

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**June 15, 2022**

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

The regular monthly meeting of the Metropolitan Sewerage District Board and Public Hearing on the Budget for FY 2022-2023 was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, June 15, 2022. Chairman VeHaun presided with the following members present: Bryson, Dearth, Franklin, Kelly, Lapsley, Manheimer, Pelly, Pennington, Pressley, Watts, Whitesides and Wisler. Ashley was absent.

Others present were William Clarke, General Counsel; Joe Martin with Woodfin Sanitary Water & Sewer District; Tom Hartye, Hunter Carson, Scott Powell, Mike Stamey, Ken Stines, Pam Thomas, Matthew Walter, Darin Prosser, Angel Banks, 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 May 18, 2022 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the May 18, 2022 Board Meeting. Ms. Wisler moved for approval of the minutes as presented. Mr. Pressley 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: There was no public comment.**

**7. Report of General Manager:**

Mr. Hartye reported that MSD has received the Clean Air Compliance Award from the Asheville-Buncombe Air Quality Agency for 2021. Thanks to the entire Treatment Plant Staff.

Mr. Hartye reported that MSD has received the Distinguished Budget Presentation Award from GFOA for the FY22 Budget document. Thanks to Scott Powell and Jodie Germaine.

Mr. Hartye reported that Pat Bryant of 8 English Ivy Road called to express what a wonderful job Wayne Rice did and to be sure to keep him employed. He said Wayne quickly determined the problem, educated them, and then helped them arrive at a solution. He said it was a great experience and wanted to pass it along.

Mr. Hartye reported that the Final Budget and Public Hearing will be held at this Board Meeting. There have been no changes to the Preliminary Budget that was brought to the May Board Meeting.

Mr. Hartye reported that the next regular Board Meeting will be held on July 20<sup>th</sup> at 2 pm. The next Right of Way Committee meeting will be held on July 27<sup>th</sup> at 9 am.

**8. Report of Committees:**

**a. Right of Way Committee – May 25, 2022**

Mr. Kelly reported that the Right of Way Committee met on May 25, 2022 and accepted Staff's recommendations for Items 08. a – d. of this Agenda.

**9. Consolidated Motion Agenda:**

**a. Consideration of Compensation Budget – Bell Road @ New Haw Creek Road:**

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

**b. Consideration of Condemnation – Caledonia Road:**

Mr. Hartye reported that this property owner is The Residences @ Biltmore Condominium Owner's Association. MSD has been working with them since November of 2021. Staff has changed designs and offered them the standard compensation of \$89,324. There have been 13 contacts with this owner in an effort to move forward. Ms. Manheimer was excused from voting on this item due to a conflict. The remaining Committee Members recommend approval of Staff's recommendation to obtain appraisals and move forward with condemnation, if necessary.

**c. Consideration Condemnations – Cherokee Road:**

Mr. Hartye reported that this sewer line is about 109 years old and is made up of 6-inch and 8-inch clay lines that are in really bad shape, structures have been built over the lines, there are cracks in the pipe resulting in sanitary sewer overflows. The project started out with 14 easements. There have been 7 easements acquired and 3 have been deleted, with these 4 remaining. Staff has had numerous contacts with these owners and tried to negotiate a few different ways. The Right of Way Committee heard all of Staff's discussions and recommend approval of Staff's recommendation to obtain authority and move forward with condemnations, if necessary.

**d. Consideration Condemnations – Consideration of Land Purchase for Assemblage with Weaverville Pump Station #2:**

Mr. Hartye reported that this is 0.30 acres off of Canoe Lane in Woodfin, adjacent to Weaverville Pump Station #2. MSD previously purchased property on the other side of the pump station and will be having a large project replacing the force main and this pump station in the coming years. This is a good time to purchase this property. Staff believes the price of \$35,000 is reasonable for this

purchase. Right of Way Committee recommends approval of the purchase of this lot for assemblage with MSD's Weaverville Pump Station #2 site.

**e. Consideration of Developer Constructed Sewer Systems – Airport Road Commercial Center; Bee Tree Village Ph. 2A & 2B; Chapman's Cove; CMH Homes Subdivision; Craggy Park Ph. 2; Dollar Tree – Candler; Holbrook Road Ph. 3; Holbrook Road Ph. 4; Nesbitt Farms Ph. II; Reflection Pointe Apartments; Waightstill Mountain Ph. 2B:**

Mr. Hartye reported that the Airport Road Commercial Center project consisted of relocating approximately 206 linear feet of 8-inch public gravity sewer and abandoning approximately 150 linear feet of public sewer to accommodate the Commercial Development.

Mr. Hartye reported that the Bee Tree Village Ph. 2A & 2B project is located in Buncombe County and included extending approximately 150 linear feet of 8-inch public gravity sewer to serve 9 townhouses.

Mr. Hartye reported that the Chapman's Cove project is located off Blue Ridge Assembly Drive in the Town of Black Mountain and included extending approximately 410 linear feet of 8-inch public gravity sewer to serve 10 homes in this residential development.

Mr. Hartye reported that the CMH Homes Subdivision project is located along N. Louisiana Avenue in Buncombe County and consisted of extending approximately 1,057 linear feet of 8-inch public gravity sewer to serve 30 homes in this residential development.

Mr. Hartye reported that the Craggy Park Phase 2 project is located off Craggy Avenue in Buncombe County and included extending approximately 1,273 linear feet of 8-inch public gravity sewer to serve 45 homes in this residential subdivision.

Mr. Hartye reported that the Dollar Tree – Candler project is located along Smokey Park Highway in Buncombe County and included extending approximately 88 linear feet of 8-inch public gravity sewer to accommodate the commercial development

Mr. Hartye reported that the Holbrook Road Ph. 3 project is located off Holbrook Road in Buncombe County and included extending approximately 1,365 linear feet of 8-inch public gravity sewer to serve 32 homes for this phase of the residential development.

Mr. Hartye reported that the Holbrook Road Ph. 4 project is located off Holbrook Road in Buncombe County and included extending approximately 453 linear feet of 8-inch public gravity sewer to serve 12 homes for this phase of the residential development.

Mr. Hartye reported that the Nesbitt Farms Phase 2 project is located along Jeffrees Road in Henderson County and included extending approximately 4,938

linear feet of 8-inch public gravity sewer to serve 46 homes for this phase of this residential development.

Mr. Hartye reported that the Reflection Pointe Apartments project is located along New Leicester Highway in Buncombe County and included extending approximately 1,944 linear feet of 8-inch public gravity sewer to serve the 270-unit apartment complex.

Mr. Hartye reported that the Waightstill Mountain Phase 2B project is located along Arabella Lane in Buncombe County and included extending approximately 690 linear feet of 8-inch public gravity sewer to serve 7 homes of this residential development.

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

**f. Report on Non-City of Asheville Road Row Paving Restoration Contract:**

Mr. Hartye reported that this contract is for restoration projects outside of the City of Asheville, for roads, driveways, and sidewalks resulting from District Maintenance activities. The Board awarded a contract at the August 19, 2020, Board Meeting to French Broad Paving Inc. The contract, as presented, included provisions to renew for two, one-year periods if they were performing well. For FY23, the contract will be renewed in the amount of \$488,355.00. French Broad Paving has agreed to these renewal conditions. This contract renewal has also been reviewed and approved by District Counsel.

**g. Report on MSD Paving Agreement with City of Asheville:**

Mr. Hartye reported that this is an annual agreement with the City of Asheville and is for small road patches of 300 SF or less within City Limits. This agreement was entered into between MSD and the City of Asheville in 2013 because MSD was spending more time on “red tape” issues than we were on the small patches that were being made. MSD has a lot of contractors that do a lot of other large paving, in excess of \$1 Million a year, but this is for small patches of 300 SF or less. This agreement has been working out very well. The District’s contribution for FY23 is \$292,412.63. The System Services CIP Construction Budget for FY23 includes appropriate funding for this item.

**h. Cash Commitment Investment Report – Month ended April 2022:**

Mr. Powell reported that Page 51 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 52 presents the MSD Investment Manager’s report as of the month of April. The weighted average maturity of the investment portfolio is 54 days and the yield to maturity is 0.52%. Page 53 presents the analysis of the District’s cash receipts. Monthly and YTD Domestic and Industrial Revenue are considered reasonable based on timing of cash receipts in their respective fiscal periods. YTD Facility and Tap Fees are above historical trends due to the timing of various cash receipts from developers as well as these fees being budgeted

conservatively. Page 54 presents the analysis of the District's Expenditures. Monthly and YTD O&M expenditures are considered reasonable based on historical trends. Due to the nature of the variable rate bond market, Monthly and YTD expenditures can vary from year to year. Based on current variable interest rates, 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. Page 55 presents the MSD Variable Debt Service Report. The 2008A Series refunding bonds are performing at budgeted expectations. As of the end of May, the issue has saved the District rate payers \$7.0 million in debt service since April 2008. Mr. Kelly asked why the price we would pay to terminate the existing swap agreement has decreased significantly. Mr. Powell stated that it was related to an increase in interest rates. Mr. Kelly asked where we would have to be if we wanted to terminate this agreement. Mr. Powell stated that when you are looking at cash flows if the amount were to get below around \$500,000, we would need to consider that. Mr. Kelly asked if he meant the termination fee were to get less than \$500,000. Mr. Powell stated yes. Mr. Kelly asked if Mr. Powell thought we were likely to get there. Mr. Powell stated that in today's interest environment it could go below, or it could even turn positive. There was some further discussion regarding interest rates and rising costs. Mr. Hartye added that because MSD has so much construction as a part of the Budget, delay time for materials has been a real problem. Mr. Watts asked if MSD was still using biofuel. Mr. Hartye stated yes.

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

**10. Public Hearing: Consideration of Resolution Adopting Final Budget for FY 22-23 and Schedule of Sewer Rates and Fees:**

Mr. VeHaun announced the opening of the Public Hearing at 2:18 pm.

Mr. Powell reported that the numbers included in the Proposed Preliminary Budget are the same as in the Proposed Final Budget. The Proposed Final Budget for FY22-23 is \$59.85 Million and incorporates the following:

- 3.0% Domestic Rate Increase. This is a \$1.06 increase in the average single family monthly bill. The average monthly bill will go from \$33.04 to \$34.10.
- No change in Sewer System Development Fees and Sewer Connection Fees in accordance with Staff's recommendation.
- 1.0% Rate of Return on investments.
- 8.3% increase in Salaries and Benefits which has an impact of \$1.25 Million and includes the Personnel Committee Recommendations of the following:
  - \$426,000 in pay and classification study recommendation adjustment
  - 7.0% COLA salary Adjustment

- 6.5% in Self Insurance funding
  - GASB 75 OPEB funding
  - 6.96% increase in State required retirement contribution and unemployment funding.
- 
- 11.6% increase in Materials supplies and service which has an impact of \$975,000. The increase adjusts for inflationary impacts on utilities and fuel as well as adjustments to address regulatory and operational needs including the High-Rate Primary Treatment process which will be coming online this year.
  - Staff's recommendation for FY23 CIP of \$30.3 Million.
  - Staff's recommendation for Capital Equipment as well as debt service.

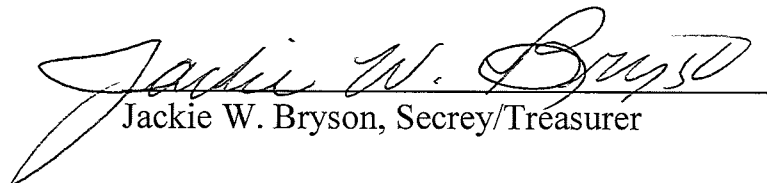
Mr. Powell reported that the final item included is the Budget Resolution and Schedule of Rates and Fees for FY 22-23. He then asked if there were any questions. Mr. Watts stated the document in front of him showed \$56.784 Million. Mr. Powell stated that amount was just for Operation and Maintenance. The \$59.85 Million is all inclusive. There were no further questions.

Mr. VeHaun called for public comments on the proposed Budget, Resolution and Schedule of Rates and Fees for FY 22-23. There were none. Mr. VeHaun then closed the Public Hearing at 2:26 pm.

With no discussion, Mr. VeHaun called for a motion to approve the Resolution adopting the Final Budget for FY 2022-2023 and Schedule of Sewer Rates and Fees. Mr. Whitesides moved. Ms. Wisler seconded the motion. Roll call vote was as follows: 13 Ayes; 0 Nays.

11. **Old Business:** None.
12. **New Business:** None.
13. **Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:29 pm.

  
Jackie W. Bryson, Secrey/Treasurer

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

### AGENDA FOR 6/15/2022

✓	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 May 18, 2022 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		2:35
	a. <a href="#">Right of Way Committee – May 25, 2022</a>	Kelly	
	08. Consolidated Motion Agenda	Hartye	2:40
	a. Consideration of Compensation Budget – <a href="#">Bell Road @ New Haw Creek Road</a>	Hartye	
	b. Consideration of Condemnation – <a href="#">Caledonia Road</a>		
	c. Consideration of Condemnations – <a href="#">Cherokee Road</a>		
	d. <a href="#">Consideration of Land Purchase for Assemblage with Weaverville Pump Station #2</a>		
	e. Consideration of Developer Constructed Sewer Systems – <a href="#">Airport Road Commercial Center; Bee Tree Village Ph. 2A &amp; 2B; Chapman’s Cove; CMH Homes Subdivision; Craggy Park Ph. 2; Dollar Tree – Candler; Holbrook Road Ph. 3; Holbrook Road Ph. 4; Nesbitt Farms Ph. II; Reflection Pointe Apartments; Waightstill Mtn. Ph. 2B</a>		
	f. <a href="#">Non-City of Asheville Road ROW Paving Restoration Contract – FY23</a>		
	g. <a href="#">City of Asheville Paving Agreement FY23</a>		
	h. <a href="#">Cash Commitment/Investment Report-Month ended April, 2022</a>	Powell	
	09. <a href="#">Consideration of Resolution Adopting Final Budget for FY 22-23 and Schedule of Sewer Rates and Fees</a>	Powell	2:55
	10. Old Business	VeHaun	3:05
	11. New Business:	VeHaun	3:10
	12. Adjournment: (Next Meeting 7/20/22)	VeHaun	3:15
	<a href="#">STATUS REPORTS</a>		

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**May 18, 2022**

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

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration building at 2:00 pm, Wednesday, May 18, 2022. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Kelly, Lapsley, Manheimer, Pelly, Pennington, Pressley, Watts, Whitesides and Wisler. Franklin was absent.

Others present were William Clarke, General Counsel; Joe Martin with Woodfin Sanitary Water & Sewer District; Tom Hartye, Hunter Carson, Scott Powell, Ken Stines, Mike Stamey, Samuel Gettleman, 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 April 20, 2022 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the April 20, 2022 Board Meeting. Mr. Kelly moved for approval of the minutes as presented. Mr. Pelly seconded the motion. Voice vote in favor of the motion was unanimous.

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

None.

**5. Introduction of Guests:**

Mr. VeHaun welcomed Mr. Martin.

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

None.

**7. Report of General Manager:**

Mr. Hartye reported that the proposed FY 2023 Preliminary Budget of \$59,852,098 was presented to the Finance Committee on May 3<sup>rd</sup> and will be presented today. The recommended sewer rate increase is 3.0% with no increase in fees. There is a wording change in the fee section for clarity concerning more complex connections when a contractor is involved.

Mr. Hartye reported that Mr. Lindquist of Point View Court called to express that he was very pleased with both the quick response and good job that Wayne Rice did in addressing the stoppage issue at his house.

The next Right of Way Committee Meeting will be held on May 25<sup>th</sup> at 9 am. The next regular Board Meeting will be held on June 15<sup>th</sup> at 2 pm which will be a Public Hearing and include the Final Budget.



**8. Report of Committees:**

**a. Personnel Committee – April 26, 2022**

Mrs. Bryson reported that the Personnel Committee met on April 26, 2022 and Mrs. Thomas gave a very good presentation on several areas. The average age of employees at MSD is 47. There has been a staff reduction from 167 in FY 2000 to 152 in FY 2022. MSD reassigns duties when possible, to keep staffing levels down. The turnover rate is 13.9% from July 2021 to present. The current rate for entry level positions is \$14.25 and after 6 months goes to \$15.00. Staff's recommendation is for a 7% annual wage increase COLA for employees starting July 1, 2022, a 6.5% increase for the Self-Insured Medical Plan, a 6.96% increase in State required contributions for the NC Retirement Plan and a 3.4% funding increase to implement pay & classification study recommendations. Mrs. Bryson stated that the wage adjustment is well deserved. Personnel Committee unanimously approved Staff's recommendation.

**b. CIP Committee – April 28, 2022**

Mr. Watts reported that the CIP Committee met on April 28, 2022 and had a fabulous presentation from Staff. The CIP Committee unanimously approved Staff's recommendation of Endorsement of the CIP Budget for FY 22-23 in the total amount of \$30,314,882.

**c. Finance Committee – May 3, 2022**

Mr. Kelly reported that the Finance Committee met on May 3, 2022 and also had a fabulous presentation by Staff. The Finance Committee unanimously approved Staff's recommendation to approve the proposed FY22-23 Budget and the proposed Schedule of Sewer Rates and Fees.

**9. Consolidated Motion Agenda:**

**a. Consideration of Developer Constructed Sewer Systems – Edgewood Road Subdivision; Enclave at Piney Mountain Phase I:**

Mr. Hartye reported that the Edgewood Road Subdivision project is located in Asheville and included extending approximately 754 linear feet of 8-inch public gravity sewer to serve 25 homes in this single-family residential development.

Mr. Hartye reported that the Enclave at Piney Mountain Phase I project is located in Buncombe County and included extending approximately 779 linear feet of 8-inch public gravity sewer to serve 211 units for this phase of the development.

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

**b. Cash Commitment Investment Report – Month ended March, 2022:**

Mr. Powell reported that Page 31 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 32 presents the MSD Investment Manager's report as of the month of March. The weighted average maturity of the investment portfolio is 76 days and the yield to maturity is 0.37%. Page 33 presents the MSD Analysis of Cash Receipts. Monthly and YTD Domestic and Industrial User Fees are considered reasonable based on timing of cash receipts in their respective fiscal periods. Facility and Tap Fees are above historical trends due to the timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 34 presents the District's Analysis of Expenditures. Monthly and YTD O&M expenditures are considered reasonable based on historical trends. Due to the nature of the variable rate bond market, Monthly and YTD expenditures can vary year to year. Based on current variable interest rates, debt service expenditures are considered reasonable. Due to 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. Page 35 presents the District's Variable Debt Service Report. The 2008A Series Bond is performing at budgeted expectations. As of the end of April, this issue has saved the District rate payers approximately \$7 million in debt service since April 2008.

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

**10. Consideration of Resolution Adopting the Preliminary Budget for FY22-23 and Schedule of Sewer Rates and Fees:**

Mr. Powell reported that the proposed budget for FY22-23 includes the Operation and Maintenance Budget at \$19.8 Million, Capital Equipment Replacement at \$.86 Million, Capital Improvement Program at \$30.31 Million and Debt Service at \$8.9 Million. Also included in the Operation and Maintenance Budget is an 8.3% increase in salaries and benefits for an impact of approximately \$1.2 Million. This includes Personnel Committee's recommendation to incorporate the \$426,000 in pay and classification study adjustment, 7.0% COLA salary adjustment and 6.5% increase in self-insurance funding. Also included is the GASB 45/75 OPEB funding and Unemployment Funding, as well as a 6.96% increase for State required Retirement contribution. Materials, Supplies and Services includes an 11.6% increase at a cost of \$975,282.00. This increase pertains to inflation, such as utilities and fuel as well as adjustments to address regulatory and operational needs including the High-Rate Primary Treatment process which will be coming online this year. Also included is Staff and CIP Committee's recommendation for \$30.31million which includes a flat \$1 Million Contingency. Major CIP Projects for the upcoming year include \$5.2 Million for the Christian Creek Interceptor, \$3.1 Million for the French Broad Interceptor at Amboy Road, \$1.3 Million for the Caledonia Road Project and \$2.4 Million for the Equipment Storage Facility. Capital Equipment Replacement for FY22-23 includes Operations & Maintenance at

\$97,635.00, Fleet Replacement at \$491,000.00, Pump Station Replacement at \$56,200.00 and Wastewater Treatment Plant at \$231,000.00. Debt Service highlights include Principal at \$5.68 Million and Interest at \$3.22 Million. Proposed Expenditures are at \$59.8 Million. Mr. Powell then reviewed Revenue Highlights which are based on current trend data. There is an anticipated 0.75% growth in Revenue Accounts, 0.75% increase in Domestic Consumption, Facility and Tap Fee Revenue at \$3.2 Million and a 1.0% Rate of Return on Investments. The District maintains a Balanced Budget, therefore proposed revenues are also at \$59.8 Million. Domestic User Fees provide 63% of the revenue. Most other utilities revenue comes from Industrial or Heavy Commercial User Fees. This has been looked at very favorably by the District's credit rating agencies. MSD's Business Plan is a long-term (ten-year) plan that meets our Master Plan objectives, regulatory requirements, debt service requirements and coverage, liquidity requirements, includes cost increases for inflation, both CIP and Operational, and equalizes rates over the entire period. Roughly 49% of the 10-year CIP will be funded by debt and the other 51% with Pay As You Go money. The 10-year CIP will be made up of Interceptor/Wet Weather Projects at \$86.8 Million, Collection Rehabilitation at \$147.3 Million, Treatment Plant/Pump Station Projects at \$153.7 Million and Reimbursements at \$1.5 Million for a total of \$389.3 Million. From Consolidation through the end of FY 21 the District has invested \$460.7 Million. There is steady, slow growth in the business plan. System Development Fees are projected conservatively. Non-Recurring Revenue is recognized in the time period that it occurs. The biggest non-recurring revenue the District has at this time is Duke Power getting rid of their coal burning system. The District's Business Plan projects 3.0% rate increases for the next 5 years, and 3.5% rate increases for the following 5 years. A lot of this is due to the Capital Improvement Program and not having a rate increase in 2020. Staff and Finance Committee recommend no increase in Sewer System Development Fees and Sewer Connection Fees, a 3% increase in the Domestic Rate, which is a \$1.06 increase in the average single-family monthly bill. The average monthly bill will go from \$33.04 to \$34.10. Mr. Powell called for any questions.

Mr. Pelly asked why the Budget is impacted by Duke's transition from coal to natural gas? Mr. Powell explained that temporarily we are accepting their effluent that is used to decommission the coal plant. Whereas that has a significant increase in this fiscal period, as you can see our industrial revenue is going down a little, that is due in part to Duke's contract running out halfway through the next fiscal year. The District makes certain that our business plans will reflect and recognize all non-recurring revenue so that we are not budgeting opposite of non-recurring revenue. That could have an adverse impact on the rate increase. Mr. Hartye added that the fees that we are getting from them temporarily are significant this year but will be ending in the horizon soon so going forward it will not be relied upon. Mr. Ashley asked what we are treating for them. Mr. Hartye stated that it is a leachate from their facility. It used to be pumped directly into the French Broad River and now they pay us to treat it. Mr. Lapsley asked how much money was in fund balance. Mr. Powell stated unrestricted is roughly around \$67 Million. Mr. Lapsley asked how much was added to that fund balance based on the audit. Mr. Powell stated that when you are not taking into consideration the CIP, you are adding around \$20 Million plus every year. Mr. Hartye added that the District is spending both the cash received at \$20

Million plus another \$9 Million or so in debt for the CIP each year. As to that item for FY 21, we added \$4 Million to the unrestricted fund balance, taking into consideration what was spent. Mr. Lapsley asked about access funds that we receive during the year, rather than go into an account where we are accounting for that and spending it in the CIP Program. Mr. Powell stated that every year we have reimbursement resolutions, and you will see every year we use roughly \$13 Million in unrestricted reserves, when we issue said debt depending on the specific fiscal period, 95% of that debt goes back into unrestricted reserves due to those reimbursement resolutions so we are able to thin down our unrestricted reserves to invest in our system and when we issue debt that money goes right back into unrestricted reserves. This year is roughly year 5 from the last debt issue. We are projected to go out to the debt market in FY 2025 which is 6 years out. That is the longest we have been at the District as far as the need for funding sources and not using unrestricted reserves. Mr. Hartye stated that is due to growth and the development fees coming in. There were no further questions.

Mr. VeHaun called for a motion to approve the Resolution Adopting the Preliminary Budget and the Schedule of Sewer Rates and Fees for FY 22-23. Mr. Lapsley moved. Mr. Whitesides seconded the motion. Roll call vote was as follows: 13 Ayes; 0 Nays.

**11. Old Business:**

None.

**12. New Business:**

None.

**13. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at approximately 2:28 pm.

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Jackie W. Bryson, Secretary/Treasurer



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: June 10, 2022  
SUBJECT: Report from the General Manager

- Kudos

- MSD has received the Clean Air Compliance Award from the Asheville-Buncombe Air Quality Agency for 2021. Thanks to the entire treatment Plant Staff!
- MSD has received the Distinguished Budget Presentation Award from GFOA for the FY2022 Budget Document. Thanks to Scott Powell and Jody Germaine.
- Pat Bryant of 8 English Ivy Rd. called to express what a wonderful job Wayne Rice did and to be sure to keep him employed. He said Wayne quickly determined the problem, educated them, and then helped them arrive at a solution. He said it was a great experience and wanted to pass it along.

- FY 2023 Budget Process

The Final Budget and a Public Hearing will be held at the Regular Board Meeting on June 15<sup>th</sup>. There have been no changes to the Preliminary Budget that was brought to the Board back in May.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be held on July 20<sup>th</sup> at 2 pm. The next Right of Way Committee meeting will be held on July 27<sup>th</sup> at 9am.



Asheville-Buncombe

# Air Quality Agency

June 1, 2022

Tom Hartye  
Metropolitan Sewerage District of Buncombe County  
2028 Riverside Drive  
Asheville, NC 28804

Dear Tom Hartye:

The Asheville-Buncombe Air Quality Agency would like to recognize Metropolitan Sewerage District of Buncombe County for compliance with air quality rules and regulations during 2021.

We appreciate your diligence in complying with your permit. As always, if we can be of assistance in any matter, particularly with pollution prevention activities, please let us know.

Sincerely,

Ashley J. Featherstone  
Director

Enclosure

# CLEAN AIR COMPLIANCE AWARD



PRESENTED TO

## METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY

For compliance with Asheville-Buncombe  
Air Quality Agency rules and regulations.

2021

A handwritten signature in black ink, reading "Ashley J. Featherstone".

Ashley J. Featherstone  
Director

Asheville-Buncombe

**Air Quality Agency**

## FOR IMMEDIATE RELEASE

May 31, 2022

**For more information, contact:**

**Technical Services Center**

**Phone: (312) 977-9700**

**Fax: (312) 977-4806**

**E-mail: [budgetawards@gfoa.org](mailto:budgetawards@gfoa.org)**

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that **Metropolitan Sewerage District of Buncombe County, North Carolina**, has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **Metropolitan Sewerage District of Buncombe County, North Carolina**.

There are over 1,700 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

*Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources and practical research for more than 22,500 members and the communities they serve.*



**RIGHT OF WAY  
COMMITTEE RECOMMENDATIONS  
AND MINUTES  
May 25, 2022**

**I. Call To Order**

The regular monthly meeting of the Right of Way Committee was held in the Boardroom of the William H. Mull Building and called to order at 9:00 a.m. on Wednesday, May 25, 2022. The following Right of Way Committee members were present: Glenn Kelly, Matt Ashley, Jackie Bryson, Esther Manheimer, Chris Pelly, Nathan Pennington and Al Whitesides.

Others present: Bob Watts, Board Member; William Clarke, MSD Counsel; Angel Banks, Hunter Carson, Darin Prosser, Wesley Banner, Spencer Nay and Pam Nolan, MSD.

**II. Inquiry as to Conflict of Interest**

Mr. Kelly inquired if anyone had a conflict of interest with Agenda items. Ms. Manheimer asked who the attorney is that represents the property owner in Item IV. of this Agenda. Mr. Clarke stated that it is Ron Payne. Ms. Manheimer stated that she has a conflict with Item IV because Mr. Payne is employed with her firm. Mr. Kelly excused Ms. Manheimer from voting on Item IV. There were no further conflicts.

**III. Consideration of Compensation Budget-**

**Bell Road @ New Haw Creek Road, Project No. 2017244**

The attached Compensation Budget is based on current ad valorem tax values and follows the MSD approved formula.

**STAFF RECOMMENDATION: Approval of Compensation Budget.**

Ms. Banks reported that this project consists of 957 linear feet of 8” DIP to replace 4” and 6” Orangeburg and clay lines. This is a problematic line with numerous maintenance calls. The project will be built by in-house crews. There was no discussion.

**IV. Consideration of Condemnation – Caledonia Road GSR, Project No. 2014153  
The Residences @ Biltmore Condominium Owners’ Association Inc.,  
Pin 9648-62-3059**

Subject parcel is the former Biltmore Garden Apartments that is now improved with condominiums used as short-term rentals. The existing and proposed sewer lines are located in the northern area of the property.

The proposed alignment results in approximately 121 less linear footage of sewer line than currently exists on the property.

A meeting was held with the President of the HOA and his main concern is the loss of rental income during construction. MSD accommodated this concern by scheduling construction to occur in January when their occupancy rate is much lower. There were also concerns regarding a future building pad located adjacent to the proposed easement. The MSD engineer worked with the owner's engineer and verified no conflict exists.

MSD's standard compensation offer is \$89,324.

Negotiations with the owner began on November 29, 2021 and have progressed slowly due to the owner's delayed meeting attempts. Staff is requesting authority to obtain an appraisal and to condemn if necessary due to the owner's unwillingness to work with us.

Contacts: 13

**STAFF RECOMMENDATION: Authority to obtain appraisal and proceed with condemnation, if necessary.**

Ms. Banks explained the above situation and location and presented a slide of the easement plat. Since the writing of this cover sheet, the Homeowner's Association President has contacted Staff and verbally stated that they are in agreement with the compensation. There was some discussion regarding loss of rental income. There were no questions.

#### **V. Consideration of Condemnations – Cherokee Road GSR, Project No. 2009132**

**Property Owner: R.L. Bailey, Pin 9648-62-3059**

Subject parcel is improved with several buildings that are used as rentals. The existing sewer line bisects the property and is being replaced mostly in the same trench via pipe bursting. There is one building that was constructed over the existing sewer line, requiring replacement via open dig. The owner's concern is that this portion of open dig will result in the loss of two large oak trees. A design change was made by our engineer to pipe burst under the building to avoid excavation and save the two large oak trees. If the owner does not sign off accepting liability of pipe bursting under the existing building, we will have to revert back to open dig.

During a subsequent meeting the owner requested that MSD redesign the sewer to run along the edge of Cherokee Road. Our engineer advised the owner that this change will create significant depth issues and would not allow service by gravity.

MSD's standard compensation offer is \$63,348, and the owner has not provided a compensation counteroffer to date.

Negotiations with the owner began on January 4, 2022 and have stalled. Staff is requesting authority to obtain an appraisal and condemn, if necessary, due to the owner's unwillingness to work with us.

Contacts: 8

**Property Owner: Albemarle Park Holding Company, LLC, Pin 9649-65-4197**

Subject parcel is a large tract bisected by Cherokee Road. The portion north of Cherokee Road is the site of the historic Albemarle Inn. This portion is unaffected by our project. The portion south of Cherokee Road is unimproved, used as a gravel parking lot, and will be the site of our project. The existing sewer lines bisect the property and will be replaced in the same trench by open dig. These existing sewer lines date back to 1913 and are in dire need of rehabilitation. The owner's main concern is the loss of buildable area due to the sewer easement, and he has requested a different design.

Our engineer designed a parallel sewer system that frees up buildable area, however this will add \$75,000 - \$80,000 to the project cost. As the existing location is the most feasible and the best location, we asked the owner to participate in additional costs for the requested redesign. He is unwilling to forego standard compensation of \$17,087 or participate in any way with these additional costs.

Negotiations with the owner began on January 4, 2022 and have stalled. Staff is requesting authority to obtain an appraisal and to condemn, if necessary, due to the owner's unwillingness to work with us.

Contacts: 11

**Property Owner: Linda D. Wayne & Gregory L. Goodman, Pin 9649-74-1784**

Subject parcel is improved with a single-family residence. The sewer line runs along the northern portion of the property and is being replaced in the same trench via trenchless pipe bursting.

The owners' main concern in granting the easement is not having the ability to construct an ADU. Currently an aerial, shared, vehicular driveway and rock landscape terracing exist within the easement. It is noted these owners have, from the beginning, been unwilling to grant an easement. Whether they change their position, or MSD condemns, language will be included in the legal agreement to allow these improvements to remain.

MSD's standard compensation offer is \$5,324, and the owner has not provided a compensation counteroffer to date.

Negotiations with the owner began on January 4, 2022 and have stalled. Staff is requesting authority to obtain an appraisal and condemn, if necessary, due to the owners' unwillingness to work with us.

Contacts: 6

**Property Owner: Andrew T. Hayes & Sean K. Hammac, Pin 9649-74-2783**

Subject parcel is improved with a single-family residence. The sewer line runs along the northern portion of the property and is being replaced in the same trench via trenchless pipe bursting.

The owners' main concern in granting the easement is not having the ability to construct a footbridge. Currently an aerial, shared, vehicular driveway and rock landscape terracing exist within the easement. MSD incorporated language in the Easement Agreement to allow the existing improvements to remain, however the owner is still not willing to grant an easement.

MSD's standard compensation offer is \$4,472, and the owner has not provided a compensation counteroffer to date.

Negotiations with the owner began on January 4, 2022 and have stalled. Staff is requesting authority to obtain an appraisal and condemn, if necessary, due to the owners' unwillingness to work with us.

Contacts: 6

Ms. Banks stated that there are four condemnations on this project. The sewerline lies in a steep draw that goes up the south side of Cherokee Road. The Project Engineer, Darin Prosser, found an Albemarle Park drainage swale map from 1913 that shows this sewerline. This line is at least 109 years old. The 6" and 8" clay lines are in bad shape, structures have been built over the lines and cracks in the pipe allow infiltration which has led to numerous repairs. There are topographic challenges that dictate the best location for the sewerline and also limit design options. This is also a Historic District. Ms. Banks stated that in 31 years at the District, she is aware of one project with about 70% of the owners against the project initially. She stated she is not aware of any project where 100% of the owners have been completely against the project from the beginning until this project. It has taken a tremendous amount of time to turn the tide. Out of fourteen parcels, Wesley Banner has acquired seven easements and Darin Prosser has tweaked the design to allow for the deletion of three easements. That leaves these four owners still unwilling to grant these easements. Ms. Banks stated that Mr. Banner has done a really great job with individual meetings with these owners and separated them from the pressure of the overall neighborhood and conveyed the reasoning and need for the project. She further stated that Mr. Prosser has spent many years designing and redesigning and modifying the construction methodologies on this project to provide for the least damage to the land while still being able to serve all of the parcels via gravity. Mr. Pelly asked if they had been affected by SSO's on this project. Mr. Prosser stated yes, the most

recent one was this past winter and it got into the creek across Charlotte Street. He stated this is a major concern and will continue until this line is replaced. Mr. Pelly asked if the SSO's were not enough to bring them around? Mr. Prosser stated no, it is more of a personal and developmental situation. Mr. Pennington asked, in regard to Bailey, if there was an estimate of when the rondette was constructed over the sewerline. Mr. Prosser stated that it was obviously built after the sewerline but not sure when. Mr. Prosser further stated that even though this entire area is a "Historical District" this property is excluded. Mr. Pennington stated that they can't have it both ways, you don't need to build structures on top of a sewerline and the pipe bursting sounds like the best option.

Ms. Banks explained that, regarding Albemarle Park, since the writing of this cover sheet, the owner has come back with three counter offers. The first was \$25,000, the second was \$50,000, and the third was \$80,000. Mr. Prosser stated that when discussions were first held with this owner, they talked about developing this property. Mr. Prosser stated that he gave the owner the option of separating the lines. The parallel system is against everything the District designs. He was given a price for cost participation of approximately \$80,000 extra minus his compensation. Owner came back with a counteroffer for an extra \$80,000 in compensation.

Mr. Prosser discussed alignment changes that he had presented. He further stated that there are a lot of storm lines in that area, there would be a lot more disruption of trees and vegetation. The bigger concern is that the line would have to be about 12-feet deep or more and may not allow for gravity service.

Ms. Banks then reviewed the location and situations with the above two residential parcels. Mr. Prosser reminded everyone these two parcels are also in a "Historic District." Regarding Mr. Goodman's concern of not having the ability to construct an ADU, Mr. Prosser stated that he has spoken with the City of Asheville and they would not allow an ADU. Regarding the Hayes/Hammac parcel, the original footbridge was not on their property. If there was a footbridge constructed it would have to go back in the original location per the Historical District. They are fighting for something they can't build on their property. Mr. Prosser stated that with the pipe bursting there would be minimal disturbance. Mr. Ashley asked for confirmation that their primary concerns for not wanting the sewerline is for future building that will not be allowed anyway. Mr. Prosser stated that was correct. There were no further questions.

**STAFF RECOMMENDATION: Authority to obtain appraisals and proceed with condemnation, if necessary.**

**VI. Consideration of Land Purchase for assemblage with Weaverville Pump Station 2  
Property Owner: Vera E. Guthrie, Pin 9721-97-3342**

Owner has approached MSD for interest to purchase a subdivision lot of 0.30 acres off Canoe Lane in Woodfin; quoted price is \$35,000. This lot is contiguous to the pump station and would be useful

as buffer, additional parking, and a lay-down yard. As historical background, MSD purchased an assemblage tract of 0.05 acres from same owner in 2011 for relocation of our force main. Buncombe County's 2021 reassessed value for the subject lot is \$25,900. Lots in a neighboring subdivision of 0.13 to 0.15 acres, half the subject's size, have reassessed values of \$35,000 to \$37,200. Staff feels the owner's price of \$35,000 is reasonable for the benefits MSD would gain.

**STAFF RECOMMENDATION: Authority to purchase the lot for assemblage with MSD's Weaverville Pump Station 2 site.**

Ms. Banks presented a map showing the location of the above consideration of purchase and reviewed. There were no questions.

**COMMITTEE RECOMMENDATION: Mr. Kelly made the motion to accept Staff's recommendation for Items III. – VI. Ms. Manheimer was excused from voting on Item IV. due to a conflict. Mr. Pennington seconded the motion. Voice vote was unanimous.**

There being no further business, the meeting adjourned at 9:37 am.

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

COMMITTEE MEETING DATE: 5/25/2022

BOARD MEETING DATE: 6/22/2022

SUBMITTED BY: Tom Hartye, PE, General Manager  
PREPARED BY: Angel Banks, Right of Way Manager  
REVIEWED BY: Hunter Carson, PE, Director of Engineering

**SUBJECT: Consideration of Compensation Budget-**  
  
**Bell Road @ New Haw Creek Road Rehabilitation  
Project No. 2017244**

The attached Compensation Budget is based on current ad valorem tax values and follows the MSD approved formula.

**STAFF RECOMMENDATION: Approval of Compensation Budget.**

Ms. Banks reported that this project consists of 957 linear feet of 8” DIP to replace 4” and 6” Orangeburg and clay lines. This is a problematic line with numerous maintenance calls. The project will be built by in-house crews. There was no discussion.

Mr. Kelly made the motion to accept Staff’s recommendation. Mr. Pennington seconded the motion. Voice vote was unanimous.

**COMMITTEE RECOMMENDATION: Approval of Compensation Budget.**

# Bell Road @ New Haw Creek Road Rehabilitation

Project Number: 2017244

## Compensation Budget

18-May-22

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)	
27 Pin	83 Pin														
	9659923464	City of Asheville	2.09	91,040.40		4,312.50			0.00	\$0.00	\$0.00	2	\$0.00		
	9659829298	Klesius	0.46	20,037.60	\$62,000.00	\$3.09	1,103.80	\$3,410.74	\$1,705.37	1,503.80	\$4,646.74	\$464.67	2	\$77.45	\$1,783
	9659920356	Rubin	0.17	7,405.20	\$54,100.00	\$7.31	2,139.10	\$15,636.82	\$7,818.41	642.70	\$4,698.14	\$469.81	2	\$78.30	\$7,897

<b>TOTALS:</b>	\$9,680
<b>Staff Contingency:</b>	\$5,000
<b>GM's Contingency</b>	\$5,000
<b>Amendment</b>	
<b>Total Budget:</b>	\$19,680

PIN 9659923464 belongs to the City of Asheville and MSD typically does not pay compensation to state agencies, municipalities, etc.



# Metropolitan Sewerage District of Buncombe County

## Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 5/25/2022

BOARD MEETING DATE: 6/22/2022

SUBMITTED BY: Tom Hartye, PE, General Manager  
PREPARED BY: Angel Banks, Right of Way Manager  
Wesley Banner, Right of Way Agent  
REVIEWED BY: Hunter Carson, PE, Director of Engineering

**SUBJECT: Consideration of Condemnation – Caledonia Road GSR  
MSD Project Number 2014153**

**Property Owner: The Residences @ Biltmore Condominium Owners' Association Inc., Pin 9648-62-3059**

Subject parcel is the former Biltmore Garden Apartments that is now improved with condominiums used as short-term rentals. The existing and proposed sewer lines are located in the northern area of the property. The proposed alignment results in approximately 121 less linear footage of sewer line than currently exists on the property.

A meeting was held with the President of the HOA and his main concern is the loss of rental income during construction. MSD accommodated this concern by scheduling construction to occur in January when their occupancy rate is much lower. There were also concerns regarding a future building pad located adjacent to the proposed easement. The MSD engineer worked with the owner's engineer and verified no conflict exists.

MSD's standard compensation offer is \$89,324, and the owner has not provided a compensation counteroffer to date.

Negotiations with the owner began on November 29, 2021 and have progressed slowly due to the owner's delayed meeting attempts. Staff is requesting authority to obtain an appraisal and to condemn if necessary due to the owner's unwillingness to work with us.

Contacts: 13

**STAFF RECOMMENDATION: Authority to obtain appraisal and proceed with condemnation, if necessary.**

Ms. Banks explained the above situation and location and presented a slide of the easement plat. Since the writing of this cover sheet, the Homeowner's Association President has contacted Staff and verbally stated that they are in agreement with the compensation. There was some discussion regarding loss of rental income. There were no questions.

Mr. Kelly made the motion to accept Staff's recommendation. Ms. Manheimer was excused from voting on this item due to a conflict. Mr. Pennington seconded the motion. Voice vote was unanimous.

**COMMITTEE RECOMMENDATION: Authority to obtain appraisal and proceed with condemnation, if necessary.**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 5/25/2022

BOARD MEETING DATE: 6/22/2022

SUBMITTED BY: Tom Hartye, PE, General Manager  
PREPARED BY: Angel Banks, Right of Way Manager  
Wesley Banner, Right of Way Agent  
REVIEWED BY: Hunter Carson, PE, Director of Engineering

**SUBJECT: Consideration of Condemnations –  
Cherokee Road GSR  
MSD Project Number 2009132**

**Property Owner: R.L. Bailey, Pin 9648-62-3059**

Subject parcel is improved with several buildings that are used as rentals. The existing sewer line bisects the property and is being replaced mostly in the same trench via pipe bursting. There is one building that was constructed over the existing sewer line, requiring replacement via open dig. The owner's concern is that this portion of open dig will result in the loss of two large oak trees. A design change was made by our engineer to pipe burst under the building to avoid excavation and save the two large oak trees. If the owner does not sign off accepting liability of pipe bursting under the existing building, we will have to revert back to open dig.

During a subsequent meeting the owner requested that MSD redesign the sewer to run along the edge of Cherokee Road. Our engineer advised the owner that this change will create significant depth issues and would not allow service by gravity.

MSD's standard compensation offer is \$63,348, and the owner has not provided a compensation counteroffer to date.

Negotiations with the owner began on January 4, 2022 and have stalled. Staff is requesting authority to obtain an appraisal and condemn, if necessary, due to the owner's unwillingness to work with us.

Contacts: 8

**Property Owner: Albemarle Park Holding Company, LLC, Pin 9649-65-4197**

Subject parcel is a large tract bisected by Cherokee Road. The portion north of Cherokee Road is the site of the historic Albemarle Inn. This portion is unaffected by our project. The portion south of Cherokee Road is unimproved, used as a gravel parking lot, and will be the site of our project. The existing sewer lines bisect the property and will be replaced in the same trench by open dig. These existing sewer lines date back to 1913 and are in dire need of rehabilitation. The owner's

main concern is the loss of buildable area due to the sewer easement, and he has requested a different design.

Our engineer designed a parallel sewer system that frees up buildable area, however this will add \$75,000 - \$80,000 to the project cost. As the existing location is the most feasible and the best location, we asked the owner to participate in additional costs for the requested redesign. He is unwilling to forego standard compensation of \$17,087 or participate in any way with these additional costs.

Negotiations with the owner began on January 4, 2022 and have stalled. Staff is requesting authority to obtain an appraisal and to condemn, if necessary, due to the owner's unwillingness to work with us.

Contacts: 11

**Property Owner: Linda D. Wayne & Gregory L. Goodman, Pin 9649-74-1784**

Subject parcel is improved with a single-family residence. The sewer line runs along the northern portion of the property and is being replaced in the same trench via trenchless pipe bursting.

The owners' main concern in granting the easement is not having the ability to construct an ADU. Currently an aerial, shared, vehicular driveway and rock landscape terracing exist within the easement. It is noted these owners have, from the beginning, been unwilling to grant an easement. Whether they change their position, or MSD condemns, language will be included in the legal agreement to allow these improvements to remain.

MSD's standard compensation offer is \$5,324, and the owner has not provided a compensation counteroffer to date.

Negotiations with the owner began on January 4, 2022 and have stalled. Staff is requesting authority to obtain an appraisal and condemn, if necessary, due to the owners' unwillingness to work with us.

Contacts: 6

**Property Owner: Andrew T. Hayes & Sean K. Hammac, Pin 9649-74-2783**

Subject parcel is improved with a single-family residence. The sewer line runs along the northern portion of the property and is being replaced in the same trench via trenchless pipe bursting.

The owners' main concern in granting the easement is not having the ability to construct a footbridge. Currently an aerial, shared, vehicular driveway and rock landscape terracing exist

within the easement. MSD incorporated language in the Easement Agreement to allow the existing improvements to remain, however the owner is still not willing to grant an easement.

MSD's standard compensation offer is \$4,472, and the owner has not provided a compensation counteroffer to date.

Negotiations with the owner began on January 4, 2022 and have stalled. Staff is requesting authority to obtain an appraisal and condemn, if necessary, due to the owners' unwillingness to work with us.

Contacts: 6

**STAFF RECOMMENDATION: Authority to obtain appraisals and proceed with condemnation, if necessary.**

Ms. Banks stated that there are four condemnations on this project. The sewerline lies in a steep draw that goes up the south side of Cherokee Road. The Project Engineer, Darin Prosser, found an Albemarle Park drainage swale map from 1913 that shows this sewerline. This line is at least 109 years old. The 6" and 8" clay lines are in bad shape, structures have been built over the lines and cracks in the pipe allow infiltration which has led to numerous repairs. There are topographic challenges that dictate the best location for the sewerline and also limit design options. This is also a Historic District. Ms. Banks stated that in 31 years at the District, she is aware of one project with about 70% of the owners against the project initially. She stated she is not aware of any project where 100% of the owners have been completely against the project from the beginning until this project. It has taken a tremendous amount of time to turn the tide. Out of fourteen parcels, Wesley Banner has acquired seven easements and Darin Prosser has tweaked the design to allow for the deletion of three easements. That leaves these four owners still unwilling to grant these easements. Ms. Banks stated that Mr. Banner has done a really great job with individual meetings with these owners and separated them from the pressure of the overall neighborhood and conveyed the reasoning and need for the project. She further stated that Mr. Prosser has spent many years designing and redesigning and modifying the construction methodologies on this project to provide for the least damage to the land while still being able to serve all of the parcels via gravity. Mr. Pelly asked if they had been affected by SSO's on this project. Mr. Prosser stated yes, the most recent one was this past winter and it got into the creek across Charlotte Street. He stated this is a major concern and will continue until this line is replaced. Mr. Pelly asked if the SSO's were not enough to bring them around? Mr. Prosser stated no, it is more of a personal and developmental situation. Mr. Pennington asked, in regard to Bailey, if there was an estimate of when the rondette was constructed over the sewerline. Mr. Prosser stated that it was obviously built after the sewerline but not sure when. Mr. Prosser further stated that even though this entire area is a "Historical District" this property is excluded. Mr. Pennington stated that they can't have it both ways, you don't need to build structures on top of a sewerline and the pipe bursting sounds like the best option.

Ms. Banks explained that, regarding Albemarle Park, since the writing of this cover sheet, the owner has come back with three counter offers. The first was \$25,000, the second was \$50,000, and the third was \$80,000. Mr. Prosser stated that when discussions were first held with this owner, they talked about developing this property. Mr. Prosser stated that he gave the owner the option of separating the lines. The parallel system is against everything the District designs. He was given a price for cost participation of approximately \$80,000 extra minus his compensation. Owner came back with a counteroffer for an extra \$80,000 in compensation.

Mr. Prosser discussed alignment changes that he had presented. He further stated that there are a lot of storm lines in that area, there would be a lot more disruption of trees and vegetation. The bigger concern is that the line would have to be about 12-feet deep or more and may not allow for gravity service.

Ms. Banks then reviewed the location and situations with the above two residential parcels. Mr. Prosser reminded everyone these two parcels are also in a "Historic District." Regarding Mr. Goodman's concern of not having the ability to construct an ADU, Mr. Prosser stated that he has spoken with the City of Asheville and they would not allow an ADU. Regarding the Hayes/Hammac parcel, the original footbridge was not on their property. If there was a footbridge constructed it would have to go back in the original location per the Historical District. They are fighting for something they can't build on their property. Mr. Prosser stated that with the pipe bursting there would be minimal disturbance. Mr. Ashley asked for confirmation that their primary concerns for not wanting the sewerline is for future building that will not be allowed anyway. Mr. Prosser stated that was correct. There were no further questions.

Mr. Kelly made the motion to accept Staff's recommendation. Mr. Pennington seconded the motion. Voice vote was unanimous.

**COMMITTEE RECOMMENDATION: Authority to obtain appraisals and proceed with condemnation, if necessary.**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 5/25/2022

BOARD MEETING DATE: 6/22/2022

SUBMITTED BY: Tom Hartye, PE, General Manager  
PREPARED BY: Angel Banks, Right of Way Manager  
REVIEWED BY: Hunter Carson, PE, Director of Engineering

**SUBJECT: Consideration of Land Purchase for assemblage with Weaverville Pump Station 2**

**Property Owner: Vera E. Guthrie, Pin 9721-97-3342**

Owner has approached MSD for interest to purchase a subdivision lot of 0.30 acres off Canoe Lane in Woodfin; quoted price is \$35,000. This lot is contiguous to the pump station and would be useful as buffer, additional parking, and a lay-down yard. As historical background, MSD purchased an assemblage tract of 0.05 acres from same owner in 2011 for relocation of our force main.

Buncombe County's 2021 reassessed value for the subject lot is \$25,900. Lots in a neighboring subdivision of 0.13 to 0.15 acres, half the subject's size, have reassessed values of \$35,000 to \$37,200. Staff feels the owner's price of \$35,000 is reasonable for the benefits MSD would gain.

**STAFF RECOMMENDATION: Authority to purchase the lot for assemblage with MSD's Weaverville Pump Station 2 site.**

Ms. Banks presented a map showing the location of the above consideration of purchase and reviewed. There were no questions.

Mr. Kelly made the motion to accept Staff's recommendation. Mr. Pennington seconded the motion. Voice vote was unanimous.

**COMMITTEE RECOMMENDATION: Authority to purchase the lot for assemblage with MSD's Weaverville Pump Station 2 site.**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Airport Road Commercial Center Sewer Relocation, MSD Project No. 2020152

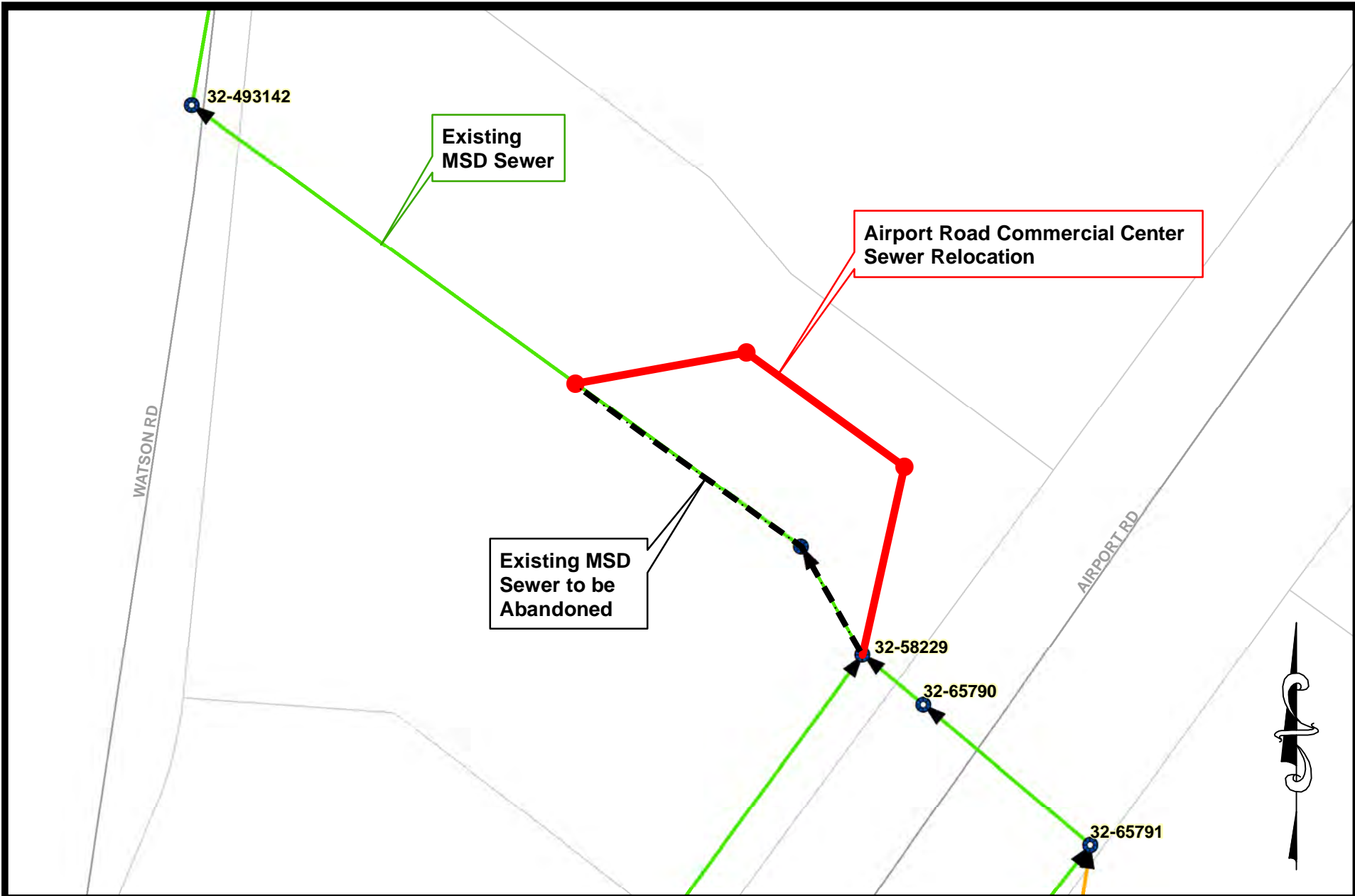
**BACKGROUND:** This project is located inside the District boundary along Airport Road in the City of Asheville. The developer of the project is T. Martin Fridy of MPG Arden, LLC.

The project included relocating approximately 206 linear feet of 8-inch public gravity sewer along with abandoning approximately 150 linear feet of public sewer to accommodate the Commercial Development.

A wastewater allocation was issued in the amount of 6,900 GPD for the Commercial Development. The estimated cost of the sewer construction is \$21,194.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Airport Road Commercial Center Sewer Relocation  
MSD Project # 2020152**

Metropolitan Sewerage District of Buncombe County

05/27/2022



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Bee Tree Village Phase 2A and 2B Sewer Extension, MSD Project No. 2015158

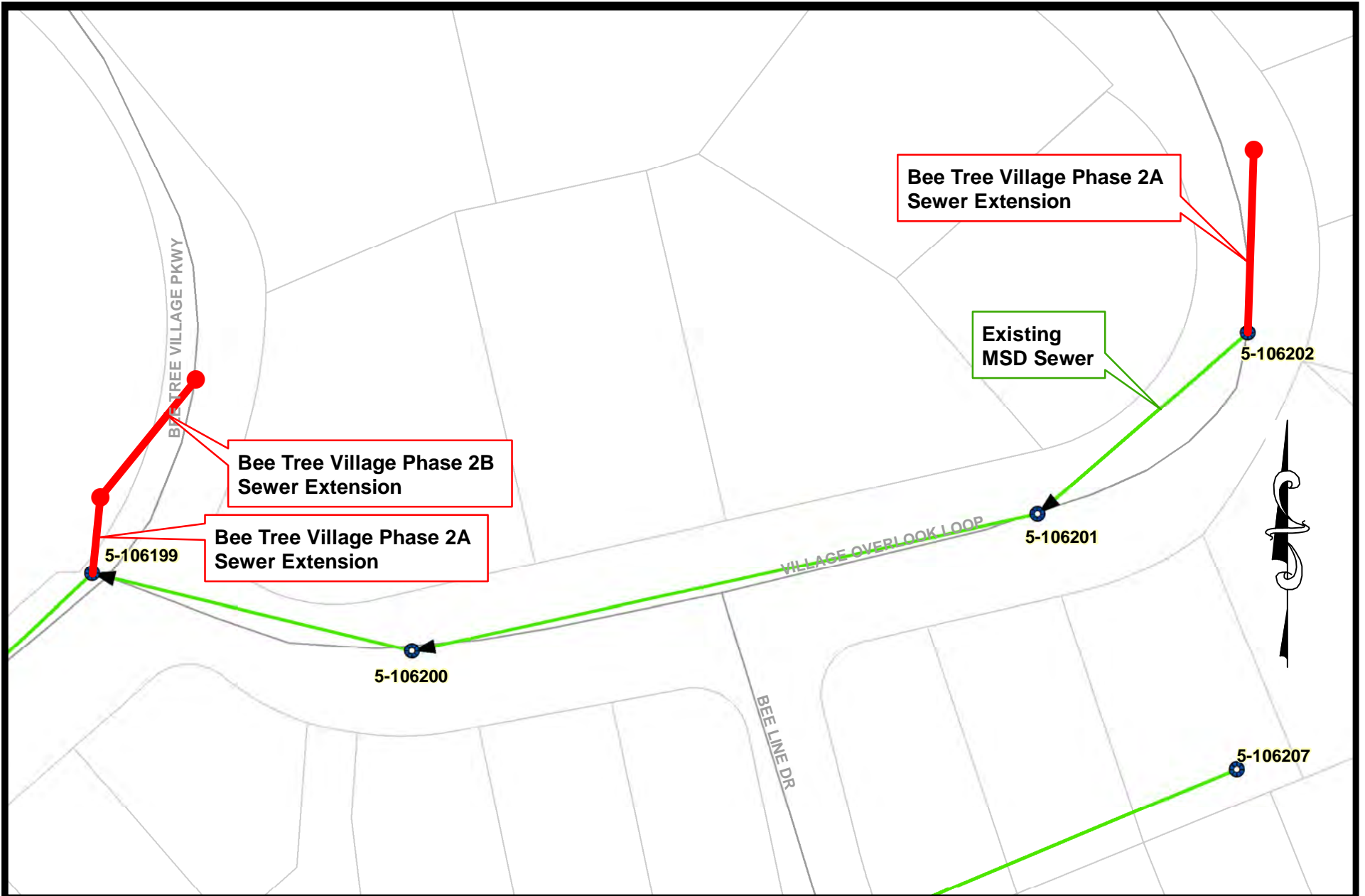
**BACKGROUND:** This project is located inside the District boundary off Bee Tree Road in Buncombe County. The developer of the project is Chuck Radford of BLT Enterprises, LLC.

The project included extending approximately 150 linear feet of 8-inch public gravity sewer to serve these phases of the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 2,700 GPD for the nine (9) homes associated with these phases of the 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

**Bee Tree Village Phase 2A & 2B Sewer Extension  
MSD Project # 2015158**

Metropolitan Sewerage District of Buncombe County

05/23/2022

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Chapman's Cove Sewer Extension, MSD Project No. 2017227

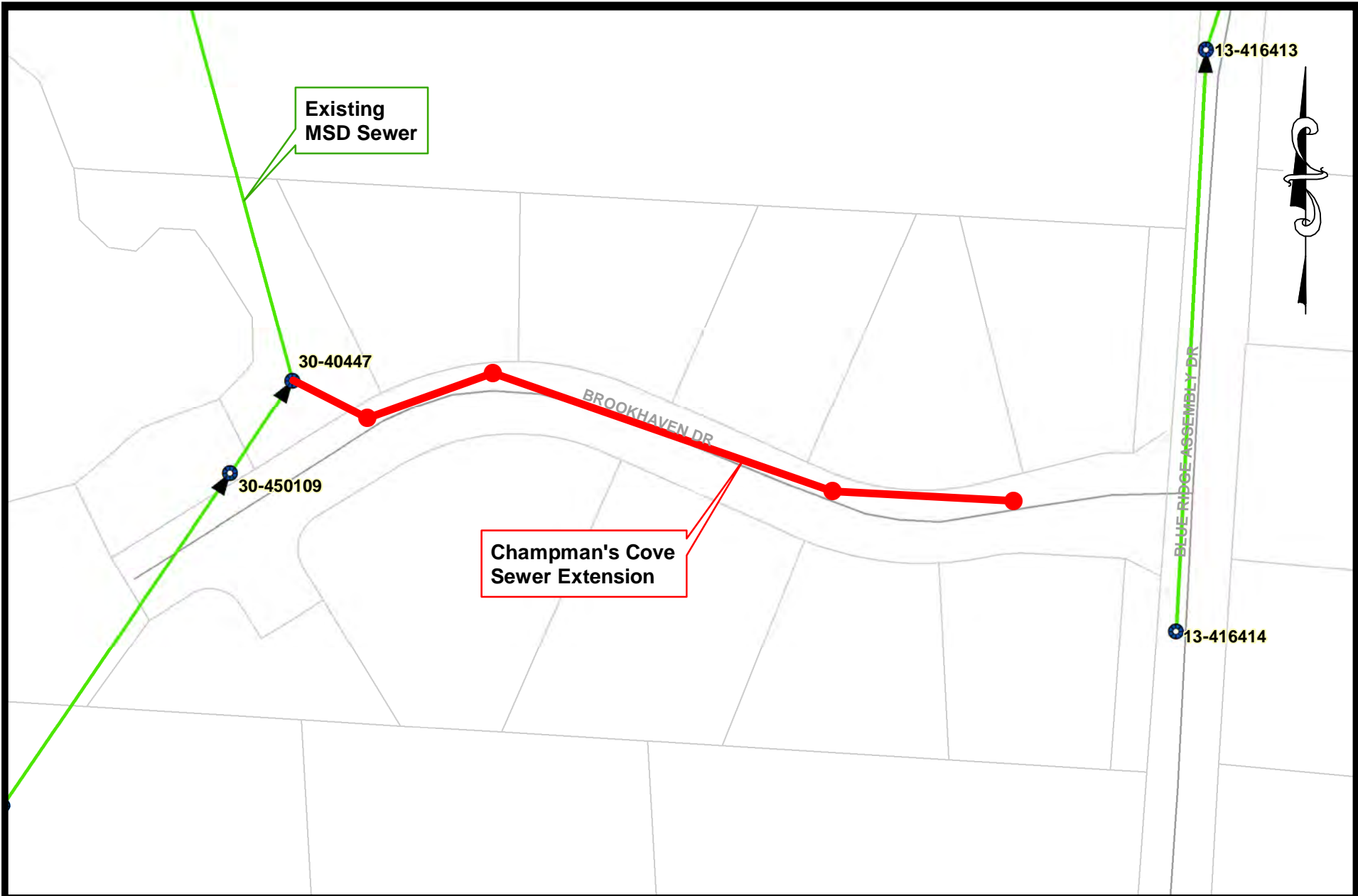
**BACKGROUND:** This project is located inside the District boundary off Blue Ridge Assembly Drive in the Town of Black Mountain. The developer of the project is Dana Bobilya of Mountain Life Development, LLC.

The project included extending approximately 410 linear feet of 8-inch public gravity sewer to the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 3,000 GPD for the ten (10) homes in the residential development. The estimated cost of the sewer construction is \$35,511.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

## Champman's Cove Sewer Extension MSD Project # 2017227

Metropolitan Sewerage District of Buncombe County

05/27/2022

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 CMH Homes Subdivision Sewer Extension, MSD Project No. 2019220

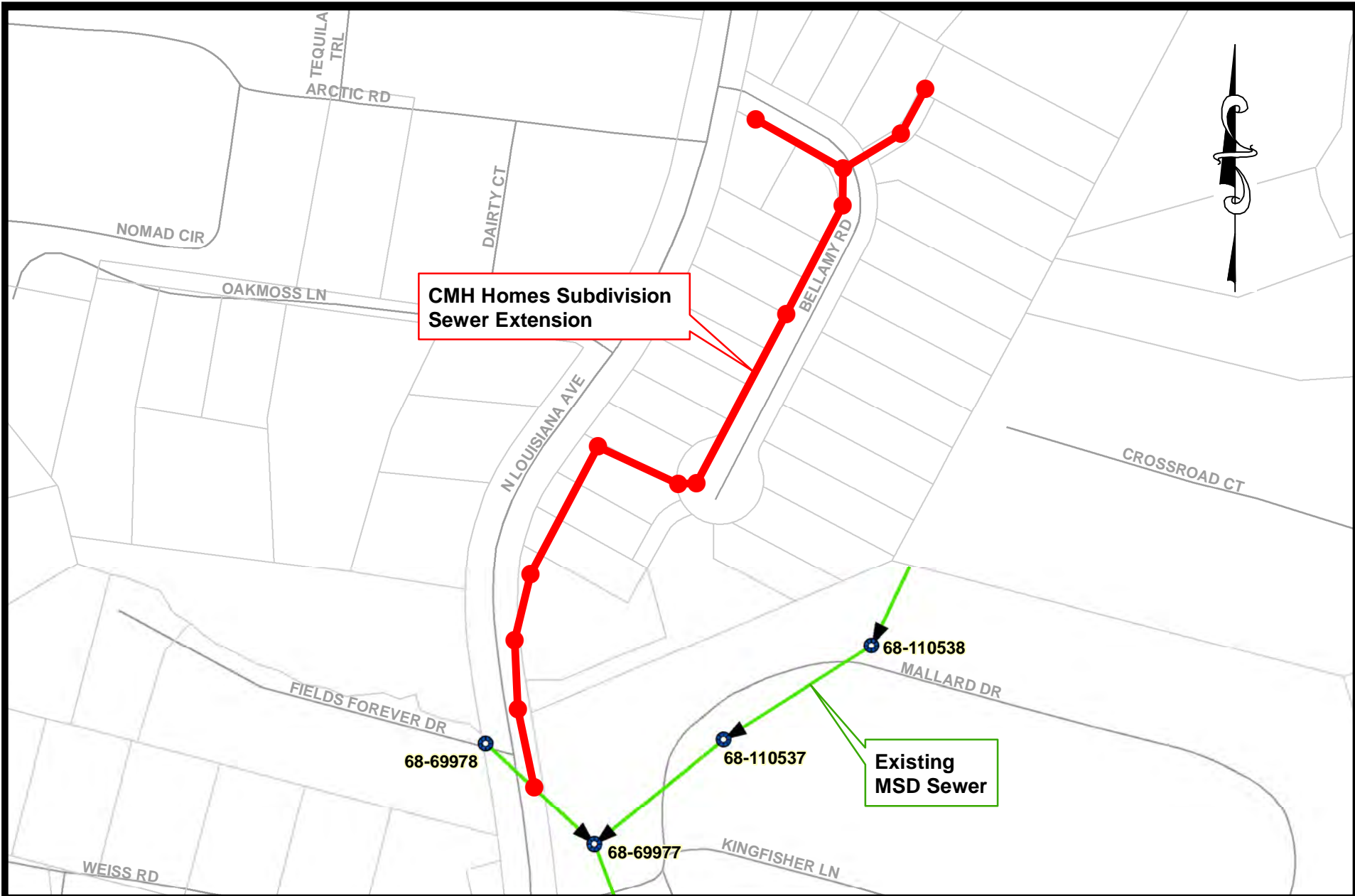
**BACKGROUND:** This project is located inside the District boundary along N. Louisiana Avenue in Buncombe County. The developer of the project is David Brooks of CMH Homes, Inc.

The project included extending approximately 1,057 linear feet of 8-inch public gravity sewer to the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 9,000 GPD for the thirty (30) homes in the residential development. The estimated cost of the sewer construction is \$142,760.00.

All MSD requirements have been met.

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



**CMH Homes Subdivision  
Sewer Extension**

**Existing  
MSD Sewer**



**MSD**  
Engineering Division

**CMH Homes Subdivision Sewer Extension  
MSD Project # 2019220**

Metropolitan Sewerage District of Buncombe County

05/31/2022

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Craggy Park Phase 2 Sewer Extension, MSD Project No. 2020038

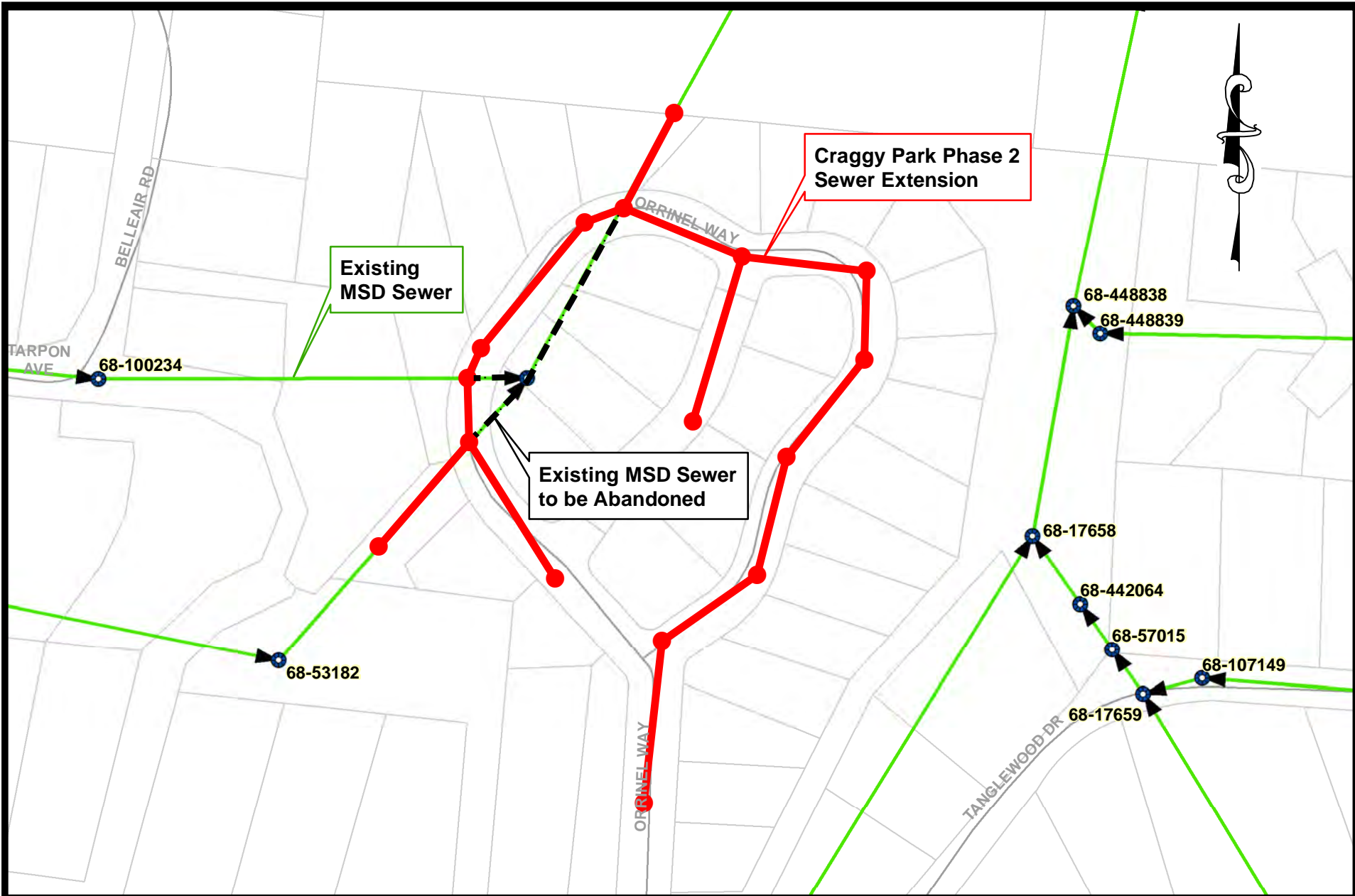
**BACKGROUND:** This project is located inside the District boundary off Craggy Avenue in Buncombe County. The developer of the project is David Brooks of CMH Homes, Inc.

The project included extending approximately 892 linear feet of 8-inch public gravity sewer and rehabilitating/relocating approximately 381 linear feet of 8-inch public gravity sewer for a total of 1,273 linear feet of new 8-inch public gravity sewer to accommodate and serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 13,500 GPD for the forty-five (45) homes proposed for the residential development. The estimated cost of the sewer construction is \$134,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Craggy Park Phase 2 Sewer Extension  
MSD Project # 2020038**

Metropolitan Sewerage District of Buncombe County

05/27/2022



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Dollar Tree – Candler Sewer Relocation, MSD Project No. 2021001

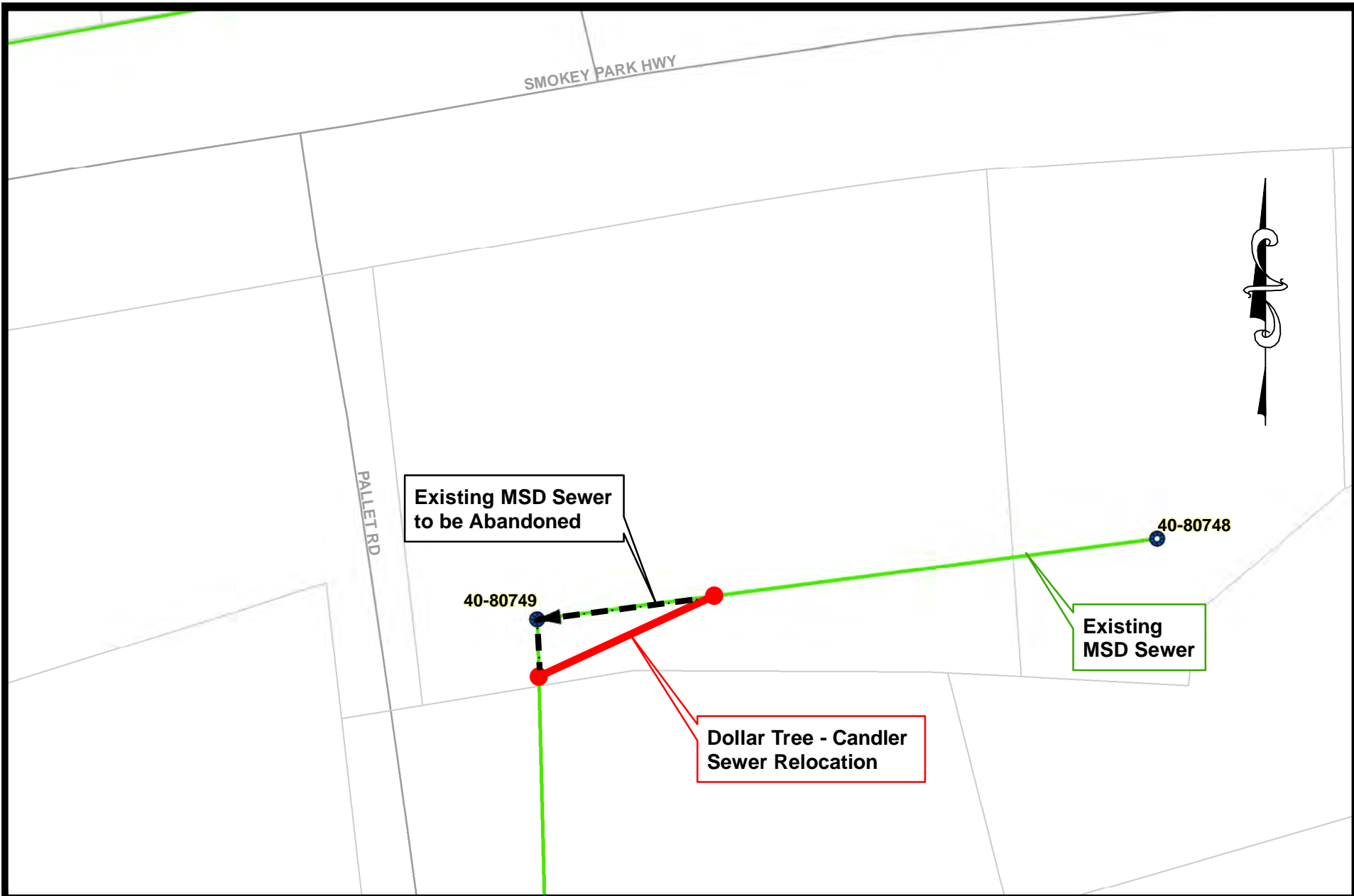
**BACKGROUND:** This project is located inside the District boundary along Smokey Park Highway in Buncombe County. The developer of the project is Doug Thrash of Pallet Road I, LLC.

The project included relocating approximately 88 linear feet of 8-inch public gravity sewer along with abandoning approximately 100 linear feet of public sewer to accommodate the Commercial Development.

A wastewater allocation was issued in the amount of 500 GPD for the Commercial Development. The estimated cost of the sewer construction is \$21,184.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

### Dollar Tree - Candler Sewer Relocation MSD Project # 2021001

Metropolitan Sewerage District of Buncombe County

06/01/2022

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Holbrook Road Subdivision Phase 3 Sewer Extension, MSD Project No. 2020243

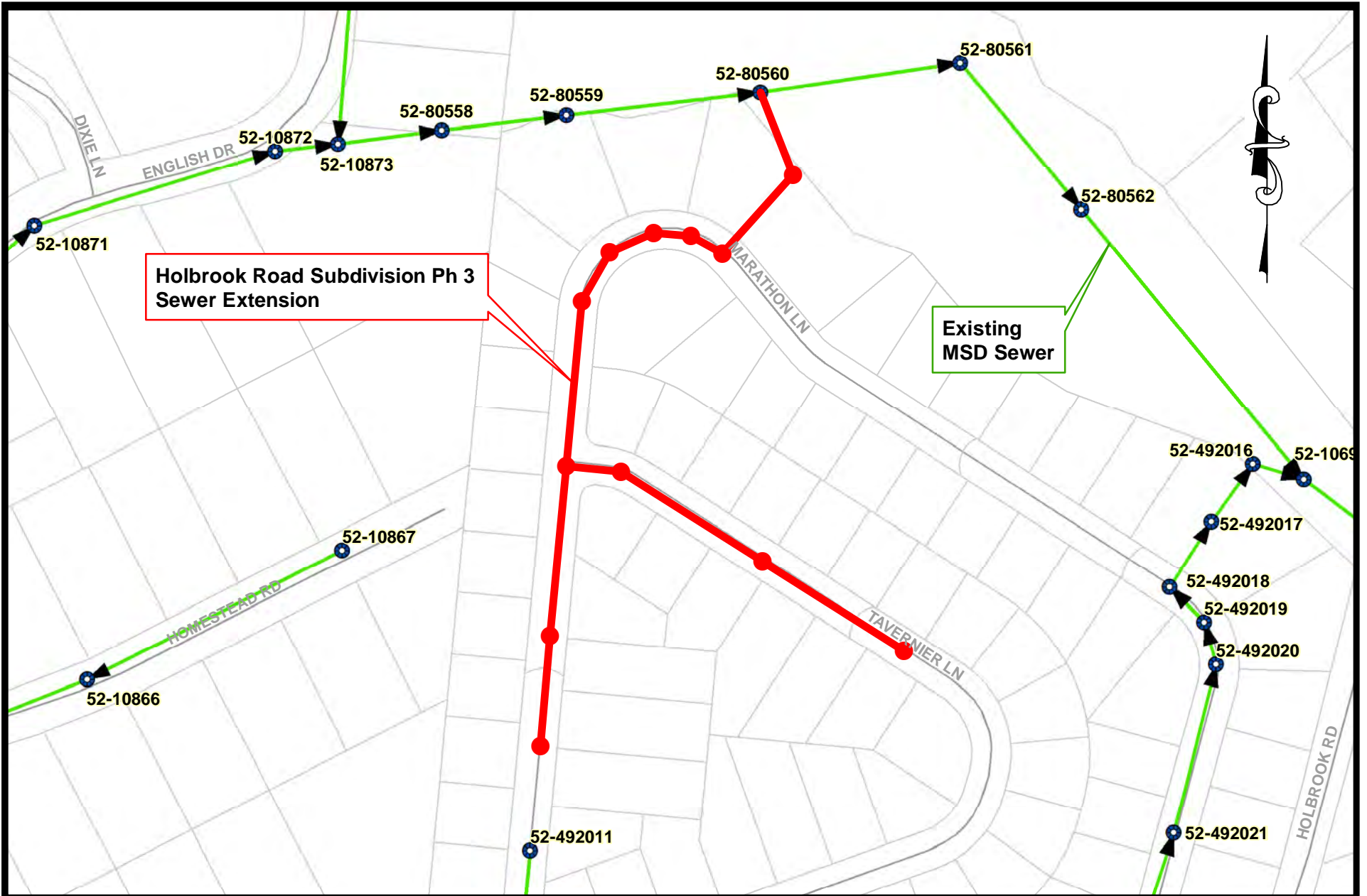
**BACKGROUND:** This project is located inside the District boundary off Holbrook Road in Buncombe County. The developer of the project is Brian Young of the Serviette Group LLC.

The project included extending approximately 1,365 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 9,600 GPD for the thirty-two (32) homes for this phase of the residential development. The estimated cost of the sewer construction is \$127,840.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Holbrook Road Subdivision Ph 3 Sewer Extension  
MSD Project # 2020243**

Metropolitan Sewerage District of Buncombe County

05/31/2022

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Holbrook Road Subdivision Phase 4 Sewer Extension, MSD Project No. 2020244

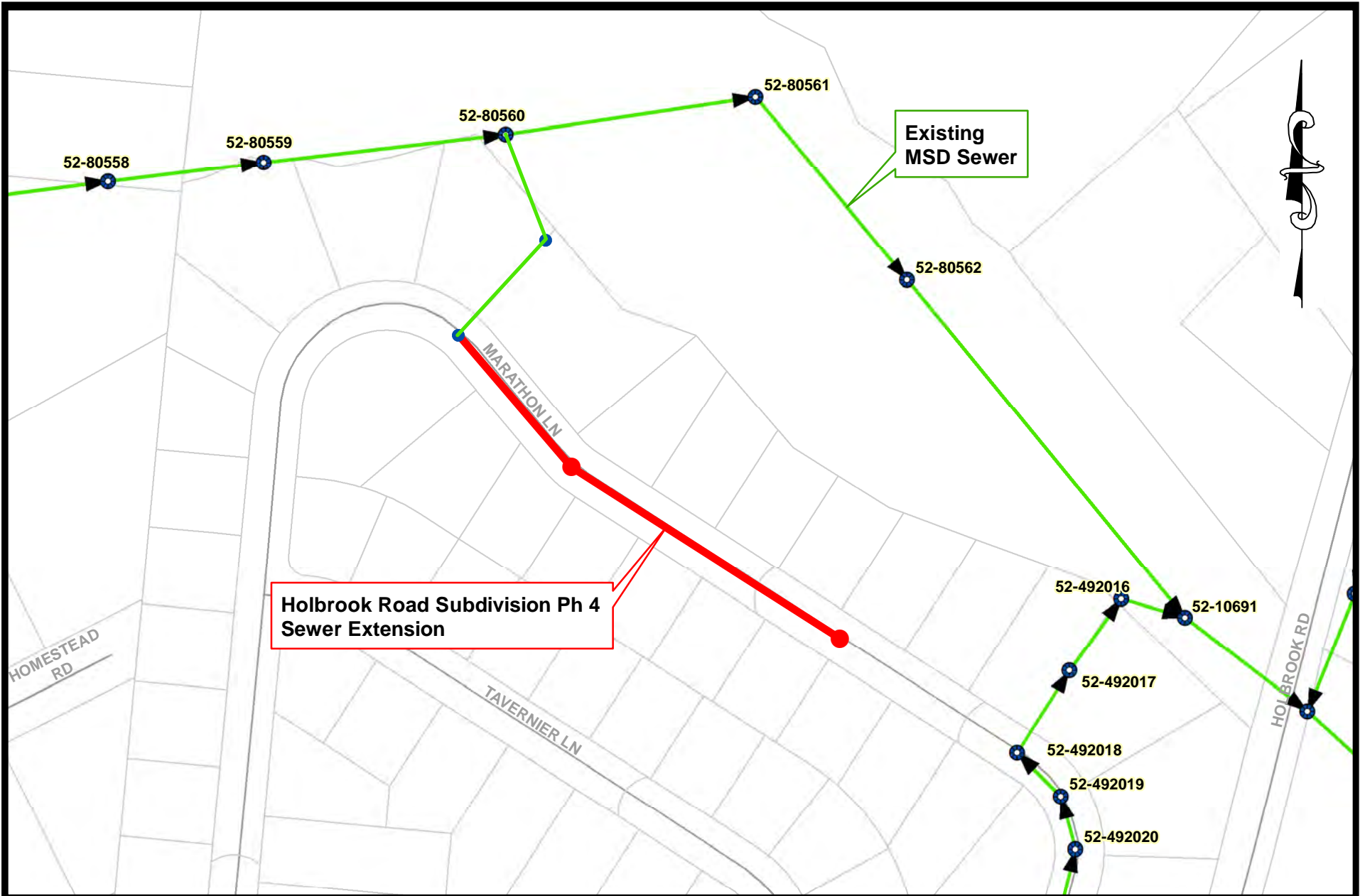
**BACKGROUND:** This project is located inside the District boundary off Holbrook Road in Buncombe County. The developer of the project is Brian Young of the Serviette Group LLC.

The project included extending approximately 453 linear feet of 8-inch public gravity sewer to serve this phase of the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 9,600 GPD for the twelve (12) homes for this phase of the residential development. The estimated cost of the sewer construction is \$46,676.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Holbrook Road Subdivision Ph 4 Sewer Extension  
MSD Project # 2020244**

Metropolitan Sewerage District of Buncombe County

05/31/2022

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Nesbitt Farms Phase 2 Sewer Extension, MSD Project No. 2018101

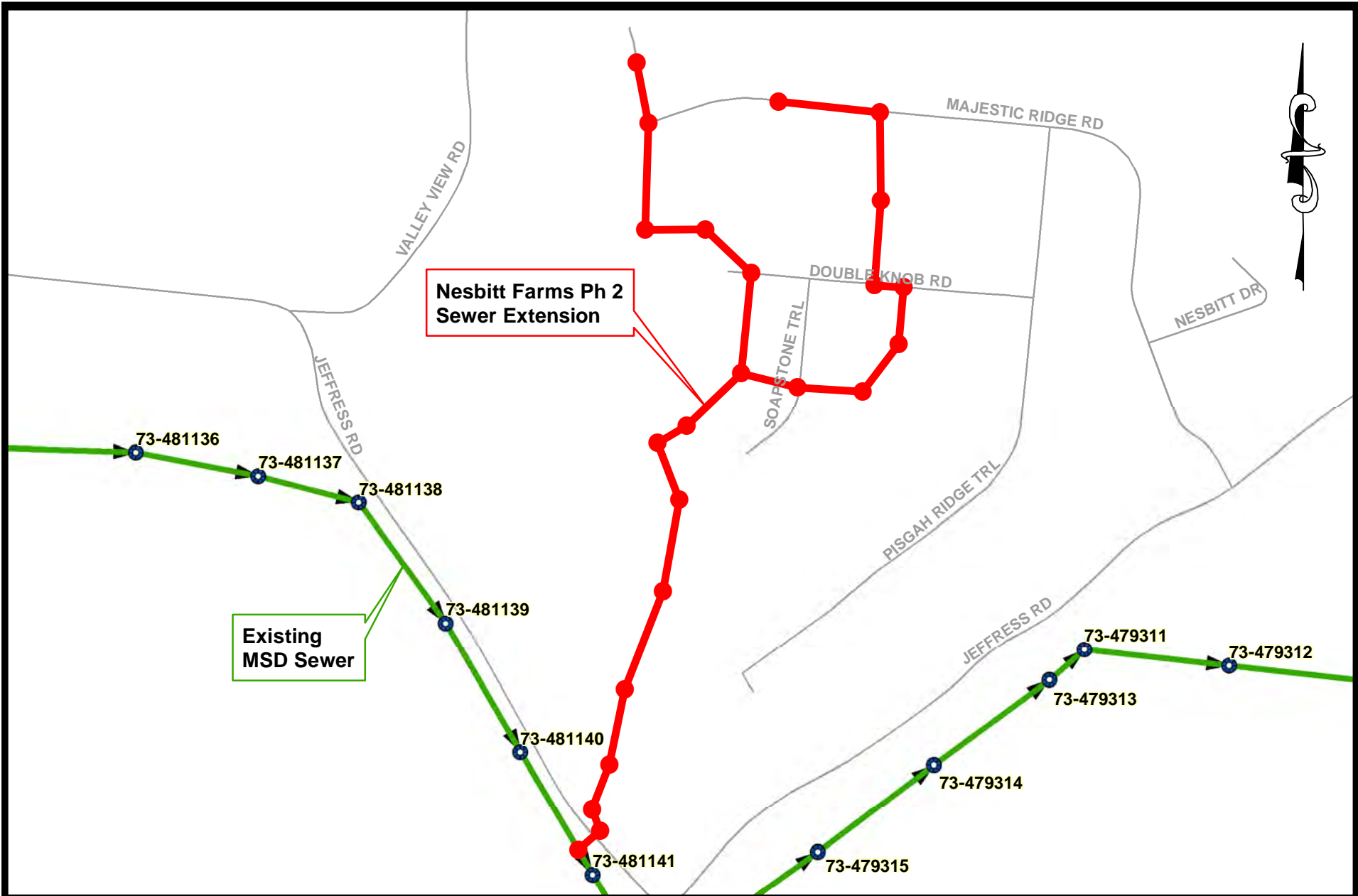
**BACKGROUND:** This project is located inside the District boundary along Jeffress Road in Henderson County. The developer of the project is Billy Taylor of The Farm at Mills River, LLC.

The project included extending approximately 4,938 linear feet of 8-inch public gravity sewer to serve this phase of the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 13,800 GPD for the forty-six (46) homes for this phase of the residential development. The estimated cost of the sewer construction is \$387,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Nesbitt Farms Ph 2 Sewer Extension  
MSD Project # 2018101**

Metropolitan Sewerage District of Buncombe County

06/01/2022



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Reflection Pointe Apartments Sewer Extension, MSD Project No. 2019032

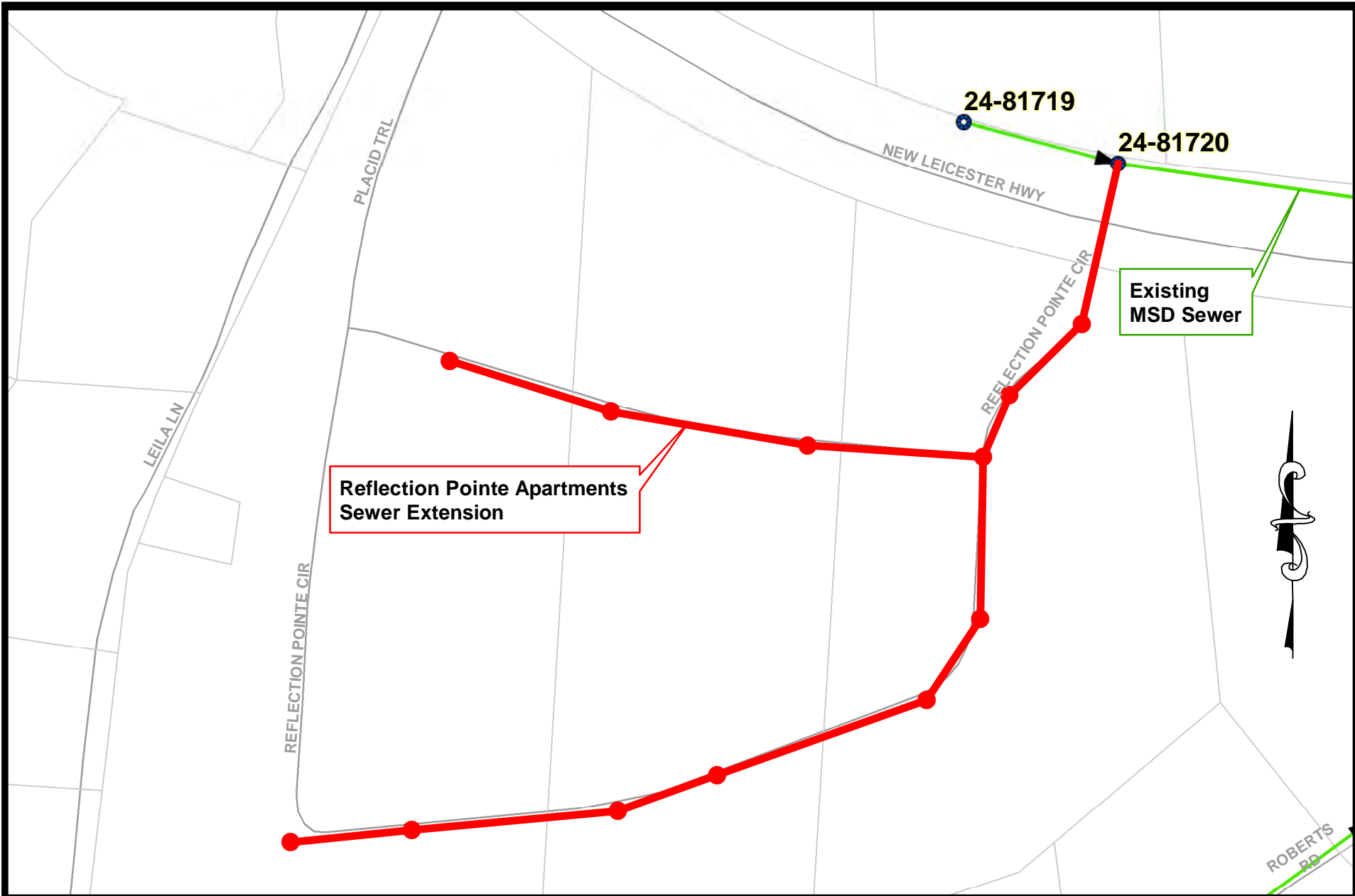
**BACKGROUND:** This project is located inside the District boundary along New Leicester Highway in Buncombe County. The developer of the project is William Ratchford of Southwood Realty Company.

The project included extending approximately 1,944 linear feet of 8-inch public gravity sewer to serve the Apartment Complex.

A wastewater allocation was issued in the amount of 49,800 GPD for the 270 apartments associated with the Multi-Family Residential Development. The estimated cost of the sewer construction is \$224,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Reflection Pointe Apartments Sewer Extension  
MSD Project # 2019032**

Metropolitan Sewerage District of Buncombe County

06/01/2022

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 15, 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 Waightstill Mountain Phase 2B Sewer Extension, MSD Project No. 2015155

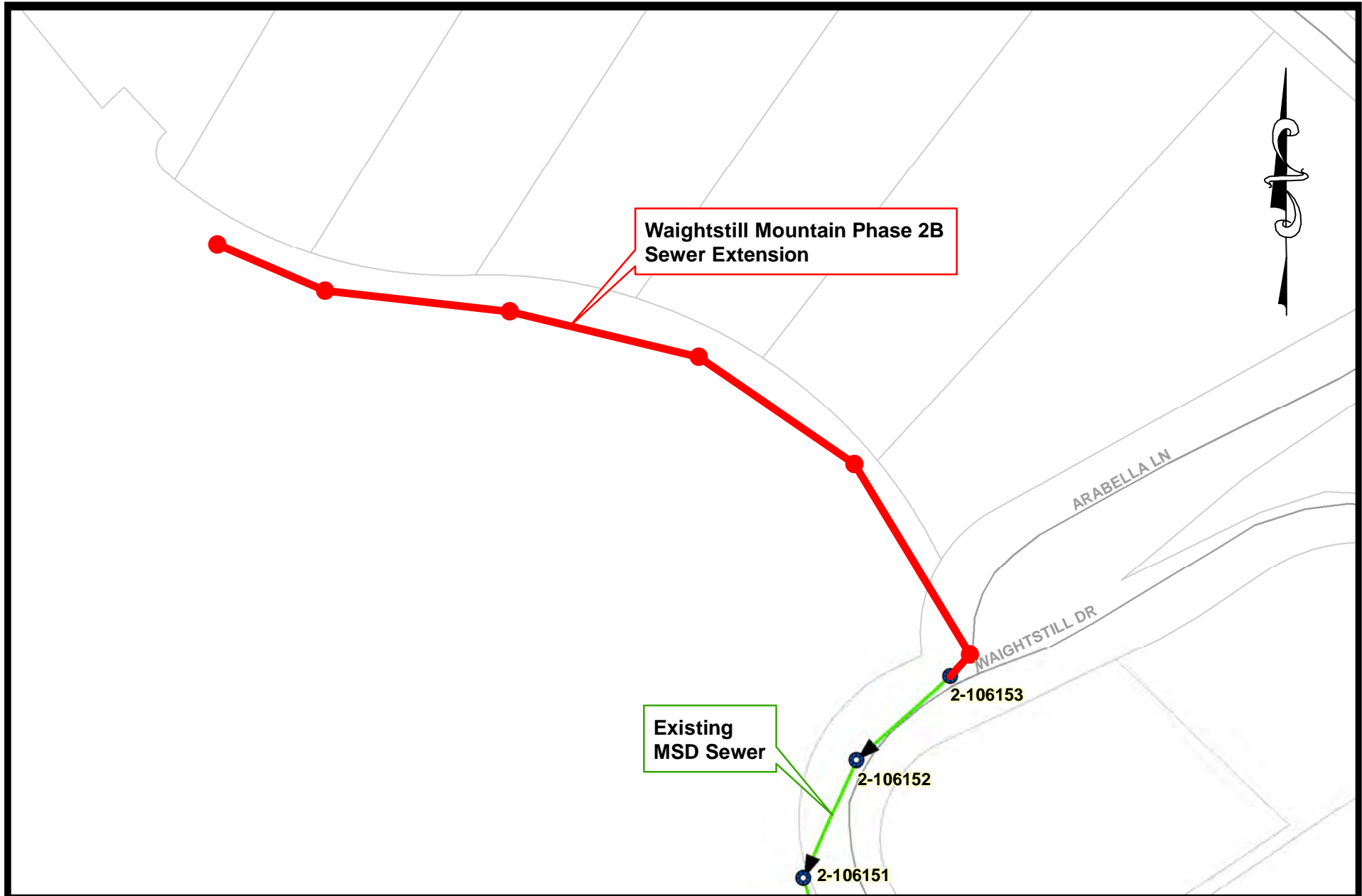
**BACKGROUND:** This project is located inside the District boundary along Arabella Lane in Buncombe County. The developer of the project is Devin McCarthy of Irish Meadows III, LLC.

The project included extending approximately 690 linear feet of 8-inch public gravity sewer to serve this phase of the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 2,100 GPD for the seven (7) homes for this phase of the residential development. The estimated cost of the sewer construction is \$95,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

# Waightstill Mountain Phase 2B Sewer Extension MSD Project # 2015155

Metropolitan Sewerage District of Buncombe County

05/23/2022

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**BOARD MEETING DATE:** 6/15/2022

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

**PREPARED BY:** Mike Stamey, PE – Director of System Services Construction

**SUBJECT:** MSD FY23 Non-City of Asheville Road ROW Paving Restoration Contract Project No. 2002101

**BACKGROUND:** This contract is for the restoration of roads, driveways, and sidewalks resulting from District maintenance activities for areas outside of the City of Asheville Road Right of Ways. These activities are both planned (i.e. taps for new connections or small repairs), and unplanned (i.e. emergency repairs to the system).

The contractor is required to handle all aspects of each repair - which include mobilization to each site within 24 hours; that the repair quality is made to public standards; and that a two-year warranty is provided on all work.

District staff performs limited repairs of this type as time and resources allow. In addition, for larger in-house rehabilitation projects, the paving work is competitively bid on a per-project basis.

At the August 19, 2020 MSD Board meeting the subject Non-City contract for FY21 was presented to the MSD Board. French Broad Paving, Inc. was the low bidder with a bid of \$413,975.00. Their bid was approved on that date. The contract, as presented to the Board, included a provision to renew for a period of two additional years if in MSD's best interest. This renewal clause was to be reviewed in one-year increments and is contingent upon terms and conditions, including unit costs, being the same.

Based on the above provisions being in place, this contract will be renewed for FY23 with French Broad Paving, Inc. French Broad Paving's work has been done in a timely manner and has met our expectations for quality. During FY22 there was one change-order to the contract to account for changes in asphalt material costs. Based on that change-order the FY22 final contract amount was \$488,355.00. For FY23, the contract will be renewed in the amount of \$488,355.00.

French Broad Paving has agreed to the renewal conditions. This contract renewal process has also been reviewed and approved by District Counsel.

**FISCAL IMPACT:** The FY23 System Services CIP Construction budget includes appropriate funding for this item.

**STAFF RECOMMENDATION:** None. Information only

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATION ITEM

**BOARD MEETING DATE:** 6/15/2022

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

**PREPARED BY:** Mike Stamey, P.E. - Director of System Services Construction

**SUBJECT:** Report on MSD Paving Agreement with City of Asheville  
Project Number 2002101

**BACKGROUND:** This agreement is for asphalt and concrete (patching) restoration of public roads and sidewalks within the Asheville City Limits which have a size of approximately 300 SF or less. This restoration work is the result of District in-house maintenance and rehabilitation activities on the sewer system.

Prior to FY12, all pavement and sidewalk restoration after MSD work was performed by contractors. This process worked well, with the exception of administrative & permitting issues concerning City of Asheville streets. With these concerns in mind, the City and the District entered an agreement on July 1, 2011 wherein the District would pay the City an annual contribution to a Paving Enterprise Fund and all pavement restoration would be performed by the City's in-house paving crews. This agreement was executed between MSD and the City for both the FY12 and FY13 years.

During these two contract years, the City crews provided excellent service relating to asphalt and concrete patching for the subject roadways, especially for the cuts of approximately 300 SF or less. Asphalt restoration for projects larger than 300 SF however was found to be very costly and difficult to complete by City crews in a timely manner due to workload.

As such, MSD and the City worked together in the spring of 2013 to facilitate an annually renewing agreement which provided greater efficiency and economic feasibility for both sides. The details of the agreement include City crews performing asphalt and concrete patching restoration work for MSD within City Right of Ways for areas of approximately 300 SF or less. In areas greater than 300 SF and for asphalt overlays, MSD contracts out the pavement restoration. For this agreement, the City provides monthly reports to MSD and MSD makes monthly payments for completed restoration work. Additionally, MSD is not required to pay permit fees.

This annually renewing agreement was approved by the MSD Board at the June 12, 2013 meeting. For FY23, the District's monetary contribution for this agreement is \$292,412.63. This amount is based upon usage throughout the past three years with a yearly asphalt patching area of approximately 10,350 SF.

The District must still contract out for paving overlays and patches in the City which exceed approximately 300 SF and for all paving work for the remaining areas outside the Asheville City Limits / Right of Ways.

**FISCAL IMPACT:** The System Services CIP Construction budget for FY23 includes appropriate funding for this item.

**STAFF RECOMMENDATION:** None. Information Only

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

Meeting Date: June 15, 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 April 30, 2022

### 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 April 30, 2022 were \$80,287,941. The detailed listing of accounts is available upon request. The average rate of return for all investments is 0.366%. 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 April 30, 2022 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of April 30, 2022 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$38,214,458.

Total Cash & Investments as of 04/30/2022		80,709,042
Less:		
Budgeted Commitments (Required to pay remaining FY22 budgeted expenditures from unrestricted cash)		
Construction Funds	(19,286,949)	
Operations & Maintenance Fund	<u>(5,373,832)</u>	
		(24,660,781)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(41,658)	
FY22 Principal & Interest Due	<u>(7,798,053)</u>	
		(7,839,711)
District Reserve Funds		
Fleet Replacement	(935,479)	
Pump Replacement	(203,608)	
WWTP Replacement	(292,967)	
Maintenance Reserve	<u>(1,027,047)</u>	
		(2,459,101)
District Insurance Funds		
General Liability	(506,544)	
Worker's Compensation	(473,346)	
Post-Retirement Benefit	(2,344,715)	
Self-Funded Employee Medical	<u>(1,814,425)</u>	
		<u>(5,139,030)</u>
Designated for Capital Outlay		<u>40,610,419</u>

Meeting Date: June 15, 2022

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2022

Page 2

Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

Follow-up required:

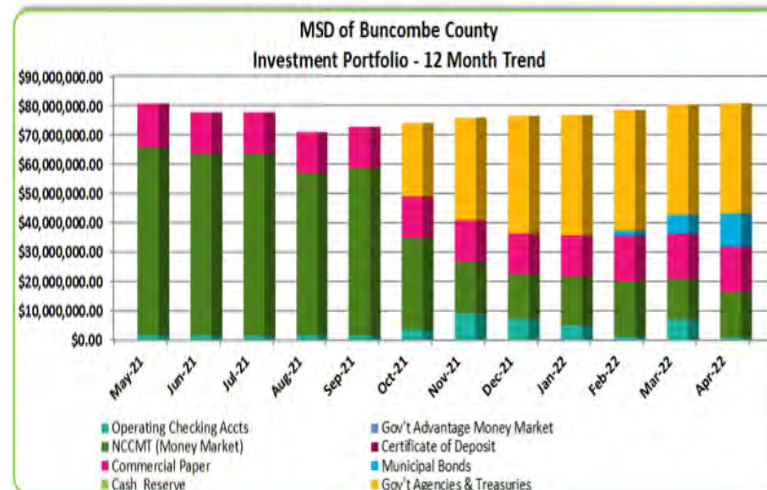
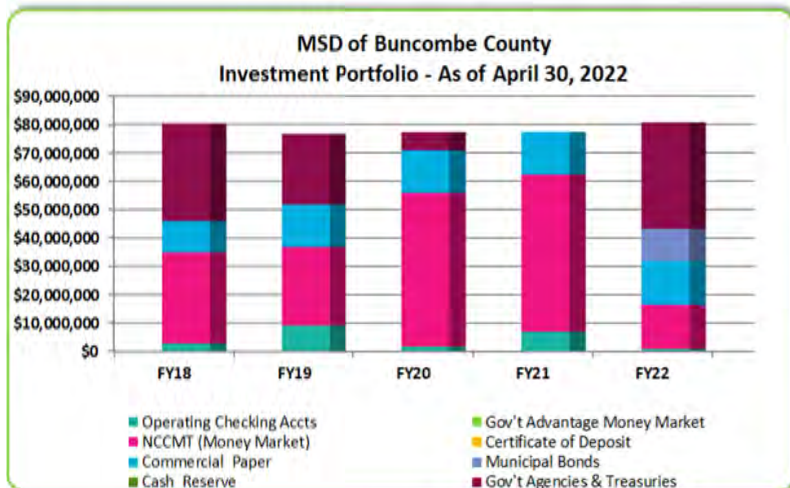
Person responsible:

Deadline:



	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -		\$ 41,658			\$ -	\$ -		\$ 41,658
Held by MSD	878,290	46,696	15,501,168	-	15,488,222	11,290,000		37,463,008	80,667,384
	\$ 878,290	\$ 46,696	\$ 15,542,826	\$ -	\$ 15,488,222	\$ 11,290,000	\$ -	\$ 37,463,008	\$ 80,709,042

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	46.42%	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 .52% is exceeding the YTM benchmark of the NCCMT Government Portfolio.
Commercial Paper	20%	19.19%	
Municipal Bonds	100%	13.98%	
North Carolina Capital Management Trust	100%	19.26%	
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		1.09%	
Gov't Advantage Money Market		0.06%	

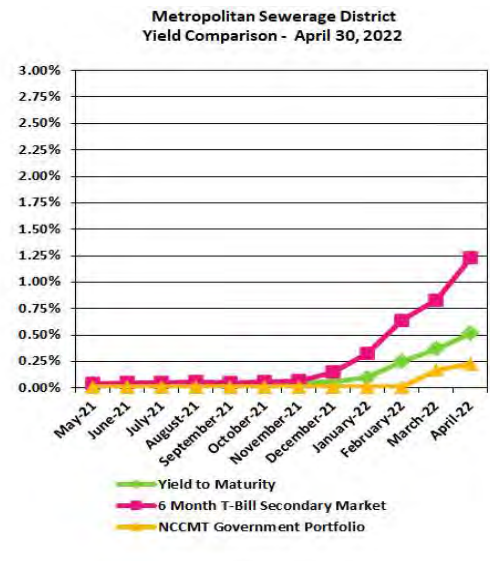
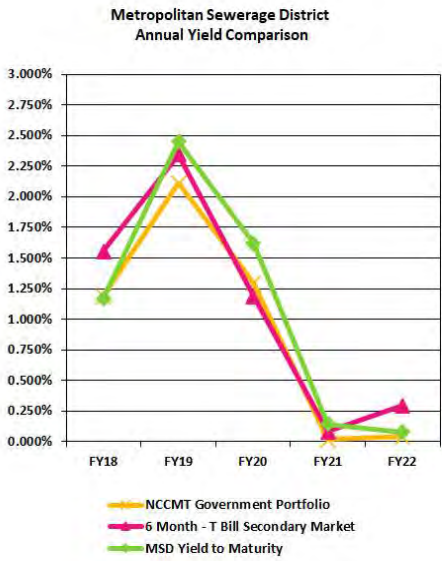


## Metropolitan Sewerage District Investment Managers' Report On April 30, 2022

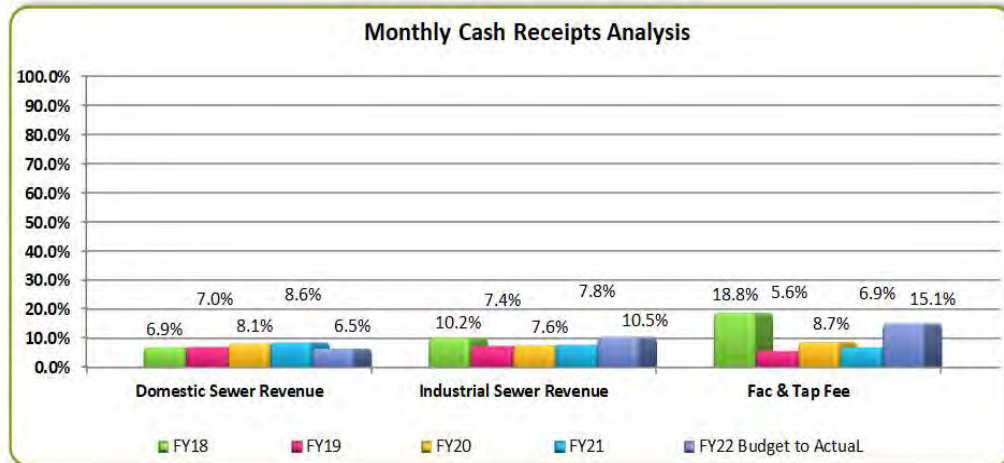
<b>Summary of Asset Transactions</b>			
	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 68,239,100	\$ 68,246,563	\$ 31,407
Capital Contributed (Withdrawn)	6,341,699	6,341,699	
Realized Income	1,666	1,666	
Unrealized/Accrued Income		12,979	9,670
Ending Balance	<u>\$ 74,582,465</u>	<u>\$ 74,602,907</u>	<u>\$ 41,077</u>

<b>Value and Income by Maturity</b>			
	Original Cost	Income	
Cash Equivalents <91 Days	\$ 67,100,590	\$ 21,875	
Securities/CD's 91 to 365 Days	7,481,875	\$ 2,439	
Securities/CD's > 1 Year	-	-	
	<u>\$ 74,582,465</u>	<u>\$ 24,315</u>	

<b>Month End Portfolio Information</b>	
Weighted Average Maturity	54
Yield to Maturity	0.52%
6 Month T-Bill Secondary Market	1.23%
NCCMT Government Portfolio	0.23%

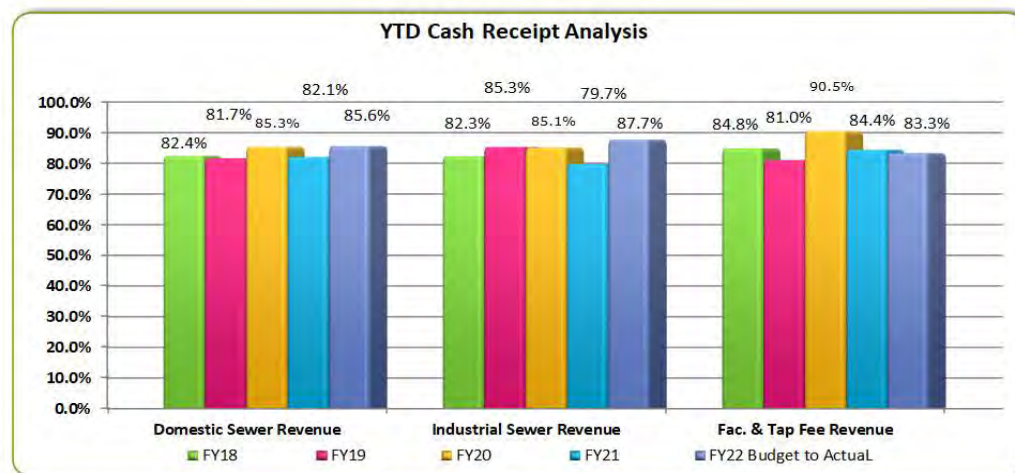


### Metropolitan Sewerage District Analysis of Cash Receipts As of April 30, 2022



#### 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:

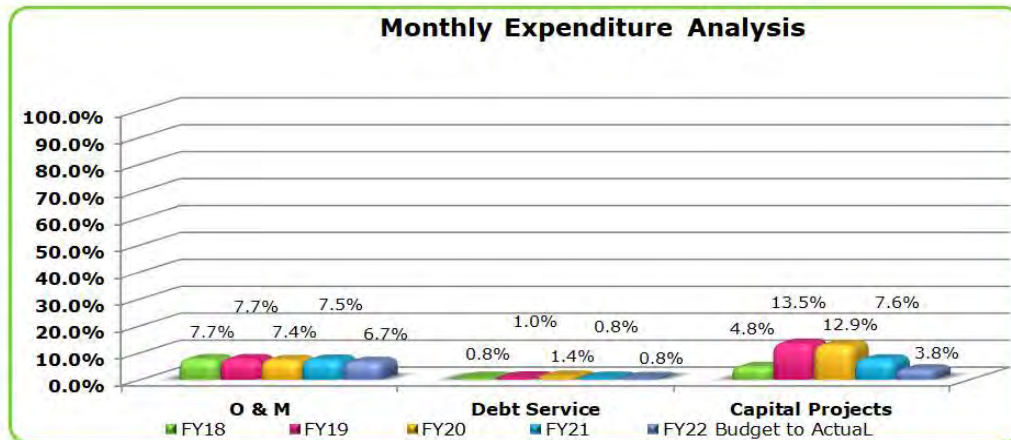
- \* YTD domestic sewer revenue is considered reasonable based on historical trends.
- \* YTD industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Meeting Date: Meeting Date: June 15, 2022

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2022

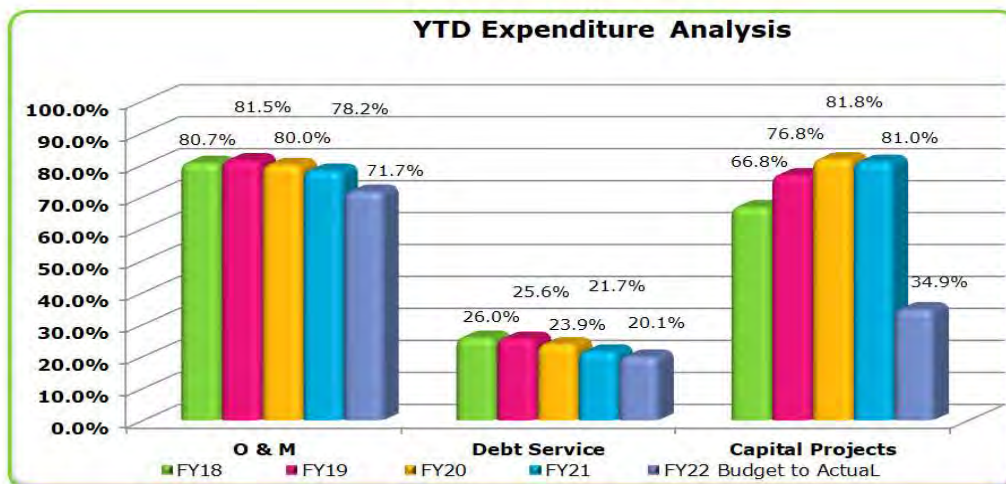
Page 6

### Metropolitan Sewerage District Analysis of Expenditures As of April 30, 2022



#### 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:

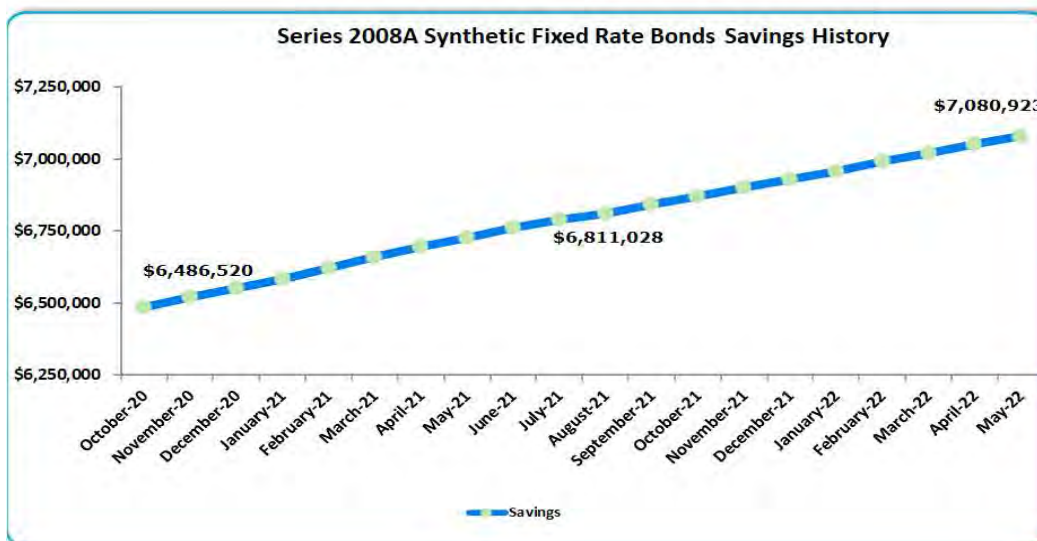
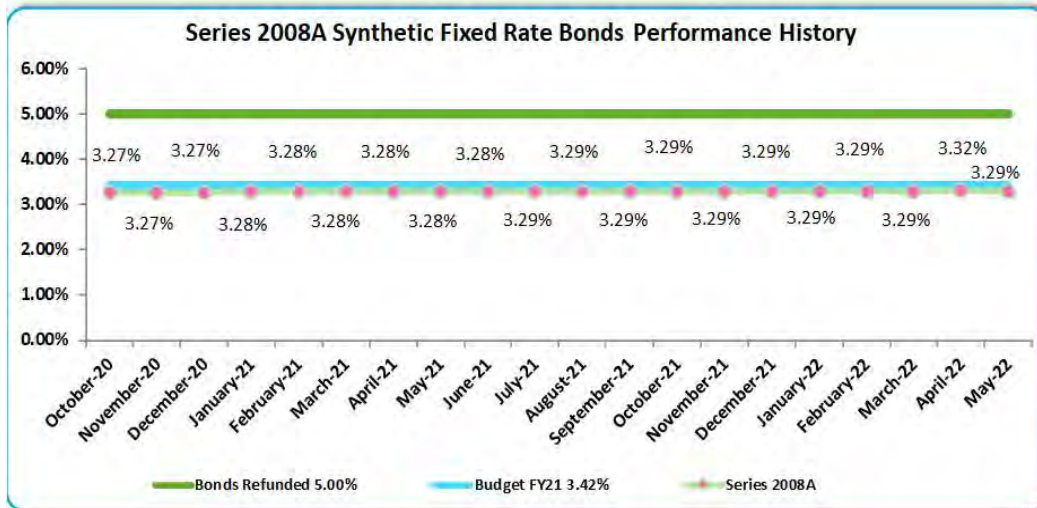
- \* YTD O&M expenditures are considered reasonable based on historical trends.
- \* Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- \* Due to nature and timing 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: Meeting Date: June 15, 2022

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2022

Page 7

### Metropolitan Sewerage District Variable Debt Service Report As of May 31, 2022



Series 2008A:

- \* Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,080,923 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 \$815,173 to terminate the existing Bank of America Swap Agreement.

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

Meeting Date: June 15, 2022

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

Prepared By: W. Scott Powell, CLGFO, Director of Finance  
Jody Germaine, Budget Analyst

Reviewed By: Billy Clarke, Legal Counsel

Subject: Consideration of the Resolution Adopting the Final Budget for  
FY 2022-2023 and the Schedule of Sewer Rates & Fees

### Background

The District Budget process must comply with North Carolina General Statutes and the MSD Revenue Bond Order. The Bond order requires that the District adopt its final budget on or before June 15 of each year. The North Carolina General Statutes required that an annual balanced budget ordinance, based upon expected revenues, along with a budget message, to be presented to the governing board no later than June 1 of each year.

The Finance Committee met on May 3, 2022 and unanimously approved staff's recommendation to forward to the Board for approval the FY2022-2023 Preliminary Budget Document, proposed Budget Resolution, and Schedule of Rates, Fees, and Charges. On May 18<sup>th</sup>, the Board approved staff's recommendations.

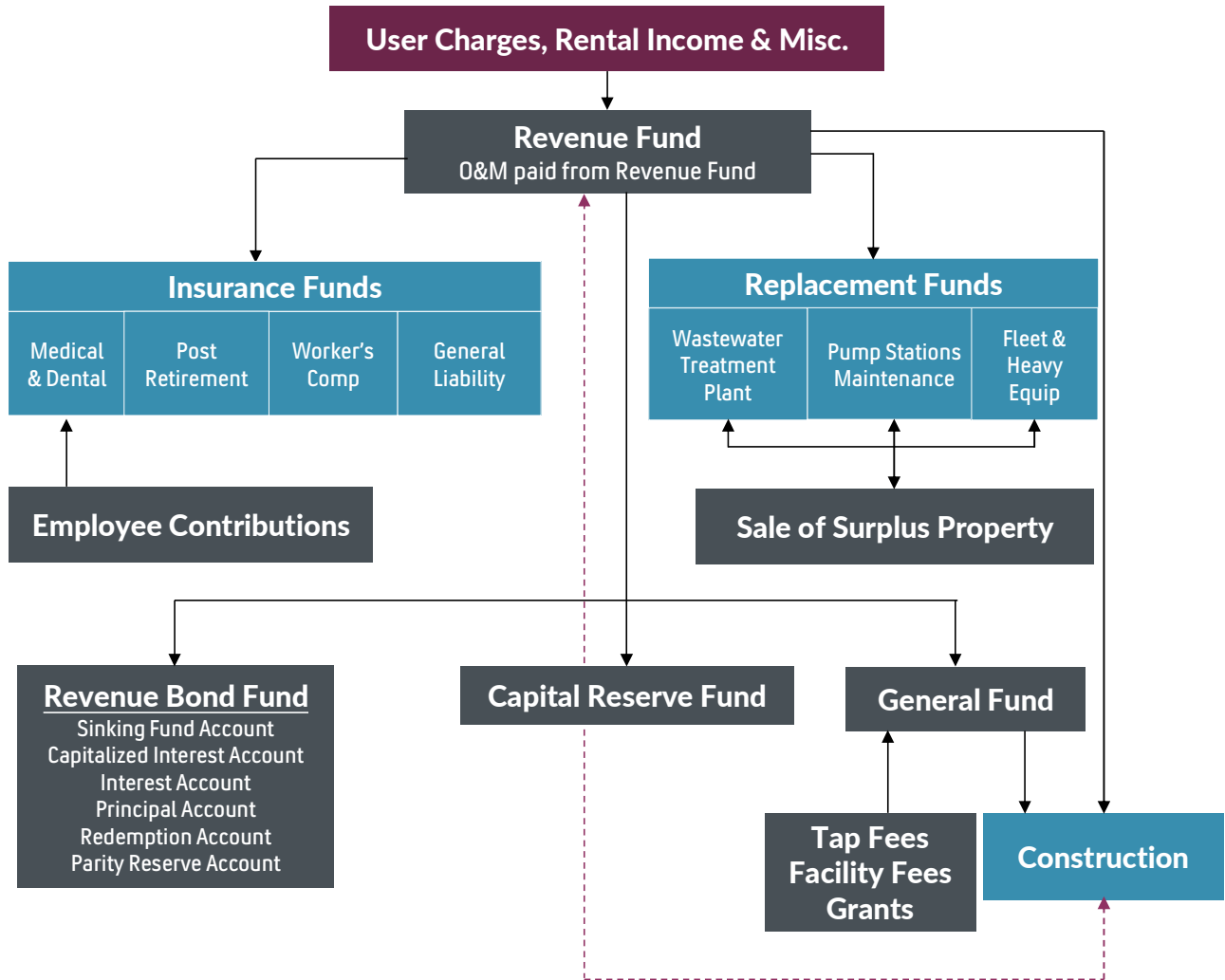
### Recommendations

There have been no changes to the Proposed Final Budget, Budget Resolution, and Schedule of Rates, Fees, and Charges. Staff recommends approval of the [FY2022-2023 Final Budget Document](#) along with the attached Budget Resolution, and Schedule of Rates, Fees, and Charges.

#### Action Taken

Motion by:	to	Approve	Disapprove
Second by:		Table	Send to Committee
Other:			
Follow-up Required:		Person Required:	Deadline:

# Flow of Funds Chart



## Priority of expenditures per Bond Order

1. Current Expenditures
2. Debt Service
3. Capital Reserve
4. Any Lawful Purpose

Income Sources

Trustee Funds

Expenditures

————— Flow of Funding

- - - - - Flow of Funding if required for emergency repairs or maintenance

# Budget Resolution

RESOLUTION ADOPTING PRELIMINARY BUDGET AND SEWER USE CHARGES  
FOR THE  
METROPOLITAN SEWERAGE DISTRICT  
OF BUNCOMBE COUNTY, NORTH CAROLINA  
FOR THE FISCAL YEAR July 1, 2022 THRU June 30, 2023

WHEREAS, the Board of Directors has reviewed the Operations and Maintenance, Bond, Reserves, Construction Expenditures of the District, and the sources of revenue and allocations (uses) of expenditures for the 2022-2023 fiscal year; and

NOW, THEREFORE, BE IT RESOLVED:

- 1** The following amounts are hereby appropriated in the Revenue Fund for the Operations and Maintenance of the District and for transfers to the Debt Service, General Fund, and Insurance Funds for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Operating and Maintenance Expenses	\$	15,890,440
Transfer to Insurance Accounts	\$	4,029,885
Transfer to Fleet & Heavy Equipment Fund	\$	595,000
Transfer to Wastewater Treatment Plant Reserve	\$	200,000
Transfer to Pump Station Maintenance	\$	55,000
Subtotal O&M	\$	20,770,325
Transfer to the General Fund	\$	27,114,882
Transfer to Debt Service Fund	\$	8,899,361
	\$	<u>56,784,568</u>

It is estimated that the following revenues will be available in the Revenue Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Domestic User Fees	\$	36,801,493
Industrial User Fees	\$	3,370,488
Billing and Collection Fees	\$	1,019,478
Investment Interest	\$	1,000,000
Reimbursement for Debt Service from COA	\$	35,000
Rental Income	\$	96,000
Appropriated from Net Position	\$	14,462,109
	\$	<u>56,784,568</u>

- 2** The following amounts are hereby appropriated in the General Fund for the transfers to the Construction Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Transfer into Construction	\$	<u>30,314,882</u>
----------------------------	----	-------------------



It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Facility and Tap Fees	\$	3,175,000
Investment Income	\$	125
Transfer In from Revenue Fund	\$	27,114,882
Appropriated from Net Position	\$	<u>24,875</u>
	\$	<u>30,314,882</u>

3 The following amounts are hereby appropriated in the Construction Fund for Capital Improvement Plan expenditures for the fiscal year beginning July 1, 2022 and ending June 30, 2023.

Capital Improvements Projects	\$	<u>30,314,882</u>
-------------------------------	----	-------------------

It is estimated that the following revenues will be available to the Construction Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023.

Investment Income	\$	2,500
Transfer In from General Fund	\$	30,314,882
Contribution to Net Position	\$	<u>(2,500)</u>
	\$	<u>30,314,882</u>

4 The following amounts are presented as the financial plan of the Insurance Funds that are used to provide insurance services. Estimated operating expenditures for the fiscal year beginning July 1, 2022 and ending June 30, 2023 are:

Operating Expenditures	\$	<u>3,969,215</u>
------------------------	----	------------------

It is estimated that the following revenues will be available in the Insurance Funds for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Transfer In from the Revenue Fund	\$	4,029,885
Investment Income	\$	61,000
Employee/Retirees Medical Contributions	\$	379,669
Contribution To Net Position	\$	<u>(501,339)</u>
	\$	<u>3,969,215</u>

5 The following amounts are presented as the financial plan of the Fleet & Heavy Equipment Fund designated for capital equipment expenditures for the fiscal year beginning July 1, 2022 and ending June 30, 2023 estimated as follows:

Transfer to Capital Reserve	\$	93,017
Capital Equipment	\$	<u>491,000</u>
	\$	<u>584,017</u>

It is estimated that the following revenues will be available in the Fleet & Heavy Equipment Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Transfer In from the Revenue Fund	\$	595,000
Sale of Surplus Property	\$	49,100
Investment Income	\$	12,391
Appropriated from Net Position	\$	(72,474)
	\$	<u>584,017</u>

6 The following amounts are presented as the financial plan of the Wastewater Treatment Plant Replacement Fund designated for wastewater treatment plant capital expenditures for the fiscal year beginning July 1, 2022 and ending June 30, 2023 estimated as follows:

Capital Equipment	\$	<u>231,000</u>
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It is estimated that the following revenues will be available in the Wastewater Treatment Plant Replacement Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Transfer In from the Revenue Fund	\$	200,000
Investment Income	\$	2,102
Transfer Out to Pump Station Replacement Fund	\$	-
Contribution to Net Position	\$	<u>28,898</u>
	\$	<u>231,000</u>

7 The following amounts are presented as the financial plan in the Pump Station Replacement Fund designated for pump capital expenditures for the fiscal year beginning July 1, 2022 and ending June 30, 2023 estimated as follows:

Capital Equipment	\$	<u>56,200</u>
	\$	<u>56,200</u>

It is estimated that the following revenues will be available in the Pump Station Replacement Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Transfer In from the Revenue Fund	\$	55,000
Investment Income	\$	1,616
Appropriated from Net Position	\$	(416)
	\$	<u>56,200</u>

8 The following amounts are hereby appropriated in the Debt Service Fund for principal and interest payments for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Debt Service	\$	<u>8,899,361</u>
--------------	----	------------------

It is estimated that the following revenues will be available in the Debt Service Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Transfer In from the Revenue Fund	\$	8,899,361
Investment Income	\$	500
Transfer Out		
Contribution To Net Position	\$	(500)
	\$	<u>8,899,361</u>

9 That the Board of the Metropolitan Sewerage District does hereby approve an increase in the Budgets to the amount necessary to reflect any contributions to the Debt Service Reserve Fund or Capital Reserve Fund as determined by the Bond Trustee to be necessary to comply with covenants in the Bond Order.

10 The General Manager is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. He may transfer amounts without limitation between departments in a fund.
- b. He may transfer any amounts within Debt Service and Reserve Funds designated as excess by the Trustee into another fund.
- c. He may transfer up to 10% of Insurance Fund reserves to meet current year expenditures in excess of budget.

11 That the attached Schedule of Fees and Charges be adopted as effective July 1, 2022.

12 That this resolution shall be entered in the minutes of the District and within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G.S. 159-13 (d).

Adopted this 15th day of June 2022

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M. Jerry VeHaun, Chairman  
Metropolitan Sewerage District of  
Buncombe County, North Carolina

Attest:

---

Jackie Bryson  
Secretary/Treasurer

**Metropolitan Sewerage District of Buncombe County, North Carolina  
Schedule of Rates, Fees, and Charges - FY2023**

Effective July 1, 2022

	<b>ADOPTED FY2022 RATE</b>	<b>PROPOSED FY2023 RATE</b>
<b>Collection Treatment Charge</b>		
Residential & Commercial Volume Charges (per CCF) Inside	\$ 4.86	\$ 5.01
Industrial Volume Charges (per CCF) Inside	4.86	5.01
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Inside	0.300	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Inside	0.250	0.250
Residential & Commercial Volume Charges (per CCF) Outside	\$ 4.87	\$ 5.02
Industrial Volume Charges (per CCF) Outside	4.87	5.02
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Outside	0.300	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Outside	0.250	0.250
<b>Base Meter/Maintenance Charge &amp; Billing Fee</b>		
5/8"	\$ 7.49	\$ 7.72
3/4"	10.90	11.23
1"	19.35	19.94
1 1/2"	44.27	45.60
2"	78.30	80.65
3"	173.64	178.85
4"	309.86	319.16
6"	698.02	718.97
8"	1,239.41	1,276.60
10"	1,940.86	1,999.09
Billing Fee (per bill)	2.50	2.66
<b>Sewer System Development Fees</b>		
This impact fee is for allotted capacity in the treatment and transmission system. A differential fee will be charged for increases to an existing meter size.		
<b><i>Residential</i></b>		
Per Unit	\$ 2,836.00	\$ 2,836.00
Mobile Home	2,836.00	2,836.00
Multifamily Unit	1,900.00	1,900.00
Affordable Housing	670.00	670.00

**Metropolitan Sewerage District of Buncombe County, North Carolina  
Schedule of Rates, Fees, and Charges - FY2023**

Effective July 1, 2022

	<b>ADOPTED FY2022 RATE</b>	<b>PROPOSED FY2023 RATE</b>
<b>Sewer System Development Fees</b> <i>(continued)</i>		
<i>Nonresidential</i>		
5/8"	\$ 2,836.00	\$ 2,836.00
3/4"	4,254.00	4,254.00
1"	7,090.00	7,090.00
1 1/2"	14,180.00	14,180.00
2"	22,688.00	22,688.00
3"	45,376.00	45,376.00
4"	70,900.00	70,900.00
6"	141,800.00	141,800.00
8"	226,800.00	226,800.00
10"	595,560.00	595,560.00
12"	751,540.00	751,540.00
 <b>Sewer Connection Fees</b>		
The Sewer Connection Fee will apply to all new construction, as well as existing structures which have been demolished/rebuilt and sewer service is reinstated under new property ownership.		
MSD will install sewer connections where the public main is on the same side of the street as the residence or business		
MSD requires that a licensed utility contractor install any sewer connection/service line within public rights-of-way extending over 75 feet or that requires pavement disturbance or boring to reach across a paved thoroughfare. The installation shall be constructed to MSD Standards. All work will be subject to MSD inspection.		
Sewer Connection by MSD	\$ 1,300.00	\$ 1,300.00
Contractor installed Sewer Connection		Varies
Inspection Fee for Utility Contractor Installed Sewer Connection	\$ 140.00	\$ 140.00
 <b>Manhole Installation/Replacement</b>		
Cost per foot	\$ 250.00	\$ 250.00
Pavement replacement (if required)	1,800.00	1,800.00

**Metropolitan Sewerage District of Buncombe County, North Carolina  
Schedule of Rates, Fees, and Charges - FY2023**

Effective July 1, 2022

	<b>ADOPTED FY2022 RATE</b>	<b>PROPOSED FY2023 RATE</b>
<b>Other Fees</b>		
Allocation Fee	170.00	170.00
Non-Discharge Permit	200.00	200.00
Plan Review Fee	450.00	450.00
Plan re-review Fee	350.00	350.00
Pump Station Acceptance Fee	Note 1	Note 1
Note 1--See policy for details of computation of O&M and equipment replacement costs for upcoming 20 years; 50% discount for affordable housing.		
<b>Bulk Charges</b>		
Volume Charge for Septic Haulers (per 1,000 Gal.)	\$ 45.00	\$ 45.00
Biochemical Oxygen Demand >250 mg/l (per lb.)	0.300	0.300
Total Suspended Solids >250 mg/l (per lb.)	0.250	0.250
<b>Returned Check Charge</b>		
Returned Check (per event)	\$ 25.00	\$ 25.00
Dishonored Draft (per event)	25.00	25.00
<b>Copy/Printing Fees/Miscellaneous (each)</b>		
8x11 first print of standard GIS inquiry	\$ 1.00	\$ 1.00
8x14 first print of standard GIS inquiry	1.00	1.00
11x17 first print of standard GIS inquiry	2.00	2.00
24x36 first print of standard GIS inquiry	7.00	7.00
34x44 first print of standard GIS inquiry	12.00	12.00
36x48 first print of standard GIS inquiry	14.00	14.00
8x11 or 8x14 copies after first print	0.11	0.11
11x17 copies after first print	0.20	0.20
24x36 copies after first print	0.94	0.94
34x44 copies after first print	1.76	1.76
36x48 copies after first print	2.03	2.03
Foam Core mounting per sq. foot	3.00	3.00
Data CD	30.00	30.00
Shipping for CD	5.00	5.00
Permit Decals for Septic Haulers	50.00	50.00

# **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	1/11/21 - 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 Rd at W. Fox Chase Rd Sewer Rehab	Weaverville	28804	300	12/20/21 - 1/14/22	267160	Norton	1/6/2022	297	Complete
Briarcliff Dr at Oakwilde Dr Construction Rehab Ph. 1	Asheville	28803	189	1/17/22 - 1/31/22	258768	Norton	1/11/2022	189	Complete
129 South Ln @ Warren Wilson Construction Rehab	Swannanoa	28778	155	1/24/22 - 1/28/22	285520	Dockery	1/28/2022	155	Complete
Grace Avenue	Asheville	28804	239	12/20/21 - 2/2/22	284413	Dockery	2/2/2022	258	Complete
49 Eastview Circle Construction Rehabilitation	Asheville	28806	99	2/21/2022	285669	G. Hensley	2/21/2022	99	Complete
Lotus Place Sewer Rehabilitation	Asheville	28804	825	1/31/22 - 3/4/22	275767	Dockery	3/2/2022	851	Complete
Naples PS Elimination and Gravity Conversion Ph. 1	Cane Creek	28760	1858	2/10/22 - 3/4/22	285603	McDevitt	3/25/2022	1564	Complete
Chateau Pl @ Kenilworth Rd Sewer Replacement	Asheville	28803	215	4/5/22 - 4/8/22	287063	McDevitt	4/7/2022	204	Complete
753 Fairview Rd Sewer Rehabilitation	Asheville	28803	100	4/11/22 - 4/15/22	275813	McDevitt	4/12/2022	70	Complete
412 Glen Bridge Road	Arden	28704	487	4/25/22 - 5/2/22	287054	Dockery	5/2/2022	487	Complete
White Oak Road Sewer Rehabilitation Phase II	Arden	28704	1110	3/4/22 - 5/6/22	286269	Dockery	5/10/2022	1105	Complete
12 Shiloh Road IRS Rehabilitation	Asheville	28803	128	5/18/2022	47859	M. Hensley	5/18/2022	128	Complete
276 Hi-Alta Avenue Sewer Rehabilitation	Asheville	28806	201	5/16/22 - 6/17/22	271375	McDevitt			Construction underway
Charlotte Street @ N Ridgeway Avenue	Blk Mountain	28711	1073	FY 21-22	232699	TBA			Ready for construction
Naples PS Elimination and Gravity Conversion Ph. 2	Cane Creek	28760	422	FY 21-22	285603	TBA			Ready for construction





## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2021 to 4/30/2022

	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	509	15	20	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	14	33	30,659	0	917	8	1	0	925
November 2021	19	12	107	631	10	26	710	0	220	1545	14	223	1988
December 2021	18	15	99	465	18	15	215	0	0	614	3	0	614
January 2022	17	5	35	504	12	20	2,175	0	344	297	5	0	641
February 2022	30	4	94	739	13	28	0	0	326	258	8	0	584
March 2022	44	12	126	1,109	13	39	0	0	408	2423	8	0	2831
April 2022	23	8	40	954	12	36	0	0	204	70	0	0	274
<b>Grand Totals</b>	<b>249</b>	<b>92</b>	<b>881</b>	<b>6,688</b>	<b>138</b>	<b>262</b>	<b>81,930</b>	<b>0</b>	<b>2948</b>	<b>6541</b>	<b>50</b>	<b>223</b>	<b>9712</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
	December, 2021	99	28	37
	January, 2022	97	47	34
	February, 2022	122	31	35
	March, 2022	146	31	38
	April, 2022	126	30	34
		<b>1,070</b>	<b>31</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
	December, 2021	43	26	27
	January, 2022	30	35	30
	February, 2022	36	38	26
	March, 2022	40	28	31
	April, 2022	27	24	40
		<b>347</b>	<b>31</b>	<b>30</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
	December, 2021	50	53	36

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



## CUSTOMER SERVICE REQUESTS Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE REPSONSE TIME	AVERAGE TIME SPENT
<b>ON-CALL CREW *</b>				
	January, 2022	44	50	39
	February, 2022	37	42	35
	March, 2022	31	59	32
	April, 2022	29	49	49
		<b>310</b>	<b>51</b>	<b>40</b>
<b>Grand Totals:</b>		<b>1,727</b>	<b>35</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 April 30, 2022

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
<b>2021</b>							
July	88,857	1,558	0	88,857	24,368	1,600	21,884
August	104,500	972	610	105,110	32,703	347	26,520
September	57,013	996	1,608	58,621	24,916	4,265	23,383
October	65,871	967	2,250	68,121	22,498	0	0
November	51,867	1,863	2,647	54,514	16,570	917	0
December	65,031	2,411	2,225	67,256	21,251	850	0
<b>2022</b>							
January	40,421	1,636	2,180	42,601	13,595	50	0
February	75,546	1,660	3,145	78,691	18,857	600	0
March	121,513	2,060	5,992	127,505	21,072	766	0
April	54,379	1,335	3,083	57,462	20,631	0	0
<b>Grand Total:</b>	<b>724,998</b>	<b>15,458</b>	<b>23,740</b>	<b>748,738</b>	<b>216,460</b>	<b>9,395</b>	<b>71,787</b>
<b>Avg Per Month:</b>	<b>72,500</b>	<b>1,546</b>	<b>2,374</b>	<b>74,874</b>	<b>21,646</b>	<b>940</b>	<b>7,179</b>

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**June 8, 2022**

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	7/7/2023	\$5,938,455.00	1%	Preliminary clearing for first bore pit has begun.
MOUNTAINBROOK ROAD @ CHUNNS COVE ROAD	Asheville 28805	Terry Brothers Construction Company	1/19/2022	1/20/2022	6/30/2022	\$900,810.00	98%	Final walk through to be scheduled.
SPRINGSIDE ROAD @ OVERLOOK ROAD	Asheville 28803	Huntley Construction Company	5/19/2021	9/23/2021	8/1/2022	\$819,170.00	80%	Construction is progressing.
WRF - EQUIPMENT STORAGE FACILITY	Woodfin	Cooper Construction Company	10/20/2021	3/28/2022	3/28/2023	\$3,008,962.18	5%	Contractor has re-formed the piers and pouring concrete in half the piers this week.
WRF - INCINERATOR ASH LAGOON RESTORATION, PHASE 1	Woodfin	Chonzie, Inc.	12/15/2021	1/18/2022	6/30/2022	\$473,914.06	90%	Clean-up underway.
WRF - INCINERATOR ASH LAGOON RESTORATION, PHASE 2	Woodfin	Chonzie, Inc.	3/9/2022	3/10/2022	6/30/2022	\$241,113.31	75%	Clean-up underway.
WRF- PLANT HIGH RATE PRIMARY TREATMENT	Woodfin	Shook Construction Company	10/17/2018	1/7/2019	6/30/2022	\$15,319,516.52	98%	Contractor continues working on punch list; hydroseeding the area is complete.
WRF - RBC SLIDE GATE REPLACEMENT PHASE 1	Woodfin	IPC Structures	10/20/2021	3/24/2022	10/20/2022	\$300,938.99	0%	Site review in progress.

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

## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

June 1, 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	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
3	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
4	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
5	Whitney Drive Subdivision	2018057	Asheville	28806	15	425	3/12/2021	Waiting on final inspection
6	Sterling Property	2018231	Asheville	28801	4	260	6/18/2021	Final Inspection complete, awaiting close-out docs
7	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
8	Millbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
9	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
10	Julian Woods Retirement Relocation	2019112	Asheville	28704	Comm.	1,083	3/17/2022	Pre-con held, construction not yet started
11	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Installing
12	Hawthorne at Haywood Phase 2	2019130	Asheville	28806	92	668	12/15/2020	Final Inspection complete, awaiting close-out docs
13	Overlook Circle Subdivision	2019256	Asheville	28803	7	180	8/11/2020	Final Inspection complete, awaiting close-out docs
14	Crossroads at West Asheville Ph. 1	2020111	Asheville	28806	0	1,758	1/25/2022	Waiting on final inspection
15	Amarx - Baker Drive	2021046	Asheville	28804	24	760	10/22/2021	Final Inspection complete, awaiting close-out docs
16	Burton Street	2021048	Asheville	28806	4	64	10/29/2021	Pre-con held, construction not yet started
17	Beloved Asheville	2021070	Asheville	28805	12	272	4/29/2022	Pre-con held, construction not yet started
18	20 Winding Road	2021106	Asheville	28803	10	220	11/2/2021	Final Inspection complete, awaiting close-out docs
19	328 Emma Road	2021131	Asheville	28806	17	665	11/5/2021	Pre-con held, construction not yet started
20	Busbee Ph. 1	2021245	Asheville	28803	210	4,245	4/26/2022	Installing
21	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
22	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
23	Padgett Road - Phase 2	2019085	Black Mountain	28711	43	1,308	7/19/2019	Final Inspection complete, awaiting close-out docs
24	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on final inspection
25	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on testing
26	Craven Hill Circle	2020195	Black Mountain	28711	3	380	11/5/2021	Pre-con held, construction not yet started
27	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Waiting on testing
28	Liberty Oaks Ph. 1B	2018063	Buncombe Co.	28715	24	615	11/5/2021	Waiting on final inspection
29	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Waiting on final inspection
30	Victoria Hills (Lance Road) Ph. 1	2018094	Buncombe Co.	28704	38	1,176	3/6/2020	Installing
31	Victoria Hills (Lance Road) Ph. 2 & 3	2018094	Buncombe Co.	28704	54	2,180	3/6/2020	Testing
32	Starnes Cove Subdivision	2018106	Buncombe Co.	28806	14	315	9/6/2019	Final Inspection complete, awaiting close-out docs
33	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
34	Reserve at Gashes Creek	2018208	Buncombe Co.	28803	190	1,940	8/2/2019	Final Inspection complete, awaiting close-out docs
35	Porter Road Subdivision	2019022	Buncombe Co.	28803	9	210	6/30/2021	Waiting on Testing
36	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
37	Jasper Apartments	2019086	Buncombe Co.	28778	100	760	12/8/2020	Final Inspection complete, awaiting close-out docs
38	Aiken Road Multi-Family	2019128	Buncombe Co.	28804	407	4,620	10/2/2020	Installing
39	Fairview Meadows Subdivision	2019142	Buncombe Co.	28730	42	1,460	8/28/2020	Final Inspection complete, awaiting close-out docs
40	Sycamore Cove Subdivision	2019158	Buncombe Co.	28803	26	570	6/9/2020	Waiting on final inspection
41	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Installing
42	Fields Jaguar	2019169	Buncombe Co.	28704	Comm.	305	10/27/2020	Final Inspection complete, awaiting close-out docs
43	Laurelwood Village	2019216	Buncombe Co.	28704	29	855	5/25/2021	Final Inspection complete, awaiting close-out docs
44	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
45	Creekside Cottages	2019255	Buncombe Co.	28704	6	400	3/12/2015	Phase 2 Construction Not started
46	The Farm at Pond Road	2020009	Buncombe Co.	28806	687	3,550	6/4/2021	Waiting on Final Inspection
47	Fisher Mill Road	2020015	Buncombe Co.	28704	3	380	10/20/2020	Final Inspection complete, awaiting close-out docs
48	Fountain Park Subdivision - Ph. 2	2020026	Buncombe Co.	28806	120	4,611	7/12/2019	Final Inspection complete, awaiting close-out docs
49	Virginia Commons	2020072	Buncombe Co.	28704	47	750	6/4/2021	Waiting on Final Inspection
50	Amarx - Clayton Road	2020075	Buncombe Co.	28704	24	1,080	4/16/2021	Final Inspection complete, awaiting close-out docs
51	CMH Avery Creek	2020080	Buncombe Co.	28704	10	580	2/8/2022	Installing
52	Kirkwood MHP (aka Rice MHP on-site)	2020166	Buncombe Co.	28715	75	2,610	12/21/2021	Testing
53	Habitat- Glenn Bridge Road	2020178	Buncombe Co.	28704	30	908	12/14/2021	Testing
54	Springs of North Asheville Ph. 2	2020190	Buncombe Co.	28804	120	855	10/29/2021	Waiting on Final Inspection
55	Project Ranger (aka Pratt & Whitney)	2020194	Buncombe Co.	28803	Comm.	256	12/7/2021	Final Inspection complete, awaiting close-out docs
56	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Waiting on testing
57	MAHEC Parking Deck	2021083	Buncombe Co.	28803	Comm.	546	6/1/2022	Pre-con held, construction not yet started
58	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Installing
59	Ramble Block M	2021133	Buncombe Co.	28803	16	2,880	4/26/2022	Installing
60	Hamrick Farms Ph. 2	2021160	Buncombe Co.	28715	48	1,247	3/8/2022	Final Inspection complete, awaiting close-out docs
61	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
62	Pardee Partners	2021058	Cane Creek	28759	Comm.	1,105	11/2/2021	Waiting on Final Inspection
63	Tap Root Ph. 1	2020024	Fletcher	28732	198	8,397	4/29/2022	Pre-con held, construction not yet started
64	Fernleaf Charter School	2020177	Fletcher	28732	Comm.	780	3/25/2022	Installing
65	Rutledge Road Subdivision Ph. 1	2021032	Fletcher	28732	31	1,594	3/1/2022	Waiting on Final Inspection
66	Suncap Warehouse	2021059	Fletcher	28732	Comm.	803	12/3/2021	Waiting on Final Inspection
67	828 North	2017153	Weaverville	28787	224	1,090	11/17/2020	Final Inspection complete, awaiting close-out docs
68	Ambler's Chase	2017249	Weaverville	28787	21	1,235	11/29/2018	Final Inspection complete, awaiting close-out docs
69	The Holston	2019133	Weaverville	28787	240	36	6/2/2020	Final Inspection complete, awaiting close-out docs
70	Palisades at Reems Creek	2020066	Weaverville	28787	132	1,020	3/24/2022	Pre-con held, construction not yet started
71	Northridge Commons Retail	2020147	Weaverville	28787	Comm.	790	12/1/2020	Final Inspection complete, awaiting close-out docs
72	Greenwood Park Ph. 2	2020245	Weaverville	28787	25	1,560	5/25/2021	Final Inspection complete, awaiting close-out docs
73	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Pre-con held, construction not yet started
74	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
75	Reese & Jan Lasher (High Hopes)	2015152	Woodfin	28806	14	320	4/26/2016	Final Inspection complete, awaiting close-out docs
76	Brown Avenue aka Wolf Tract	2017029	Woodfin	28806	6	219	6/4/2021	Installing
77	Skyfin-Terraces at Reynolds Mtn - Phase 4	2020167	Woodfin	28804	5	100	8/8/2017	Final Inspection complete, awaiting close-out docs
78	Brown Avenue	2018267	Woodfin	28804	3	62	7/2/2019	Final Inspection complete, awaiting close-out docs
79	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Waiting on final inspection
80	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	Pre-con held, construction not yet started
81	West City View	2020155	Woodfin	28804	21	845	7/23/2021	Waiting on testing
82	Old Home Road Subdivision	2021094	Woodfin	28804	21	1,790	5/4/2022	Pre-con held, construction not yet started
			<b>TOTAL</b>		4,333	92,416		