

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**January 19, 2022**

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

The regular monthly meeting of the Metropolitan Sewerage District Board was held on Wednesday, January 19, 2022 at 2 PM. Due to the Covid-19 virus, Board Members and some staff attended the meeting both in person and remotely, using the "Go To Meeting" software application. Attendance was available via web access or telephone. Members of the public were able to access the meeting as well. Chairman Vebaun presided with the following members either in person or present via internet or telephone access: Ashley, Bryson, Dearth, Franklin, Kelly, Manheimer, Pelly, Pennington, Pressley, Watts, Whitesides and Wisler. Lapsley was absent.

Others present either in person, via internet or telephone access were William Clarke, General Counsel; Forrest Westall, PE, with McGill Associates; Tom Hartye, Hunter Carson, Scott Powell, Ken Stines, Spencer Nay and Pam Nolan, MSD.

Mr. Hartye introduced new Board Member, Douglas Dearth, representing the Town of Weaverville. Mr. VeHaun welcomed Mr. Dearth and presented him with the traditional manhole hook.

**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 December 15, 2021 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the December 15, 2021, Board Meeting. Mr. Kelly moved for approval of the minutes as presented. Mr. Watts seconded the motion. Voice vote in favor of the motion was unanimous.

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

None.

**5. Introduction of Guests:**

None.

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

None.

**7. Report of General Manager:**

Mr. Hartye reported that in the last Personnel Committee Meeting, there were some questions regarding employee training here at the District. MSD provides wastewater training programs not only for District employees, but also for local industry here in Western North Carolina, over and above the many training options we provide for our own forces. Ken Stines will give a brief presentation on some of these ongoing training programs.

Mr. Stines stated that he was going to talk about MSD's impacts beyond, some of MSD's extracurricular activities outside of daily activities, things that are important to the environment, our community, and the State of North Carolina. MSD is a member of the North Carolina Water Quality Association (NCWQA). NCWQA focuses critical public utility input and insights toward identifying the optimal approach to water issues in state legislation, rules, and agency policies. Roger Edwards, Director of the District's Wastewater Reclamation Facility, is on the Board of Directors for NCWQA. They meet quarterly and are a great networking community. MSD has also had representation on NC 811 Board of Directors for the last 15 or more years. Mr. Stines stated that he is currently on their Board. NC 811 promotes damage prevention and safe digging through communication of excavation activities and educates facility operators, excavators, and the general public. This is a place to communicate with all of the excavators, utilities, contractors, etc. throughout the State, to let them know what type of work is going on. When you see the paint marks on the sidewalks and streets, and people sometimes get upset, it is actually a law that you have to mark utilities. This protects citizens and utility workers. The Water Pollution Control System Operators Certification Commission (NCWPCSOCC) is appointed by the Secretary of the NC Department of Environmental Quality (NC DEQ) and Mr. Stines stated that he currently serves on that Commission. They regulate all of the certificates and license holders in the State of North Carolina from wastewater to biological to land applications. This commission meets quarterly to discuss issues and changes to laws, "needs to know" for certifications and disciplinary actions throughout the State. MSD also participates in the Wastewater Board of Education and Examiners and stated that himself and Mr. Edwards sit on this Committee. This is for all of the certifications and licensing in wastewater in the State. This Committee provides information to the NCWPCSOCC. NC Water/Warn is another organization that he has been involved with since about 2000. This organization is utilities helping utilities. A lot of people think it is just bigger utilities helping smaller utilities but that isn't always the case. During natural disasters and hardships such as the hurricanes on the coast that wipe out a whole treatment plant or water systems, the people in the western ends of the county or other parts of the State can go down and assist with what they need. MSD has found it very beneficial for small things sometimes. Here in Western North Carolina MSD is about the only game in town for sewer and that's with the City of Asheville and Water Department. We find ourselves helping a lot of communities around Western North Carolina. If anyone will remember, Marshall had a pump station go out and they called MSD. We went down and set up pumps, did all of the by-pass pumping to try to get the sewage contained. Waynesville, Bryson City and Burnsville are some others that have called on MSD for assistance. He presented slides and pointed out MSD Staff Member John Gosnell, who went down during Hurricane Florence and manned the Emergency Operations Center for Water and Sewer for about a week. MSD has 92 certified operators. They are required to have 6 hours of continuing education credits for those certifications every year. Those typically run \$100 - \$150 per person. MSD has been approved to teach the Wastewater Education Collections Grades 1-4, Biological 1-4, Continuing Education and Incinerator Training. Anyone in the western part of the State can attend and it gives them the opportunity to see some of MSD's equipment and facilities. A lot of the smaller towns around us, such as Clyde and Marshall, haven't been exposed to some of the equipment that is available out there. This is a good learning opportunity for them and lets them know we are here to help them in times

in times of emergencies. MSD is also a member of NCAWWA and NC Rural Water, who provide their own schools, typically in the Morganton, Raleigh and Fayetteville areas. There are 5 or 6 employees here at MSD who are instructors for these schools. Higher Education and Leadership Opportunities provided by MSD include WCI for Supervisory Development, the UNC School of Government, Western Carolina Leadership Programs, and the Disney Institute. A lot of MSD employees are members of NC AWWA-WEA and Water Environment Federation who put on conferences every year. This is a great conference to attend for education purposes with really good networking. The conference this year was in Charlotte, NC. Mr. Stines presented pictures of Filtration cloths at the aqua filter building. MSD spends about \$100,000.00 every year buying these cloths. They met a company at this conference from South Carolina that makes and sells these cloths. This company came to MSD and got a couple of the carpets, made some samples and gave a price. If we are able to use them, it will save about \$20,000.00 per year on one purchase alone. MSD sends 2 or 3 employees at a time to the Utility Expo conference every other year. This gives them an opportunity to see new heavy equipment, backhoes, track hoes and new trenchless technology. They also attend the WWETT show every couple of years. This show is similar to the heavy equipment show but consists of flusher and maintenance type equipment. All of these count toward continuing education credits. Mr. Stines stated that there are a tremendous amount of safety training classes offered at MSD and he presented a list of those classes. A lot of them are handled by the District's Safety Division. These classes are offered through the District to others in Western North Carolina and also count for credit hours. He stated that Sandra Moore, in the District's Safety Division, is an approved training provider for NCDOT for Flagging. A lot of people don't know that flaggers have to be certified by the State of North Carolina to set up, do plans and flag. MSD is a certified plan provider. MSD also teaches Confined Space Entry, Lock out/tag out, Arc Flash Events and Shore and Slope Protection. These classes are also for other municipalities, etc. in Western North Carolina, not just our own employees. He presented some slides from MSD's Step Program of an Excavator Class, Wastewater Certification Continuing Education Plan Reading class, a Stihl Chain Saw and Pipe Saw Manufacturer Training Class, a Dump Truck Class taught by the NC Highway Patrol, and a Practical Leveling Continuing Education Class. He stated that employees go through this program from the time they are hired. They may start out as an Operator I and can go up to an Operator VII with the different skill sets they have to achieve over a period of about 12-15 years. MSD is continuously trying to improve and educate employees. He stated that the leadership at MSD and the Board giving the tools to have these opportunities are one thing that makes MSD a great place to work. Mr. Stines reported that the District also participates in a lot of shows. Lisa Tolley, the System Services Office Administrator, heads up the home and trade shows. MSD also participates in school events such as Career Days. We send flusher trucks, backhoes and things of that nature and the participants get to see how everything operates. MSD also participates in The Blood Connection, The American Red Cross, United Way, Toys for Tots, Breast Cancer Awareness, NCRWA Training, International Right of Way Association, and the NC Pretreatment Consortium, Inc. MSD is also ISO 14001 Certified with the Environmental Management System.

Mr. Hartye reported that Board members and the public often ask who our biggest users are, who uses the most water and who pays the most to MSD. Attached is a list of Principal Commercial Users which can also be found in the Statistical Section of the CAFR. This has changed throughout the years except for number one being Milkco, Inc. which they have been for a long time.

Mr. Hartye reported that the next Right of Way Committee meeting will be held on January 26, 2022 at 9 am. The next Regular Board Meeting will be held on February 16, 2022 at 2 pm.

**8. Report of Committees:**

**a. Planning Committee-December 17, 2021**

Mr. Pelly reported that the Planning Committee met on December 17, 2021 to discuss two Agenda Items. The first was to review the Collection System Master Plan Addendum for Cane Creek Water & Sewer District. The Planning Committee approved Staff's Recommendation to approve the Addendum. The second item was a Developer appeal for a private pump station and force main for a subdivided property. The Planning Committee accepted Staff's Recommendation to deny this appeal.

**9. Consolidated Motion Agenda:**

**a. Consideration of Bids: Mountainbrook Road @ Chunns Cove Road:**

Mr. Hartye reported that this project is located off Chunns Cove Road in East Asheville. The project consists of approximately 3,204 LF, 2,713 LF of 8-inch DIP to be installed by dig and replace and 491 LF of 8-inch HDPE to be installed by pipe bursting. The existing lines are 6-inch clay that are undersized and in poor condition resulting in major infiltration and inflow. This project will also eliminate an aerial crossing. The contract was advertised and four sealed bids were received on December 16, 2021 in the following amounts: Thomas Construction Company in the amount of \$1,482,629.00; Hyatt Pipeline, LLC in the amount of \$1,038,496.00; T.P. Howard's Plumbing Co., Inc. in the amount of \$891,200.00; and Terry Brothers Construction Company with a bid in the amount of \$885,810.00. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$885,810.00. Terry Brothers has extensive experience with MSD District rehabilitation projects and continue to do excellent work. The FY 21-22 Construction Budget for this project is \$1,150,000.00. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$885,810.00, subject to review and approval by District Counsel.

**b. Consideration of Developer Constructed Sewer Systems – Hibriten Subdivision; Kyfields Ph. 5:**

Mr. Hartye reported that the Hibriten Subdivision Project is located off Hibriten Drive in the City of Asheville and included extending approximately 140 linear feet of 8-inch public gravity sewer to serve the 9-unit residential development.

Mr. Hartye reported that the Kyfields Phase 5 project is located off Salem Road in the Town of Weaverville and included extending approximately 1,830 linear feet of 8-inch public gravity sewer to serve the 33-unit residential development.

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

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

Mr. Powell reported that Page 27 presents the makeup of the District's Investment Portfolio. In the month of November, staff invested 46.19% of available funds in US Government T-bills and governmental agencies. This was an increase from the prior month. Page 28 presents the MSD Investment Manager's report as of the month of November. The weighted average maturity of the investment portfolio is 28 days and the yield to maturity is 0.06%. Page 29 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 \$134,000.00 from one developer. Page 30 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 capital projects. Page 31 presents the District's Variable Debt Service Report for the month of December. The 2008A Series Bond is performing at budgeted expectations. As of the end of December, the issue has saved the District rate payers approximately \$6.9 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: 13 ayes, 0 nays.

**10. MSD Collection System Master Plan Addendum: Cane Creek Water & Sewer District (CCWSD) Area:**

Mr. Hartye reported that the District's Collection System Master Plan was prepared and adopted in 2008 and covered the entire District at that time. The Master Plan is prepared in cooperation with each of the entities and in accordance with the planning policies of the various local governments. CCWSD merged with the District on July 1, 2020, and since that time have been preparing an addendum to the District's Master Plan. McGill Associates gave a presentation at the Planning Committee Meeting on December 17<sup>th</sup>. In general, they provide system maps of the lines following creek beds, streets, and that type of thing and lay out the lines to serve the entire area. The map presented is a basin map and is larger than the area that the District took over as CCWSD as a political boundary. When you look at these areas you have to look outside at the basin that feeds into them because there are areas around the District that we serve outside of the border. McGill Associates laid out all of the interceptor lines and all of the small collector lines. The main output of this effort is a series of maps showing detailed lines. These maps are put onto the District's GIS so that when developers come in, we can show them how to extend from the existing sewer lines.

The District's Planning and Engineering folks don't have to figure out what to do for each new development "on the fly", they can just show them the master plan and how it needs to be laid out. It is important to finish this effort out in Cane Creek as well. Developers see how the system should be constructed in an organized fashion. The Planning Committee recommends adoption of the Collection System Master Plan Addendum for the CCWSD area.

With no further discussion, Mr. VeHaun called for a motion to adopt the Collection System Master Plan Addendum for the CCWSD area. Mr. Pennington moved; Mr. Ashley seconded the motion. Roll call vote was as follows: 13 ayes, 0 nays.

**11. Developer Appeal for Private Pump Station and Force Main to serve Subdivided Property:**

Mr. Hartye reported that this is the second item discussed at the December 17, 2021, Planning Committee meeting. He presented a map showing the area. The developer is appealing for his ability to install a private pump station and force main to a subdivided property. This is a 10.5-acre tract and most of the houses around here are on septic tanks and are larger lots. Instead of putting in 12 lots with septic tanks, developer wanted to put in 70 lots with single family homes. He wanted to put in a system and a private pump station and pump up to a manhole way up on the hill in the middle of a retirement community, right next to their dining hall. The District Policy does not allow private pump stations for subdivided lots. The only way you can have a private pump station is if this was a single ownership such as a mobile home park or apartments or something of that nature. If the property is to be subdivided, it must be a public gravity system. The retirement community's system is also a private system. There were several problems with this request but the main problem is that pursuant to the Master Plan when we can obtain gravity, that is required. MSD approved the flow and would allow construction of a gravity line (about 2,635 LF) along Brevard Road and Glenn Bridge Road to serve this property pursuant to the Master Plan. MSD further offered support with Right of Way acquisition along the route identified in the Master Plan in the event that private property must be crossed. There are also MSD participation programs where, if another developer wanted to develop their land and were going to tie onto this line, they would have to reimburse the original developer a proportionate share of the cost. If these were affordable housing units, there are significant cuts in the amount of fees that would be charged for each of these units plus we would participate in this line cost as well. The Staff and Planning Committee recommendation is to deny this appeal. Ms. Wisler asked if, since this is District Policy, the Developer could take any further action if the Board denies this appeal. Mr. Hartye stated the Board's decision will be the final decision.

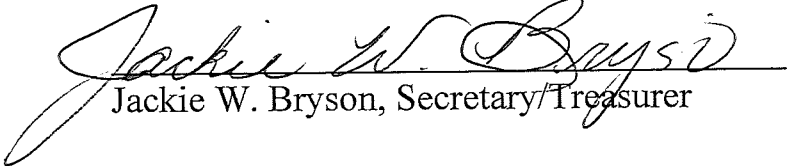
With no further discussion, Mr. VeHaun called for a motion to deny the developers appeal for a private pump station and force main to serve the subdivided property. Ms. Wisler moved; Mr. Pennington seconded the motion. Roll call vote was as follows: 13 ayes, 0 nays.

**12. Old Business:** None.

**13. New Business:** None.

**14. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at approximately 2:39 pm.

  
Jackie W. Bryson, Secretary/Treasurer

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

### AGENDA FOR 1/19/2022

✓	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 December 15, 2021 Board Meeting</a>	VeHaun	2:10	
	03. Discussion and Adjustment of Agenda	VeHaun	2:15	
	04. Introduction of Guests	VeHaun	2:20	
	05. Informal Discussion and Public Comment	VeHaun	2:25	
	06. <a href="#">Report of General Manager</a>	Hartye	2:30	
	07. Report of Committees			
	a. <a href="#">Planning Committee – December 17, 2021</a>	Pelly	2:40	
	08. Consolidated Motion Agenda	Hartye	2:45	
	a. Consideration of Bids – <a href="#">Mountain Brook Road @ Chunns Cove Road GSR</a>	Hartye		
	b. Consideration of Developer Constructed Sewer Systems – <a href="#">Hibriten Subdivision; Kyfields Ph. 5</a>	Hartye		
	c. <a href="#">Cash Commitment/Investment Report – Month ended November, 2021</a>	Powell		
	09. <a href="#">MSD Collection System Master Plan Addendum: Cane Creek Water &amp; Sewer District Area</a>	Hartye	2:50	
	10. <a href="#">Developer Appeal for Private Pump Station and Force Main to serve Subdivided Property</a>	Hartye	3:00	
	11. Old Business	VeHaun	3:05	
	12. New Business:	VeHaun	3:10	
	13. Adjournment: (Next Meeting 2/16/22)	VeHaun	3:15	
	<a href="#">STATUS REPORTS</a>			



**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.

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Jackie W. Bryson, Secretary/Treasurer



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: January 14, 2022  
SUBJECT: Report from the General Manager

- Training Presentation

In the last Personnel Committee Meeting, there were some questions regarding employee training here at the District. MSD provides several wastewater training programs for our industry here in Western North Carolina over and above the many training options we provide for our own forces. Staff will give a brief presentation on some of these ongoing training programs.

- Principal Commercial Users

Board members and the public often ask who our biggest users are. Attached is a list of our Principal Commercial Users which can be found in the Statistical Section of the CAFR. This section also has a lot of other financial and operational statistics that may be of interest.

- Board/Committee Meetings/Events

The next Right of Way Committee meeting will be held on January 26<sup>th</sup> at 9am. The next Regular Board Meeting will be held on February 16<sup>th</sup> at 2 pm.

# Principal Commercial Users

FY 2012 & FY 2021

Commercial User	Type of Business	2012			2021		
		Total Charges	Rank	Percentage of Total Charges	Total Charges	Rank	Percentage of Total Charges
Milkco, Inc.	Dairy Products & Juices	\$ 529,303	1	1.90%	\$ 724,302	1	1.88%
Jacob Holm Industries America	Textile Manufacturer	120,883	5	0.43%	573,937	2	1.49%
Sierra Nevada	Micro-Brewery Manufacturer	-----			305,179	3	0.79%
Ridgecrest Baptist Conference Center	Christian Conference Center	176,541	3	0.63%	201,015	4	0.52%
VA Medical Center	Veterans Hospital	98,181	7	0.35%	175,478	5	0.45%
- Asheville Department of Veterans Affairs							
Arcadia Beverage	Beverage Supplier for local/global retailers	-----			160,212	6	0.42%
New Belgium Brewing	Micro-Brewery Manufacturer	-----			145,113	7	0.38%
The Biltmore Company	Tourist Attraction/Winery/Resort Services	-----			138,035	8	0.36%
Givens Estates, Inc.	Continuing Care Retirement Community	142,559	4	0.51%	136,826	9	0.35%
Mission Health System	Health & Emergency Services	264,630	2	0.95%	126,279	10	0.33%
BONAR	Chemical Manufacturer	98,603	6	0.35%	-----		
- (formerly Colbond)							
Cooperative Laundry Services	Laundry Services Provider	85,556	8	0.31%	-----		
Flint Group	Textile Machine Parts	74,878	9	0.27%	-----		
- (formerly Day International)							
Continental Automotive Systems	Automotive Parts Manufacturer	<u>74,346</u>	10	<u>0.27%</u>	-----		
TOTAL		<u>\$ 1,665,480</u>		<u>5.98%</u>	<u>\$ 2,686,376</u>		<u>6.96%</u>

Source: District Billing Records



## **PLANNING COMMITTEE**

December 17, 2021

The Planning Committee of the Board of the Metropolitan Sewerage District met on Friday, December 17, 2021 in the Boardroom of the Administration Building at 10:00 am. Chairman Chris Pelly presided with the following Committee Members present: William Lapsley, Esther Manheimer, Nathan Pennington and Bob Watts. Robert Pressley and Earl Valois were absent. Others present were: Jerry VeHaun, MSD Board Member; Forest Westall, Michael Whittenburg and Mark Cathey, McGill Associates; Derek Butler and Chuck Christy, Wade Trim; Thomas E. Hartye, General Manager; William Clarke, General Counsel; Hunter Carson, Ed Bradford, Kevin Johnson, Angel Banks and Pam Nolan, MSD.

### **I. Call to Order**

Mr. Pelly called the meeting to order at 10:00 am.

### **II. MSD Collection System Master Plan Addendum: Cane Creek Water & Sewer District**

Mr. Hartye reported that the District's Collection System Master Plan was adopted in 2008. It was prepared in close cooperation with the District's member agencies and regional stakeholders. The primary purpose of the plan is to ensure that the sewer system will be extended in an orderly fashion and done so in accordance with the planning policies and ordinances of our local agencies. Attached is an addendum to cover the newly incorporated Cane Creek Water and Sewer District (CCWSD) area in Northern Henderson County. CCWSD merged with the District on July 1, 2020. McGill has been asked to prepare this addendum to that Master Plan and to add on the extra area. The main output of this effort is a series of maps showing where all of the lines should be, line sizes, etc. Mr. Hartye reported that Michael Whittenburg with McGill Associates is present to explain their process and how they came up with it. Mr. Whittenburg stated that this is an update to the 2008 report and that they are adding about half as much line to the service area as was added in 2008. One thing to note is that one of the numbers used was measured flow in 2018 of 1.199 mgd coming out of the CCWSD area. This report was generated by taking parcel maps downloaded from NC OneMap as well as zoning data from Henderson County, City of Hendersonville, Towns of Fletcher and Mills River, data from the US Census Bureau, LIDAR and other topographical data from USGS. Then GIS was used to tag all essential information onto the parcels so they could be used in flow estimation. A layout was drawn in AutoCAD, flows were estimated in Excel and a 2-dimensional model was compiled in Bentley SewerGEMS just for the sake of totalizing flows. He stated that they didn't get into individual pipe sections and slopes so all of the pipe sizes being discussed are based on minimum slope. There may be opportunities to shrink some pipes if it turns out that they can be installed steeper. Mr. Whittenburg presented a map showing the service area for the current system, which is approximately 8,300 acres with current flow at approximately 1.2 mgd. McGill considers that to be just the parcels that are adjacent to a gravity sewer line or pump station. Also shown on the map is the political boundary of CCWSD as inherited by MSD and the total service area. The stipulations were that it had to be in Henderson County, capable of flowing to an existing pipe by gravity along a river, no pumping over ridgelines, it had to not be served by an existing municipality, in this case the City of Hendersonville was the southern border of the service area. There ended up being about another 61,500 additional acres, a total of around 69,500 acres of Henderson County total service area would be available by gravity, to the MSD system. All of the parcels were scored based on slope. If it was flat, 20% was deducted from useable area, if it was steeper up to 50% was deducted from useable area. The 20%

accounts for the fact that you need roads and other elements to actually construct on a parcel. Any parcel located in a floodway was deducted as undevelopable. Parcels were then divided into residential or non-residential. Residential was scored based on their current use or zoning, using 100 gpd per bedroom based on census tract, and future development was based on density permitted by current zoning. Non-residential was scored based on billing data, if available, NCDEQ O2T standards and area-based flow estimates of 880 gpd per acre. The difference between capacity allocation and flow estimates are that O2T standards are conservative estimates of capacity required for infrastructure sizing purposes. Using the example of a church, if a church had 250 parking spaces, estimated 500 seats multiplied by 300 gpd per day equals 1500 gpd per day. Obviously, every seat isn't filled and every person doesn't flush the toilet two times and every person doesn't go to church seven days a week so those are very large flows. As a result, actual flow is less. In the current service area, they estimated current flows of 1.35 based on O2T allocations. Actual flow was 1.2 or 38% of O2T standard flow. Current service area is expected to build out based on growth trends between 2010 and 2020 census and increase up to 1.8 mgd by 2051. In the total 69,000-acre study area, they anticipate having total flows of 4.3 mgd by 2070. Flow will not reach its full build out flow of 8 mgd in the foreseeable future. Mr. Whittenburg stated that he would recommend every 10 years, as new Census Data comes out, that flow projections be revised. Pipe sizes are based on required capacity at full buildout. They did differ from MSD Criteria, with Mr. Bradford's input, which requires half full pipes at peak hourly flow. Some of the pipes were gratuitously large when that was done so they backed it off to NC O2T standards that state half full at average daily flow. He presented a map showing an example consisting of pipes in the Boylston Creek and French Broad South sewer sheds. Larger diameter interceptors are shown along the north side of Boylston Creek and both sides of the French Broad River. Capacity requirements of specific numbered pipes were shown in Appendix A of the report. Existing pipe and pump station capacities were not mentioned as part of the scope of this study, and they recommend that further downstream capacity be performed as the system is expanded, especially for larger diameter interceptors. He stated this was a planning level study and as you get into design there may be opportunities to either steepen those and treat the diameter or run multiple pipes parallel. Mr. Lapsley stated that there is some existing 24" gravity sewer, and he is not sure if it is shown on the map. He stated that he saw the table where there is some projected 48" and 54" gravity sewer, and he assumes that is in the area where the existing 24" is. Mrs. Whittenburg stated that the 54" will be on the east bank of the French Broad River and when you look at the detailed maps you will note that there is a 54" pipe flowing into a 30" pipe which obviously doesn't work. If you look at the 2008 study, the interceptor that runs from the Fairview area and loops through Fletcher, going to the river, they actually show a 48" pipe going into a 30" pipe. Certainly, that pipe will need to be expanded but it wasn't within the scope of this study. Mr. Lapsley stated that in the areas where there is existing 30" and the 24" coming up through Mills River, does the report suggest that if further development occurs as projected, that there will be a parallel line installed there, rather than replace that one. Mr. Whittenburg stated that existing infrastructure wasn't within the scope. Mr. Hartye stated that would be a design type of thing, once that happened you would evaluate it to look at slopes and that type of thing and see if you could do two smaller or one larger one. This is more or less lay out and line size for build out. Mr. Lapsley stated that as time goes by and you monitor the flow in those interceptors, that might trigger more of a design phase. Mr. Hartye stated yes and that MSD had performed an interceptor study a few years ago when Carrier Bridge Pump Station was being evaluated and these studies will be updated as development occurs. Mr. Lapsley asked if the estimated flow maximum of

8 mgd caused any heartburn in regard to what is being done at Carrier Bridge. Mr. Hartye stated that when CDM performed the study for Carrier Bridge they also did an estimate of projected flows and they are pretty much on course with this study as well. Mr. Lapsley stated that right now the agreement between Henderson County and CCWSD and MSD is to serve the areas within the black lines on the map. Anything encroaching or going over the black line, as time goes by, there will be a point where this Board needs to decide whether it wants to serve beyond that black line and there will be further discussions between Henderson County and the District. Mr. Hartye stated that serving outside of the original political boundaries happens about everywhere in the District. The District is allowed to do so. There is a question in the bond document as to how much outside the boundary can MSD serve as a percentage of the total but that percentage is very low at this point. As long as it remains low, there is no pressure to change that boundary. When these studies are performed you have to look at the larger area, the drainage basin. That's why there is so much outside the District Boundary. Mr. Lapsley stated that he brings it up because the Henderson County Commissioner's concern may be that if development starts to occur at a more rapid pace, say the one area right at the edge of the boundary, is it safe for Henderson County to assume that MSD will allow expansion beyond that line. Mr. Hartye stated that is why they coordinate with the Planning Department in Henderson County so they may give guidance as to where those things may occur. Mr. Pelly asked if, based on what the District originally thought we were getting into with CCWSD and based on the findings from McGill Associates, are there any surprises with what has been presented. Mr. Hartye stated none whatsoever, the main output here is a series of maps to show the layout and where the lines should go. The District continues to plan and do larger studies on interceptors, Carrier Bridge, and the plant. Much larger studies are performed in regard to the entire system and flows that we anticipate and get into much more detail regarding flow estimates and when they are going to occur. Carrier Bridge is being upgraded now, but it will be able to increase by another 10-20 mgd in 2070 or 2090 if need be. Mr. Lapsley asked if the southern boundary shown on map was Etowah? This is in the Etowah area, the private system collection plant. Mr. Lapsley stated there were 3 or 4 private package treatment plants in that area and asked if those areas were included in this study. Mr. Whittenburg stated yes, their flows and service area are included. Mr. Lapsley asked if they were included even though their actual drainage area goes beyond the Transylvania/Henderson County line. Mr. Whittenburg stated that they stopped at the County lines.

With no further discussion, Mr. Pelly called for a motion to approve the recommendation of adoption of the Collection System Master Plan Addendum for the Cane Creek Water and Sewer District area. Mr. Lapsley moved. Mr. Pennington seconded. Voice vote was unanimous.

### **III. Developer Appeal for Private Pump Station and Force Main to serve Subdivided Property.**

Mr. Hartye turned the meeting over to Mr. Bradford for an outline of MSD's policy and what is being discussed today. Mr. Bradford reported that this issue is involving a 10.5-acre tract of land located at 824 Glenn Bridge Road in the southern area of the District boundary and is for 70 single-family homes to be later owned by individual owners. This is subdivided property to be owned by multiple owners of the lots, which is an important point. The Developer is proposing to construct a private pump station

and force main to the MSD sewer line. Private systems are specifically prohibited by MSD Policy for subdivided multiple ownership property. This is to protect the public health and safety and it also keeps this burden from homeowners from an HOA having to maintain a sewer system over time. Mr. Bradford stated that he checked with MSD Planning & Development and System Services staff, and we are currently aware of fourteen problematic private systems that are owned by HOA's or other entities. Four of those have come to MSD asking for takeover. A relevant but secondary concern is that the proposed tie in point in this system is currently a private system. MSD Staff has not been approached by the owner of this private system that this Developer proposes to connect to, to discuss transfer of ownership but he believes that the Developer has had some contact with them. They have positively indicated that they would transfer ownership, but MSD has not yet been contacted. There are also odor concerns at that connection. Even if it was allowed, there are 70 homes connecting to a force main discharging into a manhole near a type of putting green. The flow allocation was approved by Staff for a gravity connection. The extension would be along a public corridor along Brevard Road and Glenn Bridge Road about 2,600 lf. Mr. Bradford stated that this has been appealed two times at Staff level, once to himself and once to Mr. Hartye and has been denied both times. Now it is coming to this Board for consideration. Mr. Bradford presented a map and oriented everyone to the location. He pointed out the private system the Developer is proposing to connect to, the assumed location of the pump station and force main and manhole they propose to tie into. Developer states that owner of the private system is conducive to making it public but again, no one has contacted MSD. The length of the line they would have to run is a little over 2,600 lf along Brevard Road and gravity is pretty achievable. Staff does recommend to the Committee that the private pump station and force main be declined. Staff has also offered to help Developer acquire some rights of way to make this happen. The reason is that they may have to get out of right-of-way and onto private property. Mrs. Manheimer asked if the retirement property located to the north was condominiums or an apartment complex. Mr. Bradford stated that it was shown under one ownership, some type of assisted living. Mrs. Manheimer asked what the cost would be to tie into the MSD system. Mr. Bradford stated that if they estimated at \$150.00 per foot for 2,600 lf, cost would be about \$395,000.00. If you divide that cost among the 70 homes, the cost is about \$5,600.00 per house. This doesn't include extra costs for the system to collect the sewer. Mrs. Manheimer asked if the County was going to approve the homes. Mr. Pennington stated that he had received a call from a gentleman who said that he represented a Homeowner's Association to the north. There is some type of relationship between the assisted living facility and a parcel that surrounds this facility and asked Mr. Bradford if it was the same entity. Mr. Bradford stated that he believes it is a different ownership. This gentleman was also interested in getting all available County documents for this property, the assisted living facility, and the subdivision further to the north, not shown on this map, which operates on a private line. He stated that they have had multiple issues with water and sewer line breaks and there has not been any sort of ability to have a contractor look at clean outs. They were really unfamiliar and concerned. He didn't mention anything regarding this development being discussed today but has a feeling that it is getting out to them, and they are very interested in gathering all documents. Mr. Pennington stated that he doesn't have any documents on these properties because they were built so long ago, and he directed them to MSD Staff and City of Asheville Water Staff. He stated that he does not believe an application has been submitted to the County for this development. He asked if the developer is going for a traditional major subdivision and not anything that would require a review, not asking for standards to be flexed or waived through the Board of Adjustment. It would be a major subdivision that would be reviewed and they will be

evaluating MSD's allocation letter. Mrs. Manheimer stated that it makes her wonder if the ownership entity of the surrounding parcel is different than that of the retirement community and would there be an issue with being able to cross it. She stated that she is transferring a system now that her subdivision doesn't want to run anymore, and it may be more complicated to try to connect to that property if you have to cross a common area. You may have to get a vote to grant an easement from them. She further stated that she could see where the concern would be. Ms. Banks stated that she may be able to shed light on the situation as she lives in the community that is just off of the map, in the Hills at Avery's Creek. She stated that the facility that you see on the map is a high-rise apartment retirement community with an associated community center that houses the dining hall, a small swimming pool, beauty shop, library, etc. The apartment residences live independently but walk across the parking lot for their meals and that kind of thing. On the northern slope to that property is Heather Glen which is an assisted living community. Just north of that is the condominium association which is The Hills at Avery's Creek. This was originally developed as a graduated community where you moved into a condominium and lived until you needed further assistance, then you graduated up into different service levels. The developer who built that entire community when it was one unit built all of the sewer and water lines and storm systems. It is all private all the way to Brevard Road. Ms. Banks stated that she could attest personally that there have been serious problems with water and sewer lines and the storm system. The developer went bankrupt early in the process after he floated a bond with the Town of Fletcher and then left the Town of Fletcher holding the bag and he left their Homeowner's Association with no money to put toward any improvements to any of the private utilities on this property. Mr. Westall stated that with his experience, and as with the previous agenda item discussion, planning is a critical aspect of what MSD does. They have set a great standard for utilities that he has worked with across the State by doing that planning and so the issue of gravity sewer engineering, public health wise, is very clearly established. He stated that he had also worked with a lot of homeowner's associations and many of them are well run, they do what they need to do and are well financed but a lot of them are not. He stated that he had a lot of trouble dealing with homeowner's associations who owned wastewater plants and collection systems. As a regulator, he did not like dealing with it and it caused a lot of difficulties and problems. He stated that he knows there is a need for development and growth and jobs but feels the cost that Mr. Bradford cited per unit is a significant cost. As a result, it usually ends up being much worse down the road when you have to go in and fix something that is broke as opposed to gravity lines. Gravity lines are not perfect, but he usually sees bigger spills and bigger concerns from pump stations.

The meeting was then turned over to Mr. Butler with Wade Trim, who is representing the developer at this meeting. Mr. Butler stated that the original master plan calls for the lot to be served by a line that originates off of a pump station on Glenn Bridge Road and continues to the property. He pointed out on the map that there is a gap in the sewer on Glenn Bridge Road. That gap is because there is about a 25-foot pipe there, so the sewer would have to be about twenty-five feet deep based on lidar data. The DOT only claims right-of-way along Glenn Bridge Road and Brevard Road as a maintenance agreement. The developer would have to go to each property owner to ask for an easement, if they are not willing to grant an easement, that would apply the developer to a hardship which could allow them to place the sewer system under Brevard Road. Putting the system under Brevard Road would increase the cost exponentially. This is a busy road so it would require maintenance of traffic, flagging, signalization, etc. Also, DOT requires a complete overlay of that road, which is about 6,500 feet and

that cost falls to the developer. There is also a time issue, this developer doesn't have this lot tied up forever so to go to each owner to try to get approval for the easement and then to go through the DOT for permits to work in the right-of-way, then to the Corp of Engineers, would be a time frame that would make this project unattainable. Developer is proposing to place a pump station at the bottom of the site and he pointed out the manhole on the private system that they would connect the force main into. Per the plans that were shown this system actually had an easement shown on its construction documents so it was supposed to be constructed to MSD Standards. The owner has indicated they are willing to have MSD inspect the line and if MSD finds the line acceptable, turn over ownership of the line so the developer would be tying into a public system. He pointed out the low point on the property and stated that MSD's Master Plan would allow them to abandon the force main and the pump system and tie into a gravity system once the master plan becomes realized. Mr. Clarke asked how they plan to get across the property between developer's land and the private owner, is there an easement there? Mr. Butler stated no, the entity that owns both of the properties has stated that they would grant an easement. Mr. Clarke asked if the private entity that owns both of those properties has also said that its system has been built to MSD Standards and it will convey it's system to MSD. Mr. Butler stated yes, upon inspection and approval by MSD. Mr. Clarke asked if that system is a force main with a pump station. Mr. Butler stated no, that system is all gravity. Mr. Pennington stated that it is his understanding that the NCDOT's new policy does not allow burial of underground utilities underneath the roadbed and asked if Mr. Butler was saying that if developer can't acquire easements, there is an exception that will allow burying utilities under roadbed? Mr. Butler stated yes, but you have to prove hardship, you would have to go to each owner and have them deny the easement. Mr. Pennington stated this situation is pretty typical across the county, and that they run into situations that don't have rights-of-way, but has MSD not offered help with right-of-way acquisition across these private properties? Mr. Butler stated yes. Mr. Pennington stated that Mr. Butler had said there is not a lot of time and asked if this was a due diligence issue, that the developer doesn't own the property and there is not a lot of time? Mr. Butler stated yes, right now developer is paying an option on the property and it is becoming very costly. Mr. Pennington stated again that the County sees this all the time and that it is not good practice to buy something on due diligence that has significant issues as it relates to having to put in infrastructure or go through entitlements or things of that nature. Mr. Pennington stated that he was not going to take that issue into consideration. Mr. Lapsley asked if Mr. Pennington knew how this property was zoned. Mr. Pennington stated that he thought it was R1 or R2. There was some discussion regarding zoning. Mr. Lapsley asked if they could get septic in this location. Mr. Butler said it hasn't been perked and that septic would greatly reduce the density to a point that it wouldn't be viable for the developer. Mr. Westall stated that, regarding the other issue at the lower end, looking at the master plan, the plan would be to abandon the pump station and connect to the sewer system that would be created through the master plan. Mr. Westall stated the problem with that is it could be a long time in the future, possibly decades. The developer would be taking a pump station and running it for many, many years with potential for failure and a hope that it will someday connect into that master plan sewer line. Mr. Butler stated that the developer is also willing to have MSD's input as to what the O&M fees for the homeowner's association and contingency fund should be for the pump station and they would be willing to tie that into the HOA Agreement so that it is able to be funded. Mr. Clarke stated that the only leverage MSD would have if there were problems with this private system on private property, is they would simply have to terminate the connection. MSD has this policy because there are failing private systems all over the county. MSD gets the call, even though

they did not build the system and have no jurisdiction over it, and MSD cannot go on private property to fix the system. Mr. Hartye stated that the practical issue is having driven up there and walked over the manhole that the developer would be discharging to. It is covered up right now, you don't see it on the drawing but you can see it on site. It is very dense there and right next to the buildings, there is a walking path, a little putt-putt, and across the street is the dining hall and a swimming facility. These owners may be willing to work with their neighbors, but he does not think they really know what is going to happen when there are 70 houses worth of sewerage being pumped from a low elevation to a high elevation into that manhole where it is aerosoling and it is going to stink to high heaven. MSD gets that all over the system and we are trying to get rid of these situations, not create them. They will be calling MSD and MSD will be the ones who have to deal with that issue. It is a freight train coming the other way and they don't know it. Maybe the developer has not had that discussion with these owners but it is a discussion MSD will have with them. Mr. Westall stated that the operational permits for a private system are controlled by the Division of Water Resources but the operators for those systems are very sparse and cover a lot of area, it is hard to get in touch with them. When he was in the Regional Office, every time a sewer failed in Buncombe County, MSD was always the first call they made. No matter whether it was private or public property MSD was essentially tasked with the issue. Mr. Pennington asked if this developer would be a candidate for the Developer-to-Developer Reimbursement? Mr. Hartye stated yes and reviewed several of the programs. He added that if these were affordable housing units, pursuant to the County's definition of Affordable Housing, there would be additional incentives available. There are several programs that were all brought to bear at the same time that the Master Plan was being prepared. MSD wanted to grow the system right, but we wanted to provide incentives to do so. Mr. Lapsley stated that from his experience, if this Board approves this private system, what are you going to say to the neighbor after this is done. If ten property owners get together after this and want to build one? In a matter of 5-10 years, you have ten pump stations, privately owned, all in this area, and the only way to get rid of them is for MSD to pay for that line. Mr. Lapsley stated that he would not recommend nor support a motion to approve.

Mr. Pelly stated that MSD has standards for development for a reason, and this whole motion set a precedent. He stated that in his opinion this is a self-created problem as opposed to a problem that was outside of your range and he also will vote to disapprove.

With no further discussion, Mr. Pelly called for a motion. Mr. Lapsley made the motion that the Planning Committee deny the application for the private pump station and force main for this parcel. Mr. Pennington seconded. Voice vote was unanimous.

There being no further business the meeting adjourned at 10:55 am.

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**BOARD MEETING DATE:** January 19, 2022

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

**PREPARED BY:** Hunter Carson, P.E. – Director of Engineering  
Darin Prosser, P.E. – Project Manager

**SUBJECT:** Consideration of Bids: Mountainbrook Rd. @ Chunns Cove Rd. Sanitary Sewer Rehabilitation Project, MSD Project No. 2010112

**BACKGROUND:** The Mountainbrook Road at Chunns Cove Road project is located in east Asheville off of Chunns Cove Road. The project runs along Mountainbrook Road, Chunns View Drive, Chunns Cove Road and through residential properties along these roads. The project is approximately 3,204 LF, consisting of 2,713 LF of 8-inch DIP installed by dig and replace and 491 LF of 8-inch HDPE installed by pipe bursting.

The existing lines are 6-inch clay that are undersized and in poor condition with multiple structure defects. These issues have resulted in major infiltration and inflow. This project will also eliminate a sanitary sewer aerial creek crossing where existing concrete piers are failing due to erosion. This project has a pipe rating of 55.

The contract was advertised, and four sealed bids were received on December 16, 2021 at 2:00pm in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Thomas Construction Company	\$1,482,629.00
2) Hyatt Pipeline, LLC	\$1,038,496.00
3) T.P. Howard's Plumbing Co, Inc.	\$891,200.00
<b>4) Terry Brother Construction Co.</b>	<b>\$885,810.00</b>

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$885,810.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship.

**FISCAL IMPACT:** The FY 21-22 construction budget for this project is \$1,150,000.00.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to Terry Brothers Construction Company, contingent upon review and approval by District Counsel.



METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Mountainbrook Road @ Chunns Cove Road Sewer Rehabilitation  
Project No. 2010112

BID TABULATION  
December 16, 2021

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Thomas Construction Company Johnson City, TN	5%	1	Yes	\$1,482,629.00
Hyatt Pipeline, LLC Canton, NC	5%	1	Yes	\$1,038,496.00
T.P. Howard's Plumbing Company, Inc. Fairview, NC	5%	1	Yes	\$891,200.00
<b>Terry Brothers Construction Company Leicester, NC</b>	5%	1	Yes	<b>\$885,810.00</b>

APPARENT LOW BIDDER

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



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 16th day of December, 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.

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

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

<b>PROJECT:</b>	<b>Mountainbrook Rd. @ Chunns Cove</b>	<b>LOCATION:</b>	<b>Asheville</b>
<b>TYPE:</b>	<b>General Sewer Rehab.</b>	<b>PIPE RATING:</b>	<b>55</b>
<b>PROJECT NO.</b>	<b>2010112</b>	<b>TOTAL LF:</b>	<b>3,204</b>
<b>PROJECT BUDGET:</b>	<b>\$1,348,515.00</b>	<b>PROJECT ORIGIN:</b>	<b>SSO's, Access, Line Condition</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	\$11,515.00	\$11,515.00		
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$9,500.00	\$3,300.00	\$6,200.00	
55370 - LEGAL FEES	\$19,000.00		\$13,000.00	\$6,000.00
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$120,000.00		\$80,000.00	\$40,000.00
55400 - APPRAISAL	\$7,500.00			\$7,500.00
55410 - CONDEMNATION	\$20,000.00			\$20,000.00
55420 - CONSTRUCTION	\$1,150,000.00			\$1,150,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$3,000.00			\$3,000.00
55450 - SURVEY - ASBUILT	\$8,000.00			\$8,000.00
<b>TOTAL AMOUNT</b>	<b>\$1,348,515.00</b>	<b>\$14,815.00</b>	<b>\$99,200.00</b>	<b>\$1,234,500.00</b>

<b>ENGINEER:</b>	MSD	<b>DP</b>	<b>ESTIMATED BUDGETS - FY 23 - 31</b>	
<b>R.O.W. ACQUISITION:</b>	MSD	<b># PLATS: [ 18 ]</b>	<b>FY 22-23</b>	\$0.00
<b>CONTRACTOR:</b>			<b>FY 23-24</b>	\$0.00
<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 will relocate lines from the rear yards of lots fronting on Mountainbrook Rd. (off Chunns Cove Rd.) where access and maintenance is extremely difficult and will move those lines to public street rights of way. This project will also eliminate one high aerial creek crossing where existing support piers are failing due to erosion.			<b>FY 28-29</b>	\$0.00
			<b>FY 29-30</b>	\$0.00
			<b>FY 30-31</b>	\$0.00

**SPECIAL PROJECT NOTES:**





**Mountainbrook Road at Chunns Cove Road  
Project No. 2010112**

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:** January 19, 2022

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

**REVIEWED BY:** Hunter Carson, P.E. – Engineering Director

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Hibriten Subdivision Sewer Extension, MSD Project No. 2018274

**BACKGROUND:** This project is located inside the District boundary off Hibriten Drive in the City of Asheville. The developer of the project is Cameron Redden.

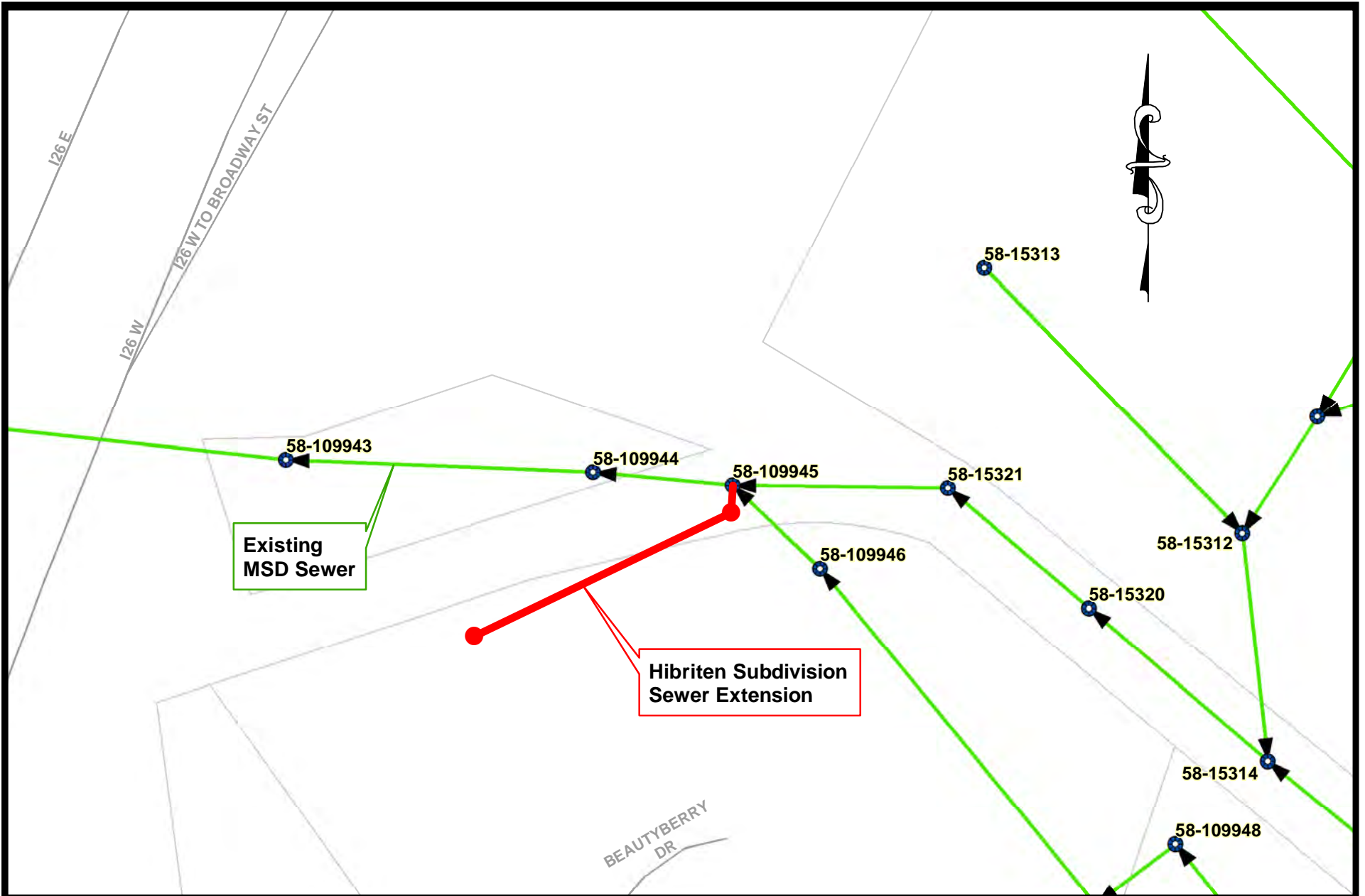
The project included extending approximately 140 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 1,800 GPD for the nine (9) unit residential development. The estimated cost of the sewer construction is \$36,000.00.

All MSD requirements have been met.

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





**MSD**  
Engineering Division

**Hibriten Subdivision Sewer Extension  
MSD Project # 2018274**

Metropolitan Sewerage District of Buncombe County

01/06/2022

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** January 19, 2022

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

**REVIEWED BY:** Hunter Carson, P.E. – Engineering Director

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Kyfields Phase 5 Sewer Extension, MSD Project No. 2003100

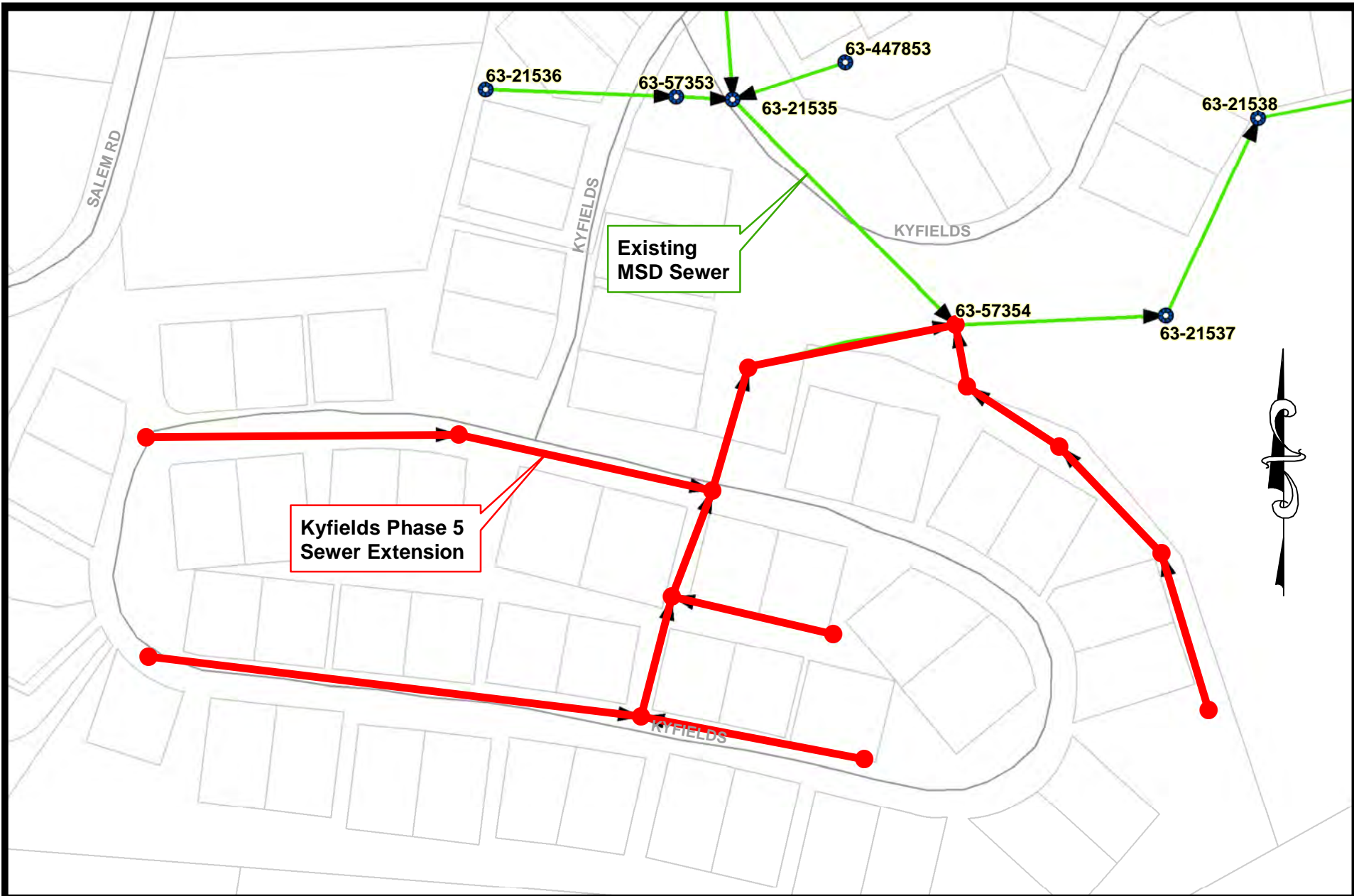
**BACKGROUND:** This project is located inside the District boundary off Salem Road in the Town of Weaverville. The developer of the project was Anthony Willis of Express Enterprises, Inc.

The project included extending approximately 1,830 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 10,000 GPD for the thirty-three (33) units for this phase of the residential development. The estimated cost of the sewer construction when it was installed in 2005 was \$99,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Kyfields Phase 5 Sewer Extension  
MSD Project # 2003100**

Metropolitan Sewerage District of Buncombe County

01/06/2022

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

Meeting Date: January 19, 2022  
 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 November 30, 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 November 30, 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 November 30, 2021 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of November 30, 2021 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$21,424,096.

Total Cash & Investments as of 11/30/2021		75,763,814
Less:		
Budgeted Commitments (Required to pay remaining FY22 budgeted expenditures from unrestricted cash)		
Construction Funds	(25,366,604)	
Operations & Maintenance Fund	<u>(12,563,973)</u>	
		(37,930,577)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(14,402)	
FY22 Principal & Interest Due	<u>(9,520,019)</u>	
		(9,534,421)
District Reserve Funds		
Fleet Replacement	(829,282)	
Pump Replacement	(179,994)	
WWTP Replacement	(207,811)	
Maintenance Reserve	<u>(1,026,776)</u>	
		(2,243,863)
District Insurance Funds		
General Liability	(194,157)	
Worker's Compensation	(459,925)	
Post-Retirement Benefit	(2,360,864)	
Self-Funded Employee Medical	<u>(1,615,911)</u>	
		<u>(4,630,857)</u>
Designated for Capital Outlay		<u><u>21,424,096</u></u>



Meeting Date: January 19, 2022

Subject: Cash Commitment/Investment Report-Month Ended November 30, 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:

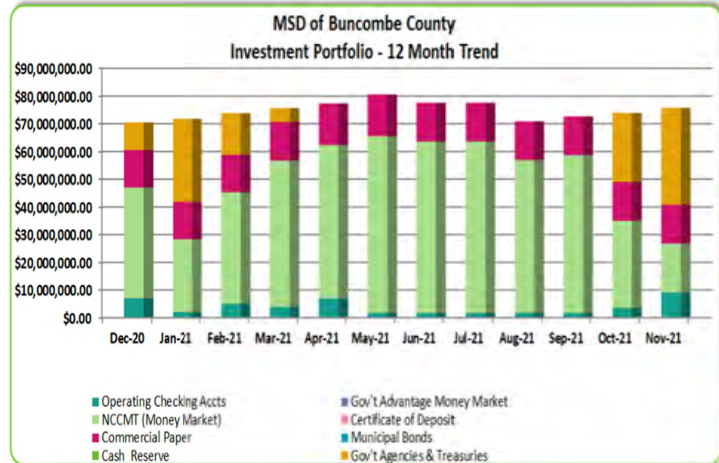
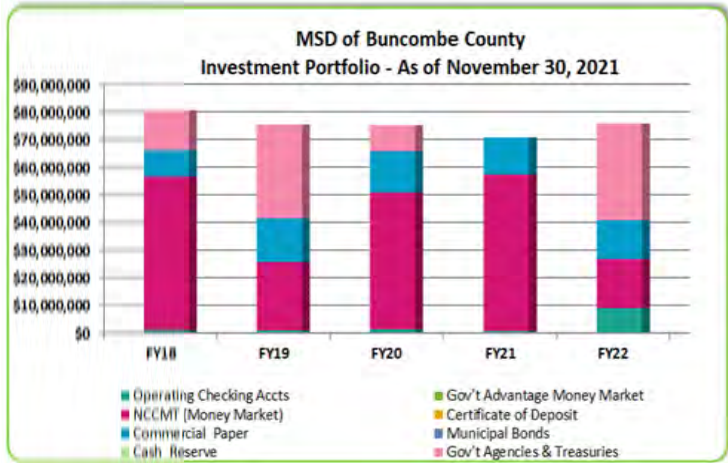
Person responsible:

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
<b>Held with Bond Trustee</b>	\$ -		\$ 14,402			\$ -	\$ -		\$ 14,402
<b>Held by MSD</b>	8,957,937	46,694	17,756,686	-	13,989,563	-		34,998,532	75,749,412
	\$ 8,957,937	\$ 46,694	\$ 17,771,088	\$ -	\$ 13,989,563	\$ -	\$ -	\$ 34,998,532	\$ 75,763,814

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	46.19%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	The District 's YTM of .04 % is exceeding the YTM benchmark of the NCCMT Government Portfolio.
Commercial Paper	20%	18.46%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	23.46%	
Checking Accounts:	100%		All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Operating Checking Accounts		11.82%	
Gov't Advantage Money Market		0.06%	



Meeting Date: January 19, 2022

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2021

Page 4

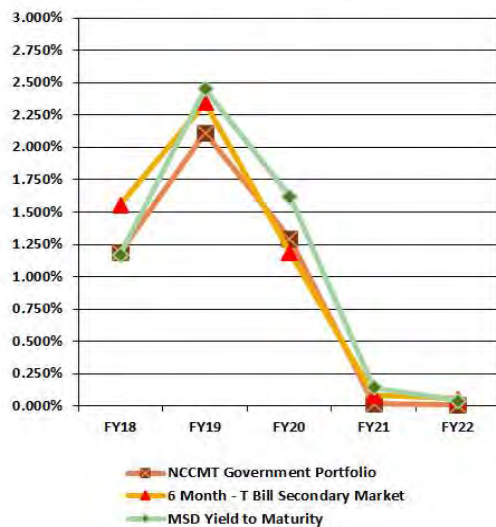
## Metropolitan Sewerage District Investment Managers' Report On November 30, 2021

Summary of Asset Transactions			
	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 65,559,288	\$ 65,558,332	\$ -
Capital Contributed (Withdrawn)	(3,770,574)	(3,770,574)	
Realized Income	165	165	
Unrealized/Accrued Income		652	
Ending Balance	<u>\$ 61,788,879</u>	<u>\$ 61,788,575</u>	<u>\$ -</u>

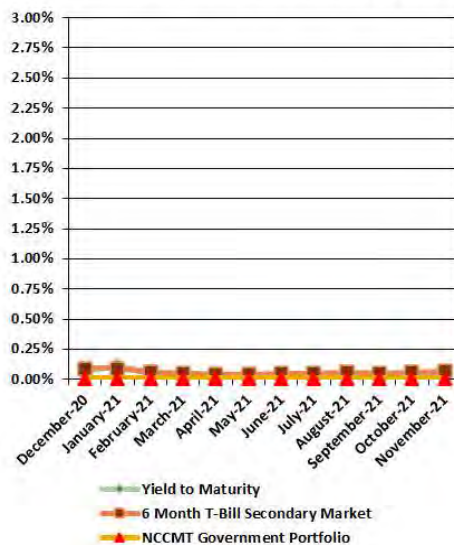
Value and Income by Maturity		
	Original Cost	Income
Cash Equivalents <91 Days	\$ 61,788,879	\$ 817
Securities/CD's 91 to 365 Days	-	-
Securities/CD's > 1 Year	-	-
	<u>\$ 61,788,879</u>	<u>\$ 817</u>

Month End Portfolio Information	
Weighted Average Maturity	28
Yield to Maturity	0.06%
6 Month T-Bill Secondary Market	0.07%
NCCMT Government Portfolio	0.01%

**Metropolitan Sewerage District  
Annual Yield Comparison**



**Metropolitan Sewerage District  
Yield Comparison - November 30, 2021**

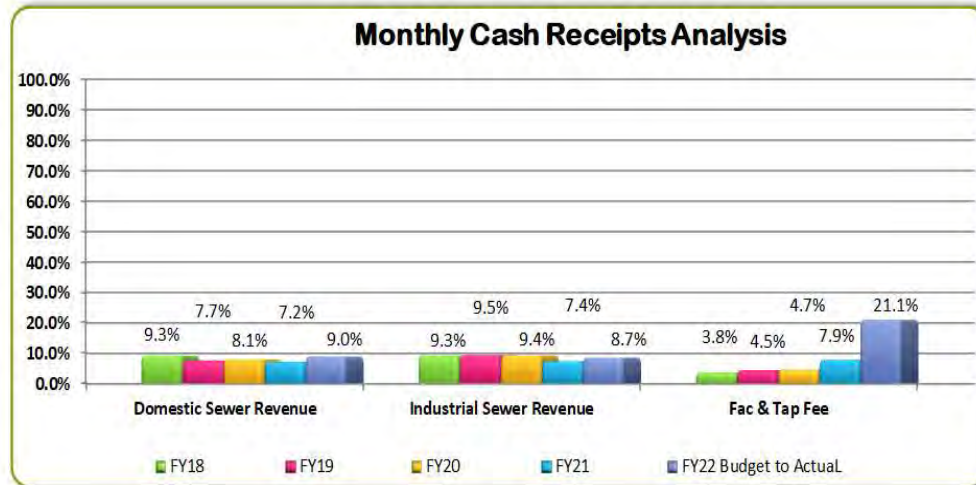


Meeting Date: January 19, 2022

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2021

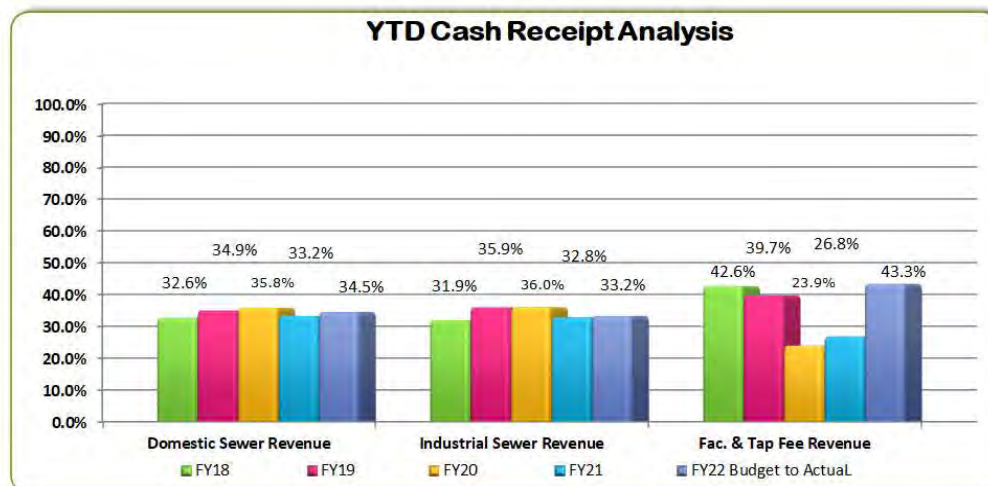
Page 5

### Metropolitan Sewerage District Analysis of Cash Receipts As of November 30, 2021



#### Monthly Cash Receipts Analysis:

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

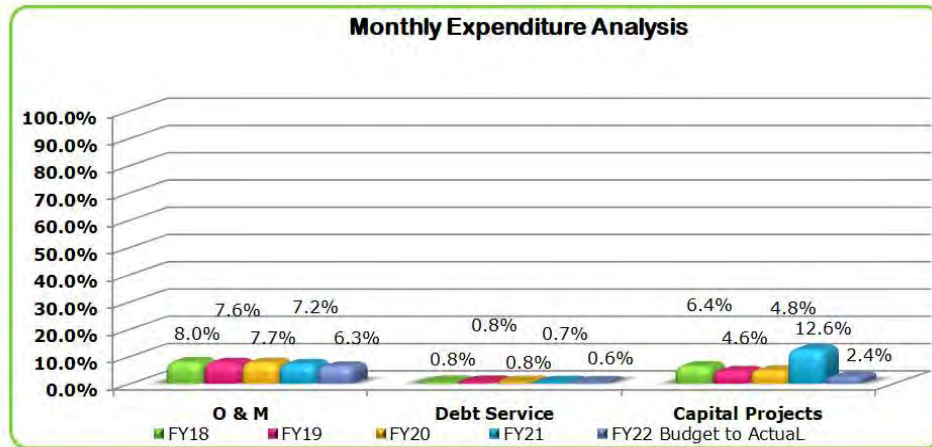


#### YTD Actual Revenue Analysis:

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

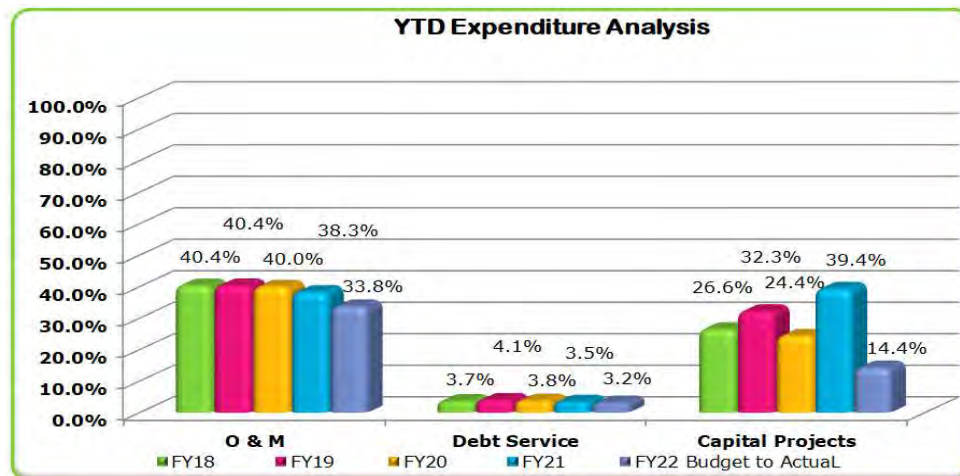


### Metropolitan Sewerage District Analysis of Expenditures As of November 30, 2021



#### Monthly Expenditure Analysis:

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



#### YTD Expenditure Analysis:

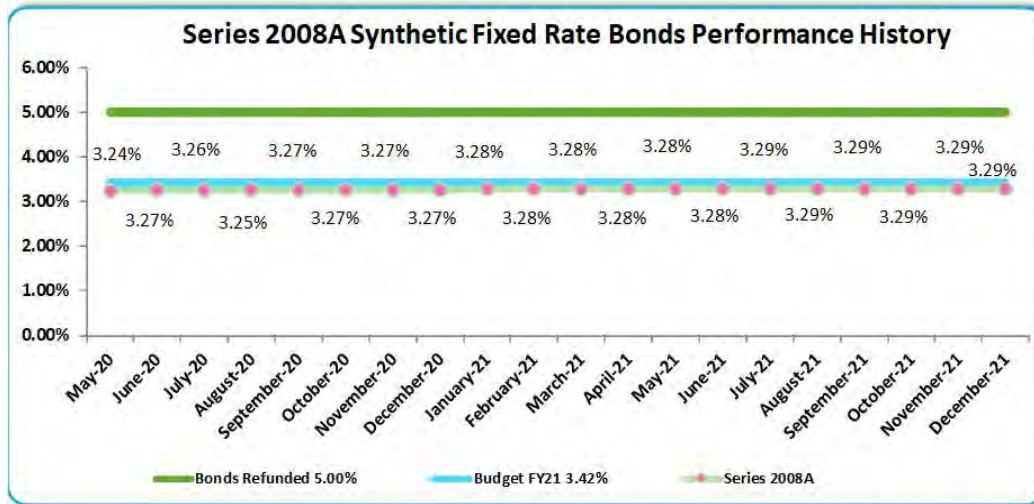
- \* YTD O&M expenditures are considered reasonable based on historical trends.
- \* Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- \* Due to nature and timing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

Meeting Date: January 19, 2022

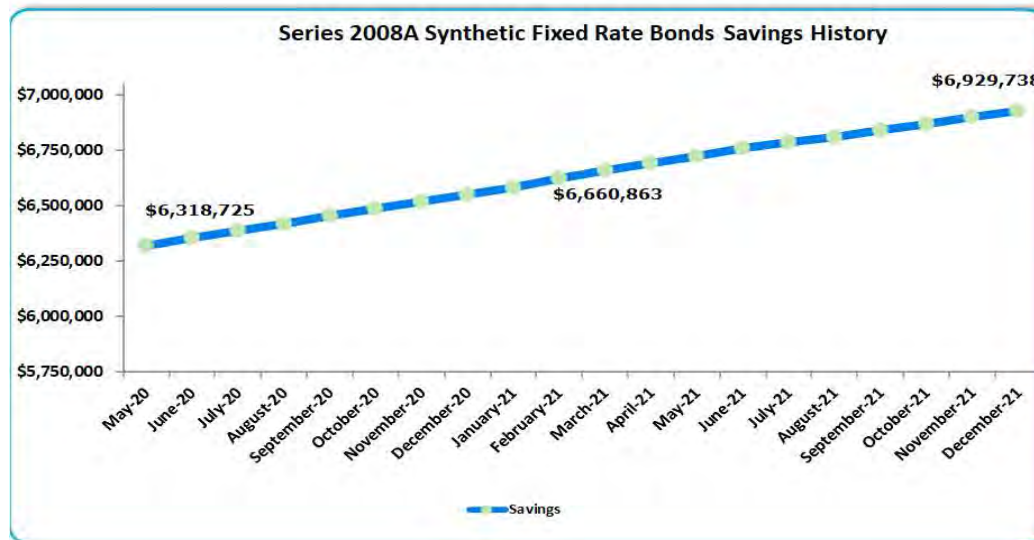
Subject: Cash Commitment/Investment Report-Month Ended November 30, 2021

Page 7

### Metropolitan Sewerage District Variable Debt Service Report As of December 31, 2021



Series 2008A:



- \* Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$6,929,738 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 \$2,400,539 to terminate the existing Bank of America Swap Agreement.

**Metropolitan Sewerage District of Buncombe County**  
**Planning Committee** **Board Action Item**

**COMMITTEE MEETING DATE:** December 17, 2021 **BOARD MEETING DATE:** January 19, 2022

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

**SUBJECT:** MSD Collection System Master Plan Addendum: Cane Creek Water & Sewer District Area

**BACKGROUND:** The District’s Collection System Master Plan was adopted by the District Board in 2008. It was prepared in close cooperation with the District’s member agencies and regional stakeholders. The primary purpose of the plan is to ensure that the sewer system will be extended in an orderly fashion, and is done so in accordance with the planning policies of the various local governments within the District’s service area.

Lines have been located at a planning level of detail - in an orderly, predictable fashion utilizing natural gravity drainage patterns and the existing topography. Existing roads and rights-of-way have been used for routing when feasible.

This addendum covers the newly incorporated Cane Creek Water and Sewer District (CCWSD) area in Northern Henderson County. CCWSD merged with the District on July 1, 2020. There are 457 miles of new collection lines within eight sewersheds. In addition - flow projections, hydraulic modeling, and GIS mapping of the new areas have also been completed. The newly mapped areas comprise over 69,800 acres.

Please refer to the attached Executive Summary and map for further information. A copy of the full plan is available for download at: <https://www.msdbc.org/documents/development/CCWSDMasterPlanUpdateFinalReport.pdf>. McGill Associates is the consultant for this project, and will give a presentation to the Committee.

**STAFF RECOMMENDATION:** Staff recommends adoption of the Collection System Master Plan Addendum for the Cane Creek Water and Sewer District area.

<b>COMMITTEE ACTION TAKEN</b>			
Motion by:	William Lapsley	To:	XX Approve Staff’s Recommendation Disapprove
Second by:	Nathan Pennington	Table	Send back to Staff
		Other	
<b>BOARD ACTION TAKEN</b>			
Motion by:		To:	Approve Disapprove
Second by:		Table	Send back to Staff

## EXECUTIVE SUMMARY

---

This report serves as an addendum to the previous Collection System Master Plan, prepared for the Metropolitan Sewerage District of Buncombe County (MSD) and completed in 2008. The 2008 report described an expansion of MSD's service area in Buncombe County from 67,000 acres to 196,000 acres and projected an additional average day wastewater flow of 18.0 MGD and 890 miles of additional future sewer lines. This addendum describes the expansion of MSD's service area in Henderson County which currently is approximately 8,200 acres with approximately 1.2 MGD of average daily flow.

The development of this addendum began with the review of previously prepared studies and reports, followed by meetings with staff members of the local governments to discuss land use, zoning, and future development planning.

Collection lines for potential MSD future service areas identified by McGill Associates and agreed to by MSD staff were only those areas that could be served by gravity, did not have an existing sewer service provided by a municipality (i.e. the City of Hendersonville) and were located utilizing aerial and topographic mapping. Estimated Future flows used for sizing of the lines were determined by analyzing existing flows in MSD's system, local zoning, existing development, U.S. Census Bureau population trends for the study area, and topography of the areas to be served. Line sizes were further refined by applying North Carolina Department of Environmental Quality gravity sewer sizing criteria and the recommendations established in MSD's *Sewer Extension Manual for Developers*.

A total of eight sewer sheds were identified which would expand the MSD's service area in Henderson County to 69,800 acres. In total 457 miles of future sewer lines were laid out and sized for full build out of the service area.

The total sewer capacity allocation required for the study area in 2070 is estimated to be approximately 11.2 MGD with actual average daily flows being approximately 4.3 MGD. The 2070 flows are not representative of full build out flows.



## 2.2 Basin Delineation

The United States Geological Survey divides the United States into approximately 100,000 subwatersheds based on terrain. The areas in Henderson County to be served by the MSD collection system were divided into eight sewersheds based upon subwatersheds featured in the publicly available Watershed Boundary Dataset.

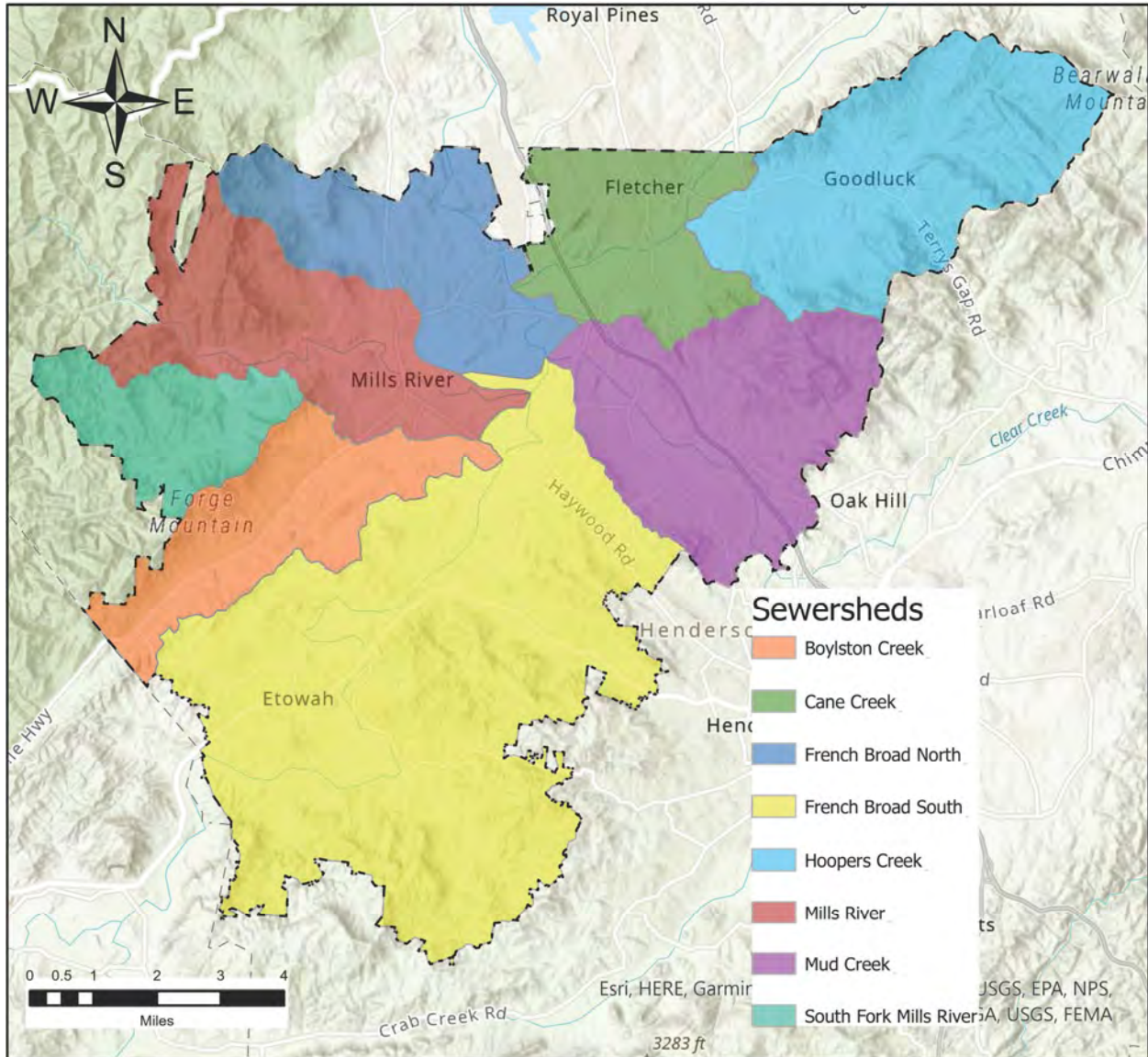


Figure 2. Sewershed Map

- South Fork Mills River: This small sewershed is bordered by the Mills River and Boylston Creek sewersheds and Pisgah National Forest and consists of mostly unincorporated areas of Henderson County and the western edge of the Town of Mills River. None of this sewershed is served by the existing collection system.

**Metropolitan Sewerage District of Buncombe County**  
**Planning Committee** **Board Action Item**

**COMMITTEE MEETING DATE:** December 17, 2021 **BOARD MEETING DATE:** January 19, 2022

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

**SUBJECT:** Developer Appeal for Private Pump Station and Force Main to serve Subdivided Property

**BACKGROUND:** A developer is proposing to construct 70 single family homes on a 10.5 acre tract at 824 Glenn Bridge Road in the Arden area (PIN 9633668510). They propose to construct a private pump station and force main to serve the development.

Sewer extensions of this type are specifically prohibited by MSD policy. Any time that sewer is to serve subdivided property, it must be a public gravity system. This is to ensure that the sewer system is properly maintained by a public entity (as opposed to a private Homeowners Association). This policy not only protects the public health and safety, but also keeps this ongoing burden from future homeowners within a given development.

It is also important to note that this private system is proposed to connect to another private system on adjacent property (owned by Arden Retirement LLC). The developer states that this second private system will become public; however, staff have not been contacted by Arden Retirement, LLC to review or discuss any aspects of making their system public.

In addition, the existing manhole where the proposed force main would connect is in close proximity to residential buildings and a small green space. Staff is concerned about odor issues related to a force main serving 70 residences discharging to this manhole.

MSD approved the flow from the subdivision, and will allow the construction of a gravity line along Brevard Road and Glenn Bridge Road to serve this property (approx. 2,635 LF) pursuant to the MSD Collection System Master Plan. However, the proposed private pump station and force main have been denied. To date there have been three appeals - two at staff level and this third appeal which is presented to the Committee for consideration.

Note that MSD has offered support for ROW acquisition along the route identified in the Master Plan, in the event that private property must be crossed. This has been offered because this line can serve other properties and future development along this primary corridor.

Please refer to the attached map for further details.

**STAFF RECOMMENDATION:** Staff recommends that the private pump station and force main be denied, and that gravity service be required in accordance with the District's Collection System Master Plan.

Staff will work with the developer to assist with limited ROW acquisition along the Brevard Road and Glenn Bridge Road corridors. The proposed extension shall be located within the public ROW for the greatest extent possible.

<b>COMMITTEE ACTION TAKEN</b>			
Motion by: William Lapsley	To: XX	Approve Staff recommendation	Disapprove Staff recommendation
Second by: Nathan Pennington	Table	Send back to Staff	
Other			
<b>BOARD ACTION TAKEN</b>			
Motion by:	To:	Approve	Disapprove
Second by:	Table	Send back to Staff	



# Metropolitan Sewerage District

OF BUNCOMBE COUNTY, NORTH CAROLINA

October 06, 2021

Mr. John T. Simpson  
Olmsted Associates, LLC  
PO Box 1083  
Arden, NC 28704

**Re: Response to Second Appeal for Private Pump Station for Glenn Bridge Road Subdivision,  
MSD Project Number 2021153**

Dear Mr. Simpson:

This letter is in response to your appeal to Mr. Bradford's September 23<sup>rd</sup> 2021 letter. Your current appeal requests that MSD allow a private collection system and pump station for your Glenn Bridge Road Subdivision, which proposes 70 single-family residential lots to be individually owned.

MSD requires that all sewer extensions serving subdivided properties be *public gravity systems*. This policy was created in the 1990's due to multiple problems associated with privately owned and maintained sewer systems in this area. These systems have suffered failures and posed health threats to both the public and the environment, as well as posing an ongoing burden to private homeowners associations. In addition, it is also important to note that pump stations are only allowed under a very limited set of conditions.

Your property can be served by a public gravity extension, as indicated in previous correspondence. This will result in the density you desire as well as the long-term protection of the public health and safety that is provided by a public system.

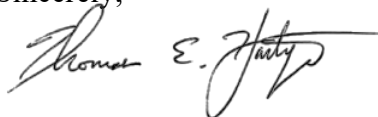
The gravity route is primarily along a public road corridor along Brevard Road and up Glenn Bridge Road to the subject site. MSD will consider assisting with ROW acquisition where it becomes necessary, in order to facilitate the gravity option. This assistance is being offered only because the gravity option follows a public corridor and additional properties can be served along and above the route for your project. You will be required to follow the NCDOT ROW to the greatest extent possible, and you will be responsible for all project costs including but not limited to design, right-of-way, and construction.

~ *Protecting Our Natural Resources* ~

Note that MSD has a “Developer to Developer Reimbursement” policy for certain extensions. It states that the developers of certain extensions are entitled to recapture a portion of their line installation costs from future developers who wish to connect to a given line, for a period of 10 years. This is described further under Section 6 in MSD’s *Policy and Procedures for the Extension of Sewer Service* (attached here, pages 8-9). MSD would enforce this policy for future developers who may desire to connect to this line.

Please contact me at (828) 254-9646 or thartye@msdbc.org if you wish to discuss this action further. If you wish to pursue the option offered above, please feel free to contact Ed Bradford or Kevin Johnson as noted in previous correspondence.

Sincerely,

A handwritten signature in black ink that reads "Thomas E. Hartye". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Thomas E. Hartye, PE  
General Manager

Attachment: *Policy and Procedures for the Extension of Sewer Service*

cc: Ed Bradford, PE, Director of Engineering  
Hunter Carson, PE, Assistant Director of Engineering  
Kevin Johnson, PE, Planning and Development Manager  
File

MSD Board of Directors  
Attn; Mr. Jerry Vebaun, Chairperson  
Metropolitan Sewerage District  
2028 Riverside Drive, Asheville, NC 28804

Re: Glenn Bridge Road Subdivision  
PIN 9633668510  
Project#: 2021153

Dear Mr. Vebaun:

We are in receipt of the MSD response to our second appeal dated October 5, 2021 for the above referenced project.

In response to Mr. Hartye's letter denying our appeal, we offer the following:

We understand MSD's aversion to pump stations. It is clear in the District's Policy Document that MSD may limit or prohibit discharges from any private system. We also understand that while the district "will only consider Gravity Sewer extensions to the existing District Sewerage System" (II.B) there is a provision (II.B. second paragraph) wherein pump stations may be permitted, "subject to fees to recover the difference in costs of constructing, operating, and maintaining a pump station and force main."

If a public extension involving a pump station is feasible (where gravity sewer is not achievable) why not a private one? We contend the following for allowing a private pump station:

1. Public sewer is +/- 3,000 LF away from the site.
2. NCDOT does not have sufficient ROW in which to extend gravity sewer along the shoulder of the roadway. See attached deeds/plat maps.
3. No easements have been acquired across private parcels that would facilitate the MSD masterplan extension.
4. A gravity route beneath the pavement is not a guaranteed certainty considering the locations of streams, existing DOT drainage infrastructure, franchise utilities, and stream crossings.

We appreciate MSD's offer to procure easements. However, given the reasons above and considering the limited timeframe available for developing the parcel, we conclude that a public gravity main extension is, in fact, not "achievable" for the subject parcel.

Furthermore, considering the District has already approved the project flow, a private system requiring a pump station:

- Does not require any MSD resources for acquiring easements.
- Would be NCDEQ permitted/regulated.
- Would generate the same revenue for MSD with "zero" maintenance cost.

Lastly, while the District's Policy is clear regarding existing substandard private systems (V), we would offer the following assurances, in consideration of our appeal, to eliminate any concerns the District may have about the project ever becoming a "substandard private system" for which acceptance for ownership by the district is requested.

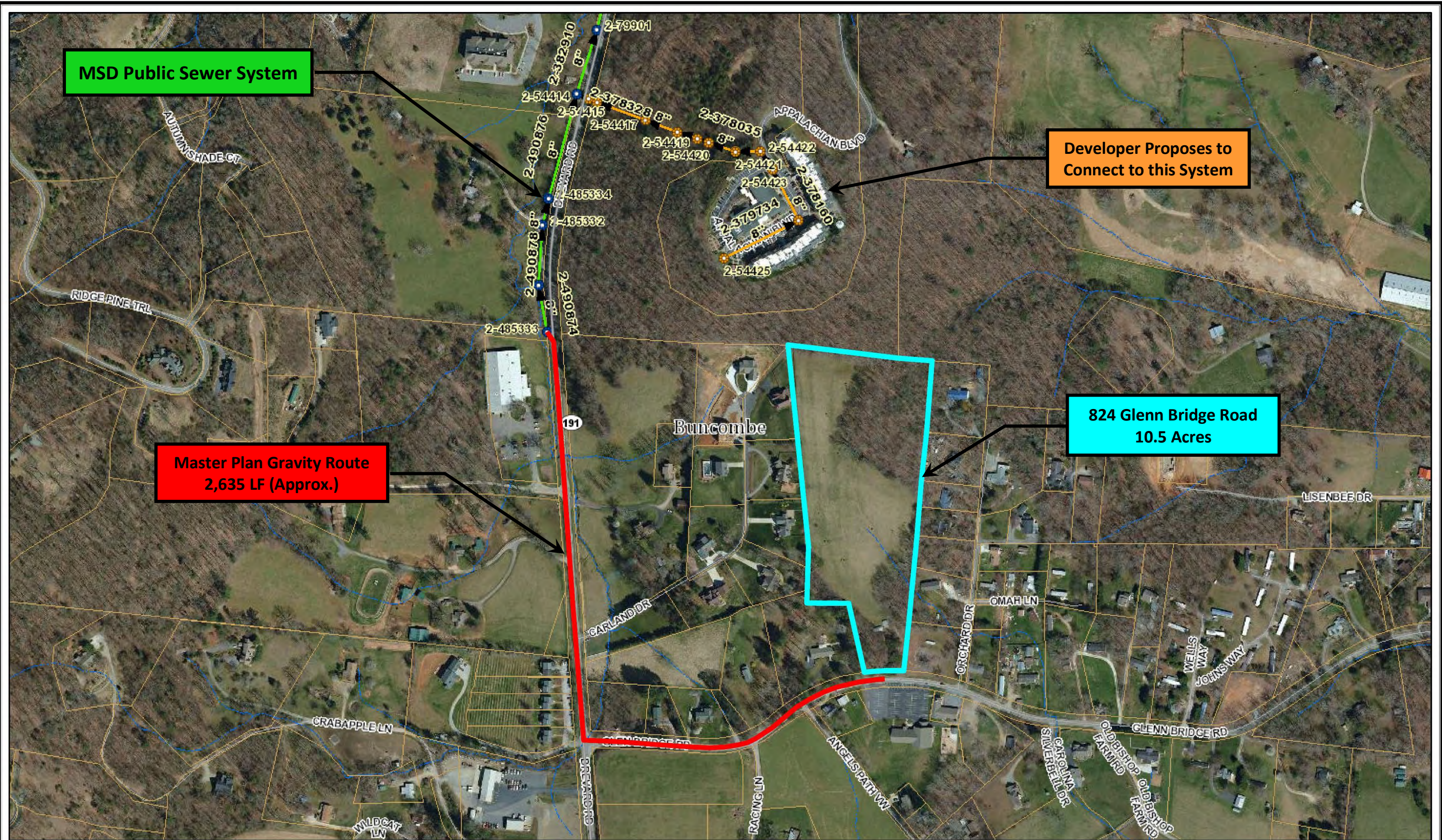
1. A deed restriction will be added to each lot as well as the restrictive covenants for the development prohibiting the HOA or any individual lot owner or owners from requesting acceptance of the system by the District.
2. A third-party firm will be retained to perform routine or scheduled operational and maintenance support of the system as required by NCDEQ. Documentation of the contractual obligations can be provided to MSD.
3. The HOA will be funded by the developer, on day one, with monies (amount to be agreed upon by MSD and the developer) for the exclusive purpose of designing and installing a public gravity main from the development to Glenn Bridge Road when gravity sewer is available.
4. As an alternative to 3, above, should MSD procure the requisite easements shown on the masterplan, prior to the purchase, or construction, of pump station related appurtenances, the developer commits to re-engaging MSD with design plans for extending the public system along the route shown on the masterplan.

We respectfully request your reconsideration of permitting the private pump station based on the mechanisms mentioned above that can provide further protection of MSD's financial resources and obligations.

Respectfully,

John T. Simpson  
Olmsted Associates, LLC  
PO Box 1083  
Arden, NC 28704





The Metropolitan Sewerage District of Buncombe County, NC has prepared these maps based on best available information for use in assisting District maintenance work, service area analysis, and planning. The District does not warrant the accuracy of any of the information shown.



1:4,000  
Date: 12/6/2021

824 Glenn Bridge Road  
Author: WEB



# **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	12/9/2021	240	Complete
Parker Drive At No. 110 Sewer Rehabilitation	Swannanoa	28778	598	12/1/21 - 12/31/21	275885	Dockery	12/20/2021	374	Complete
Briarwood Road at W. Fox Chase Rd Sewer Rehabilitation	Weaverville	28804	300	12/20/21 - 1/14/22	267160	Norton			Construction 50% complete
Grace Avenue	Asheville	28804	239	12/20/21 - 1/21/22	284413	Dockery			Construction Beginning
Briarcliff Dr at Oakwilde Dr Sewer Rehabilitation	Asheville	28803	860	1/17/22 - 1/31/22	258768	Norton			Ready for construction
Lotus Place Sewer Rehabilitation	Asheville	28804	825	1/24/22 - 2/28/22	275767	Dockery			Ready for Construction
Northwest Avenue @ W Charleston Avenue	Swannanoa	28778	1031	FY 21-22	275849	Norton			Ready for construction
Owenby Lane @ US Highway 70 Sewer Rehabilitation	Black Mountain	28711	900	FY 21-22	268180	TBA			Ready for construction
White Oak Road Sewer Rehabilitation Phase II	Arden	28704	726	FY 21-22	264966	TBA			Ready for construction
Norwood Ave Sewer Rehabilitation	Asheville	28804	270	FY 21-22	275810	TBA			Ready for construction
Highland Farms Road Sewer Rehabilitation	Black Mountain	28711	850	FY 21-22	275837	TBA			Ready for construction
Old Asheland Ave to Phifer Street Sewer Rehabilitation	Asheville	28801	462	FY 21-22	258560	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
276 Hi-Alta Avenue Sewer Rehabilitation	Asheville	28806	201	FY 21-22	271375	TBA			Ready for construction
S Main St @ Reems Creek Rd Sewer Rehabilitation	Weaverville	28787	592	FY 21-22	275831	TBA			Ready for construction
Wynn St. @ Mountain St. Sewer Rehabilitation	Asheville	28801	437	FY 21-22	263129	TBA			In ROW
28 Woodward Avenue Sewer Rehabilitation	Asheville	28804	660	FY 21-22	249386	TBA			In Design
100 Woodrow Avenue Sewer Rehabilitation	Asheville	28801	300	FY 21-22	275765	TBA			Preliminary Engineering
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 11/30/2021

	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
November 2021	19	12	107	631	10	26	710	0	220	1545	14	223	1988
<b>Grand Totals</b>	<b>117</b>	<b>48</b>	<b>488</b>	<b>2,912</b>	<b>69</b>	<b>123</b>	<b>79,540</b>	<b>0</b>	<b>1666</b>	<b>2879</b>	<b>26</b>	<b>223</b>	<b>4768</b>

\* Used to calculate Total Rehab Footage



## 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
	November, 2021	100	30	34
		<b>480</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
	November, 2021	30	23	33
		<b>171</b>	<b>31</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
	November, 2021	27	45	46
		<b>119</b>	<b>50</b>	<b>42</b>
<b>Grand Totals:</b>		<b>770</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



## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2021 to November 30, 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>November</b>	51,867	1,863	2,647	54,514	16,520	917	0
<b>Grand Total:</b>	<b>368,108</b>	<b>6,356</b>	<b>7,115</b>	<b>375,223</b>	<b>120,505</b>	<b>7,129</b>	<b>71,787</b>
<b>Avg Per Month:</b>	<b>73,622</b>	<b>1,271</b>	<b>1,423</b>	<b>75,045</b>	<b>24,101</b>	<b>1,426</b>	<b>14,357</b>

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**January 12, 2022**

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	3/1/2022	\$309,630.00	98%	Waiting on paving and final walk through.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	TBA	TBA	\$5,938,455.00	0%	Contract documents are in process.
MANETTA ROAD @ JOHNSON DRIVE PHASE 1	Asheville 28804	Terry Brothers Construction Company	6/18/2021	7/1/2021	3/1/2022	\$265,358.74	98%	Waiting on paving and final walk through.
MOUNTAINBROOK ROAD @ CHUNNS COVE ROAD	Asheville 28805	TBA	TBA	TBA	TBA	TBA	0%	Project was bid on December 16th; will go to the January Board for approval.
SPRINGSIDE ROAD @ OVERLOOK ROAD	Asheville 28803	Huntley Construction Company	5/19/2021	9/23/2021	4/21/2022	\$781,591.00	35%	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	Chonzie, Inc.	12/15/2021	TBA	TBA	\$232,800.00	0%	Contract documents are in process. Preconstruction meeting scheduled for January 13th.
WRF- PLANT HIGH RATE PRIMARY TREATMENT	Woodfin	Shook Construction Company	10/17/2018	1/7/2019	3/31/2022	\$15,276,791.19	95%	Three day performance testing in process. Working on punchlist and site grading.
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	20%	In construction

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

## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

January 7, 2022

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	Ashcroft 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	Testing
9	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
10	Amaranth Apartments	2019068	Asheville	28715	70	840	5/21/2020	Final Inspection complete, awaiting close-out docs
11	Enclave at Piney Mtn. Ph. 1	2019075	Asheville	28805	211	740	3/19/2021	Waiting on final inspection
12	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
13	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Installing
14	Hawthorne at Haywood Phase 2	2019130	Asheville	28806	92	668	12/15/2020	Final Inspection complete, awaiting close-out docs
15	Abundance Run Subdivision	2019141	Asheville	28805	16	500	12/20/2019	Final Inspection complete, awaiting close-out docs
16	Edgewood Road South Subdivision	2019157	Asheville	28803	25	763	8/10/2021	Waiting on final inspection
17	Towne Place by Marriott (Bear Creek)	2019187	Asheville	28806	Comm.	264	2/28/2020	Waiting on final inspection
18	Third Street Cottages Ph. 1 Relocation	2019242	Asheville	28803	4	115	3/17/2021	Final Inspection complete, awaiting close-out docs
19	Overlook Circle Subdivision	2019256	Asheville	28803	7	180	8/11/2020	Final Inspection complete, awaiting close-out docs
20	Craggy Park Ph. 2	2020038	Asheville	28806	27	1,300	11/24/2020	Final Inspection complete, awaiting close-out docs
21	Airport Road Commercial Relocation	2020152	Asheville	28704	Comm.	204	5/13/2021	Final Inspection complete, awaiting close-out docs
22	Amarx - Baker Drive	2021046	Asheville	28804	24	760	10/22/2021	Pre-con held, construction not yet started
23	Burton Street	2021048	Asheville	28806	4	64	10/29/2021	Pre-con held, construction not yet started
24	20 Winding Road	2021106	Asheville	28803	10	220	11/2/2021	Pre-con held, construction not yet started
25	328 Emma Road	2021131	Asheville	28806	17	665	11/5/2021	Pre-con held, construction not yet started
26	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
27	Chapman's Cove	2017227	Black Mountain	28711	10	430	9/21/2018	Final Inspection complete, awaiting close-out docs
28	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
29	Padgettown Road - Phase 2	2019085	Black Mountain	28711	43	1,308	7/19/2019	Final Inspection complete, awaiting close-out docs
30	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Installing
31	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Installing
32	Craven Hill Circle	2020195	Black Mountain	28711	3	380	11/5/2021	Pre-con held, construction not yet started
33	Waightstill Mountain Phase 2B	2015155	Buncombe Co.	28704	16	1,784	4/23/2019	Final Inspection complete, awaiting close-out docs
34	Bee Tree Village	2015158	Buncombe Co.	28778	26	1,118	3/17/2017	Final Inspection complete, awaiting close-out docs
35	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
36	Liberty Oaks Ph. 1B	2018063	Buncombe Co.	28715	24	615	11/5/2021	Installing
37	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Waiting on final inspection
38	Victoria Hills (Lance Road) Ph. 1	2018094	Buncombe Co.	28704	38	1,176	3/6/2020	Installing
39	Victoria Hills (Lance Road) Ph. 2 & 3	2018094	Buncombe Co.	28704	54	2,180	3/6/2020	Testing
40	Starnes Cove Subdivision	2018106	Buncombe Co.	28806	14	315	9/6/2019	Final Inspection complete, awaiting close-out docs
41	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
42	Reserve at Gashes Creek	2018208	Buncombe Co.	28803	190	1,940	8/2/2019	Final Inspection complete, awaiting close-out docs
43	Porter Road Subdivision	2019022	Buncombe Co.	28803	9	210	6/30/2021	Installing
44	Rice MHP Off-Site	2019029	Buncombe Co.	28715	TBD	460	4/24/2020	Final Inspection complete, awaiting close-out docs
45	Reflection Pointe	2019032	Buncombe Co.	28806	270	1,995	6/30/2020	Final Inspection complete, awaiting close-out docs
46	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
47	Jasper Apartments	2019086	Buncombe Co.	28778	100	760	12/8/2020	Waiting on final inspection
48	Aiken Road Multi-Family	2019128	Buncombe Co.	28804	407	4,620	10/2/2020	Installing
49	Fairview Meadows Subdivision	2019142	Buncombe Co.	28730	42	1,460	8/28/2020	Final Inspection complete, awaiting close-out docs
50	Syeamore Cove Subdivision	2019158	Buncombe Co.	28803	26	570	6/9/2020	Waiting on final inspection
51	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Installing
52	Fields Jaguar	2019169	Buncombe Co.	28704	Comm.	305	10/27/2020	Waiting on final inspection
53	Laurelwood Village	2019216	Buncombe Co.	28704	29	855	5/25/2021	Waiting on final inspection
54	CMH Homes - N. Louisiana Ave.	2019220	Buncombe Co.	28806	30	1,187	7/28/2020	Final Inspection complete, awaiting close-out docs
55	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
56	Creekside Cottages	2019255	Buncombe Co.	28704	6	400	3/12/2015	Phase 2 Construction Not started
57	The Farm at Pond Road	2020009	Buncombe Co.	28806	687	3,550	6/4/2021	Testing
58	Fisher Mill Road	2020015	Buncombe Co.	28704	3	380	10/20/2020	Final Inspection complete, awaiting close-out docs
59	Fountain Park Subdivision - Ph. 2	2020026	Buncombe Co.	28806	120	4,611	7/12/2019	Waiting on final inspection
60	Virginia Commons	2020072	Buncombe Co.	28704	47	750	6/4/2021	Waiting on final inspection
61	Amarx - Clayton Road	2020075	Buncombe Co.	28704	24	1,080	4/16/2021	Waiting on final inspection
62	Holbrook Road Subdivision - Ph. 2	2020150	Buncombe Co.	28715	16	670	11/13/2020	Final Inspection complete, awaiting close-out docs
63	Kirkwood MHP (aka Rice MHP on-site)	2020166	Buncombe Co.	28715	75	2,610	12/21/2021	Pre-con held, construction not yet started
64	Habitat- Glenn Bridge Road	2020178	Buncombe Co.	28704	30	908	12/14/2021	Pre-con held, construction not yet started
65	Project Ranger (aka Pratt & Whitney)	2020194	Buncombe Co.	28803	Comm.	256	12/7/2021	Pre-con held, construction not yet started
66	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Installing
67	Holbrook Road Subdivision - Ph. 3	2020243	Buncombe Co.	28715	29	1,365	4/27/2021	Final Inspection complete, awaiting close-out docs
68	Holbrook Road Subdivision - Ph. 4	2020244	Buncombe Co.	28715	12	454	4/27/2021	Final Inspection complete, awaiting close-out docs
69	Dollar Tree - Candler Sewer Relocation	2021001	Buncombe Co.	28715	Comm.	88	5/7/2021	Final Inspection complete, awaiting close-out docs
70	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Pre-con held, construction not yet started
71	Nesbitt Farms Ph. 2	2018101	Cane Creek	28759	81	4,094	2/23/2021	Waiting on final inspection
72	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
73	Pardee Partners	2021058	Cane Creek	28759	Comm.	1,105	11/2/2021	Installing
74	Suncep Warehouse	2021059	Fletcher	28732	Comm.	803	12/3/2021	Installing
75	828 North	2017153	Weaverville	28787	224	1,090	11/17/2020	Final Inspection complete, awaiting close-out docs
76	Ambler's Chase	2017249	Weaverville	28787	21	1,235	11/29/2018	Final Inspection complete, awaiting close-out docs
77	The Holston	2019133	Weaverville	28787	240	36	6/2/2020	Final Inspection complete, awaiting close-out docs
78	Northridge Commons Retail	2020147	Weaverville	28787	Comm.	790	12/1/2020	Final Inspection complete, awaiting close-out docs
79	Greenwood Park Ph. 2	2020245	Weaverville	28787	25	1,560	5/25/2021	Final Inspection complete, awaiting close-out docs
80	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
81	Reese & Jan Lasher (High Hopes)	2015152	Woodfin	28806	14	320	4/26/2016	Final Inspection complete, awaiting close-out docs
82	Brown Avenue aka Wolf Tract	2017029	Woodfin	28806	6	219	6/4/2021	Installing
83	Skyfin-Terraces at Reynolds Mtn - Phase 4	2020167	Woodfin	28804	5	100	8/8/2017	Final Inspection complete, awaiting close-out docs
84	Brown Avenue	2018267	Woodfin	28804	3	62	7/2/2019	Final Inspection complete, awaiting close-out docs
85	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Waiting on testing
86	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	Pre-con held, construction not yet started
87	West City View	2020155	Woodfin	28804	21	845	7/23/2021	Waiting on testing
88	Milos Orchard	2020200	Woodfin	28804	4	120	8/31/2021	Final Inspection complete, awaiting close-out docs
			<b>TOTAL</b>		4,477	84,098		