

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
January 18, 2023

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, January 18, 2023. Chairman Vebaun presided with the following members present: Bryson, Dearth, Franklin, Kelly, Manheimer, Moore, Pelly, Pennington, Watts and Whitesides. Ashley, Lapsley and Wisler were absent.

Others present were Susan Russo-Klein for William Clarke, General Counsel; Stephanie Isham with Cherry Bekaert; Patty Beaver with CIBO; Brian Goldstein with Woodfin Sanitary Water and Sewer District; Tom Hartye, Hunter Carson, Bart Farmer, Scott Powell, Mike Stamey, Ken Stines, 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 November 16, 2022 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the November 16, 2022 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Whitesides 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 Stephanie Isham with Cherry Bekaert; Patty Beaver with CIBO; and Brian Goldstein who is the new Executive Director at Woodfin Sanitary Water and Sewer District.

Mr. VeHaun welcomed Martin Moore, new Board Member representing Buncombe County and presented him with a red manhole hook.

6. Informal Discussion and Public Comment: None.

7. Report of General Manager:

Mr. Hartye reported that Stephanie Isham from Cherry Bekaert, MSD's Auditor, is present to give a report on the Fiscal Year 2022 Audit.

Ms. Isham reported that she is filling in for Dan Gougherty. Mr. Gougherty had a conflict with meeting dates but is the one issuing the report. Ms. Isham stated that there has been a new reporting change for auditors. Many times in the financial statement world, clients are having to implement new standards but this year, audit firms had to implement a new standard. If you wanted to compare your audit deliverables to each other year after year, you will see that three deliverables look a little bit different. Standards have required auditors to add additional language and disclosures. One of the noted changes among all clients is that it identifies significant

risks. As an auditor, we take a risk based approach to your audit. We look at things that have changed year to year, things that are material, things that have significant estimates and then we plan out your audit. There are always inherent risks in an audit and in organizations. For MSD, you will see that we identified management override and controls. Not because we have found management override and controls or that we have any concerns about management override and controls. The structure of the Independent Auditor's Report has also changed from two pages to three pages. She stated that she was happy to report a clean audit for this past fiscal year which is the best you can get. That is a testimony to MSD's financial team to prepare great books and records. There were no corrected or uncorrected misstatements. Everything that was given to the auditors was exactly how it was presented back to MSD. Auditors are required to communicate certain things at the end of the audit. One of those things is that you can go to the financial statements and read them. There has been no new guidance that has to be implemented and all notes are very consistent year to year. She stated that as part of an audit they are always looking at relationships and making sure that they have been identified by management, making sure everything is appropriate, transactions are disclosed. They have found no issues or concerns there. Additionally, they look for significant or unusual transactions and there were none. There was nothing as far as timing, size, or nature of a transaction that was unusual. There are always significant estimates in any type of financial statement report that you will receive. Management has prepared these estimates they, as an audit firm, review them and review inputs just to make sure they are appropriate. The two most significant estimates on those statements have been identified. They are Management's estimate of depreciation expense which is associated with your fixed assets and capital assets. Management has estimated depreciation for the life of these assets. The Net Pension Liability is another estimate that has been made along with other post retirement benefits. They have reviewed the financial statements that MSD's team has prepared and believe that they are neutral, consistent and fair. There were no difficulties encountered, no disagreements with management and no auditor consultations within Cherry Bekaert. MSD Management has given them a representation letter. There was no outside management consultation. There were no other findings or issues, no fraud or legal acts. Upcoming financial reporting changes are some standards that are coming down the pipeline that MSD will have to evaluate and implement in future years and Management is aware of those. There are performance indicators that MSD has to meet and for the last two years have met them all. Ms. Isham presented graphs showing financial highlights. The District's Capital Assets continue to increase every year. The second graph shows the Long-Term Bond payable which the District has been paying down as it invests in Capital Assets and the District has not gone out for new debts since FY2018, so you see a steady decline due to normal payment of debt. The third graph is the Net Position. This shows assets and deferred inflows over liabilities and deferred outflows. The fourth graph shows Operating Results which include an increase in operating revenues, expenses, and income. She thanked the MSD team for having them hear and being so great to work with. There were no questions.

Mr. Hartye reported that attached is an e-mail from Mary Carol Koester of Asheville regarding Wayne Rice, MSD's First Responder.

Terry Brothers Construction Company in the amount of \$259,040.00. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$259,040.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects. The FY 22-23 construction budget for this project is \$275,000.00. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$259,040.00, subject to review and approval by District Counsel.

d. Consideration of Bids – CIPP Lining Contract #9:

Mr. Hartye reported that this project consists of numerous line segments across the District which have been identified as having significant problems with root intrusion and structural defects. This project was moved up to this fiscal year to replace an interceptor project at Amboy Road which will be constructed next year as a part of the Carrier Bridge Pump Station upgrade. This contract consists of the rehabilitation of existing collector and interceptor sewers using “Cured-in-Place” (CIPP) lining which is a trenchless technology method. The total project is approximately 22,439 LF. In addition, the manholes and service lines associated with these pipe segments will also be rehabilitated. The contract was advertised and three sealed bids were received on December 1, 2022 as follows: Morgan Contracting Inc. in the amount of \$3,766,937.00; Buckeye Bridge, LLC in the amount of \$2,456,332.60; and Terry Brothers Construction Company in the amount of \$2,130,890.00. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$2,130,890.00. The Engineer’s estimate was \$1.8 Million. The apparent low bid appears to be competitive and reflecting market conditions. The budget for the project this replaces is \$3.05 Million. Construction will span two fiscal years (FY 22-23 and FY 23-24), so a Capital Project Ordinance is required. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$2,130,890.00, subject to review and approval by District Counsel.

e. Consideration of Developer Constructed Sewer Systems – Amarn-Baker Drive; Craven Hill Circle; Crossroads at West Asheville:

Mr. Hartye reported that the Amarn-Baker Drive project is located in the City of Asheville and included extending approximately 760 linear feet of 8-inch public gravity sewer to serve 24 homes in this residential development.

Mr. Hartye reported that the Craven Hill Circle project is located in Buncombe County and included extending approximately 307 linear feet of 8-inch public gravity sewer to serve 3 homes in this residential development.

Mr. Hartye reported that the Crossroads at West Asheville project is located off South Bear Creek Road in Buncombe County and included extending approximately 2,161 linear feet of new public gravity sewer to serve 660 units in this residential development.

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

f. Consideration of Audit and Annual Report – FY Ended June 30, 2022:

Mr. Powell reported that the link to the Annual Comprehensive Financial Report may be found here:

<http://www.msdbc.org/documents/annualreports/PreFY2022.pdf>

He reported that there is a lot of great information there. There is also attached a Schedule of Revenue and Expenditures Budget to Actual. He reported that Domestic User Fees and Industrial User Fees are above budgeted expectations. This is primarily due to Staff taking a conservative approach as it pertains to the rebound from COVID in addition to a 2.75% rate increase for Fiscal Year 2022. Facility and Tap fees are above budgeted expectations due to receiving revenue from various developers. O&M expenditures are at roughly 90% of budget. This is due to energy cost deference from the Hydro Facility as well as the H RTP not going online as budgeted. Capital Expenditures were less than budgeted due to a couple of project delays. There were no questions.

g. Cash Commitment Investment Report – Month ended November, 2022:

Mr. Powell reported that Page 34 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 35 presents the MSD Investment Manager's report as of the month of November. The weighted average maturity of the investment portfolio is 67 days and the yield to maturity is 3.01%. Page 36 presents the District's Analysis of Cash Receipts. Domestic User Fees are considered reasonable based on timing of cash receipts and historical trends. Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Facility and Tap Fees are above budgeted expectations due to receiving revenue from various developers. Page 37 presents the District's analysis of expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on historical trends and timing of cash expenditures. Page 38 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of November, the issue has saved the District rate payers over \$7.3 million in debt service since April of 2008.

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

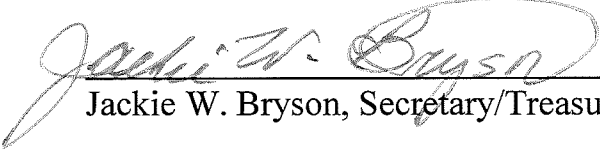
9. **Old Business:** None.

10. **New Business:** None.

11. **Adjournment:**

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

Minutes
January 18, 2023
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Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

January 18, 2023 @ 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. Approval of Minutes of the November 16, 2022 Board Meeting	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. Report of General Manager	Hartye
	07. Consolidated Motion Agenda	Hartye
	a. Consideration of Annual Meeting Dates FY2023	
	b. Consideration of Budget Calendar FY2023-2024	
	c. Consideration of Bids – Le An Hurst GSR	
	d. Consideration of Bids – CIPP Lining Contract #9	
	e. Consideration of Developer Constructed Sewer Systems – Amarx – Baker Drive; Craven Hill Circle; Crossroads at West Asheville	
	f. Consideration of Audit & Annual Report – FY Ended June 30, 2022	
	g. Cash Commitment/Investment Report-Month ended November, 2022	Powell
	08. Old Business	VeHaun
	09. New Business:	VeHaun
	10. Adjournment: (Next Meeting 2/15/23)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
November 16, 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, November 16, 2022. Chairman Vehaun presided with the following members present: Ashley, Dearth, Kelly, Manheimer, Pelly, Pennington, Pressley, Watts and Wisler. Bryson, Franklin, Lapsley and Whitesides were absent.

Others present were William Clarke, General Counsel; Patty Beaver with CIBO; Tom Hartye, Hunter Carson, Angel Banks, Kevin Johnson, Bart Farmer, Scott Powell, Ken Stines, Spencer Nay and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

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

3. Approval of Minutes of the October 19, 2022 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the October 19, 2022 Board Meeting. Mr. Pelly 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: Mr. VeHaun welcomed Patty Beaver with CIBO.

6. Informal Discussion and Public Comment: None.

7. Report of Committees:

a. Right of Way/Planning Committee – November 2, 2022

Mr. Pelly reported that he has been on the MSD Board for about 10 years and feels like the Right of Way/Planning Committee meeting discussion on November 2, 2022 was one of the more substantive discussions had here about expansion policies, and he appreciates being able to participate. He stated that Mr. Hartye will further report on this meeting.

8. Report of General Manager:

Mr. Hartye reported that first off, he wanted to make it clear that MSD already has a Master Plan for all the areas and political entities that we serve, including the unincorporated areas of Buncombe County in accordance with their previous Land Use Plan. MSD's Master Plan is a series of maps that show where the sewer lines should go and what size they should be. These are all based on us going around to the various entities and putting the lines where they need them to be to provide future sewer service to those areas that were identified as needing sewer. What is significant this time is the interest in the Buncombe County plan that has been sparked by the enthusiasm of the new leader in Planning, Mr. Pennington. Planning

and Zoning are not swear words like they used to be, and as a result discussions about growth and the needed sewer expansion for such has become relevant. At the joint Committee Meeting we discussed MSD expansion and our policy of participating in "Master Plan" sewer line extensions by private developers. These are not the garden variety extensions that are regularly brought before the Board, but larger interceptors that serve drainage basins where MSD provides Right of Way acquisition, condemnation, and Engineering Design in addition to financial participation. This program is necessary to ensure that the system is constructed in an organized and sustainable way. For these larger lines, MSD becomes involved financially as well. We pay the differential cost of running an 8-inch line, which is the minimum size, and what ever size line ends up being. To run these lines, we have to run with the lay of the land along stream features, through back yards and that type of thing so then you need easements. We also provide design services as well. There may be a time, such as on the West French Broad Interceptor, where we had to condemn, and the case lasted about 5 years. We are basically bringing this issue up because we had three in 12-years and now we have had three in 12 months. It is an important program and it would be inadvisable to eliminate the program for the master plan lines because these developers are ready to develop now and have their plans pursuant to the existing zoning for wherever they are. If we scrap the program, developers will be lining up here saying they can't build, because to do it right they need easements, and if they run into a problem landowner they are stuck without MSD as a participant. Scrapping the program would also lead to either lesser density with septic tanks or higher density with pumped systems and haphazard routing that will eventually have to be replaced at a greater cost to our customers. Both Staff and some Board Members are concerned about condemnations for these developer expansion projects and see the need for the local government to endorse MSD extending lines into these particular basins. Right now, there is implicit approval from the agencies because they are already dealing with the developer, approving their plans and moving forward. Both Staff and Board are thinking it might be nice to have some other type of buy in from the member agencies. The question would be what form that takes, either Planning Director level or Council or Commissioner level. That would be an item for future discussions. In addition, Staff will be including bonding requirements as a part of the agreements for participation. This will ensure that the sewer project goes forward if the developer should bail out.

As a follow up, the question was brought up about OWASA (Orange County Water and Sewer District). Mr. Hartye explained the difference between MSD and Municipal Utilities. Municipal Utilities are part of the political body that has the authority over planning and zoning. OWASA is similar to MSD, but it is a different animal. He stated that he spoke with Ed Kerwin, who was Director for OWASA and now retired, and whom he has been friends with for about 25 years. Mr. Kerwin was on one side of the Rural Buffer with Mr. Hartye on the other. OWASA has Special Assessment Authority because it is a Water and Sewer District, it is written into their legislation, unlike MSD. However, they haven't used it in the last 25 years. The only expansion project in the last 25 years was Rogers Road area near the old landfill. The residents of that area felt they were due sewer after having lived by the landfill for so long, and actually sued OWASA, Orange County, Chapel Hill and Carrboro over it. The special assessment didn't bode well for them because they didn't want to pay more to do it. Orange County along with Chapel Hill and Carrboro pitched in

to have it run and OWASA took over construction. Like MSD, they have cost of service wording in their bond order and in their founding agreement from the 1970's. Chapel Hill and Carrboro were politically geared toward low growth and to promote infill development. They have a similar policy regarding paying developers for differential pipe size for interceptors. There were not a lot of takers there either.

Also tied into those discussions were unsewered areas of interest. Buncombe County has identified areas of interest for development that do not currently have sewer. MSD has put together some rough estimates just for providing the large interceptors to these areas. These do not include the smaller collector lines that reach out to properties. Newfound Creek's rough estimate is \$58.6 Million, Cane Creek's is \$87 Million, and Candler's is \$12.7 Million. Theoretically, according to MSD's Policy, there would be significant contributions by MSD. Both Cane Creek and Newfound Creek would have serious rate implications just for our participation whereas Hominy Creek in the Candler area would not. MSD's participation is based upon the same policy we have with private developers.

Obviously, the Cost/Benefit analysis for the Candler area is much more speculative than for our current and past private partnerships. There is not much out there now and what will occur is not yet planned and thus quite a bit more speculative. Unlike Buncombe County, MSD is not receiving any revenue from this area right now and it will be many years before any appreciable revenue derives from the area. If Buncombe County doesn't want to special assess for this project, it might consider earmarking just a portion of the tax revenue already being received from this basin.

Mr. Pelly asked if the fundamental question was the difference between MSD's participation amount and the estimated cost and who will pay the difference. Mr. Hartye stated yes. Ms. Wisler asked if MSD's participation was also theoretical. Mr. Hartye stated that he said "theoretical" because it's based on our policy which may change but he is just giving an idea. The estimated cost would definitely change if MSD were doing it ourselves but even our participation according to our policy is pretty significant. Not that this will be done, or done any time soon, we are talking many years out. If you were going to take a test case, Candler would be the area. Ms. Wisler asked, historically, when the larger interceptors went in, who paid for those? Mr. Hartye stated that, prior to MSD, each entity had their own collection systems which either went directly to the river or collected in a general spot and then to the river or they had their own small treatment plant. MSD first built the plant with the main interceptors. There was a combination of "pay as you go" and bond monies. There was some further discussion of how this works. Mr. Clarke added that the North and South Swannanoa Interceptors were built in the 1920's which was the height of development around here. When MSD took over the sewer system, it agreed to fix all of the existing lines and agreed to certain, specific sewer extensions, most of which were required by the City of Asheville for annexation. Black Mountain had a few and there might have been a few additional ones. MSD agreed to pay a 35% share of those annexations, with the various entities who required those annexations paying 65%. There was a lot of focus to get MSD to expand sewer lines, but MSD made a commitment to fix the existing sewer system because fixing the existing system would be the best thing to do for development. Mr. Hartye stated that over the next 10 years MSD has \$389 Million to spend on the construction program, which is for equal measures of plant upgrades for future capacity and future

regulations, upgrading the interceptors and equalization which will be necessary to take on new development and meet regulations, and then another \$120 Million out in the system. All of the money MSD is spending here with our aggressive CIP is for future development and future regulations. MSD does participate in those last quarter mile or so of sewer lines, but it would be a shift for MSD to start assuming all of the cost for that last quarter of a mile.

Mr. Hartye reported that the next Regular Board Meeting will be held on January 18th at 2 pm. The November Right of Way Committee has been cancelled. The next Right of Way Committee will be held on January 25th at 9 am.

9. Consolidated Motion Agenda:

a. Consideration of Bids – Caledonia Road Rehabilitation:

Mr. Hartye reported that this project is located in the Kenilworth neighborhood. The project includes the installation of approximately 2,129 LF of 8-inch PVC pipe. The existing lines are 6-inch clay that are undersized and in poor condition with multiple SSO's. The project was advertised and five sealed bids were received on October 20, 2022 as follows: Moore & Son Site Contractors in the amount of \$1,060,035.00; Terry Brothers Construction Company in the amount of \$931,318.00; Buckeye Bridge, LLC in the amount of \$882,168.80; T.P. Howard's Plumbing Company in the amount of \$875,000.00; and Hyatt Pipeline, LLC in the amount of \$799,489.50. The apparent low bidder is Hyatt Pipeline, LLC with a bid amount of \$799,489.50. Hyatt Pipeline has experience with District rehabilitation projects as well as development projects and has always provided excellent workmanship. The FY 22-23 construction budget for this project is \$1,037,000.00. Staff recommends award of this contract to Hyatt Pipeline LLC in the amount of \$799,489.50, subject to review and approval by District Counsel.

b. Consideration of Bids – RBC Slide Gate Replacement Project Phase 2:

Mr. Hartye reported that the Slide Gate Replacement project is located at the Water Reclamation Facility and consists of the purchase and installation of thirty-one stainless steel slide gates in the RBC basins 2 and 3. These are critical to the plant operation and allow the RBC basins to be isolated and dewatered for maintenance activities. The project was formally advertised and two sealed bids were received on November 3, 2022. Per NCGS bidding requirements, the project was re-advertised on November 10, 2022 and two sealed bids were received as follows: IPC Structures, LLC in the amount of \$675,240.00; and Harper Construction Company in the amount of \$624,000.00. The apparent low bidder is Harper Construction Company with a bid amount of \$624,000.00. Harper Construction Company is a new contractor to MSD, and Staff has performed extensive reference checks, all with good results. The FY 22-23 construction budget for this project is \$400,000.00. Sufficient funds are available in the CIP contingency for this overage. Staff recommends award of this contract to Harper Construction Company in the amount of \$624,000, subject to review and approval by District Counsel.

Mr. Hartye reported that the above two projects are a good example of use of the \$1 Million contingency fund. The way MSD used to budget CIP projects about 20 years ago was fairly standard and a lot of people still do it that way. We added a 15% contingency when the engineer did the estimate and hoped that would cover any change orders or bid irregularities or that type of thing. Each project had 15% added on top of what the estimate was. What we were finding was that some projects would go under and some would go over. It seemed like we were adding a lot of contingencies. We decided to just have a \$1 Million contingency because that was a good figure for the time. It may not always be but right now it is at \$1 Million. The two projects above are good examples, one is over and one is under. The \$1 Million contingency has sufficed for 20 years. \$1 Million out of \$30 Million is about 3.3% contingency instead of the standard 15%.

c. Consideration of Developer Constructed Sewer Systems – Rutledge Road; Virginia Commons; Olivette Phase 2C;

Mr. Hartye reported that the Rutledge Road project is located in the Town of Fletcher and included extending approximately 1,590 linear feet of 8-inch public gravity sewer to serve 74 homes in this residential development.

Mr. Hartye reported that the Virginia Commons project is located off Baldwin Road in Buncombe County and included extending approximately 756 linear feet of 8-inch public gravity sewer to serve the 47 townhomes in this residential development.

Mr. Hartye reported that the Olivette Phase 2C project is located off Wilma Dykeman Trail in the Town of Woodfin and included extending approximately 1,157 linear feet of 8-inch public gravity sewer to serve 12 homes in this phase of this residential development.

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

d. First Quarter Budget to Actual Review FY 23:

Mr. Powell reported that Page 37 presents the District's First Quarter Budget to Actual Revenue and Expenditure Report. Domestic User Fees, Industrial User Fees and Facility Fees are at budgeted expectations. Tap Fees are above budgeted expectations due to the number of taps being installed in the first quarter. Interest and miscellaneous income are above budgeted expectations. Actual short-term interest rates are higher than anticipated for the fiscal year. O&M expenditures are at 28.36% of the budget. They do include encumbered amounts which has elevated the budget to actual above 25%. Bond principal and interest expenditures are reflected at 25%. This will aid the user to properly assess debt service commitments on a budgetary perspective. Actual amount spent as the end of the first quarter is 1.9%. This is due to timing of the District's debt service payments. Amounts budgeted for capital equipment and capital projects are rarely expended proportionately throughout the year.

e. Cash Commitment Investment Report – Month ended September, 2022:

Mr. Powell reported that Page 40 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 41 presents the MSD Investment Manager's report as of the month of September. The weighted average maturity of the investment portfolio is 108 days and the yield to maturity is 2.66%. Page 44 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of October, the issue has saved the District rate payers over \$7.2 million in debt service since April of 2008.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Kelly moved, Mr. Pennington seconded the motion. Roll call vote was as follows: 10 ayes; 0 Nays.

- 10. **Old Business:** None.
- 11. **New Business:** None.
- 12. **Adjournment:**

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

Jackie W. Bryson, Secrey/Treasurer



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: January 12, 2023
SUBJECT: Report from the General Manager

- Fiscal Year 2022 Audit

Stephanie Isham from Cherry Bakaert, the Districts' Auditor, will be present to give a report on the Fiscal Year 2022 Audit. The full Comprehensive Annual Financial Report for FY 2022, which includes the Auditors report can be accessed with the following link: <http://www.msdbc.org/documents/annualreports/PreFY2022.pdf>
Scott Powell will go over the document as a part of the Consolidated motion agenda.

- Kudos

- See attached email from Mary Carol Koester of Asheville regarding Wayne Rice MSD's First Responder.
- See attached email regarding MSD service call by Rick Bradley and Grey Clough.
- MSD has again received the Distinguished Budget Presentation Award by the NCGFOA. Thanks to Scott Powell and Jody Germaine.

- Principal Commercial Users

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

- Board/Committee Meetings/Events

The next Right of Way Committee meeting will be held on January 25th at 9am.
The next Regular Board Meeting will be held on February 15th at 2 pm.

Subject: Asheville Water Interagency Excellence in 2022

Date: Friday, December 30, 2022 at 10:19:35 AM Eastern Standard Time

From: Mary Carol Koester

To: Rice, Wayne, Stines, Ken, Hartye, Tom

CC: Justin D. Rice

To: Tom Hardy, MSD, General Manager

Ken Stines, Director of Systems Services-Collection Systems

cc: Justin Rice, Supervisor, Asheville Water Maintenance

Re: Wayne Rice, MSD, First Responder

Dear Mr. Hardy and Mr. Stines,

This fall, I found a bulging pipe in the creek along my property. Debris and a small 'island' had accumulated behind the above ground pipe. For over 20 years, I believed it to be a wastewater water line. After many calls to various departments, I was connected to Wayne Rice.

Wayne promptly visited the property, assessed the situation, went back to the office only to realize it was not a wastewater line but a potable water line.

He then did a remarkable thing. He put me in touch with the right people at Asheville Water Maintenance. He met on site with Justin Rice, Supervisor, and they further assessed the problem finding that indeed a repair was in order.

I want you to know that after many phone calls, I met someone who listened attentively, took me seriously, and helped me find a solution. I am forever grateful to Wayne Rice (MSD) and Justin Rice (Avl Water Maintenance) for correcting a situation that could have resulted in a broken water line and all the damage and expense that can ensue.

When you are evaluating Wayne's performance this year, please consider my comments and my gratitude for excellent public relations and interagency accomplishments.

With great respect for all of you who work very hard,
Mary Carol

--

Mary Carol Koester

1 Brookgreen Pl.

Asheville, NC 28804

828.545.6219

marycarol@azaleabindery.com

From: "Bonner, Thomas N. (LARC-LD063)" <thomas.n.bonner@nasa.gov>

To: "vehaun@charter.net" <vehaun@charter.net>

Cc:

Bcc:

Priority: Normal

Date: Monday November 28 2022 7:32:55AM

Thanks for great MSD service call

Mr. Vebaun, just wanted to pass on a "great job" for the two MSD maintenance workers who answered a service call to my parents home on Thanksgiving day. It turned out the blockage was on our side of the property line, but the MSD crew was prompt and courteous. If there had been a maintenance issue or sewage spill, these two would have made a timely response and arrested the problem before it grew. I didn't catch their names, but the call was to 211 W. Sondley Dr., Asheville, NC, 28805.

Sincerely,

Tom Bonner PE, CEM

Utility Program Manager

Maintenance & Operations Branch, Facilities & Real Estate Division

Office of Strategic Infrastructure, NASA Headquarters

Mobile: 202.302.9410

Email: thomas.n.bonner@nasa.gov

Principal Commercial Users

FY 2013 & FY 2022

Commercial User	Type of Business	2013			2022		
		Total Charges	Rank	Percentage of Total Charges	Total Charges	Rank	Percentage of Total Charges
Milkco, Inc.	Dairy Products & Juices	\$ 486,928	1	1.72%	\$ 864,419	1	2.08%
Sierra Nevada	Micro-Brewery Manufacturer	-----			348,516	2	0.84%
Jacob Holm Industries America	Textile Manufacturer	108,275	6	0.38%	322,923	3	0.78%
Duke Energy Progress LLC	Energy Provider	-----			283,489	4	0.68%
New Belgium Brewing	Micro-Brewery Manufacturer	-----			242,485	5	0.58%
Ridgecrest Baptist Conference Center	Christian Conference Center	173,986	3	0.62%	196,904	6	0.47%
University of North Carolina - Asheville	University	-----			178,661	7	0.43%
BONAR - (formerly Colbond)	Chemical Manufacturer	104,016	9	0.37%	171,372	8	0.41%
Arcadia Beverage	Beverage Supplier for local/global retailers	-----			148,965	9	0.36%
The Biltmore Company	Tourist Attraction/Winery/Resort Services	74,364	10	0.26%	146,076	10	0.35%
VA Medical Center - Asheville Department of Veterans Affairs	Veterans Hospital	107,367	8	0.38%	175,478	5	0.42%
Givens Estates, Inc.	Continuing Care Retirement Community	139,403	4	0.49%	136,826	9	0.33%
Mission Health System	Health & Emergency Services	257,420	2	0.91%	126,279	10	0.30%
Cooperative Laundry Services	Laundry Services Provider	110,296	5	0.39%	-----		
Flint Group - (formerly Day International)	Textile Machine Parts	-----			-----		
Continental Automotive Systems	Automotive Parts Manufacturer	107,558	7	0.38%	-----		
TOTAL		\$ 1,669,613		5.91%	\$ 3,342,393		8.06%

Source: District Billing Records

**METROPOLITAN SEWERAGE DISTRICT
ANNUAL MEETING DATES
2023**

BOARD MEETINGS – 2:00 PM

January 18

February 15

March 15

April 19

May 17

June 14

July 19

August 16

September 20

October 18

November 15

December 20

COMMITTEE MEETINGS - (See Budget Calendar)

Planning Committee - As needed by notice.

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

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

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

CIP Committee - Annual – (See Budget Calendar)

Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

Meeting Date: January 18, 2023

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

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

Subject: Adoption of Budget Calendar – FY2023-2024

Background

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

Discussion

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

The Finance Committee meeting to discuss the proposed budget is scheduled for May 2nd with the expectation that fairly firm estimates on health and other insurance renewal care costs will be available by the middle of April.

This calendar is a guide and committee meetings may be added and/or rescheduled as necessary to accommodate the Preliminary Budget being presented on May 17 and the Final Budget being adopted on June 14.

Fiscal Impact

None.

Staff Recommendation

Approval of the proposed Budget Calendar.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

Follow-up required:

Person responsible:

Deadline:

Budget Calendar FY 2023-2024

April

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

May

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

June

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

July

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

DATE	TIME	SUBJECT
April 25	8:30 a.m.	CIP Committee Meeting <ul style="list-style-type: none"> Update of Ten-Year Capital Improvement Program Update Construction Program Financing 2023-2024 Construction Fund Budget
April 27	9:00 a.m.	Personnel Committee Meeting <ul style="list-style-type: none"> Cost of Living & Merit Pay Benefit Allocations
May 2	9:00 a.m.	Finance Committee Meeting <ul style="list-style-type: none"> Nine Month Revenue/Expenditure Report Self-Funded Medical & Dental Program Proposed FY2024 Construction Fund Budget Proposed FY2024 Operating Budget & Sewer Rates
May 17	2:00 p.m.	Board Meeting <ul style="list-style-type: none"> Preliminary FY2024 Budgets & Sewer Rates
June 14	2:00 p.m.	Board Meeting <ul style="list-style-type: none"> Public Hearing Adoption of FY2024 Budgets & Sewer Rates
July 1		Start of Fiscal Year 2023-2024

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: January 18, 2023

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

PREPARED BY: Hunter Carson, P.E. – Director of Engineering
Tim Hensley, P.E. – Project Manager

SUBJECT: Consideration of Bids: Le An Hurst Rd. Sanitary Sewer Rehabilitation Project, MSD Project No. 2019027

BACKGROUND: The Le An Hurst Road project is located South of I-40 outside of Biltmore Forest between Hendersonville Rd and Sweeten Creek. The project starts on Le An Hurst Road and goes cross country northeast towards Rock Hill Rd through residential properties. The project is approximately 847 LF, with 525 LF of 8-inch PVC installed by dig and replace, and 322 LF of 8-inch HDPE installed by pipe bursting.

The existing lines are 8-inch VCP that are in poor condition with multiple structure defects. These issues have resulted in major infiltration and inflow. This project has a pipe rating of 77.

The contract was advertised, and three sealed bids were received on December 1, 2022, at 2:00pm in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Buckeye Bridge, LLC	\$340,585.50
2) Huntley Construction Company	\$386,962.00
3) Terry Brother Construction Co.	\$259,040.00

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$259,040.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship.

FISCAL IMPACT: The FY 22-23 construction budget for this project is \$275,000.00. The apparent low bid is within the budgeted amount.

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

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

Le An Hurst Road Sanitary Sewer Rehabilitation
Project No. 2019027

BID TABULATION
December 1, 2022

BIDDER	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Huntley Construction Company Asheville, NC	1	Yes	\$386,962.00
Buckeye Bridge, LLC Canton, NC	1	Yes	\$340,585.50
Terry Brothers Construction Company Leicester, NC	1	Yes	\$259,040.00

APPARENT LOW BIDDER

Timothy Hensley, P.E.
Project Engineer
Metropolitan Sewerage District of
Buncombe County, North Carolina



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 1st day of December, 2022, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina. This was an informal bid and no bid bond was required.

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

BUDGET DATA SHEET - FY 2022 - 2023

PROJECT: Le An Hurst Road	LOCATION: Asheville
TYPE: General Sewer Rehab.	PIPE RATING: 77
PROJECT NO.: 2019027	TOTAL LF: 820
PROJECT BUDGET: \$393,500.00	PROJECT ORIGIN: Work Orders, Line Condition

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/21	EST. COST JAN - JUNE 2022	BUDGET FY 22-23
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$9,000.00	\$3,800.00	\$5,200.00	
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$15,000.00	\$9,400.00	\$5,600.00	
55370 - LEGAL FEES	\$13,000.00	\$8,277.00		\$4,723.00
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$45,000.00	\$24,612.00		\$20,388.00
55400 - APPRAISAL	\$7,500.00	\$3,500.00		\$4,000.00
55410 - CONDEMNATION	\$25,000.00	\$100.00		\$24,900.00
55420 - CONSTRUCTION	\$275,000.00			\$275,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$1,000.00			\$1,000.00
55450 - SURVEY - ASBUILT	\$3,000.00			\$3,000.00
TOTAL AMOUNT	\$393,500.00	\$49,689.00	\$10,800.00	\$333,011.00

ENGINEER: MSD	TH	ESTIMATED BUDGETS - FY 24 - 32	
R.O.W. ACQUISITION: MSD	# PLATS: [13]	FY 23-24	\$0.00
CONTRACTOR:		FY 24-25	\$0.00
CONSTRUCTION ADM: MSD		FY 25-26	\$0.00
INSPECTION: MSD		FY 26-27	\$0.00
		FY 27-28	\$0.00
		FY 28-29	\$0.00
PROJECT DESCRIPTION: This project is located in South Asheville running along the rear of properties fronting Le An Hurst Rd. It parallels a tributary to Sweeten Creek. The existing 8-inch VCP is in very poor condition due to heavy root intrusion and has to be routinely rodded. It will be replaced with 8-inch DIP.		FY 29-30	\$0.00
		FY 30-31	\$0.00
		FY 31-32	\$0.00

SPECIAL PROJECT NOTES:



Le An Hurst Road Project No. 2019027

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: January 18, 2022

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

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

SUBJECT: Consideration of Bids: Lining Contract No. 9 Sanitary Sewer Rehabilitation Project, MSD Project No. 2017031

BACKGROUND: This project is comprised of numerous line segments which have been identified as having significant problems with root intrusion and minor structural defects. These line segments are located at various sites throughout Buncombe County. Each line segment has been reviewed using CCTV data to determine proper rehabilitation methods.

This project was moved up to this fiscal year to replace an interceptor project at Amboy Rd. which will be constructed next year as part of the Carrier Bridge Pump Station upgrade.

This contract consists of the rehabilitation of existing collector and interceptor sewers using “Cured-in-Place” (CIPP) lining, a trenchless technology method. This will be the ninth CIPP lining contract performed by the District. The total project is approximately 22,439 L.F. and consists of lining 2,356 L.F. of 6-inch, 17,787 L.F. of 8-inch, 608 L.F. of 10-inch, and 1,488 L.F. of 18-inch VCP and PVC lines. In addition, the manholes and service lines associated with these pipe segments will also be rehabilitated.

The contract was advertised, and three sealed bids were received on December 1, 2022, at 2:30pm in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Morgan Contracting, Inc.	\$3,766,937.00
2) Buckeye Bridge, LLC	\$2,456,332.60
3) Terry Brother Construction Co.	\$2,130,890.00

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$2,130,890.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship.

FISCAL IMPACT: The Engineer’s estimate was \$1.8 million. The apparent low bid appears to be competitive and reflecting market conditions. The budget for the project this replaces is \$3.05 million.

Construction will span two fiscal years (FY 22-23 and FY 23-24) so a Capital Project Ordinance is required.

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

**LINING CONTRACT No. 9
SANITARY SEWER REHABILITATION
CAPITAL PROJECT ORDINANCE**

BE IT ORDAINED by the Board of the Metropolitan Sewerage District of Buncombe County, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Lining Contract No. 9 Sanitary Sewer Rehabilitation Capital Project Ordinance is hereby adopted:

Section 1. The project authorized is the Lining Contract No. 9 Sanitary Sewer Rehabilitation to be financed in whole or in part by appropriated net position.

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

Capital Expenditures \$ 2,130,890.00

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

Transfer from General Fund \$ 2,130,890.00

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

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

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

Section 7. Copies of this Lining Contract No. 9 Project Ordinance shall be furnished to the Secretary of the Governing Board, and to the Finance Officer for direction carrying out this project.

ADOPTED this Eighteenth Day of January, 2023.

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

M. Jerry VeHaun, Chairman

Jackie W. Bryson, Secretary/Treasurer

APPROVED AS TO FORM:

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

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

**Lining Contract No. 9 Sanitary Sewer Rehabilitation
Project No. 2017031**

**BID TABULATION
December 1, 2022**

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Morgan Contracting, Inc. Knoxville, TN	5%	1	Yes	\$3,766,937.00
Buckeye Bridge, LLC Canton, NC	5%	1	Yes	\$2,456,332.60
Terry Brothers Construction Company Leicester, NC	5%	1	Yes	\$2,130,890.00

APPARENT LOW BIDDER

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



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:30 p.m. on the 1st day of December, 2022, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bids were accompanied by acceptable bidders bonds in the amount of 5% of the bid.

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: January 18, 2023

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 AMARX – Baker Drive Sewer Extension, MSD Project No. 2021046

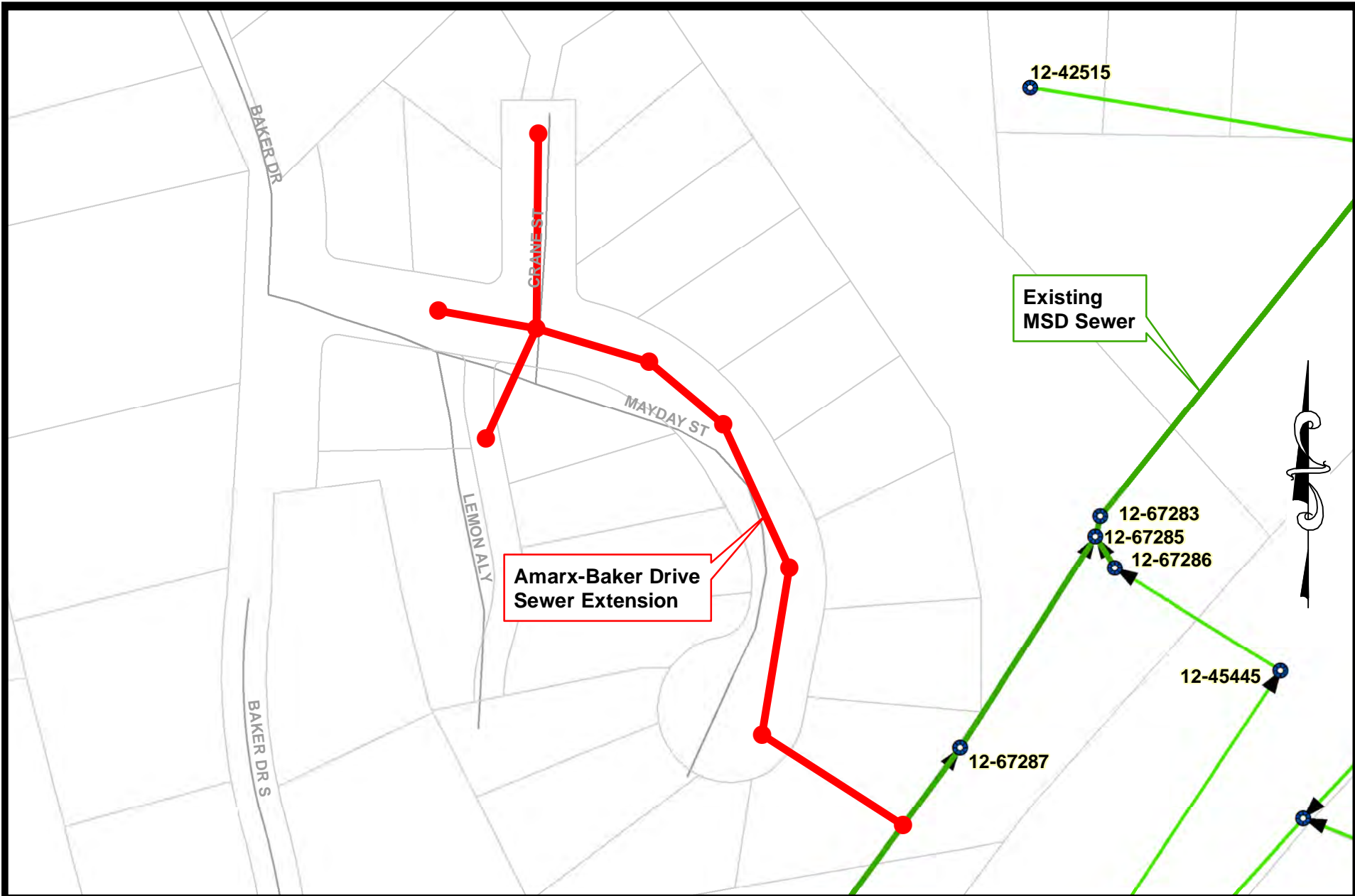
BACKGROUND: This project is located inside the District boundary off Baker Drive in the City of Asheville. The developer of the project is Kyle Gilliland of AMARX Construction, LLC.

The project included extending approximately 760 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 7,200 GPD for the twenty-four (24) homes in the residential development. The estimated cost of the sewer construction is \$125,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**Amarx-Baker Drive Sewer Extension
MSD Project # 2021046**

Metropolitan Sewerage District of Buncombe County

01/04/2023

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: January 18, 2023

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 Craven Hill Circle Sewer Extension, MSD Project No. 2020195

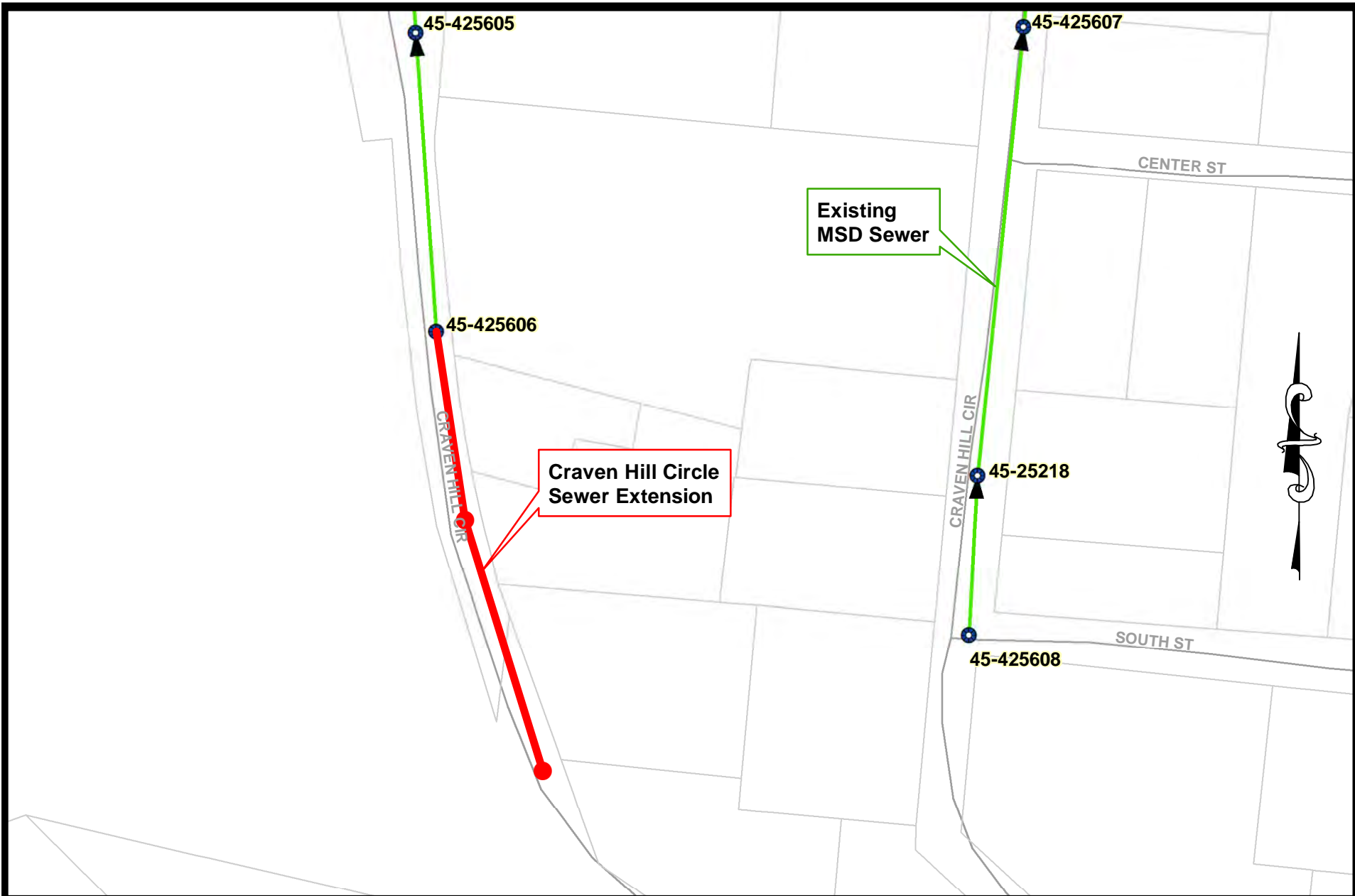
BACKGROUND: This project is located inside the District boundary off Craven Hill Circle in Buncombe County. The developer of the project is Paula Williams.

The project included extending approximately 307 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 900 GPD for the three (3) homes in the residential development. The estimated cost of the sewer construction is \$40,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

Craven Hill Circle Sewer Extension MSD Project # 2020195

Metropolitan Sewerage District of Buncombe County

01/04/2023

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: January 18, 2023

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 Crossroads at West Asheville Sewer Extension, MSD Project No. 2020111

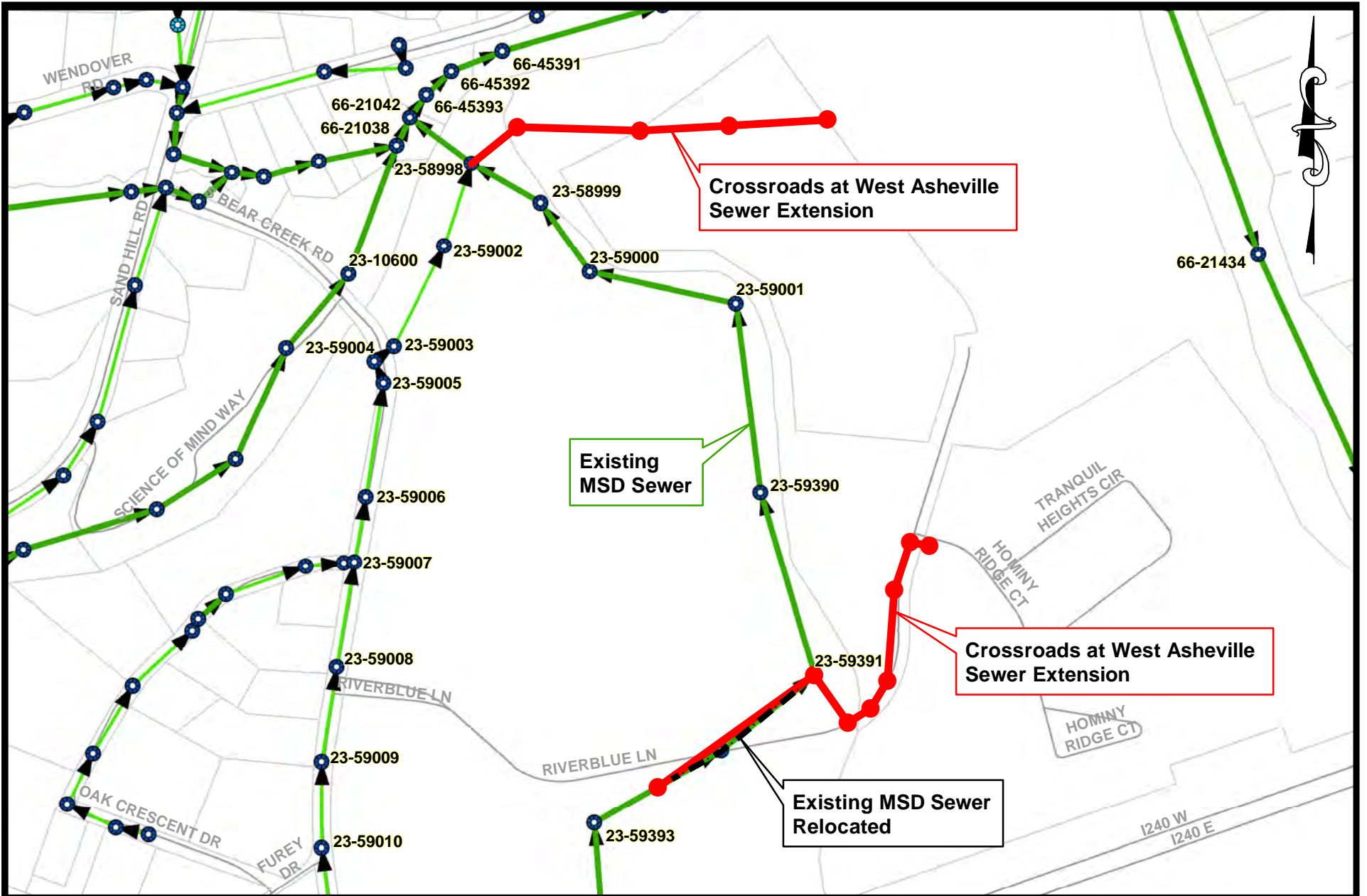
BACKGROUND: This project is located inside the District boundary off South Bear Creek Road in Buncombe County. The developer of the project is Beau McIntosh of Crossroads Community, LLC.

This phase of the project included relocating approximately 401 linear feet of 12-inch public gravity sewer and abandoning approximately 410 linear feet of 12-inch public gravity sewer. It also included extending approximately 1,760 linear feet of 8-inch public gravity sewer for a total of 2,161 linear feet of new public gravity sewer to serve the future Multi-Family Residential Development. This phase of the project is piping only and does not include any service connections.

A wastewater allocation was issued in the amount of 198,000 GPD for all phases of the development to include 660 units in the future residential development. Future phases will include approximately 150 senior units, approximately 33 affordable units, and approximately 477 apartments. The cost of this phase of sewer construction is \$648,232.72.

All MSD requirements have been met.

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



MSD
Engineering Division

Crossroads at West Asheville Sewer Extension
MSD Project # 2020111

Metropolitan Sewerage District of Buncombe County

01/04/2023

Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

Meeting Date: January 18, 2023
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO, Director of Finance
Jody Germaine, Budget Analyst
Subject: Presentation of Audit & Annual Report – Fiscal Year Ended June 30, 2022

Background

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

Discussion

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

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

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

Staff Recommendation

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

<http://www.msdbc.org/documents/annualreports/PreFY2022.pdf>

Action Taken

Motion by:

Second by:

Other:

Follow-up required:

Person responsible:

to

Approve

Table

Disapprove

Send to Committee

Deadline:

Schedule of Revenues and Expenditures Budget to Actual (Non-GAAP) For the Year Ended June 30, 2022

	<u>Amended Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues:			
Operating revenues:			
Sewer charges (net):			
Domestic users	\$ 34,939,096	\$ 36,661,486	\$ 1,722,390
Industrial users	3,509,420	3,816,103	306,683
Billings and collections	952,783	1,021,457	68,674
	<u>39,401,299</u>	<u>41,499,046</u>	<u>2,097,747</u>
Facility and tap fees	2,175,000	5,966,012	3,791,012
City of Asheville(Enka Bonds)	35,000	29,274	(5,726)
Rental income	71,641	69,961	(1,680)
Miscellaneous	450,800	561,519	110,719
Total operating revenues	<u>42,133,740</u>	<u>48,125,812</u>	<u>5,992,072</u>
Nonoperating revenues:			
Investment income	411,275	87,001	(324,274)
Total nonoperating revenues	<u>411,275</u>	<u>87,001</u>	<u>(324,274)</u>
Total revenues	<u>42,545,015</u>	<u>48,212,813</u>	<u>5,667,798</u>
Expenditures:			
Operating expenditures:			
Salaries and employee benefits		8,343,254	
Contractual services		1,798,794	
Utilities		1,446,493	
Repairs and maintenance		1,026,018	
Other supplies and expenses		1,325,837	
Insurance claims and expenses		2,591,520	
Total operating expenditures	<u>18,365,117</u>	<u>16,531,916</u>	<u>1,833,201</u>
Capital Projects:			
Equipment		652,082	
Infrastructure		14,994,227	
Total capital projects	<u>31,632,842</u>	<u>15,646,309</u>	<u>15,986,533</u>
Debt service			
Principal		6,120,825	
Interest		3,432,826	
Total debt service	<u>9,823,943</u>	<u>9,553,651</u>	<u>270,292</u>
Total Expenditures	<u>59,821,902</u>	<u>41,731,876</u>	<u>18,090,026</u>
Revenues over (under) expenditures	<u>(17,276,887)</u>	<u>6,480,937</u>	<u>23,757,824</u>
Other Financing Sources:			
Use of available funds	17,276,887	-	(17,276,887)
	<u>17,276,887</u>	<u>-</u>	<u>(17,276,887)</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ -</u>	<u>\$ 6,480,937</u>	<u>\$ 6,480,937</u>

Schedule of Revenues and Expenditures

Budget to Actual (Non-GAAP)

For the Year Ended June 30, 2022 (continued)

	<u>Actual</u>
Reconciliation from budgetary basis (modified accrual) to full accrual:	
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ 6,480,937</u>
Reconciling items:	
Unamortized discount recognized in interest expense	483,907
Debt principal payments	6,120,825
Capital project transfers	15,347,557
Change in allowance for doubtful accounts	(14,306)
Change in compensated absences	(4,119)
Change in health insurance IBNR	258,594
Deferred outflows of resources for contributions made in current fiscal year:	
Pension plan	1,024,648
OPEB plan	249,000
Pension expense	(636,786)
OPEB expense	(418,360)
Contributed assets	3,348,109
Depreciation	(12,339,044)
Gain (loss) on disposal of surplus property	418,696
	<u>13,838,721</u>
Total reconciling items	<u>13,838,721</u>
Change in net position	<u><u>\$ 20,319,658</u></u>

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: January 18, 2023
 Submitted By: Thomas E. Hartye, PE., General Manager
 Prepared By: W. Scott Powell, CLGFO, Director of Finance
 Cheryl Rice, Accounting Manager
 Subject: Cash Commitment/Investment Report-Month Ended November 30, 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 November 30, 2022 were \$81,090,365. The detailed listing of accounts is available upon request. The average rate of return for all investments is 1.119%. These investments comply with North Carolina General Statutes, Board written investment policies, and the District's Bond Order.

The attached investment report represents cash and cash equivalents as of November 30, 2022 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of November 30, 2022 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$27,878,647.

Total Cash & Investments as of 11/30/2022		81,090,365
Less:		
Budgeted Commitments (Required to pay remaining FY23 budgeted expenditures from unrestricted cash)		
Construction Funds	(23,113,384)	
Operations & Maintenance Fund	<u>(13,366,072)</u>	
		(36,479,456)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(52,377)	
FY23 Principal & Interest Due	<u>(8,595,714)</u>	
		(8,648,091)
District Reserve Funds		
Fleet Replacement	(1,282,371)	
Pump Replacement	(195,449)	
WWTP Replacement	(300,561)	
Maintenance Reserve	<u>(1,039,213)</u>	
		(2,817,595)
District Insurance Funds		
General Liability	(249,251)	
Worker's Compensation	(520,777)	
Post-Retirement Benefit	(2,497,099)	
Self-Funded Employee Medical	<u>(1,999,449)</u>	
		<u>(5,266,576)</u>
Designated for Capital Outlay		<u>27,878,647</u>

Meeting Date: January 18, 2023

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

Page 2

Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

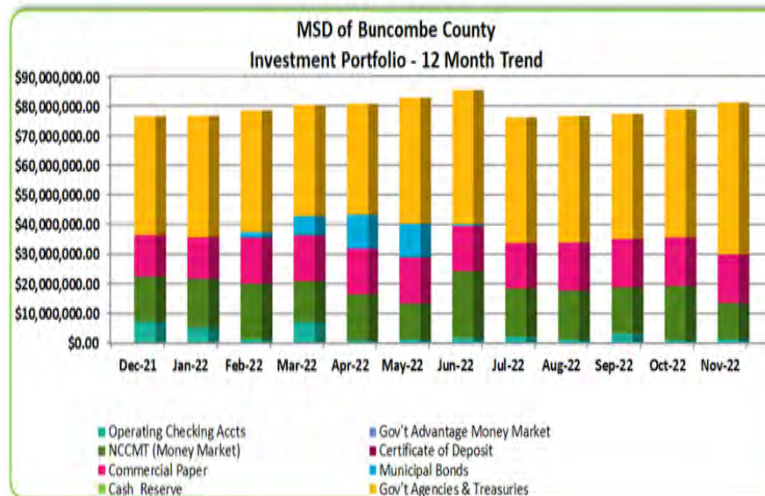
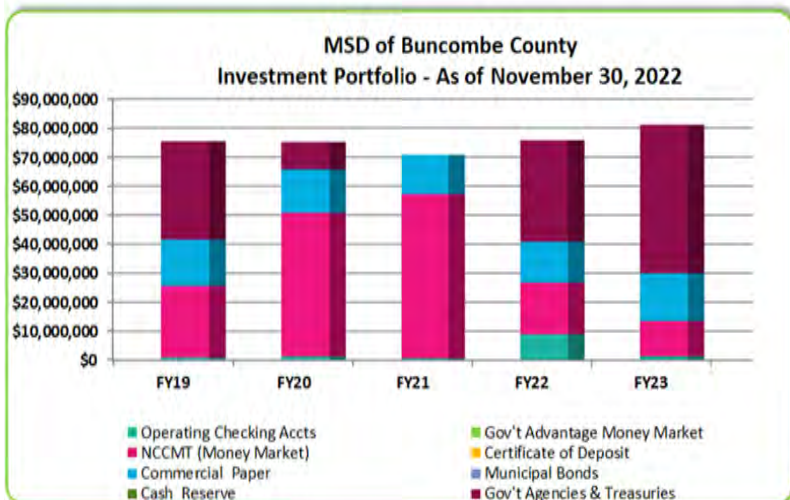
Follow-up required:

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	\$ -		\$ 52,377			\$ -	\$ -		\$ 52,377
Held by MSD	1,337,272	46,699	12,083,337	-	16,430,457	-		51,140,223	81,037,988
	\$ 1,337,272	\$ 46,699	\$ 12,135,714	\$ -	\$ 16,430,457	\$ -	\$ -	\$ 51,140,223	\$ 81,090,365

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	63.56%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	19.76%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	14.97%	
Checking Accounts:	100%		
Operating Checking Accounts		1.65%	
Gov't Advantage Money Market		0.06%	



Meeting Date: January 18, 2023

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

Page 4

Metropolitan Sewerage District Investment Managers' Report On November 30, 2022

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 71,803,032	\$ 72,077,365	\$ 58,629
Capital Contributed (Withdrawn)	1,938,953	1,938,953	
Realized Income	17,876	17,876	
Unrealized/Accrued Income		130,761	28,222
Ending Balance	<u>\$ 73,759,861</u>	<u>\$ 74,164,955</u>	<u>\$ 86,851</u>

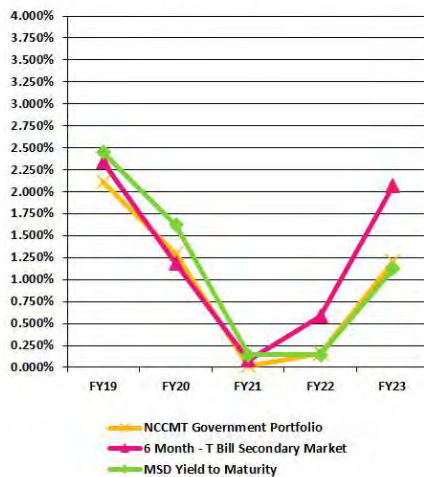
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 71,389,164	\$ 171,175
Securities/CD's 91 to 365 Days	987,081	2,367
Securities/CD's > 1 Year	1,383,615	3,318
	<u>\$ 73,759,861</u>	<u>\$ 176,859</u>

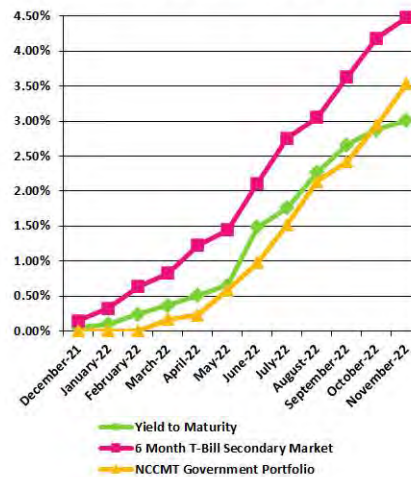
Month End Portfolio Information

Weighted Average Maturity	67
Yield to Maturity	3.01%
6 Month T-Bill Secondary Market	4.48%
NCCMT Government Portfolio	3.53%

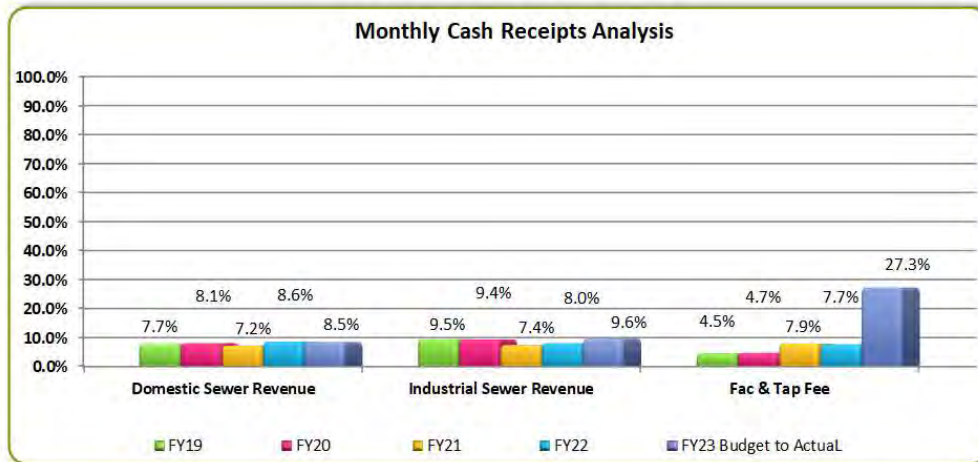
Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - November 30, 2022

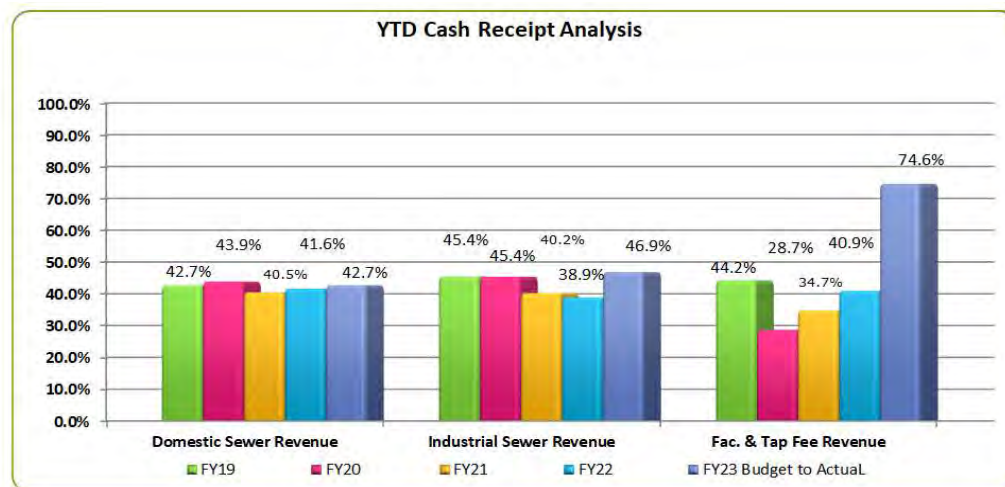


Metropolitan Sewerage District Analysis of Cash Receipts As of November 30, 2022



Monthly Cash Receipts Analysis:

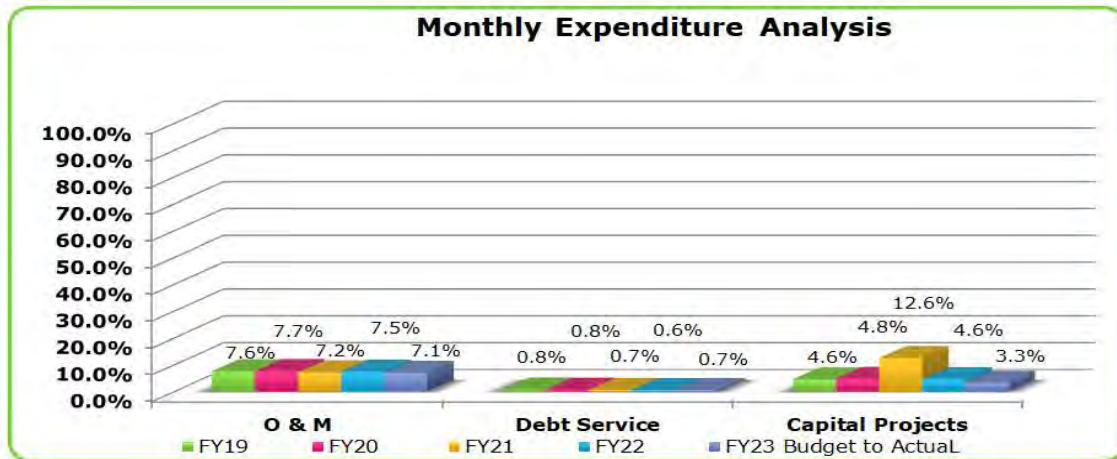
- * Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods.
- * Monthly industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility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



YTD Actual Revenue Analysis:

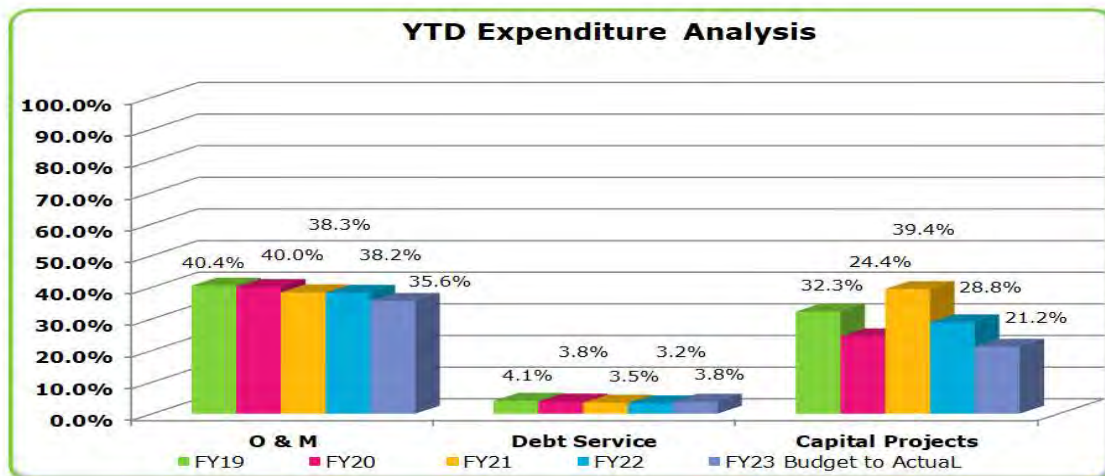
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Metropolitan Sewerage District
Analysis of Expenditures
As of November 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:

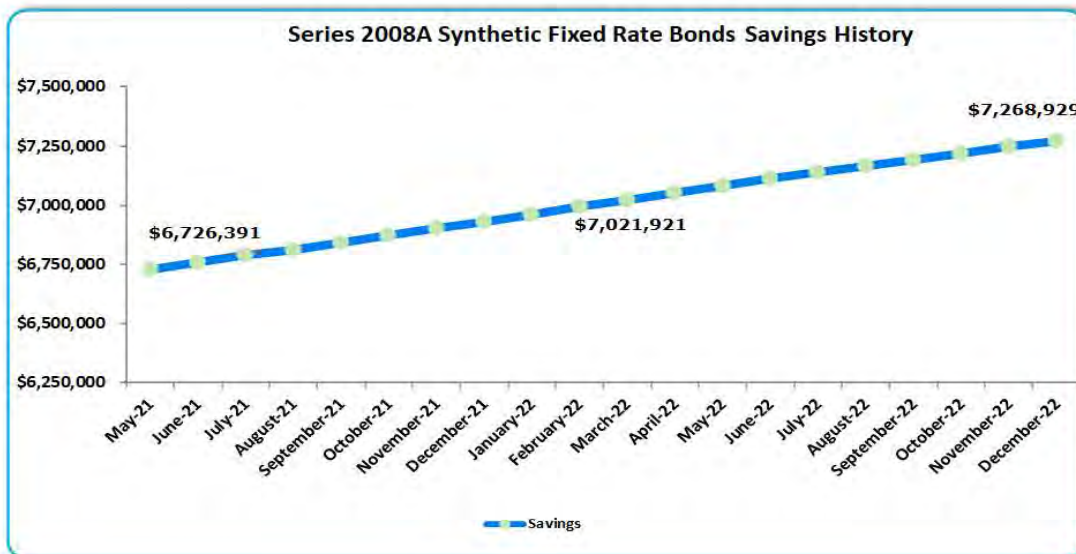
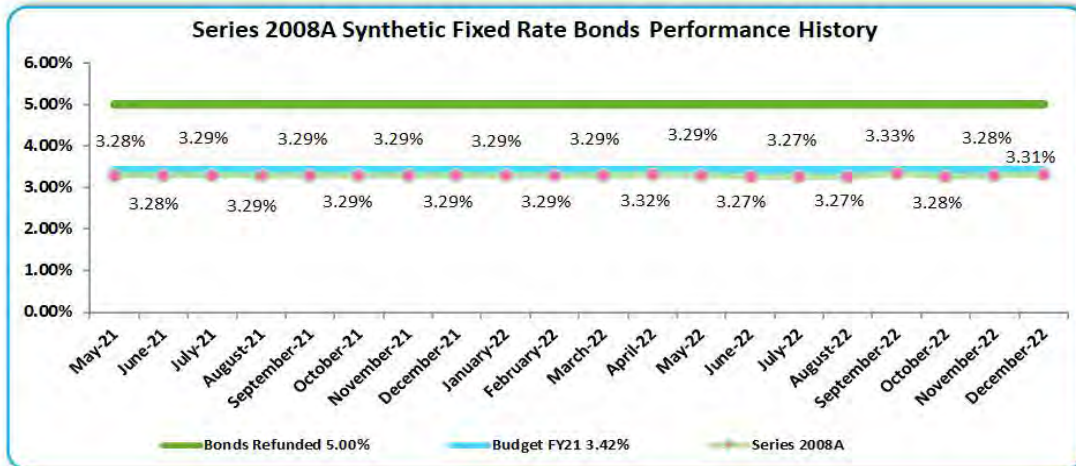
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing 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: January 18, 2023

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

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



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,268,929 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 \$130,708 to terminate the existing Bank of America Swap Agreement.

STATUS REPORTS

**MSD System Services In-House Construction
FY 2022-2023**

PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
21 Mulberry Street Construction Rehabilitation	Woodfin	28804	465	7/8/22 - 7/22/22	289365	M. Hensley	7/22/2022	465	Construction Complete
Charlotte Street @ N Ridgeway Avenue	Blk Mountain	28711	1073	6/15/22 - 8/29/22	232699	Dockery	7/26/2022	1233	Construction Complete
122 Riverside Replacement	Asheville	28801	50	8/6/22 - 8/7/22	290174	Dockery	8/7/2022	50	Construction Complete
Owenby Lane @ US Highway 70 Sewer Rehabilitation	Black Mountain	28711	900	8/9/22 - 8/29/22	268180	Dockery	8/29/2022	990	Construction Complete
Cherry Street Sewer Rehabilitation	Weaverville	28787	420	9/6/22 - 10/1/22	278196	Dockery	9/23/2022	435	Construction Complete
S Main St @ Reems Creek Rd Sewer Rehabilitation	Weaverville	28787	592	10/3/22 - 11/15/22	275831	Dockery	10/25/2022	592	Construction Complete
Warren Haynes Drive Sag Removal	Asheville	28715	350	10/26/2022	291565	Cantrell	10/26/2022	350	Construction Complete
Albermarle Commons PS Elimination	Asheville	28805	625	10/31/22 - 12/9/22	284482	Dockery	11/30/2022	627	Construction Complete
Ash Line Repair	Woodfin	28804	8	15-Dec	292579	G. Hensley	12/15/2022	8	Construction Complete
Mountain View Rd at Maxwell Rd Sewer Rehabilitation	Asheville	28805	521	12/5/22 - 1/15/23	265289	Dockery	12/30/2022	375	Construction Complete
Wynn St. @ Mountain St. Sewer Rehabilitation	Asheville	28801	437	1/16/23 - 2/15/23	263129	Dockery			Construction has begun.
Bell Rd at New Haw Creek Rd Sewer Rehabilitation	Asheville	28805	1002	2/16/23 - 4-16-23	248044	Dockery			Ready for construction
Grindstaff Dr @ McDowell St	Asheville	28803	603	FY 22-23	284606	Dockery			Ready for construction
Briarcliff Dr at Oakwilde Dr Construction Rehab Ph. 2	Asheville	28803	257	FY 22-23	285342	McDevitt			Ready for construction
Naples PS Elimination and Gravity Conversion Ph. 2	Cane Creek	28760	422	FY 22-23	285603	McDevitt			Ready for construction
Norwood Ave Sewer Rehabilitation	Asheville	28804	1022	FY 22-23	275810	TBA			Ready for construction
44 Galax Sewer Rehab	Asheville	28806	294	FY 22-23	280827	TBA			Ready for Construction
Old Asheland Ave to Phiifer Street Sewer Rehabilitation	Asheville	28801	462	FY 22-23	258560	TBA			Ready for construction
Vandalia Ave Sewer Rehabilitation	Asheville	28806	1325	FY 22-23	248041	TBA			Ready for construction
Northwest Avenue @ W Charleston Avenue	Swannanoa	28778	1031	FY 22-23	275849	TBA			Ready for construction
Highland Farms Road Sewer Rehabilitation	Black Mountain	28711	850	FY 22-23	275837	TBA			Ready for construction
Old Fairview Rd @ Willington Road	Asheville	28803	732	FY 22-23	276005	TBA			Ready for construction
5 Golf Street	Asheville	28801	240	FY 22-23	284586	TBA			Ready for construction
Dayton Road @ No. 35 Sewer Rehabilitation	Asheville	28804	376	FY 22-23	275887	TBA			Preliminary Engineering



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2022 to 11/30/2022

	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 2022	28	6	63	433	17	10	25,839	0	435	1233	7	30	1698
August 2022	30	6	70	904	14	27	14,647	0	0	1040	6	0	1040
September 2022	20	7	32	494	12	17	6,291	0	0	435	3	0	435
October 2022	15	5	46	507	16	29	3,940	0	350	592	7	0	942
November 2022	10	5	27	348	17	19	26,106	0	0	627	4	0	627
Grand Totals	103	29	238	2,686	76	102	76,823	0	785	3927	27	30	4742

* Used to calculate Total Rehab Footage



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2022	115	28	34
	August, 2022	83	30	37
	September, 2022	90	30	40
	October, 2022	83	29	36
	November, 2022	85	28	32
		456	29	36
NIGHT 1ST RESPONDER				
	July, 2022	41	25	19
	August, 2022	41	26	24
	September, 2022	35	35	26
	October, 2022	28	28	34
	November, 2022	34	41	38
		179	31	27
ON-CALL CREW *				
	July, 2022	29	40	39
	August, 2022	29	29	60
	September, 2022	27	56	67
	October, 2022	35	62	58
	November, 2022	28	49	51
		148	47	55
Grand Totals:		783	33	37

* 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, 2022 to November 30, 2022

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2022							
July	100,862	4,736	1,390	102,252	14,226	50	1,886
August	95,363	1,583	0	95,363	29,701	0	6,165
September	51,254	1,193	1,816	53,070	21,909	0	5,747
October	60,901	1,089	5,221	66,122	24,032	493	10,894
November	15,578	1,676	1,365	16,943	17,617	450	16,220
Grand Total:	323,958	10,277	9,792	333,750	107,485	993	40,912
Avg Per Month:	64,792	2,055	1,958	66,750	21,497	199	8,182

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

January 11, 2023

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
AURORA DRIVE	Asheville 28805	Terry Brothers Construction Co.	9/21/2022	9/29/2022	3/30/2023	\$672,093.00	98%	Waiting on paving and final inspection.
BENT TREE ROAD	Asheville 28804	Terry Brothers Construction Co.	11/19/2022	12/5/2022	3/5/2023	\$980,781.00	5%	In construction
CALEDONIA ROAD	Asheville 28803	Hyatt Pipeline LLC	11/16/2022	1/23/2023	5/23/2023	\$799,489.50	0%	Preconstruction meeting was held on January 5th. Work to begin on January 23rd.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	7/7/2023	\$5,990,975.00	50%	First two bore installations are underway, approximately 6,000 LF of mainline sewer has been installed to date.
LE AN HURST ROAD	Asheville 28803	TBA	TBA	TBA	TBA	TBA	0%	Project bid on December 1st. Project will be presented at the January Board meeting for award.
LINING CONTRACT NO. 9	Buncombe County	TBA	TBA	TBA	TBA	TBA	0%	Project bid on December 1st. Project will be presented at the January Board meeting for award.
SPRINGSIDE ROAD @ OVERLOOK ROAD	Asheville 28803	Huntley Construction Company	5/19/2021	9/23/2021	1/31/2023	\$836,550.16	99%	Waiting on final inspection.
TOXAWAY STREET	Asheville 28806	Terry Brothers Construction Co.	7/20/2022	8/16/2022	1/31/2023	\$329,485.00	99%	Contractor working on small punch list.
WRF - EQUIPMENT STORAGE FACILITY	Woodfin	Cooper Construction Company	10/20/2021	3/28/2022	3/28/2023	\$3,044,144.18	95%	Working on miscellaneous electrical. Waiting on 6 inch water line.
WRF- PLANT HIGH RATE PRIMARY TREATMENT	Woodfin	Shook Construction Company	10/17/2018	1/7/2019	1/2/2023	\$14,977,098.97	100%	Project complete and in close out.
WRF - RBC SLIDE GATE REPLACEMENT PHASE 1	Woodfin	IPC Structures	10/20/2021	3/24/2022	12/21/2022	\$303,849.99	100%	Project complete and in close out.
WRF - RBC SLIDE GATE REPLACEMENT PHASE 2	Woodfin	Harper Corp.	11/16/2022	TBA	TBA	\$624,000.00	0%	Project awarded to The Harper Corporation. Contracts are in process.

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

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

January 7, 2022

No.	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
2	Towne Place Suites	2016012	Asheville	28801	83	342	9/11/2018	Waiting on final inspection
3	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
4	Ashcroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
5	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
6	Whitney Drive Subdivision	2018057	Asheville	28806	15	425	3/12/2021	Testing
7	Rowhouse Development	2018205	Asheville	28801	20	365	1/7/2020	Final Inspection complete, awaiting close-out docs
8	Sterling Property	2018231	Asheville	28801	4	260	6/18/2021	Testing
9	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
10	Amaranth Apartments	2019068	Asheville	28715	70	840	5/21/2020	Final Inspection complete, awaiting close-out docs
11	Enclave at Piney Mtn. Ph. 1	2019075	Asheville	28805	211	740	3/19/2021	Waiting on final inspection
12	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
13	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Installing
14	Hawthorne at Haywood Phase 2	2019130	Asheville	28806	92	668	12/15/2020	Final Inspection complete, awaiting close-out docs
15	Abundance Run Subdivision	2019141	Asheville	28805	16	500	12/20/2019	Final Inspection complete, awaiting close-out docs
16	Edgewood Road South Subdivision	2019157	Asheville	28803	25	763	8/10/2021	Waiting on final inspection
17	Towne Place by Marriott (Bear Creek)	2019187	Asheville	28806	Comm.	264	2/28/2020	Waiting on final inspection
18	Third Street Cottages Ph. 1 Relocation	2019242	Asheville	28803	4	115	3/17/2021	Final Inspection complete, awaiting close-out docs
19	Overlook Circle Subdivision	2019256	Asheville	28803	7	180	8/11/2020	Final Inspection complete, awaiting close-out docs
20	Craggy Park Ph. 2	2020038	Asheville	28806	27	1,300	11/24/2020	Final Inspection complete, awaiting close-out docs
21	Airport Road Commercial Relocation	2020152	Asheville	28704	Comm.	204	5/13/2021	Final Inspection complete, awaiting close-out docs
22	Amarx - Baker Drive	2021046	Asheville	28804	24	760	10/22/2021	Pre-con held, construction not yet started
23	Burton Street	2021048	Asheville	28806	4	64	10/29/2021	Pre-con held, construction not yet started
24	20 Winding Road	2021106	Asheville	28803	10	220	11/2/2021	Pre-con held, construction not yet started
25	328 Emma Road	2021131	Asheville	28806	17	665	11/5/2021	Pre-con held, construction not yet started
26	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
27	Chapman's Cove	2017227	Black Mountain	28711	10	430	9/21/2018	Final Inspection complete, awaiting close-out docs
28	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
29	Padgettown Road - Phase 2	2019085	Black Mountain	28711	43	1,308	7/19/2019	Final Inspection complete, awaiting close-out docs
30	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Installing
31	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Installing
32	Craven Hill Circle	2020195	Black Mountain	28711	3	380	11/5/2021	Pre-con held, construction not yet started
33	Waightstill Mountain Phase 2B	2015155	Buncombe Co.	28704	16	1,784	4/23/2019	Final Inspection complete, awaiting close-out docs
34	Bee Tree Village	2015158	Buncombe Co.	28778	26	1,118	3/17/2017	Final Inspection complete, awaiting close-out docs
35	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
36	Liberty Oaks Ph. 1B	2018063	Buncombe Co.	28715	24	615	11/5/2021	Installing
37	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Waiting on final inspection
38	Victoria Hills (Lance Road) Ph. 1	2018094	Buncombe Co.	28704	38	1,176	3/6/2020	Installing
39	Victoria Hills (Lance Road) Ph. 2 & 3	2018094	Buncombe Co.	28704	54	2,180	3/6/2020	Testing
40	Starnes Cove Subdivision	2018106	Buncombe Co.	28806	14	315	9/6/2019	Final Inspection complete, awaiting close-out docs
41	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
42	Reserve at Gashes Creek	2018208	Buncombe Co.	28803	190	1,940	8/2/2019	Final Inspection complete, awaiting close-out docs
43	Porter Road Subdivision	2019022	Buncombe Co.	28803	9	210	6/30/2021	Installing
44	Rice MHP Off-Site	2019029	Buncombe Co.	28715	TBD	460	4/24/2020	Final Inspection complete, awaiting close-out docs
45	Reflection Pointe	2019032	Buncombe Co.	28806	270	1,995	6/30/2020	Final Inspection complete, awaiting close-out docs
46	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
47	Jasper Apartments	2019086	Buncombe Co.	28778	100	760	12/8/2020	Waiting on final inspection
48	Aiken Road Multi-Family	2019128	Buncombe Co.	28804	407	4,620	10/2/2020	Installing
49	Fairview Meadows Subdivision	2019142	Buncombe Co.	28730	42	1,460	8/28/2020	Final Inspection complete, awaiting close-out docs
50	Syeamore Cove Subdivision	2019158	Buncombe Co.	28803	26	570	6/9/2020	Waiting on final inspection
51	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Installing
52	Fields Jaguar	2019169	Buncombe Co.	28704	Comm.	305	10/27/2020	Waiting on final inspection
53	Laurelwood Village	2019216	Buncombe Co.	28704	29	855	5/25/2021	Waiting on final inspection
54	CMH Homes - N. Louisiana Ave.	2019220	Buncombe Co.	28806	30	1,187	7/28/2020	Final Inspection complete, awaiting close-out docs
55	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
56	Creekside Cottages	2019255	Buncombe Co.	28704	6	400	3/12/2015	Phase 2 Construction Not started
57	The Farm at Pond Road	2020009	Buncombe Co.	28806	687	3,550	6/4/2021	Testing
58	Fisher Mill Road	2020015	Buncombe Co.	28704	3	380	10/20/2020	Final Inspection complete, awaiting close-out docs
59	Fountain Park Subdivision - Ph. 2	2020026	Buncombe Co.	28806	120	4,611	7/12/2019	Waiting on final inspection
60	Virginia Commons	2020072	Buncombe Co.	28704	47	750	6/4/2021	Waiting on final inspection
61	Amarx - Clayton Road	2020075	Buncombe Co.	28704	24	1,080	4/16/2021	Waiting on final inspection
62	Holbrook Road Subdivision - Ph. 2	2020150	Buncombe Co.	28715	16	670	11/13/2020	Final Inspection complete, awaiting close-out docs
63	Kirkwood MHP (aka Rice MHP on-site)	2020166	Buncombe Co.	28715	75	2,610	12/21/2021	Pre-con held, construction not yet started
64	Habitat- Glenn Bridge Road	2020178	Buncombe Co.	28704	30	908	12/14/2021	Pre-con held, construction not yet started
65	Project Ranger (aka Pratt & Whitney)	2020194	Buncombe Co.	28803	Comm.	256	12/7/2021	Pre-con held, construction not yet started
66	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Installing
67	Holbrook Road Subdivision - Ph. 3	2020243	Buncombe Co.	28715	29	1,365	4/27/2021	Final Inspection complete, awaiting close-out docs
68	Holbrook Road Subdivision - Ph. 4	2020244	Buncombe Co.	28715	12	454	4/27/2021	Final Inspection complete, awaiting close-out docs
69	Dollar Tree - Candler Sewer Relocation	2021001	Buncombe Co.	28715	Comm.	88	5/7/2021	Final Inspection complete, awaiting close-out docs
70	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Pre-con held, construction not yet started
71	Nesbitt Farms Ph. 2	2018101	Cane Creek	28759	81	4,094	2/23/2021	Waiting on final inspection
72	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
73	Pardee Partners	2021058	Cane Creek	28759	Comm.	1,105	11/2/2021	Installing
74	Suncep Warehouse	2021059	Fletcher	28732	Comm.	803	12/3/2021	Installing
75	828 North	2017153	Weaverville	28787	224	1,090	11/17/2020	Final Inspection complete, awaiting close-out docs
76	Ambler's Chase	2017249	Weaverville	28787	21	1,235	11/29/2018	Final Inspection complete, awaiting close-out docs
77	The Holston	2019133	Weaverville	28787	240	36	6/2/2020	Final Inspection complete, awaiting close-out docs
78	Northridge Commons Retail	2020147	Weaverville	28787	Comm.	790	12/1/2020	Final Inspection complete, awaiting close-out docs
79	Greenwood Park Ph. 2	2020245	Weaverville	28787	25	1,560	5/25/2021	Final Inspection complete, awaiting close-out docs
80	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
81	Reese & Jan Lasher (High Hopes)	2015152	Woodfin	28806	14	320	4/26/2016	Final Inspection complete, awaiting close-out docs
82	Brown Avenue aka Wolf Tract	2017029	Woodfin	28806	6	219	6/4/2021	Installing
83	Skyfin-Terraces at Reynolds Mtn - Phase 4	2020167	Woodfin	28804	5	100	8/8/2017	Final Inspection complete, awaiting close-out docs
84	Brown Avenue	2018267	Woodfin	28804	3	62	7/2/2019	Final Inspection complete, awaiting close-out docs
85	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Waiting on testing
86	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	Pre-con held, construction not yet started
87	West City View	2020155	Woodfin	28804	21	845	7/23/2021	Waiting on testing
88	Milos Orchard	2020200	Woodfin	28804	4	120	8/31/2021	Final Inspection complete, awaiting close-out docs
			TOTAL		4,477	84,098		