract was advertised and one informal bid was received on November 18, 2021 as follows: Chonzie Inc. in the amount of \$307,651.50. The project was over the engineer's estimate so MSD Staff negotiated with the contractor and agreed upon a reduced bid amount of \$232,800.00. The contractor submitted a revised Bid Form which is attached. Chonzie Inc. has extensive experience with District in-house repair projects and their performance/work quality has been excellent. The FY21-22 Construction Budget for this project is \$720,000.00. Staff recommends award of this phase of the contract to Chonzie Inc. in the amount of \$232,800.00, subject to review and approval by District Counsel.

**e. Consideration of Developer Constructed Sewer Systems – 262 Flat Creek Road; Gudger Road; Haakon Industries; Rustling Pines Trail; Beaucatcher Knoll (Reservoir Road); Mountain Song Subdivision:**

Mr. Hartye reported that the 262 Flat Creek Road Project is located in the Town of Black Mountain and included extending approximately 286 linear feet of 8-inch public gravity sewer to serve the 3-unit residential development.

Mr. Hartye reported that the Gudger Road project is located in the City of Asheville and included extending approximately 90 linear feet of 8-inch public gravity sewer to serve the 6-unit residential development.

Mr. Hartye reported that the Haakon Industries Project is located off Sand Hill Road in the City of Asheville and included extending approximately 235 linear feet of 8-inch public gravity sewer to serve the new manufacturing facility.

Mr. Hartye reported that the Rustling Pine Trails project is located off Lakey Gap Road in the Town of Black Mountain and included extending approximately 550 linear feet of 8-inch public gravity sewer to serve the 7-unit residential development.

Mr. Hartye reported that the Beaucatcher Knoll Project is located along Reservoir Road in the City of Asheville. The project included extending

approximately 118 linear feet of 8-inch public gravity sewer to serve the 3-unit residential development.

Mr. Hartye reported that the Mountain Song Subdivision project is located along Riverview Drive in the City of Asheville and included extending approximately 260 linear feet of 8-inch public gravity sewer to serve the 5-unit residential development.

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

**f. First Quarter Budget to Actual Review – FY 22:**

Mr. Powell reported that Page 36 presents the District's First Quarter Budget to Actual Revenue and Expenditure Report. Domestic User Fees and Industrial User Fees are at budgeted expectations. Facility and Tap Fees are above budgeted expectations due to receiving revenue from various developers. Interest and miscellaneous income are below budgeted expectations. Actual short-term rates are lower than anticipated for the fiscal year. O&M Expenditures are at 30.5% of budget. They include encumbered amounts which have elevated the budget to actual above 25%. These encumbered amounts will be spent throughout the remaining fiscal year. Bond Principal and Interest Expenditures are reflected at 25%. This will aid the user to properly assess debt service commitments on a budgetary perspective. Actual amount spent as of the end of the first quarter is 1.5%. This is due to the timing of the District's debt service payments which are in December and July. Amounts budgeted for capital equipment and capital projects are rarely expended proportionately throughout the year.

**g. Presentation of Audit and Annual Report – FY 2021:**

Mr. Powell reported that Domestic User Fees and Industrial User Fees are above budgeted expectations due to a conservative approach to budgeting revenues during the COVID pandemic. Facility and Tap Fees are above budgeted expectations due to receiving revenue from various developers. O&M Expenditures are at 89.6% of budget. This was due to energy cost deference from the Hydro Facility as well as the COVID pandemic having an impact on health expenditures and other operational expenditures. Capital Expenditures were less than amended budget due to two project delays as well as a budget amendment pertaining to the plant fire. The amended budget was reflecting monies to be spent to replace what was destroyed in the plant fire which is going to happen in this fiscal year instead of last fiscal year.

**h. Cash Commitment Investment Report – Month ended October, 2021:**

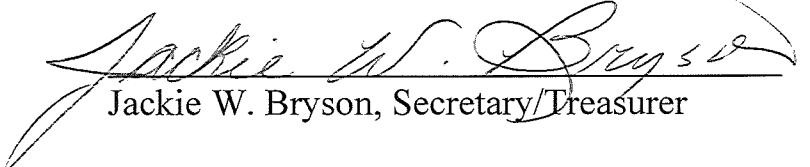
Mr. Powell reported that Page 45 presents the makeup of the District's Investment Portfolio. There has been no change in the makeup of the portfolio from the prior month. Page 46 presents the MSD Investment Manager's report as of the month of October. The weighted average maturity of the investment portfolio is 45 days and the yield to maturity is 0.04%. Page 47 presents the

District's Analysis of Cash Receipts. Domestic and Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Facility and Tap Fees are above budgeted expectations due to receiving revenue from various developers. Page 48 presents the District's Analysis of Expenditures. O&M, Debt Service, and Capital Project expenditures are considered reasonable based on historical trends and timing of cash expenditures. Page 49 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of November, both issues have saved the District rate payers approximately \$6.5 million in debt service since April, 2008.

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

9. **Old Business:** None.
10. **New Business:** None.
11. **Adjournment:**

With no further business, Mr. VeHaun called for adjournment at approximately 2:34 pm.

  
Jackie W. Bryson, Secretary/Treasurer



# Metropolitan Sewerage District

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OF BUNCOMBE COUNTY, NORTH CAROLINA

MSD BOARD  
MEETING NOTICE  
December 15, 2021 @ 2:00 PM

You may join meeting by dialing in:

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

**Access Code: 135-952-837**

*~Protecting Our Natural Resources~*

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

### AGENDA FOR 12/15/2021

✓	Agenda Item	Presenter	Time	
	Call to Order and Roll Call	VeHaun	2:00	
	01. Inquiry as to Conflict of Interest	VeHaun	2:05	
	02. <a href="#">Approval of Minutes of the October 20, 2021 Board Meeting</a>	VeHaun	2:10	
	03. Discussion and Adjustment of Agenda	VeHaun	2:15	
	04. Introduction of Guests	VeHaun	2:20	
	05. Informal Discussion and Public Comment	VeHaun	2:25	
	06. <a href="#">Report of General Manager</a>	Hartye	2:30	
	08. Consolidated Motion Agenda	Hartye	2:40	
	a. <a href="#">Consideration of Annual Meeting Dates FY2022</a>	Hartye		
	b. <a href="#">Consideration of Budget Calendar FY 2022-2023</a>	Hartye		
	c. Consideration of Bids – <a href="#">Christian Creek Interceptor</a>	Hartye		
	d. Consideration of Bids - <a href="#">Incinerator Ash Lagoon Restoration</a>	Hartye		
	e. Consideration of Developer Constructed Sewer Systems – <a href="#">262 Flat Creek Road</a> ; <a href="#">Gudger Road</a> ; <a href="#">Haakon Industries</a> ; <a href="#">Rustling Pines Trail</a> ; <a href="#">Beaucatcher Knoll (Reservoir Road)</a> ; <a href="#">Mountain Song Subdivision</a>	Hartye		
	f. <a href="#">First Quarter Budget to Actual Review – FY22</a>	Powell		
	g. <a href="#">Presentation of Audit and Annual Report – FY 2021</a>	Powell		
	h. <a href="#">Cash Commitment/Investment Report – Month ended October, 2021</a>	Powell		
	09. Old Business	VeHaun	2:50	
	10. New Business:	VeHaun	2:55	
	11. Adjournment: (Next Meeting 1/19/22)	VeHaun	3:00	
	<a href="#">STATUS REPORTS</a>			



**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 17<sup>th</sup> 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 residential. 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.

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Jackie W. Bryson, Secretary/Treasurer



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: December 10, 2021  
SUBJECT: Report from the General Manager

- Fiscal Year 2021 Audit

Daniel Gougherty from Cherry Bakaert, the Districts' Auditor, will be present to give a report on the Fiscal Year 2019 Audit. The full Comprehensive Annual Financial Report for FY 2021, which includes the Auditors report can be accessed with the following link: <http://www.msdbc.org/documents/annualreports/FY2021.pdf>  
Scott Powell will go over the document as a part of the Consolidated motion agenda.

- Kudos

Keith Betchel of St. Dunstons Circle called to express his appreciation for an all-around job well done. He commended Mike Pressley, the MSD inspector, for great communication with the neighborhood and in coordinating the traffic during the shutdown. He also complimented the contractor, Terry Bros. for their efficiency on such a deep sewer replacement job.

- Planning Committee Meeting

The Planning Committee will meet at 10 am on December 17<sup>th</sup> to consider the Collection System Master Plan addendum for the Henderson County portion of the system along with a developer appeal to the District's policy concerning allowance of private pump stations.

- Board/Committee Meetings/Events

The Planning Committee will meet December 17<sup>th</sup> at 10 am. The next Regular Board Meeting will be held on January 19<sup>th</sup> at 2 pm. The next Right of Way Committee meeting will be held on January 26<sup>th</sup> at 9am.

**METROPOLITAN SEWERAGE DISTRICT  
ANNUAL MEETING DATES  
2022**

**BOARD MEETINGS – 2:00 PM**

January 19

February 16

March 16

April 20

May 18

June 15

July 20

August 17

September 21

October 19

November 16

December 21

**COMMITTEE MEETINGS - (See Budget Calendar)**

Planning Committee - As needed by notice.

Right of Way Committee - 4th Wednesday of each month at 9 a.m. No meeting in December.

Personnel Committee - As needed by notice. (See Budget Calendar)

Finance Committee - As needed by notice (See Budget Calendar)

CIP Committee - Annual – (See Budget Calendar)

# Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

**Meeting Date:** December 15, 2021

**Submitted By:** Thomas E. Hartye, PE., General Manager

**Prepared By:** W. Scott Powell, CLGFO Director of Finance

**Subject:** Adoption of Budget Calendar – FY2022-2023

## **Background**

The District's budget process must satisfy requirements in the North Carolina General Statutes as well as the 1999 Amended and Restated Bond Order. NC statutes require an annual balanced budget ordinance based upon expected revenues, along with a budget message to be presented to the governing board no later than June 1. Thereafter, the budget must be adopted no earlier than 10 days after the budget is first presented to the Board and not later than July 1. The Bond Order calls for the budget to be adopted by the Board on or before June 15.

## **Discussion**

The attached budget calendar is designed to allow for input by all stakeholders into a systematic and deliberate process. Time between committee and board meetings has been scheduled to prepare and distribute agenda items, including preparation time for any revisions requested to be presented at a subsequent meeting.

The **Finance Committee** meeting to discuss the proposed budget is scheduled for **May 3** with the expectation that fairly firm estimates on health and other insurance renewal care costs will be available by the middle of April.

This calendar is a guide and committee meetings may be added and/or rescheduled as necessary to accommodate the **Preliminary Budget** being presented on **May 18** and the **Final Budget** being adopted on **June 15**.

## **Fiscal Impact**

None.

## **Staff Recommendation**

Approval of the proposed Budget Calendar.

### **Action Taken**

Motion by:

Second by:

Other:

Follow-up required:

Person responsible:

to

Approve

Table

Disapprove

Send to Committee

Deadline:



# Budget Calendar FY 2023

April						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

DATE	TIME	SUBJECT
April 26	9:00 a.m.	<b>Personnel Committee Meeting</b>
		<ul style="list-style-type: none"> <li>Cost of Living &amp; Merit Pay</li> <li>Benefit Allocations</li> </ul>
April 28	8:30 a.m.	<b>CIP Committee Meeting</b>
		<ul style="list-style-type: none"> <li>Update of Ten-Year Capital Improvement Program</li> <li>Update Construction Program Financing</li> <li>2022-2023 Construction Fund Budget</li> </ul>
May 3	9:00 a.m.	<b>Finance Committee Meeting</b>
		<ul style="list-style-type: none"> <li>Nine Month Revenue &amp; Expenditure Report</li> <li>Self-Funded Medical &amp; Dental Program</li> <li>Proposed FY2023 Construction Fund Budget</li> <li>Proposed FY2023 Operating Budget &amp; Sewer Rates</li> </ul>
May 18	2:00 p.m.	<b>Board Meeting</b>
		<ul style="list-style-type: none"> <li>Preliminary FY2023 Budgets &amp; Sewer Rates</li> </ul>
June 15	2:00 p.m.	<b>Board Meeting</b>
		<ul style="list-style-type: none"> <li>Public Hearing</li> <li>Adoption of FY2023 Budgets &amp; Sewer Rates</li> </ul>
July 1		<b>Start of Fiscal Year 2022-2023</b>

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

BOARD MEETING DATE: December 15, 2021

**SUBMITTED BY:** Tom Hartye, P.E. - General Manager  
**REVIEWED BY:** Scott Powell, CLGFO - Finance Director  
Billy Clarke, Esq. - District Counsel  
**PREPARED BY:** Hunter Carson, P.E. - Assistant Director of Engineering

**SUBJECT:** Consideration of Bids: Christian Creek Interceptor Sanitary Sewer Rehabilitation Project, MSD Project No. 2011110

**BACKGROUND:** This project is located in East Asheville, adjacent to Porters Cove Road (I-40 Exit 55). It consists of replacing problematic eight-inch clay lines which are in poor structural condition and are undersized. The interceptor has experienced SSOs and manhole overflows at multiple locations.

The project is comprised of approximately 12,263 LF of 8-inch, 12-inch, 16-inch, and 18-inch DIP. Portions of the line within NCDOT and Norfolk Southern Railroad ROWs will be installed by jack & bore.

The contract was advertised and three bids were received on October 21, 2021 in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Thomas Construction Co.	\$12,774,865.00
2) Cleary Construction Co.	\$7,238,851.00
<b>3) Buckeye Bridge, LLC</b>	<b>\$5,938,455.00</b>

The apparent low bidder is Buckeye Bridge, LLC with a bid amount of \$5,938,455.00. Buckeye Bridge has extensive experience with District rehabilitation projects, and their performance/work quality has remained excellent to date.

**FISCAL IMPACT:** The combined FY22 and FY23 Construction Budgets for this project total \$5,825,570.00. The FY22 Construction Budget is \$3,883,000.00. Sufficient funds exist in the CIP contingency, and the FY23 will be adjusted in the upcoming CIP budget cycle..

**STAFF RECOMMENDATION:** Staff recommends award of this contract to Buckeye Bridge, LLC in the amount of \$5,938,455.00, subject to review and approval by District Counsel.

**CHRISTIAN CREEK INTERCEPTOR  
SANITARY SEWER REHABILITATION  
CAPITAL PROJECT ORDINANCE**

**BE IT ORDAINED** by the Board of the Metropolitan Sewerage District of Buncombe County, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Christian Creek Interceptor Sanitary Sewer Rehabilitation Capital Project Ordinance is hereby adopted:

Section 1. The project authorized is the Christian Creek Interceptor Sanitary Sewer Rehabilitation to be financed in whole or in part by appropriated net position.

Section 2. The following amounts are appropriated for the project:

<b>Capital Expenditures</b>	<b><u>\$ 5,938,455.00</u></b>
-----------------------------	-------------------------------

Section 3. The following revenues are anticipated to be available to provide for these expenditures:

<b>Transfer from General Fund</b>	<b><u>\$ 5,938,455.00</u></b>
-----------------------------------	-------------------------------

Section 4. The Finance Officer is hereby directed to maintain within the Construction Fund sufficient specified detailed accounting records to satisfy all financial reporting requirements.

Section 5. Funds may be advanced from the Operations and Maintenance fund if necessary for the purpose of making payments as due.

Section 6. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 7. Copies of this Weaverville Pump Station Replacement - Design Contract Project Ordinance shall be furnished to the Secretary of the Governing Board, and to the Finance Officer for direction carrying out this project.

**ADOPTED** this Fifteenth day of December, 2021.

**ATTEST: BOARD OF THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE  
COUNTY, NORTH CAROLINA**

\_\_\_\_\_  
M. Jerry VeHaun, Chairman

\_\_\_\_\_  
Jackie W. Bryson, Secretary/Treasurer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
William Clarke, Legal Counsel  
Metropolitan Sewerage District  
of Buncombe County, NC

*METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA*

**Christian Creek Interceptor Sewer Rehabilitation**

**Project No. 2011110**

**BID TABULATION**

**October 21, 2021**

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Thomas Construction Company Johnson City, TN	5%	1	Yes	\$12,774,865.00
Cleary Construction, Inc. Tompkinsville, KY	5%	1	Yes	\$7,238,851.00
Buckeye Bridge, LLC Canton, NC	5%	1	Yes	\$5,938,455.00

**APPARENT LOW BIDDER**



William Hunter Carson, 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 21st day of October, 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:** Tom Hartye, General Manager  
**FROM:** Hunter Carson, Asst. Director of Engineering  
**DATE:** November 8, 2021  
**RE:** **Christian Creek Interceptor** Sanitary Sewer Rehabilitation project  
MSD Project No. 2011110

The Christian Creek Interceptor Sanitary Sewer Rehabilitation project is located in East Asheville between Porters Cove Rd. (I-40 Exit 55) and Buckeye Cove Rd. It includes replacement of approximately 12,263 linear feet of existing 8-inch VCP with new 8-inch, 12-inch, 16-inch and 18-inch DIP. Approximately 1,378 linear feet of the project will be installed via jack and bore underneath NCDOT roads and Norfolk Southern railway.

The interceptor is believed to have been installed in the 1920s and is in poor structural condition. The existing line is undersized for current and future flow and does not meet MSD or NCDEQ standards for pipe sizing. Inadequate capacity and structural defects have led to numerous SSOs and manhole overflows over the past 15 yrs. This project's pipe rating value is relatively low at 24; however, this is due to the overall length of the project. The Pipe Rating program scores projects higher as the concentration of overflows and structural defects increases. The Christian Creek Interceptor has a history of problems but the project length essentially "dilutes" the project rating. It is also important to note that the Pipe Rating program does not account for inadequate pipe capacity which is another primary driver for the Christian Creek project.

On Thursday, October 21, 2021, three (3) sealed bids were received at 2:00pm and bid results were read aloud. Results were as follows:

<u>Contractor</u>	<u>Bid Amount</u>
1) Thomas Construction Company	\$12,774,865.00
2) Cleary Construction Company	\$7,238,851.00
<b>3) Buckeye Bridge, LLC</b>	<b>\$5,938,455.00</b>

The apparent low bidder is Buckeye Bridge, LLC with a bid amount of \$5,938,455.00. The FY21/22 construction budget for this project is \$5,825,570.00. Since the bid was \$112,885.00 (or 1.9%) over budget, District staff contacted Buckeye Bridge, LLC and inquired about ways of reducing the bid price. Reductions in scope are very difficult on linear projects, so no savings were identified. Also, due to current market volatility, the Contractor was not willing to reduce material unit prices.

Buckeye Bridge, LLC has an extensive history completing District rehabilitation and replacement projects with good workmanship and quality.

Staff recommends award of this contract to Buckeye Bridge, LLC contingent upon review and approval by District legal counsel.

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

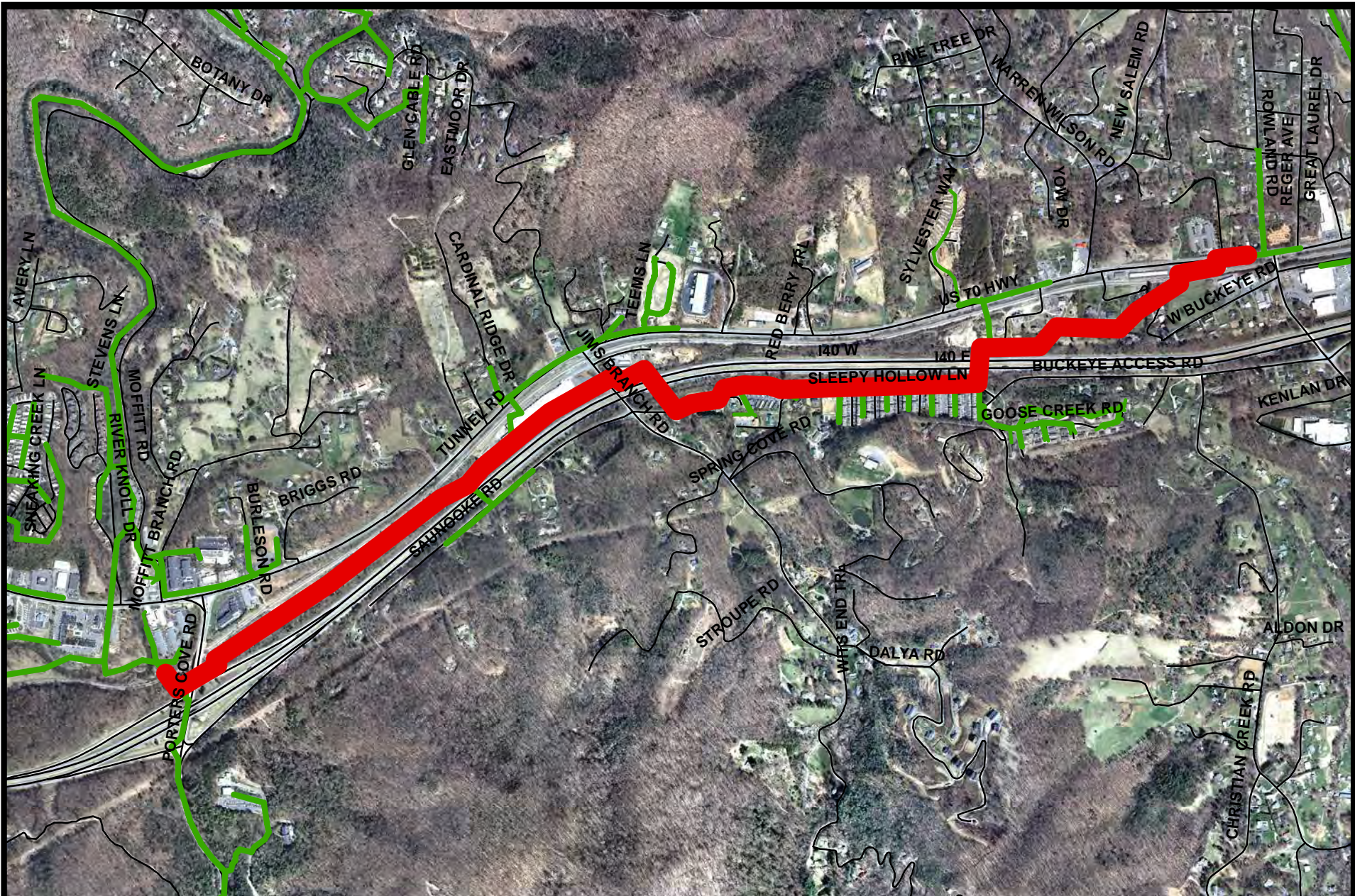
**BUDGET DATA SHEET - FY 2021 - 2022**

<b>PROJECT:</b>	<b>Christian Creek Interceptor</b>	<b>LOCATION:</b>	<b>Buncombe County</b>
<b>TYPE:</b>	<b>Interceptor</b>	<b>PIPE RATING:</b>	<b>24</b>
<b>PROJECT NO.</b>	<b>2011110</b>	<b>TOTAL LF:</b>	<b>12,226</b>
<b>PROJECT BUDGET:</b>	<b>\$6,247,462.00</b>	<b>PROJECT ORIGIN:</b>	<b>SSO's, Line Condition, Undersized</b>

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	\$30,079.00	\$30,079.00		
55330 - DESIGN				
55340 - PERMITS	\$58,660.00	\$17,660.00	\$41,000.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$27,115.00	\$27,115.00		
55370 - LEGAL FEES	\$46,038.00	\$46,038.00		
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$150,000.00	\$106,885.00	\$43,115.00	
55400 - APPRAISAL	\$10,000.00	\$3,000.00	\$7,000.00	
55410 - CONDEMNATION	\$60,000.00	\$47,636.00	\$12,364.00	
55420 - CONSTRUCTION	\$5,825,570.00	\$570.00		\$3,883,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$9,000.00			\$6,000.00
55450 - SURVEY - ASBUILT	\$31,000.00			
<b>TOTAL AMOUNT</b>	<b>\$6,247,462.00</b>	<b>\$278,983.00</b>	<b>\$103,479.00</b>	<b>\$3,889,000.00</b>

<b>ENGINEER:</b>	MSD	HC	<b>ESTIMATED BUDGETS - FY 23 - 31</b>	
<b>R.O.W. ACQUISITION:</b>	MSD	# PLATS: [ 27 ]	FY 22-23	\$1,976,000.00
<b>CONTRACTOR:</b>			FY 23-24	\$0.00
<b>CONSTRUCTION ADM:</b>	MSD		FY 24-25	\$0.00
<b>INSPECTION:</b>	MSD		FY 25-26	\$0.00
			FY 26-27	\$0.00
			FY 27-28	\$0.00
			FY 28-29	\$0.00
			FY 29-30	\$0.00
			FY 30-31	\$0.00
<b>SPECIAL PROJECT NOTES:</b>	8200 LF in FY 20/21; 4026 LF in FY21/22			

**PROJECT DESCRIPTION:** This project is located along Christian Creek, between US 70 Hwy and I-40, east of Asheville. The project includes the replacement of approximately 12,226 LF of existing 8-inch VCP sewer pipe with new 8-inch, 12-inch, and 16-inch DIP. The existing lines serve a large collection area and are undersized. Additionally, they are in poor structural condition and have experienced multiple SSO's.



**Christian Creek Interceptor  
Project No. 2011110**



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

NOT TO SCALE

**Budget Map**



**Metropolitan Sewerage District of Buncombe County  
BOARD ACTION ITEM**

**BOARD MEETING DATE:** December 15, 2021

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

**PREPARED BY:** Hunter Carson, P.E. - Assistant Director of Engineering  
Tim Hensley, E.I. - Project Manager

**SUBJECT:** Consideration of Bids: Incinerator Ash Lagoon Restoration – Phase 1, MSD Project No. 2021015

**BACKGROUND:** This project is located at the District's French Broad River Water Reclamation Facility. Ash from the fluidized bed incinerator is pumped to and stored in a 9-acre pond located at the WRF site. The pond was constructed in the 1960s and is original to the treatment plant.

Over time, a significant amount of vegetation (grasses and small trees) has accumulated on the surface of the pond and consumes storage volume. This project will remove the vegetation and regain volume for the lagoon's intended purpose. Due to the amount of debris anticipated and lack of space for dewatering, this project was broken into three phases.

The contract was advertised and one bid was received on November 18, 2021 in the following amount. Informal bidding does not require a minimum of three bids.

<u>Contractor</u>	<u>Bid</u>
1) Chonzie Inc.	<b>\$307,651.50</b>

The sole bidder is Chonzie Inc. with a bid amount of \$307,651.50. This project was budgeted for restoration of the entire lagoon but was later split into three phases, each estimated at \$240,000.00. The project was over the engineer's estimate so MSD staff negotiated with the contractor and agreed upon a reduced bid amount of \$232,800.00. The contractor submitted a revised Bid Form which is attached. Chonzie Inc. has extensive experience with District in-house repair projects, and their performance/work quality has been excellent.

**FISCAL IMPACT:** The FY21-22 construction budget for this project is \$720,000.00.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to Chonzie Inc. in the amount of **\$232,800.00**, subject to review and approval by District Counsel.

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

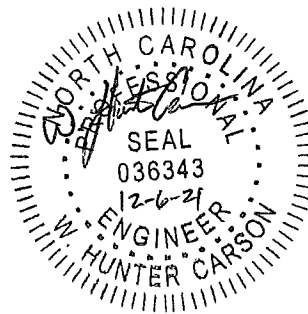
WRF - Incinerator Ash Lagoon Restoration - Phase I  
Project No. 2021015

BID TABULATION  
November 18, 2021

BIDDER	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Chonzie, Inc. Fairview, NC	2	Yes	\$307,651.50



Hunter Carson, P.E.  
Project Engineer  
Metropolitan Sewerage District of  
Buncombe County, North Carolina



This is to certify that the bid tabulated herein was opened and read at 2:00 p.m. on the 18th day of November, 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.

Negotiated Reduced Bid Pricing - Dec. 2, 2021

SCHEDULE OF ESTIMATED QUANTITIES AND BID PRICES				
WATER RECLAMATION FACILITY INCINERATOR ASH LAGOON RESTORATION- PHASE I-PROJECT NO. 2021015				
METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY				
ITEM NO.	DESCRIPTION	QTY	UNITS	TOTAL
<b>BASE BID</b>				
1	INCINERATOR ASH LAGOON RESTORATION PHASE I	1	LS	\$ 232,800. <sup>00</sup>
<b>TOTAL BASE BID (ALTERNATE BID PRICE NOT INCLUDED)</b>				
<b>TOTAL WRITTEN BID PRICE</b> <u>Two hundred, thirty-two thousand, eight</u> <u>hundred dollars</u> and <u>0 zero</u> /100 dollars.				
<b>ALTERNATE: LAGOON RESTORATION BEYOND SCOPE OF PHASE I</b>				
1	ALTERNATE RESTORATION PER 50'X50' (2500SF) AREA (DON'T INCLUDE IN TOTAL WRITTEN BID PRICE)	1	EA	\$ 4,675. <sup>00</sup>

## Interoffice Memorandum

**TO:** Ed Bradford, P.E., Director of Engineering  
Hunter Carson, P.E., Assistant Director of Engineering

**FROM:** Tim Hensley, E.I., Project Manager

**DATE:** December 2, 2021

**RE:** Incinerator Ash Lagoon Restoration, Phase I, Project No. 2021015

The Incinerator Ash Lagoon is 8.82 acres and was constructed in the early 1960's. Since its original construction, treated/incinerated sludge has been placed inside the lagoon and over time has grown vegetation on its surface. Currently, willows, cattails, and other grass species have nearly covered the lagoon, diminishing storage volume available for the ash being pumped into the lagoon.

To restore the lagoon's full volume and effectiveness, the Incinerator Ash Lagoon Restoration project was created. The project was budgeted for restoration of the entire lagoon; however, after considering the amount of space required for temporary storage and dewatering, the project was split into three equal phases (each approximately 3 acres). Phase I is expected to begin in early 2022. Phase I was bid with a unit price add alternate to allow the District to continue work beyond the scope of Phase I based on satisfactory progress and available storage area. Woody debris (trees 4-inch diameter and greater) will be stored until the end of the job and chipped in place. Smaller debris will be dewatered, dried, and disposed of on site.

On Thursday, November 18, one sealed bid was received and opened publicly as follows:

<u>Contractor</u>	<u>Bid</u>
1) Chonzie Inc.	<b>\$307,651.50</b>

MSD's construction budget is \$720,000.00; however, since the work is being split into three equal phases, the construction estimate was \$240,000.00. Since the bid came in well over estimate, District staff negotiated with the contractor and agreed upon a reduced base bid price of \$232,800.00. The add alternate bid amount was also reduced from \$4,900.00 per 2,500 square foot to \$4,675.00 per 2,500 square foot.

Chonzie Inc has performed a significant amount of work for MSD System Services in the past and work quality has been excellent.

Staff recommends award of this contract for the negotiated amount of \$232,800.00 to Chonzie Inc, 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**

<b>PROJECT:</b>	Incinerator Ash Lagoon Restoration	<b>LOCATION:</b>	MSD-Treatment Plant
<b>TYPE:</b>	Treatment Plant	<b>PIPE RATING:</b>	N/A
<b>PROJECT NO.:</b>	2021015	<b>TOTAL LF:</b>	0
<b>PROJECT BUDGET:</b>	\$790,000.00	<b>PROJECT ORIGIN:</b>	Capacity/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				
55330 - DESIGN	\$20,000.00			
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$770,000.00			\$720,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
<b>TOTAL AMOUNT</b>	<b>\$790,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$720,000.00</b>

<b>ENGINEER:</b>	TBD	HC	<b>ESTIMATED BUDGETS - FY 23- 31</b>	
<b>R.O.W. ACQUISITION:</b>	N/A	# PLATS: [ 0 ]	<b>FY 22-23</b>	\$20,000.00
<b>CONTRACTOR:</b>			<b>FY 23-24</b>	\$50,000.00
<b>CONSTRUCTION ADM.:</b>	MSD		<b>FY 24-25</b>	\$0.00
<b>INSPECTION:</b>	MSD		<b>FY 25-26</b>	\$0.00
			<b>FY 26-27</b>	\$0.00
			<b>FY 27-28</b>	\$0.00
<b>PROJECT DESCRIPTION:</b> This project is for the restoration of the existing incinerator ash lagoon. The lagoon has approximately 9 acres of surface area and is overgrown with vegetation. The vegetation will be removed to increase lagoon capacity. Once complete, the overflow structure will be rehabilitated.			<b>FY 28-29</b>	\$0.00
			<b>FY 29-30</b>	\$0.00
			<b>FY 30-31</b>	\$0.00

**SPECIAL PROJECT NOTES:**



# Incinerator Ash Lagoon Restoration Project No. 2021015

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:** December 15, 2021

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

**REVIEWED BY:** Hunter Carson, P.E. – Assistant Engineering Director  
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 262 Flat Creek Road Sewer Extension, MSD Project No. 2018223

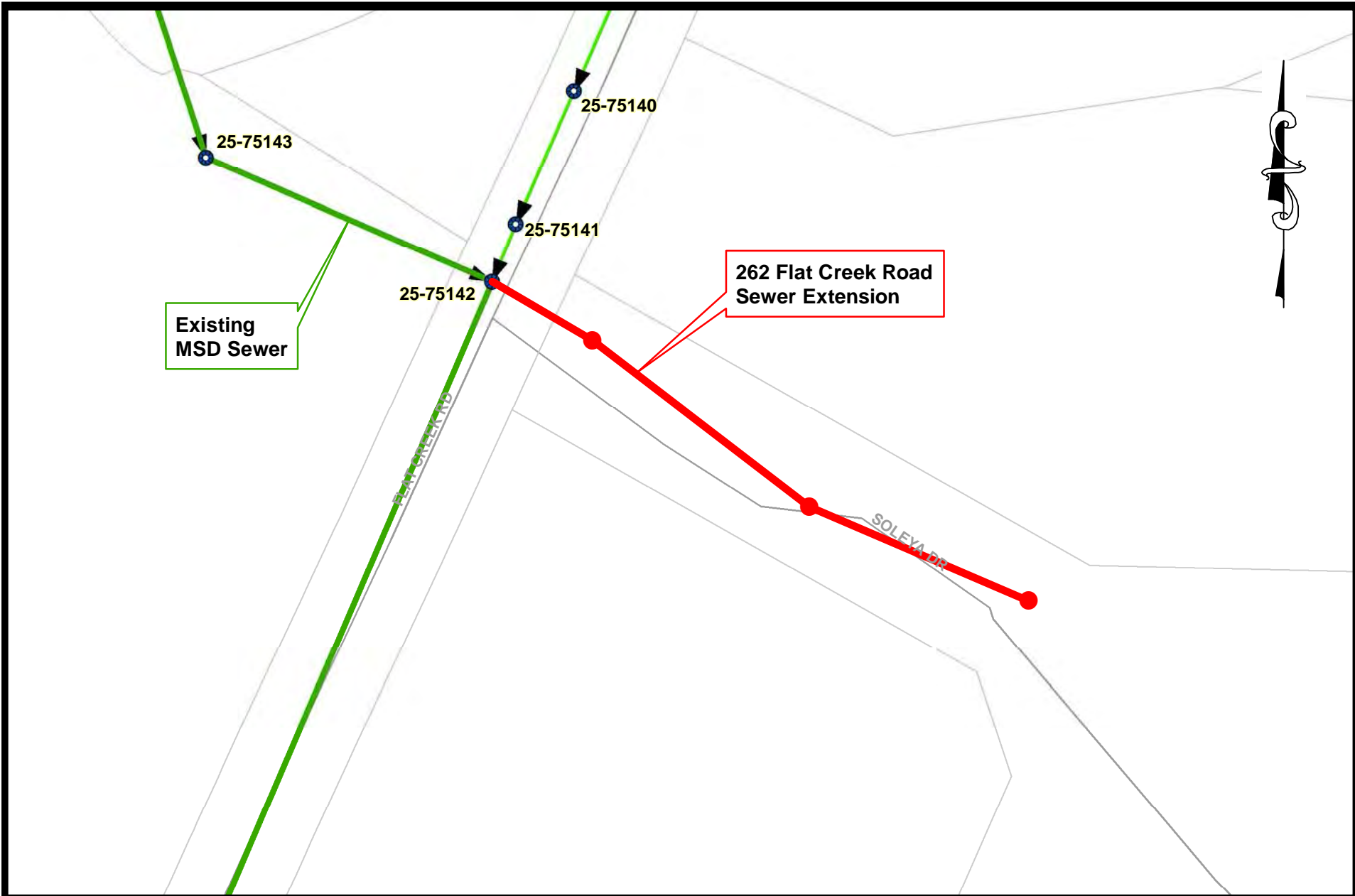
**BACKGROUND:** This project is located inside the District boundary along Flat Creek Road in the Town of Black Mountain. The developer of the project is Duane Honeycutt of Continuous Improvement Construction, LLC.

The project included extending approximately 286 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 1,500 GPD for the three (3) unit residential development. The estimated cost of the sewer construction is \$41,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**262 Flat Creek Road Sewer Extension  
MSD Project # 2018223**

Metropolitan Sewerage District of Buncombe County

12/02/2021



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** December 15, 2021

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

**REVIEWED BY:** Hunter Carson, P.E. – Assistant Engineering Director  
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 Gudger Road Sewer Extension, MSD Project No. 2017226

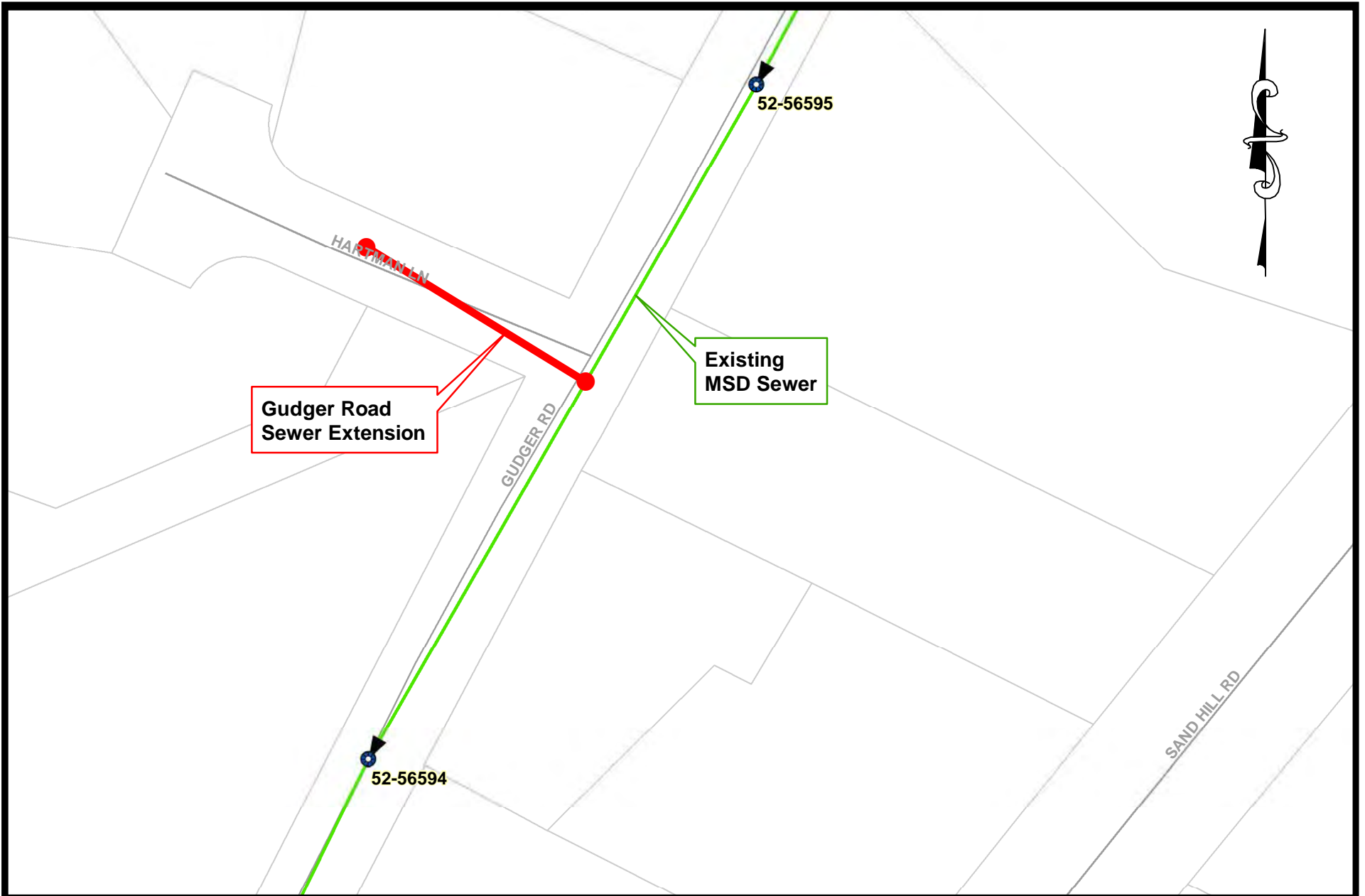
**BACKGROUND:** This project is located inside the District boundary along Gudger Road in the City of Asheville. The developer of the project is Ward Griffin of Gudger Group, LLC.

The project included extending approximately 90 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 1,800 GPD for the six (6) unit residential development. The estimated cost of the sewer construction is \$23,500.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

## Gudger Road Sewer Extension MSD Project # 2017226

Metropolitan Sewerage District of Buncombe County

12/02/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** December 15, 2021

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

**REVIEWED BY:** Hunter Carson, P.E. – Assistant Engineering Director  
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 Haakon Industries Sewer Extension, MSD Project No. 2020055

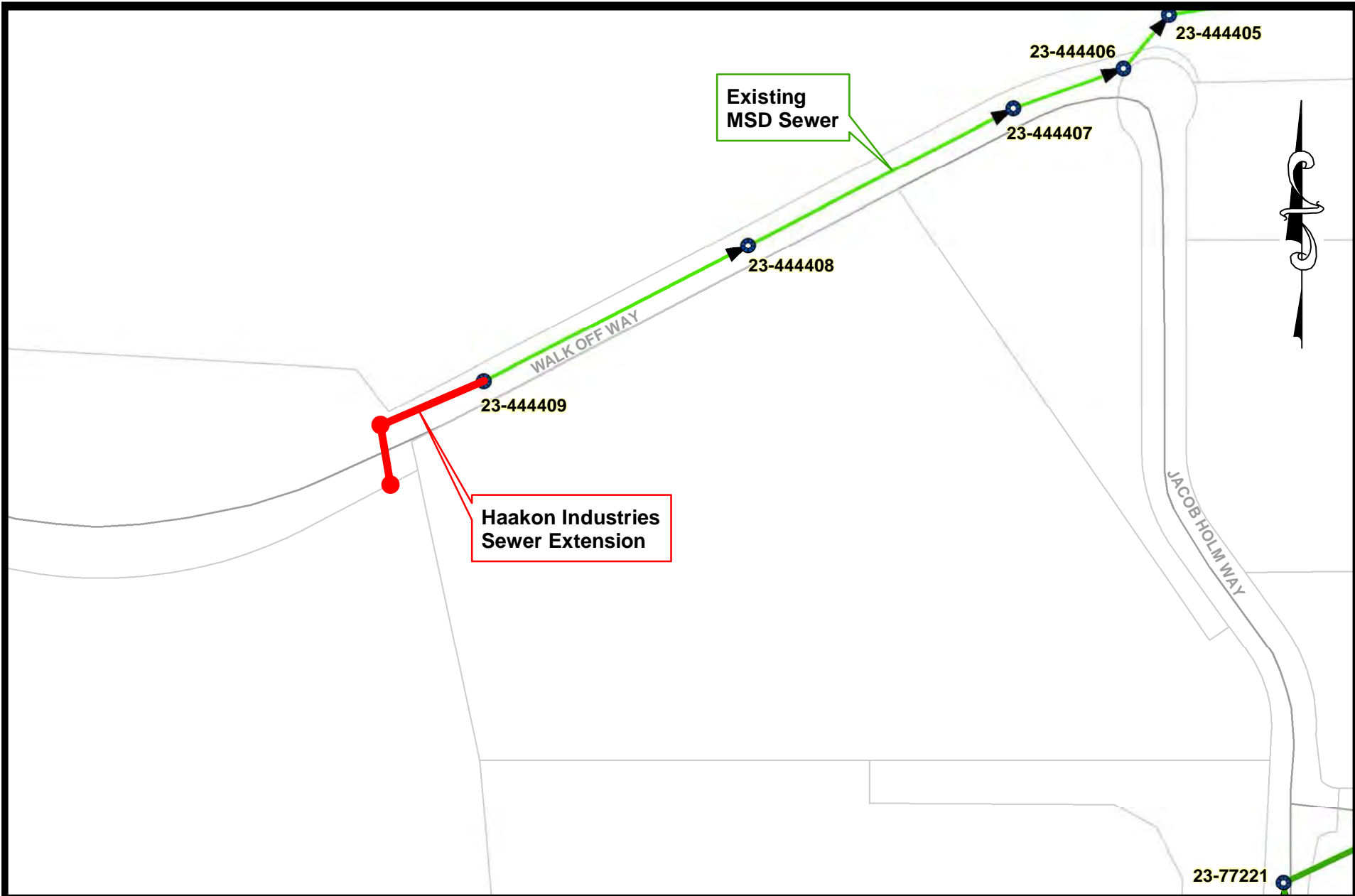
**BACKGROUND:** This project is located inside the District boundary off Sand Hill Road in the City of Asheville. The developer of the project is Desirae McGee of Haakon Industries, Inc.

The project included extending approximately 235 linear feet of 8-inch public gravity sewer to serve the Commercial/Industrial Development.

A wastewater allocation was issued in the amount of 5,000 GPD for the new manufacturing facility. The estimated cost of the sewer construction is \$66,353.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Haakon Industries Sewer Extension  
MSD Project # 2020055**

Metropolitan Sewerage District of Buncombe County

12/02/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** December 15, 2021

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

**REVIEWED BY:** Hunter Carson, P.E. – Assistant Engineering Director  
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 Rustling Pines Trail Sewer Extension, MSD Project No. 2007238

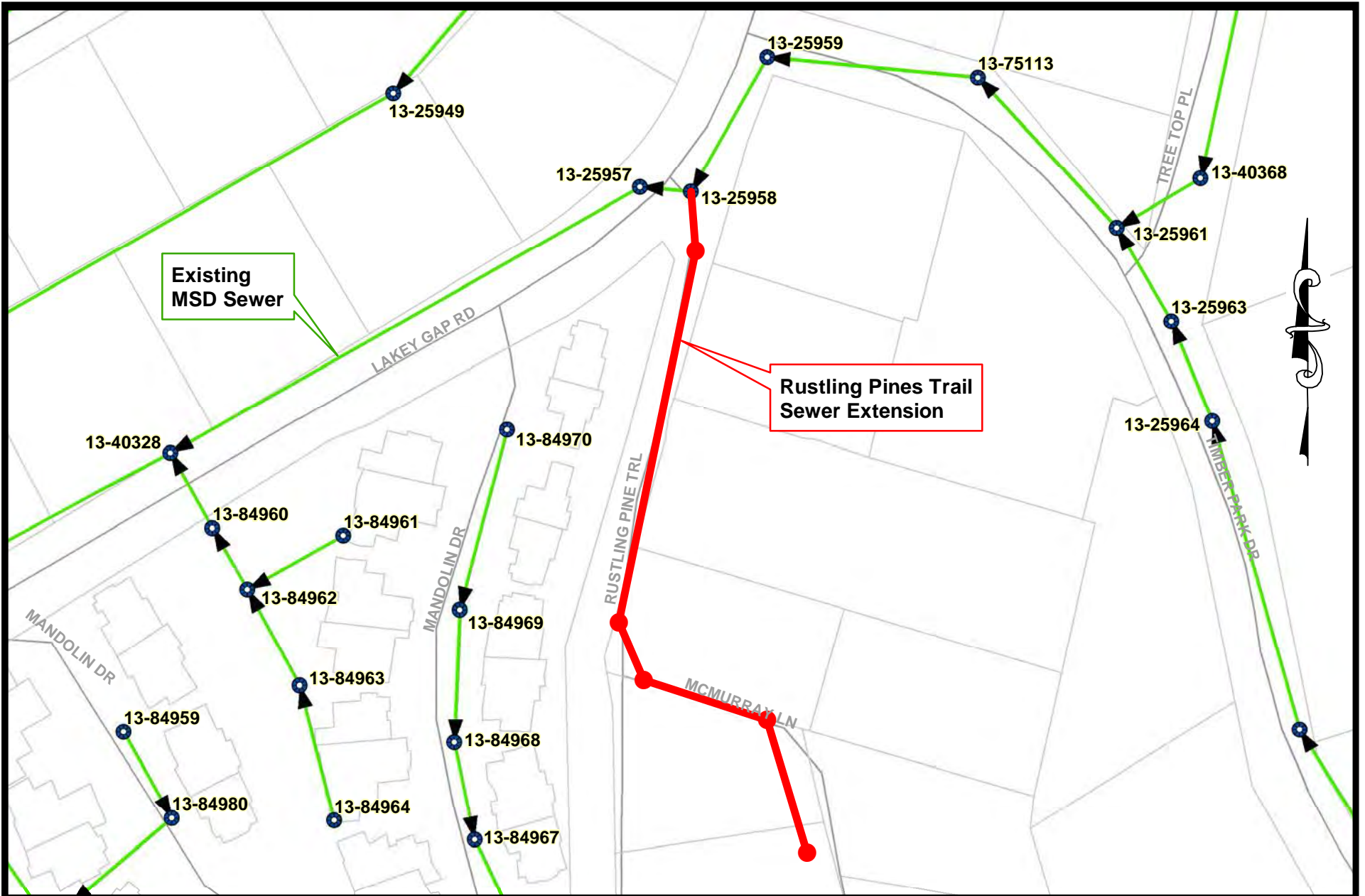
**BACKGROUND:** This project is located inside the District boundary off Lakey Gap Road in the Town of Black Mountain. The developer of the project was David Rand of H&R Living.

The project included extending approximately 550 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 2,100 GPD for the seven (7) unit residential development. The estimated cost of the sewer construction when it was installed in 2008 was \$44,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

## Rustling Pines Trail Sewer Extension MSD Project # 2007238

Metropolitan Sewerage District of Buncombe County

12/02/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** December 15, 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 Beaucatcher Knoll (Reservoir Road) Subdivision Sewer Extension, MSD Project No. 2021050

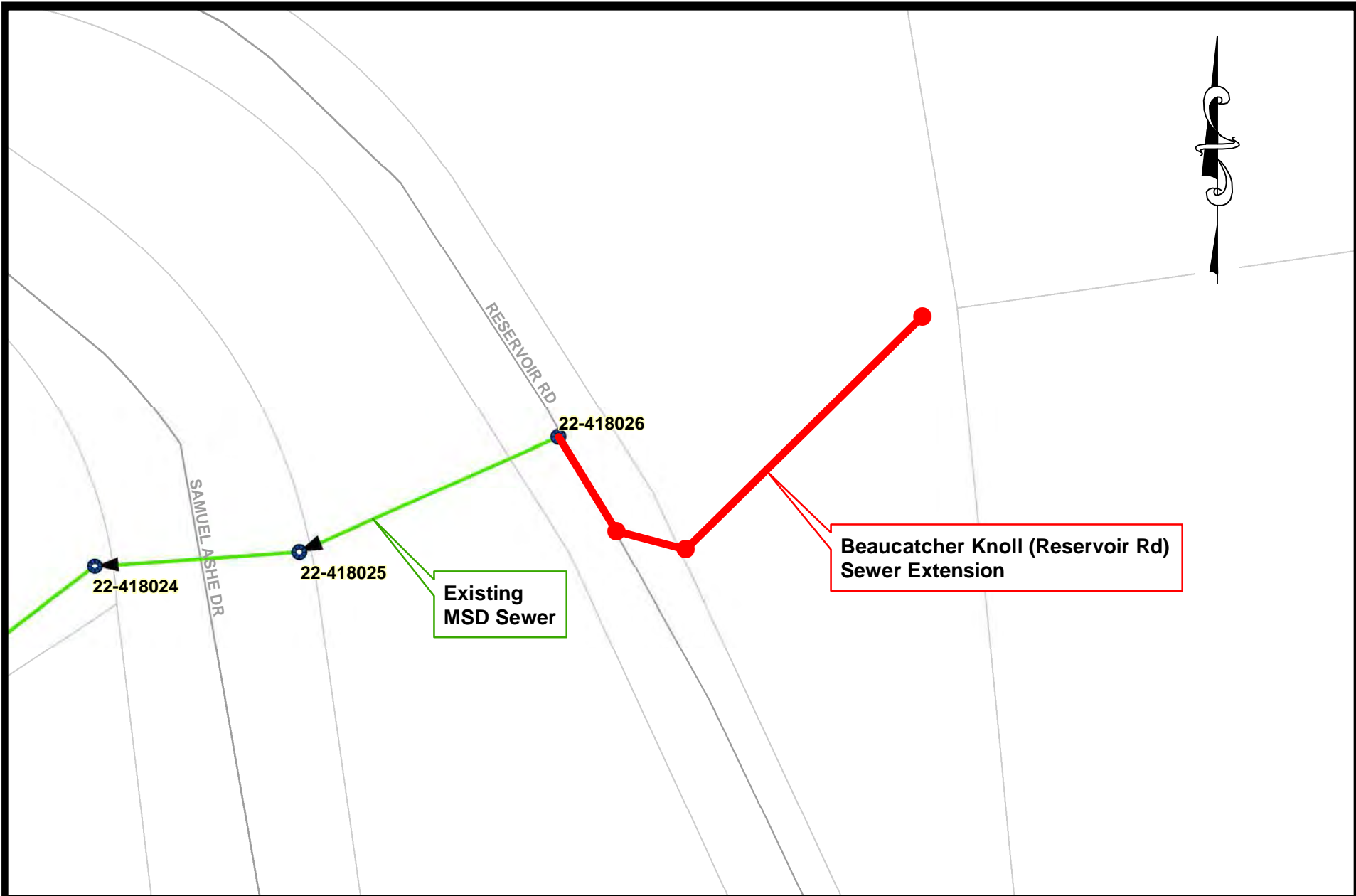
**BACKGROUND:** This project is located inside the District boundary along Reservoir Road in the City of Asheville. The developer of the project is Christopher Saxer of Beaucatcher Knoll Properties, LLC.

The project included extending approximately 118 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 1,200 GPD for the three (3) unit residential development. The estimated cost of the sewer construction is \$57,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

## Beaucatcher Knoll (Reservoir Rd) Sewer Extension MSD Project # 2021050

Metropolitan Sewerage District of Buncombe County

11/04/2021



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** December 15, 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 Mountain Song Subdivision Sewer Extension, MSD Project No. 2019065

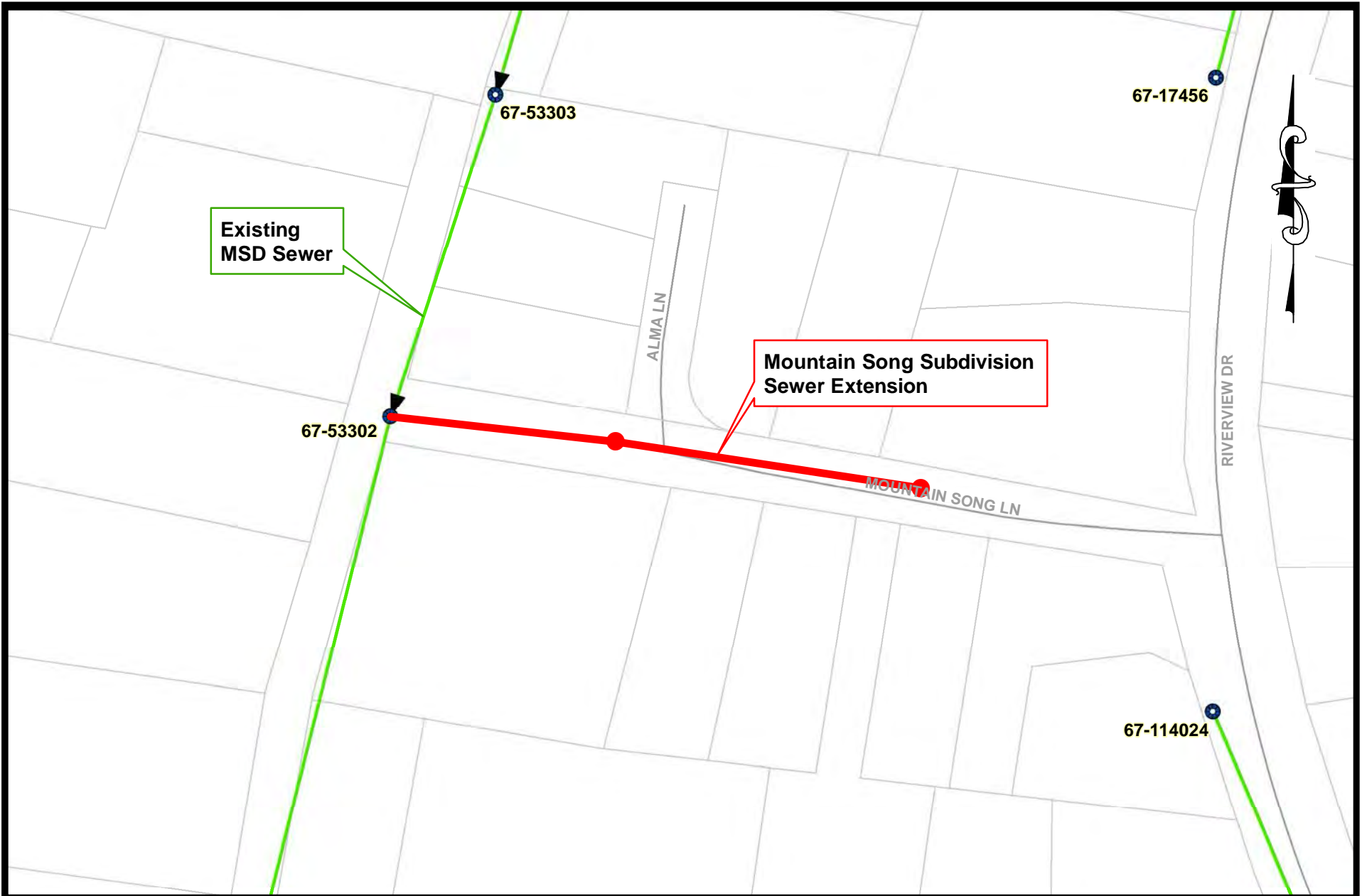
**BACKGROUND:** This project is located inside the District boundary off Riverview Drive in the City of Asheville. The developer of the project is Jim Demos.

The project included extending approximately 260 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 1,500 GPD for the five (5) unit residential development. The estimated cost of the sewer construction is \$55,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Mountain Song Subdivision Sewer Extension**  
**MSD Project # 2019065**  
Metropolitan Sewerage District of Buncombe County

11/04/2021

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

**Meeting Date:** December 15, 2021

**Submitted By:** Thomas E. Hartye, PE., General Manager

**Prepared By:** W. Scott Powell, CLGFO Director of Finance

**Subject:** First Quarter Budget to Actual Review – FY2022





### **Background**

At the end of each quarter, actual revenue and expenditure amounts are compared with the budget to evaluate performance. This information is based on cash revenues and invoices received prior to September 30, 2021 and may not include some accruals of revenue and expenditures.

### **Discussion**

There are several explanatory notes at the bottom of the attached Budget to Actual schedule.

Other considerations are as follows:

-  Domestic and Industrial Revenue are at budget expectations. Staff Monitors consumption trends as they have a direct effect on the District's current revenue projections.
-  Facility and Tap Fees are budgeted conservatively. The better than expected variance as of the end of the first quarter is due to receiving revenue from various development.
-  Interest and miscellaneous income are below budgeted expectations. Actual short-term interest rates are lower than anticipated for the fiscal year.
-  Rental income reflects are at budgeted expectations.

**Meeting Date:** December 15, 2021

**Subject:** First Quarter Budget to Actual Review – FY2022

**Page 2**

**Discussion** (continued)

- ✚ O&M expenditures are at 30% of budget. The expenditures include encumbered amounts, which has elevated the budget to actual ratio above 25%. The aforementioned encumbrances will be spent in future quarters.
  
- ✚ Bond principal and interest are reflected at 25%. This will aid the user to properly assess the District’s overall debt service commitments. Actual amount spent is 1.46%. The District is required to make semi-annual interest payments on December 1, 2021 and principal and semi-annual interest payments on July 1, 2022.
  
- ✚ Amounts budgeted for capital equipment and capital projects are rarely expended proportionately throughout the year and are expected to be fully spent prior to the end of the year.

**Staff Recommendation**

None - Information Only.

<u>Action Taken</u>			
Motion by:	to	<input type="checkbox"/> Approve	<input type="checkbox"/> Disapprove
Second by:		<input type="checkbox"/> Table	<input type="checkbox"/> Send to
Committee			
Other:			
Follow-up required:			
Person responsible:			Deadline:

# Metropolitan Sewerage District

## Budget to Actual Revenue and Expenditure Report

For the three months ended September 30, 2021

UNAUDITED--NON-GAAP

	Budget	Actual to Date	% Budget to Actual
<b>REVENUES</b>			
Domestic User Fees <sup>1</sup>	\$ 34,939,096	\$ 9,139,632	26.16%
Industrial User Fees	3,509,420	869,716	24.78%
Facility Fees <sup>2</sup>	2,000,000	1,095,700	54.78%
Tap Fees <sup>3</sup>	175,000	173,500	99.14%
Billing and Collection	952,783	234,973	24.66%
Interest and Misc. Income	468,475	69,727	14.88%
Employee Contribution to Health Ins.	393,600	85,978	21.84%
City of Asheville (Enka Bonds)	35,000	-	0.00%
Rental Income	71,641	15,477	21.60%
Use of (Contributions to) Available Funds <sup>4</sup>	<u>17,156,411</u>	<u>5,706,108</u>	33.26%
Total Revenues <sup>5</sup>	<u>\$ 59,701,426</u>	<u>\$ 17,390,811</u>	29.13%
<b>EXPENDITURES</b>			
Operations and Maintenance <sup>6</sup>	\$ 18,147,342	\$ 5,538,958	30.52%
Bond Principal and Interest <sup>7</sup>	9,823,943	2,455,986	25.00%
Capital Equipment (Other than O&M) <sup>6</sup>	1,107,609	562,382	50.77%
Capital Projects <sup>6</sup>	29,622,532	8,833,485	29.82%
Contingency	<u>1,000,000</u>	-	0.00%
Total Expenditures	<u>\$ 59,701,426</u>	<u>\$ 17,390,811</u>	29.13%

### Notes:

<sup>1</sup>Revenues are accounted for on the cash basis method

<sup>2</sup>Increase due to unanticipated revenue from various developments

<sup>3</sup>Increase in number of Taps requiring Pavement Disturbance

<sup>4</sup>Pay-as-go funds to be used for CIP

<sup>5</sup>Budget-to-Actual Ratio does not include use of available funds

<sup>6</sup>Includes encumbered amounts as well as actual insurance expenditures

<sup>7</sup>Bond principal and interest expenditures are reflected at 25%. Actual spent amount is 1.46%.

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**Meeting Date:** December 15, 2021  
**Submitted By:** Thomas E. Hartye, PE., General Manager  
**Prepared By:** W. Scott Powell, CLGFO, Director of Finance  
**Subject:** Presentation of Audit & Annual Report – Fiscal Year Ended June 30, 2021

### **Background**

Both North Carolina law and the Bond Order require an annual audit of the District's financial records. The District has incorporated the audited financial statements into a Comprehensive Annual Financial Report, which adds transmittal and statistical data to assist readers in analyzing the audited financial statements. The Annual Report is also used to satisfy continuing disclosures required by the Bond Order and other contractual agreements.

### **Discussion**

The auditors' unmodified (commonly called "clean") opinion is the first document behind the "Financial Section" tab.

Included with the Annual Report is a standard letter from the independent auditors describing the auditors' responsibilities under accounting standards, their understanding of District policies and estimates, and assurance that no significant adjustments to the District financial records are required.

Finally, the District did not have any reportable conditions or other issues requiring additional auditor communication with the Board. See the attached Management Letter.

### **Staff Recommendation**

Acceptance of the Comprehensive Annual Financial Report. To view the document, click the hyperlink below:

<http://www.msdbc.org/documents/annualreports/FY2021.pdf>

#### Action Taken

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

To the Board of Directors  
Metropolitan Sewerage District of Buncombe County, North Carolina  
Asheville, North Carolina

We have audited the statement of net position of Metropolitan Sewerage District of Buncombe County, North Carolina (the "District") as of June 30, 2021 and the related statements of revenues, expenses, and changes in net position and cash flows for the year then ended, and the related notes to the financial statements. Professional standards require we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated February 10, 2021. Professional standards also require we communicate to you the following information related to our audit.

## **SIGNIFICANT AUDIT MATTERS**

### **Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in notes to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2021. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the District's financial statements were:

- Management's estimate of the allowance for doubtful accounts is based on an analysis of historical collection trends, current customer relations, credit sales levels, industry factors, and current and anticipated economic conditions.
- Management's estimate of the useful lives of capital assets is estimated based on the type and use of the capital asset.
- Management's estimate of the annual other post-employment benefits ("OPEB") expense and the total OPEB liability is based on projections of benefits and actuarial methods and assumptions which incorporate factors such as the retirement age for active employees, life expectancy, healthcare cost trends, and health insurance premiums.
- Management's estimate of the fair value of the interest rate swap liability is the estimated net present value of all future cash flows. This represents the fair value of the current difference in the variable rate and interest paid under the swap agreement over the remaining term of the agreement.
- Management's estimate of the net pension liability is based on an actuarial analysis performed by a third party and the fair value of pension assets. We evaluated the key factors and assumptions used to develop the asset in determining that it is reasonable in relation to the financial statements taken as a whole.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

**Difficulties Encountered in Performing the Audit**

We encountered no significant difficulties in dealing with management in performing and completing our audit.

**Corrected and Uncorrected Misstatements**

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no misstatements noted during our audit.

**Disagreements with Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report no such disagreements arose during the course of our audit.

**Management Representations**

We have requested certain representations from management that are included in the management representation letter dated October 29, 2021.

**Management Consultations with Other Independent Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves an application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

**Other Audit Findings or Issues**

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

**OTHER MATTERS**

With respect to the management discussion and analysis, and the other required supplementary information ("RSI"), which is required supplementary information that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary financial data, as listed in the table of contents, which accompany the financial statements but are not RSI. With respect to this supplementary financial data, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary financial data to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory or statistical sections, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.



**Restriction on Use**

This information is intended solely for the information and use of the Board of Directors and management of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

*Cheryl Behrnt LLP*

Charlotte, North Carolina  
October 29, 2021

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

**Meeting Date:** December 15, 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 October 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 October 31, 2021 were \$73,962,271. The detailed listing of accounts is available upon request. The average rate of return for all investments is 0.097%. 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 October 31, 2021 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of October 31, 2021 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$17,795,708.

Total Cash & Investments as of 10/31/2021		73,962,271
Less:		
Budgeted Commitments (Required to pay remaining FY22 budgeted expenditures from unrestricted cash)		
Construction Funds	(26,079,919)	
Operations & Maintenance Fund	<u>(13,799,981)</u>	
		(39,879,900)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(15,399)	
FY22 Principal & Interest Due	<u>(9,593,282)</u>	
		(9,608,681)
District Reserve Funds		
Fleet Replacement	(824,799)	
Pump Replacement	(175,408)	
WWTP Replacement	(191,138)	
Maintenance Reserve	<u>(1,026,768)</u>	
		(2,218,113)
District Insurance Funds		
General Liability	(152,675)	
Worker's Compensation	(431,257)	
Post-Retirement Benefit	(2,337,627)	
Self-Funded Employee Medical	<u>(1,538,310)</u>	
		<u>(4,459,869)</u>
Designated for Capital Outlay		<u>17,795,708</u>

Meeting Date: December 15, 2021

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

Page 2

### **Staff Recommendation**

None - Information Only.

#### Action Taken

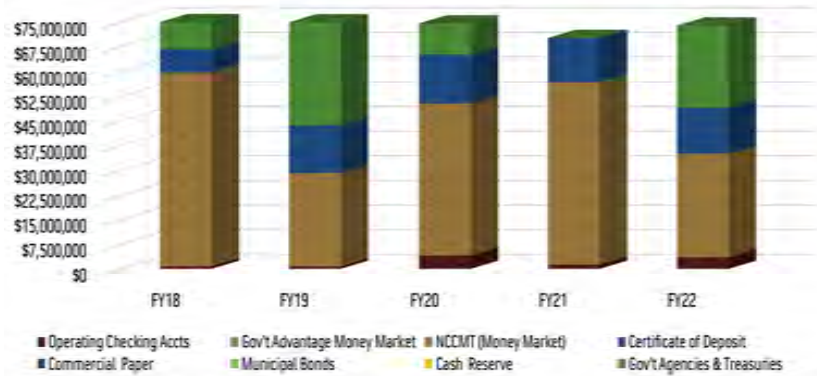
Motion by: \_\_\_\_\_ to  Approve  Disapprove  
Second by: \_\_\_\_\_  Table  Send to Committee  
Other: \_\_\_\_\_  
Follow-up required: \_\_\_\_\_  
Person responsible: \_\_\_\_\_ Deadline: \_\_\_\_\_

## Metropolitan Sewerage District of Buncombe County Investment Portfolio

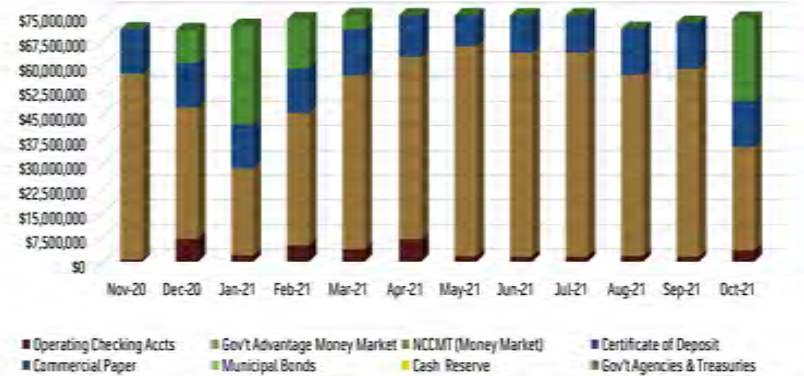
	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -	\$ -	\$ 15,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,399
Held by MSD	3,484,388	46,694	31,425,155	-	13,992,979	-	-	24,997,656	73,946,872
	<b>\$ 3,484,388</b>	<b>\$ 46,694</b>	<b>\$ 31,440,554</b>	<b>\$ -</b>	<b>\$ 13,992,979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,997,656</b>	<b>\$ 73,962,271</b>

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	33.80%	No significant changes in the investment portfolio as to makeup or total amount.  The District 's YTM of .04 % is exceeding the YTM benchmark of the NCCMT Government Portfolio.  All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	18.92%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	42.51%	
Checking Accounts:	100%		
Operating Checking Accounts		4.71%	
Gov't Advantage Money Market		0.06%	

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



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



Meeting Date: December 15, 2021

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

Page 4

## Metropolitan Sewerage District Investment Managers' Report On October 31, 2021

### Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 65,777,061	\$ 65,778,678	\$ -
Capital Contributed (Withdrawn)	(218,037)	(218,037)	-
Realized Income	264	264	-
Unrealized/Accrued Income	-	-	-
Ending Balance	<u>\$ 65,559,288</u>	<u>\$ 65,560,905</u>	<u>\$ -</u>

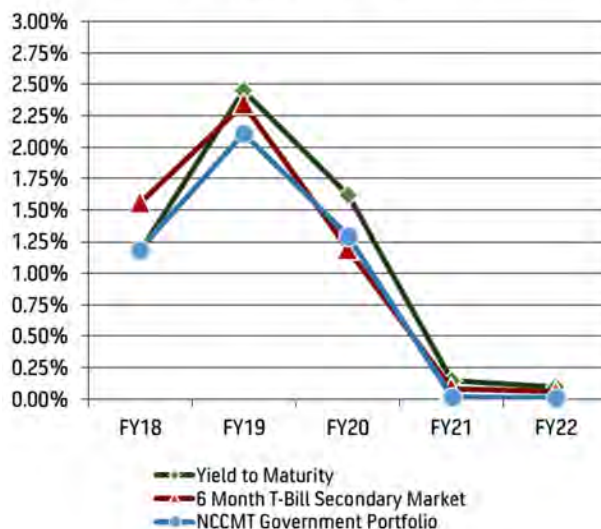
### Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 65,559,288	\$ 264
Securities/CD's 91 to 365 Days	-	-
Securities/CD's > 1 Year	-	-
	<u>\$ 65,559,288</u>	<u>\$ 264</u>

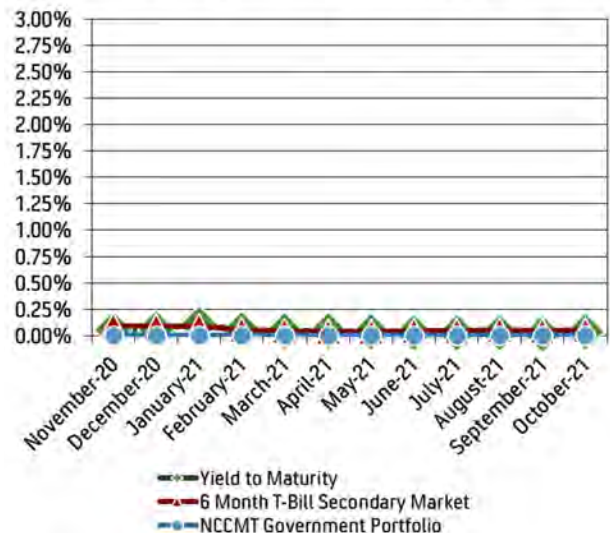
### Month End Portfolio Information

Weighted Average Maturity	45
Yield to Maturity	0.04%
6 Month T-Bill Secondary Market	0.06%
NCCMT Government Portfolio	0.01%

**Metropolitan Sewerage District  
Annual Yield Comparison**

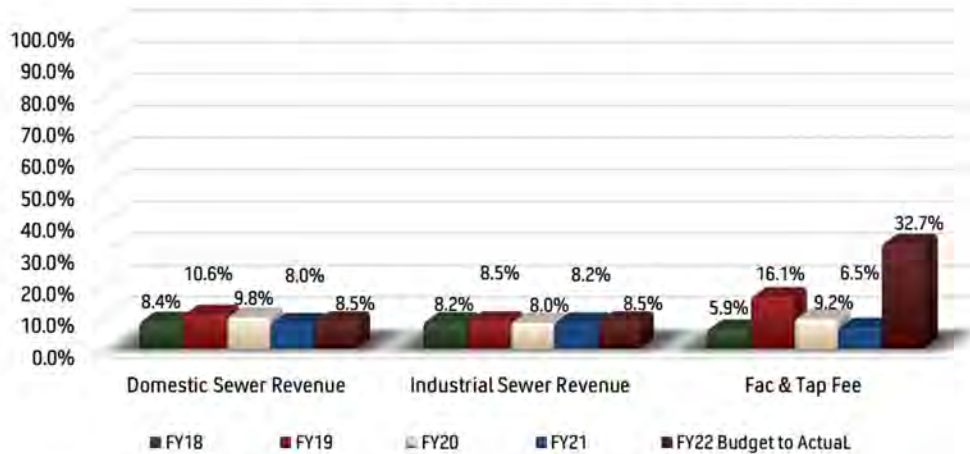


**Metropolitan Sewerage District  
Yield Comparison - October 31, 2021**



## Metropolitan Sewerage District Analysis of Cash Receipts As of October 31, 2021

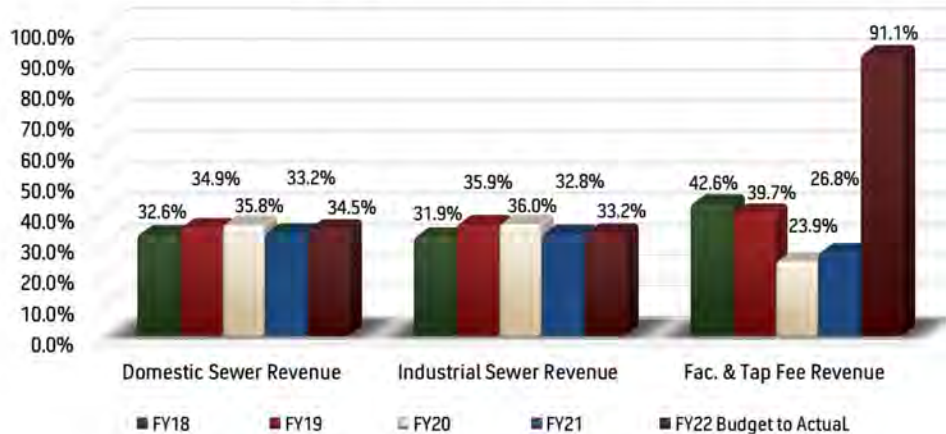
### Monthly Cash Receipts Analysis



#### Monthly Cash Receipts Analysis:

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

### YTD Cash Receipt Analysis

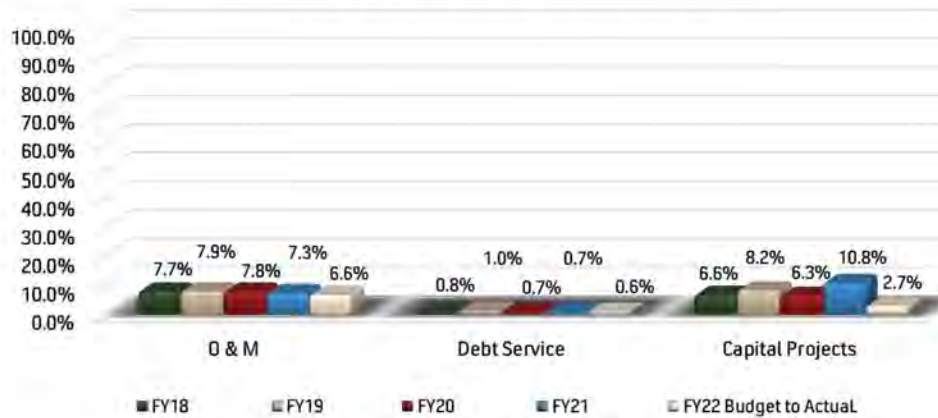


#### YTD Actual Revenue Analysis:




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

## Metropolitan Sewerage District **Analysis of Expenditures** As of October 31, 2021

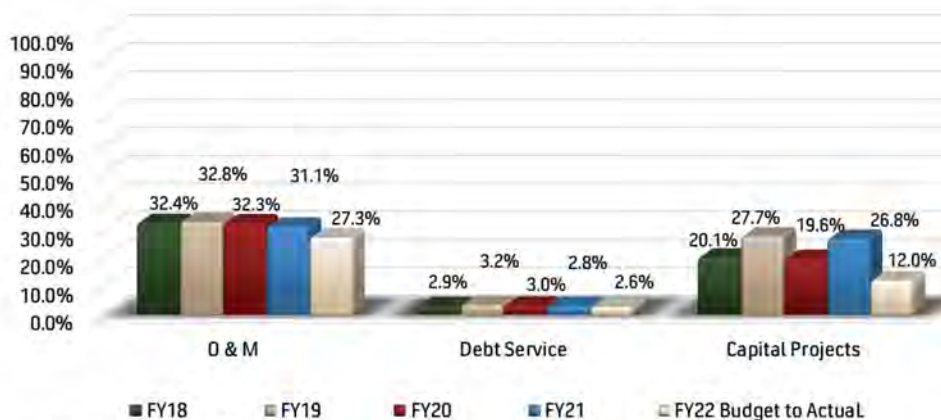
### Monthly Expenditure Analysis






### **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: December 15, 2021

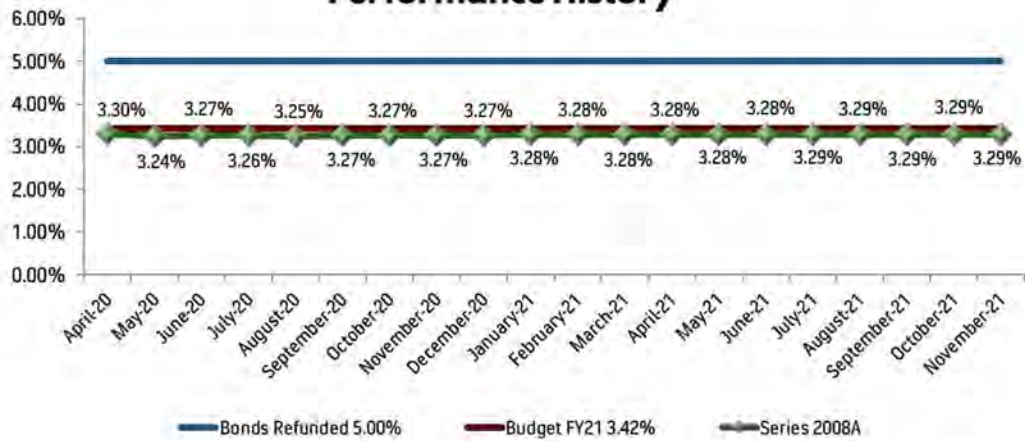
Subject: Cash Commitment/Investment Report-Month Ended October 31, 2021

Page 7

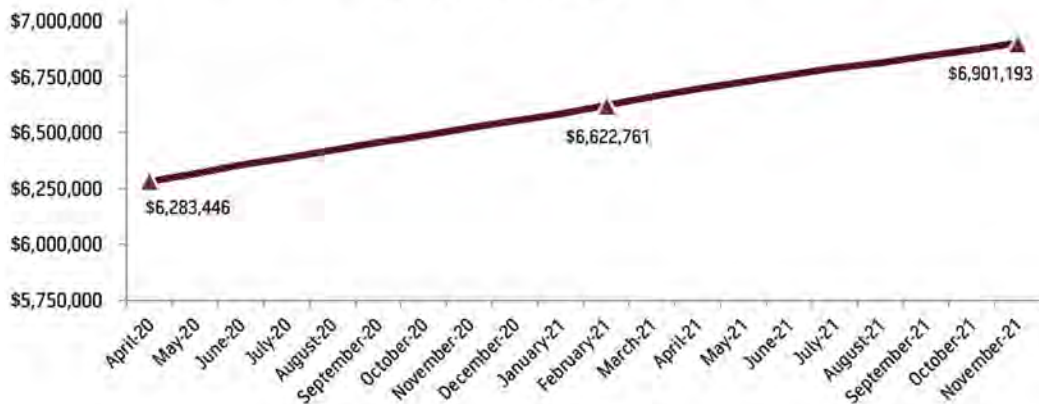
## Metropolitan Sewerage District Variable Debt Service Report

As of November 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 \$6,901,193 as compared to 4/1 fixed rate of 4.85%.
- ⚠ Assuming the rate on the Series 2008A Bonds continues at the current all-in rate of 3.7210%, MSD will achieve cash savings of \$4,670,000 over the life of the bonds.
- ⚠ MSD would pay \$2,592,046 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	M. 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
3 Glen Cliff Rd Construction Rehabilitation	Candler	28715	220	11/12/2021	284144	G. Hensley	11/12/2021	220	Complete
Smokey Park Highway Construction Repair	Enka	28715	290	11/11/21 - 12/15/21	283056	Karn	11/18/2021	283	Complete
Coleman Avenue at Conestee Sewer Rehabilitation	Asheville	28801	1,517	9/18/21 - 11/15/21	233875	Dockery	11/30/2021	1485	Complete
72 Dillingham Road	Asheville	28805	234	11/1/21 - 12/17/21	39327	Norton			Construction underway
Parker Drive At No. 110 Sewer Rehabilitation	Swannanoa	28778	598	12/1/21 - 12/31/21	275885	Dockery			Construction underway
Grace Avenue	Asheville	28804	239	1/4/22 - 2/4/22	284413	Dockery			Ready for construction
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
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
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
Briarwood Road at W. Fox Chase Rd Sewer Rehabilitation	Weaverville	28804	300	FY 21-22	267160	TBA			Ready for construction
Norwood Ave Sewer Rehabilitation	Asheville	28804	270	FY 21-22	275810	TBA			Ready for construction
Owenby Lane @ US Highway 70 Sewer Rehabilitation	Black Mountain	28711	900	FY 21-22	268180	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
Maple Springs Road at Knauth Rd	Asheville	28805	893	FY 21-22	275867	TBA			In Design
28 Woodward Avenue Sewer Rehabilitation	Asheville	28804	660	FY 21-22	249386	TBA			In Design
Briarcliff Dr at Oakwilde Dr Sewer Rehabilitation	Asheville	28803	860	FY 21-22	258768	TBA			In Design
100 Woodrow Avenue Sewer Rehabilitation	Asheville	28801	300	FY 21-22	275765	TBA			Preliminary Engineering
10 Balsam Rd Sewer Rehabilitation	Ridgecrest	28770	410	FY 21-22	275803	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 10/31/2021

	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	96	631	11	28	5,000	0	161	0	0	0	161
September 2021	22	10	70	320	20	17	30,058	0	0	1082	8	0	1082
October 2021	23	7	51	826	13	33	30,659	0	917	8	1	0	925
<b>Grand Totals</b>	<b>98</b>	<b>36</b>	<b>381</b>	<b>2,281</b>	<b>59</b>	<b>97</b>	<b>78,830</b>	<b>0</b>	<b>1446</b>	<b>1334</b>	<b>12</b>	<b>0</b>	<b>2780</b>

\* Used to calculate Total Rehab Footage



## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2021 to October 31, 2021

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
<b>2021</b>							
<b>July</b>	88,857	1,558	0	88,857	24,368	1,600	21,884
<b>August</b>	104,500	972	610	105,110	32,703	347	26,520
<b>September</b>	57,013	996	1,608	58,621	24,916	4,265	23,383
<b>October</b>	65,871	967	2,250	68,121	21,998	0	0
<b>Grand Total:</b>	<b>316,241</b>	<b>4,493</b>	<b>4,468</b>	<b>320,709</b>	<b>103,985</b>	<b>6,212</b>	<b>71,787</b>
<b>Avg Per Month:</b>	<b>79,060</b>	<b>1,123</b>	<b>1,117</b>	<b>80,177</b>	<b>25,996</b>	<b>1,553</b>	<b>17,947</b>



## CUSTOMER SERVICE REQUESTS

### Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>DAY 1ST RESPONDER</b>				
	July, 2021	89	33	39
	August, 2021	112	30	31
	September, 2021	80	26	38
	October, 2021	99	27	38
		<b>380</b>	<b>29</b>	<b>36</b>
<b>NIGHT 1ST RESPONDER</b>				
	July, 2021	40	29	29
	August, 2021	37	35	25
	September, 2021	36	29	24
	October, 2021	28	41	40
		<b>141</b>	<b>33</b>	<b>29</b>
<b>ON-CALL CREW *</b>				
	July, 2021	24	64	51
	August, 2021	20	47	36
	September, 2021	24	53	31
	October, 2021	24	43	47
		<b>92</b>	<b>52</b>	<b>41</b>
<b>Grand Totals:</b>		<b>613</b>	<b>33</b>	<b>35</b>

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

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**December 8, 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	1/4/2021	\$309,630.00	90%	Waiting on paving and final walk through.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	TBA	TBA	TBA	TBA	TBA	0%	Project was bid on October 21st. Buckeye Bridge was the low bidder. Project will be presented at the December Board meeting.
MANETTA ROAD @ JOHNSON DRIVE PHASE 1	Asheville 28804	Terry Brothers Construction Company	6/18/2021	7/1/2021	1/4/2021	\$265,358.74	98%	Waiting on paving and final walk through.
SPRINGSIDE ROAD @ OVERLOOK ROAD	Asheville 28803	Huntley Construction Company	5/19/2021	9/23/2021	4/21/2022	\$781,591.00	25%	Construction is progressing well.
WRF - EQUIPMENT STORAGE FACILITY	Woodfin	Cooper Construction Company	10/20/2021	TBA	TBA	\$2,845,000.00	0%	Contract documents are in process.
WRF - INCINERATOR ASH LAGOON RESTORATION, PHASE 1	Woodfin	TBA	TBA	TBA	TBA	TBA	0%	Project was bid on November 18th. Chonzie, Inc. was the low bidder. Project will be presented at the December 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	93%	The 96-hour equipment startup is complete. Pre-startup punchlist is in process.
WRF - RBC SLIDE GATE REPLACEMENT	Woodfin	IPC Structures	10/20/2021	TBA	TBA	\$286,500.00	0%	Shop drawings approved. Slide gates are on order with estimated Spring 2022 delivery.
WEST CRABAPPLE LANE	Asheville 28804	TP Howard's Plumbing	10/20/2021	12/13/2021	3/13/2022	\$329,675.00	0%	Scheduled to start on December 16th.

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

## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

November 6, 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	Towne Place Suites	2016012	Asheville	28801	83	342	9/11/2018	Waiting on final inspection
3	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
4	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
5	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
6	Whitney Drive Subdivision	2018057	Asheville	28806	15	425	3/12/2021	Testing
7	Rowhouse Development	2018205	Asheville	28801	20	365	1/7/2020	Final Inspection complete, awaiting close-out docs
8	Sterling Property	2018231	Asheville	28801	4	260	6/18/2021	Installing
9	Hibriten Subdivision	2018274	Asheville	28801	9	175	3/2/2021	Final Inspection complete, awaiting close-out docs
10	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
11	Amaranth Apartments	2019068	Asheville	28715	70	840	5/21/2020	Final Inspection complete, awaiting close-out docs
12	Enclave at Piney Mtn. Ph. 1	2019075	Asheville	28805	211	740	3/19/2021	Waiting on final inspection
13	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
14	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Installing
15	Hawthorne at Hayward Phase 2	2019130	Asheville	28806	92	668	12/15/2020	Final Inspection complete, awaiting close-out docs
16	Abundance Run Subdivision	2019141	Asheville	28805	16	500	12/20/2019	Final Inspection complete, awaiting close-out docs
17	Edgewood Road South Subdivision	2019157	Asheville	28803	25	763	8/10/2021	Waiting on final inspection
18	Towne Place by Marriott (Bear Creek)	2019187	Asheville	28806	Comm.	264	2/28/2020	Waiting on final inspection
19	Third Street Cottages Ph. 1 Relocation	2019242	Asheville	28803	4	115	3/17/2021	Final Inspection complete, awaiting close-out docs
20	Overlook Circle Subdivision	2019256	Asheville	28803	7	180	8/11/2020	Final Inspection complete, awaiting close-out docs
21	Craggy Park Ph. 2	2020038	Asheville	28806	27	1,300	11/24/2020	Final Inspection complete, awaiting close-out docs
22	Airport Road Commercial Relocation	2020152	Asheville	28704	Comm.	204	5/13/2021	Final Inspection complete, awaiting close-out docs
23	Amarx - Baker Drive	2021046	Asheville	28804	24	760	10/22/2021	Pre-con held, construction not yet started
24	Burton Street	2021048	Asheville	28806	4	64	10/29/2021	Pre-con held, construction not yet started
25	20 Winding Road	2021106	Asheville	28803	10	220	11/2/2021	Pre-con held, construction not yet started
26	328 Emma Road	2021131	Asheville	28806	17	665	11/5/2021	Pre-con held, construction not yet started
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	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
30	Padgettown Road - Phase 2	2019085	Black Mountain	28711	43	1,308	7/19/2019	Final Inspection complete, awaiting close-out docs
31	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Pre-con held, construction not yet started
32	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Pre-con held, construction not yet started
33	Craven Hill Circle	2020195	Black Mountain	28711	3	380	11/5/2021	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	NC DOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	In Construction
37	Liberty Oaks Ph. 1B	2018063	Buncombe Co.	28715	24	615	11/5/2021	Pre-con held, construction not yet started
38	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Waiting on final inspection
39	Victoria Hills (Lance Road) Ph. 1	2018094	Buncombe Co.	28704	38	1,176	3/6/2020	Installing
40	Victoria Hills (Lance Road) Ph. 2 & 3	2018094	Buncombe Co.	28704	54	2,180	3/6/2020	Testing
41	Starnes Cove Subdivision	2018106	Buncombe Co.	28806	14	315	9/6/2019	Final Inspection complete, awaiting close-out docs
42	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
43	Reserve at Gashes Creek	2018208	Buncombe Co.	28803	190	1,940	8/2/2019	Final Inspection complete, awaiting close-out docs
44	Porter Road Subdivision	2019022	Buncombe Co.	28803	9	210	6/30/2021	Installing
45	Rice MHP Off-Site	2019029	Buncombe Co.	28715	TBD	460	4/24/2020	Final Inspection complete, awaiting close-out docs
46	Reflection Pointe	2019032	Buncombe Co.	28806	270	1,995	6/30/2020	Final Inspection complete, awaiting close-out docs
47	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
48	Jasper Apartments	2019086	Buncombe Co.	28778	100	760	12/8/2020	Waiting on final inspection
49	Aiken Road Multi-Family	2019128	Buncombe Co.	28804	407	4,620	10/2/2020	Installing
50	Fairview Meadows Subdivision	2019142	Buncombe Co.	28730	42	1,460	8/28/2020	Final Inspection complete, awaiting close-out docs
51	Sycamore Cove Subdivision	2019158	Buncombe Co.	28803	26	570	6/9/2020	Waiting on final inspection
52	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Installing
53	Fields Jaguar	2019169	Buncombe Co.	28704	Comm.	305	10/27/2020	Waiting on final inspection
54	Laurelwood Village	2019216	Buncombe Co.	28704	29	855	5/25/2021	Waiting on final inspection
55	CMH Homes - N. Louisiana Ave.	2019220	Buncombe Co.	28806	30	1,187	7/28/2020	Waiting on final inspection
56	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
57	Creekside Cottages	2019255	Buncombe Co.	28704	6	400	3/12/2015	Phase 2 Construction Not started
58	The Farm at Pond Road	2020009	Buncombe Co.	28806	687	3,550	6/4/2021	Testing
59	Fisher Mill Road	2020015	Buncombe Co.	28704	3	380	10/20/2020	Final Inspection complete, awaiting close-out docs
60	Fountain Park Subdivision - Ph. 2	2020026	Buncombe Co.	28806	120	4,611	7/12/2019	Waiting on final inspection
61	Virginia Commons	2020072	Buncombe Co.	28704	47	750	6/4/2021	Testing
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	Final Inspection complete, awaiting close-out docs
66	Holbrook Road Subdivision - Ph. 4	2020244	Buncombe Co.	28715	12	454	4/27/2021	Final Inspection complete, awaiting close-out docs
67	Dollar Tree - Candler Sewer Relocation	2021001	Buncombe Co.	28715	Comm.	88	5/7/2021	Final Inspection complete, awaiting close-out docs
68	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Pre-con held, construction not yet started
69	Nesbitt Farms Ph. 2	2018101	Cane Creek	28759	81	4,094	2/23/2021	Waiting on final inspection
70	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
71	Pardee Partners	2021058	Cane Creek	28759	Comm.	1,105	11/2/2021	Pre-con held, construction not yet started
72	828 North	2017153	Weaverville	28787	224	1,090	11/17/2020	Final Inspection complete, awaiting close-out docs
73	Ambler's Chase	2017249	Weaverville	28787	21	1,235	11/29/2018	Final Inspection complete, awaiting close-out docs
74	The Holston	2019133	Weaverville	28787	240	36	6/2/2020	Final Inspection complete, awaiting close-out docs
75	Northridge Commons Retail	2020147	Weaverville	28787	Comm.	790	12/1/2020	Final Inspection complete, awaiting close-out docs
76	Greenwood Park Ph. 2	2020245	Weaverville	28787	25	1,560	5/25/2021	Final Inspection complete, awaiting close-out docs
77	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
78	Reese & Jan Lasher (High Hopes)	2015152	Woodfin	28806	14	320	4/26/2016	Final Inspection complete, awaiting close-out docs
79	Brown Avenue aka Wolf Tract	2017029	Woodfin	28806	6	219	6/4/2021	Installing
80	Skyfin-Terraces at Reynolds Mtn - Phase 4	2020167	Woodfin	28804	5	100	8/8/2017	Final Inspection complete, awaiting close-out docs
81	Brown Avenue	2018267	Woodfin	28804	3	62	7/2/2019	Final Inspection complete, awaiting close-out docs
82	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Installing
83	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	Pre-con held, construction not yet started
84	West City View	2020155	Woodfin	28804	21	845	7/23/2021	Waiting on testing
85	Milos Orchard	2020200	Woodfin	28804	4	120	8/31/2021	Waiting on final inspection
			<b>TOTAL</b>		<b>4,381</b>	<b>79,696</b>		