

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**June 14, 2023**

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

The regular monthly meeting of the Metropolitan Sewerage District Board and Public Hearing on the Final Budget for FY 2023-2024 was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, June 14, 2023. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Franklin, Kelly, Lapsley, Moore, Pelly, Pennington, Watts and Whitesides. Manheimer and Wisler were absent.

Others present were William Clarke, General Counsel; Forrest Westall, PE, with McGill Associates; Tom Hartye, Hunter Carson, Ken Stines, Shaun Meadows, Pam Thomas, Mike Stamey, Bart Farmer, Scott Powell, 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. Mr. Pelly stated that he would need to recuse himself from voting on Item 07.a. Developer Constructed Sewer System for New Salem Road due to a conflict.

**3. Approval of Minutes of the May 17, 2023 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the April 19, 2023 Board Meeting. Mr. Ashley 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: None.**

**6. Informal Discussion and Public Comment: None.**

**7. Report of General Manager:**

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

Stacey Claude from 56 Dorchester called to express her appreciation for the MSD Crew. She was very happy with their work and especially their response time. Thanks to Wayne Rice, McKinley Hensley and crew.

Mr. Hartye reported that the next Regular Board Meeting will be held on July 19<sup>th</sup> at 2 pm. The June Right of Way Committee Meeting is cancelled. The next Right of Way Committee Meeting will be held on July 26<sup>th</sup> at 9 am.

**8. Consolidated Motion Agenda:**

**a. Consideration of Developer Constructed Sewer Systems – New Salem Road; Northpoint Baptist Church:**

Mr. Hartye reported that the New Salem Road project is located at New Salem Road and US Highway 70 and included extending approximately 564 linear feet of 8-inch public gravity sewer to serve the Commercial Properties. There will be a separate vote on this item and Mr. Pelly will be recused.

Mr. Hartye reported that the Northpoint Baptist Church project is located along Monticello Road in Buncombe County and included extending approximately 672 linear feet of 8-inch public gravity sewer to serve the Church Campus.

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

**b. Consideration of Non-City of Asheville Road ROW Paving Restoration Contract - FY 2023-2024:**

Mr. Hartye reported that this is an annual contract for 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 (new connections or small repairs) and unplanned (emergency repairs). This contract includes an option for two one-year renewal periods if it is in the District's best interest and both parties agree. The Contractor is required to give a two-year warranty on all of the work that is provided. The initial bid opening was set for Thursday, May 18, 2023; however, only one bid was received at that time. The project was re-advertised and a bid opening was held on Friday, May 26, 2023. The only bid was from French Broad Paving, Inc. in the amount of \$747,500.00. French Broad Paving has performed services for the District in the past and have done good work. The System Services CIP Budget includes appropriate funding for this item. Staff recommends award of this contract to French Broad Paving, Inc. in the amount of \$747,500.00, subject to review and approval by District Counsel.

**c. Report on City of Asheville Paving Agreement FY 2023-2024:**

Mr. Hartye reported that this agreement is for small patches of 300 SF or less within the City Limits. Many years ago, it was decided that these small patches within City Limits were too onerous with administrative and permitting issues. An agreement was entered into between MSD and the City of Asheville for the City to do these small patches. patches that were being made. For FY24, the District's monetary contribution for this agreement is \$323,563.77. This amount is based upon usage throughout the past three years with a yearly asphalt patching area of approximately 8,400

SF. The System Services CIP Construction Budget for FY24 includes appropriate funding for this item. This item is provided for information only.

**d. Cash Commitment Investment Report – Month ended April, 2023:**

Mr. Powell reported that Page 19 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 20 presents the MSD Investment Manager's report as of the month of April. The weighted average maturity of the investment portfolio is 71 days and the yield to maturity is 4.67%. Page 21 presents the District's Analysis of Cash Receipts. Monthly and YTD domestic and industrial sewer 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 22 presents the Districts 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 the 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 current outstanding capital projects, YTD capital project expenditures are considered reasonable. Page 23 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of May, the issue has saved the District rate payers approximately \$7.4 million in debt service since April of 2008.

With no further discussion, Mr. VeHaun called for a motion to approve Item 07.a. Developer Constructed Sewer System for New Salem Road, with Mr. Pelly being recused from voting on this item. Mr. Watts moved, Mr. Pennington seconded the motion. Roll call vote was as follows: 11 ayes; 0 nays.

Mr. VeHaun then called for a motion to approve the remainder of the Consolidated Motion Agenda. Mr. Pennington moved, Mr. Whitesides seconded the motion. Roll call vote was as follows: 12 ayes; 0 nays.

**9. Public Hearing: Consideration of Resolution adopting Final Budget for FY 2023-2024 and the Schedule of Sewer Rates and Fees and Sewer System Development Fee Study.**

Mr. VeHaun declared the Public Hearing open at 2:13 pm.

Mr. Powell reported that there has not been a change from the preliminary budget. The proposed budget for FY23-24 is \$56.6 Million. There is a 5.6% increase in Salaries and Benefits which has an impact of

approximately \$905,867 and includes Personnel Committee recommendations of 6.3% Salary Adjustments, 6.5% Self Insurance Funding, and GASB 75 OPEB Funding as well as 6.1% State required retirement contribution and unemployment funding. Also included is a 5.8% increase in materials, supplies and service which has an impact of \$487,000.00. This includes adjustments to address regulatory and operational needs including the High-Rate Primary Treatment Process which was completed in 2022 and is currently undergoing performance testing. The proposed budget also includes CIP Committee recommendations for FY 2023-2024 of \$26.4 Million as well as Staff recommendations for Capital Equipment as well as Debt Service. On the funding side, the budget includes a 5.0% domestic rate increase which is approximately \$1.73 increase in the average single family monthly bill. The average monthly bill will go from \$34.10 to \$35.83. This also assumes a rate of return on investments of 4%. The Budget also includes recommendations for Sewer System Development Fee increases that were identified in the Raftelis report to be implemented over the next five years. There were no questions or comments.

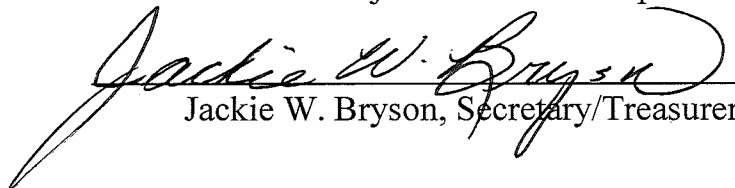
Mr. VeHaun declared the Public Hearing closed at 2:16 pm.

Mr. VeHaun called for a motion to adopt the FY 2023-2024 Final Budget for FY 23-24, along with the attached Budget Resolution and the Schedule of Sewer Rates and Fees. Mr. Whitesides moved. Mr. Watts seconded the motion. Roll call vote was as follows: 12 ayes; 0 nays.

Mr. Vahaun then called for a motion to accept the Sewer System Development Fee increases that were identified by Raftelis and to incorporate the calculated increases over the next five years. There was some discussion to clarify the rates. Mr. Whitesides moved. Mr. Pennington seconded the motion. Roll call vote was as follows: 12 ayes; 0 nays.

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

With no further business, Mr. VeHaun called for adjournment at 2:20 pm.

  
Jackie W. Bryson, Secretary/Treasurer



# Metropolitan Sewerage District

Regular Board Meeting

June 14, 2023 @ 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. <a href="#">Approval of Minutes of the May 17, 2023 Board Meeting</a>	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. <a href="#">Report of General Manager</a>	Hartye
	07. Consolidated Motion Agenda	Hartye
	a. Consideration of Developer Constructed Sewer Systems – <a href="#">New Salem Road; Northpoint Baptist Church Sewer Extension</a>	Hartye
	b. <a href="#">Non-City of Asheville Road ROW Paving Restoration Contract – FY 2023</a>	Hartye
	c. <a href="#">City of Asheville Paving Agreement FY 2023</a>	Hartye
	d. <a href="#">Cash Commitment/Investment Report-Month ended April, 2023</a>	Powell
	08. Public Hearing: <a href="#">Consideration of Resolution Adopting Final Budget for FY 2023-2024 &amp; Schedule of Sewer Rates and Fees and Sewer System Development Fee Study</a>	Powell
	09. Old Business	VeHaun
	10. New Business:	VeHaun
	11. Adjournment: (Next Meeting 7/19/23)	VeHaun
	<a href="#">STATUS REPORTS</a>	

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**May 17, 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, May 17, 2023. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Franklin, Kelly, Moore, Pelly, Pennington, Whitesides and Wisler. Lapsley, Manheimer and Watts were absent.

Others present were Billy Clarke, General Counsel; Aaron Babson and Mike Parker with Hazen & Sawyer; Brian Goldstein with Woodfin Sanitary Water and Sewer District; Tom Hartye, Hunter Carson, Scott Powell, Darin Prosser, Mike Stamey, Pam Thomas, 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 April 19, 2023 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the April 19, 2023 Board Meeting. Ms. Wisler moved for approval of the minutes as presented. Mr. Kelly 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 Aaron Babson and Mike Parker with Hazen & Sawyer and Brian Goldstein with Woodfin Sanitary Water and Sewer District.

**6. Informal Discussion and Public Comment: None.**

**7. Report of Committees:**

**a. CIP Committee – April 25, 2023:**

In Mr. Watts absence, Mr. Hartye reported that the CIP Committee met on April 25, 2023. This meeting was well attended, and Mr. Carson gave a great presentation regarding the Ten-Year Capital Improvement Program. The FY2023 Construction Budget will be \$26.4 Million. The Ten-Year CIP is up to \$531 Million. There are a couple of large projects that have moved within the Ten-Year window, in addition to the fact that estimated costs for all of the projects have gone up. The District continues to do upgrades out in the system but there are a lot of new projects at the plant in addition to two large pump stations. CIP Committee recommends

approval of Staff's recommendation of Endorsement of the CIP Budget for FY 23-24 in the total amount of \$26,277,933.

**b. Personnel Committee – April 27, 2023:**

Ms. Bryson reported that the Personnel Committee met on April 27, 2023. Ms. Troughton and Ms. Thomas gave a very interesting and informative presentation on highlights of the MSD Employee's activities and events. Staff statistics included projected health care and cost for the District, MSD insurance charges, health charges for the cost for MSD and salary information. This information is included in the attached Personnel Committee Minutes. Personnel Committee recommends accepting Staff's recommendation.

**c. Finance Committee – May 2, 2023:**

Mr. Kelly reported that the Finance Committee met on May 2, 2023. Mr. Powell presented information included in the attached Finance Committee Minutes. Finance Committee recommends approval of Staff's recommendation as presented.

**8. Report of General Manager:**

Mr. Hartye reported that Steve Henry, Facilities Manager at St. Mark's Lutheran Church e-mailed to thank Mitch Metcalf, Dylan Dyer, and Dalton Hyatt.

Mr. Hartye reported that attached is a thank you email from Calvin Owens, Outreach Coordinator for the City of Asheville.

Mr. Hartye reported that the next Regular Board Meeting will be held on June 14<sup>th</sup> at 2 pm. The May Right of Way Committee Meeting is cancelled. The next Right of Way Committee Meeting will be held on June 28<sup>th</sup> at 9 am.

**9. Consolidated Motion Agenda:**

**a. Consideration of Engineering Services Contract: Hydroelectric Power Plant Rehabilitation:**

Mr. Hartye reported that in 1984 MSD rehabilitated the Hydroelectric Facility and began generating power. Since then, MSD has saved about \$300,000 - \$600,000 annually and avoided electrical costs running the treatment plant. Due to the facility's age and condition, upgrades and/or rehabilitation is necessary to continue generating power safely, reliably, and efficiently. In accordance with *NCGS 143-64.31*, MSD advertised a Request for Qualifications for a Hydroelectric Facility Conditional Assessment. The study will include the evaluation of all structural and generating components, and a cost/benefit analysis of recommended improvements and this will be incorporated into the 10-year CIP.

Geosyntec was chosen as the most qualified firm and was awarded the project at the October 19, 2022 Board Meeting. Geosyntec had a sub-contractor, American Hydro, who could not perform their duties. Geosyntec tried to substitute another subcontractor. MSD's Selection Committee interviewed that candidate and determined Geosyntec's team was no longer the most qualified for the project. Hatch was originally ranked a close second by the Selection Committee and determined to be the best qualified firm to complete the project. Hatch is a Canadian based, international firm that has provided hydroelectric power engineering services for over 90 years in more than 110 countries and have all of the in-house expertise to complete the proposed conditional assessment. Hatch's proposed Scope of Work mirrors that of Geosyntec's originally approved scope. The proposed FY 23-24 budget for this project is \$195,274.00. Staff recommends the District enter into an engineering services contract with Hatch in the amount of \$167,200.00, contingent upon review and approval by District Counsel.

**b. Consideration of Engineering Services Contract: Biological Treatment Alternatives Evaluation:**

Mr. Hartye reported that MSD's main biological treatment system is the Rotating Biological Contactors (RBCs). The RBCs have performed well over the past 35 years, however, due to their age, condition, and obsolescence, as well as future regulatory requirements, the biological treatment process will need to be replaced with new technology capable of meeting ammonia-nitrogen limits and other anticipated nutrient limits. The purpose of this project is to generate a Biological Treatment Alternatives Preliminary Engineering Report (PER) to include a phased plan for Water Reclamation Facility (WRF) upgrades necessary to meet future regulatory requirements. The near-term objective is to meet the future ammonia-nitrate limits by October 1, 2030. The long-term objective would be to design improvements with the potential to upgrade to more extensive Biological Nutrient Removal (BNR) if that should ever be required. In accordance with *NCGS 143-64.31* the District advertised a Request for Qualifications and received responses from Black & Veatch, Garver, Hazen & Sawyer and HDR. Each firm was invited to interview in front of MSD's Selection Committee and discussed their qualifications and methodology for approaching this project. All firms possessed competent staff and gave excellent presentations. After careful review and consideration of each firm's capabilities, experience and staffing, the Selection Committee selected Hazen & Sawyer as the most qualified. Hazen & Sawyer has extensive experience with similar biological treatment studies and excellent understanding of the challenges this project presents for MSD's WRF. They have performed well on past projects for MSD. Hazen & Sawyer's Scope of Work is attached to this package. The proposed FY 23-24 budget for this project is \$600,000.00. This project will span two fiscal years, so a Capital Project Ordinance is required. Staff recommends the District enter into an engineering contract with Hazen &



Sawyer in the amount of \$512,952.00, subject to final review and approval by District Counsel.

**c. Consideration of Developer Constructed Sewer Systems – Terraces at Reynolds Mountain Ph. 4:**

Mr. Hartye reported that the Terraces at Reynolds Mountain Phase 4 project is located off Senator Reynolds Road in the Town of Woodfin and included extending approximately 165 linear feet of 8-inch public gravity sewer to serve 10 townhomes in this phase of the residential development.

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

**d. Consideration of Auditing Services FY 2023:**

Mr. Powell reported that at the April Board Meeting, this Board approved Cherry Bekaert, LLP as auditors for this fiscal year. An RFP for Auditing Services was sent to five auditing firms. The fee for the FY 23-24 engagement is \$45,000.00 which is below the budgeted amount of \$49,000.00. For perspective, the FY 2016 engagement amount was \$45,000.00 as well. Staff recommends approval of the FY 23-24 audit contract with Cherry Bekaert, LLC, subject to review and approval by District Counsel.

**e. Consideration of Budget Amendment for Debt Service:**

Mr. Powell reported that in FY 2023, the Board approved \$8.9 Million in debt service. This amount should have been \$9.7 Million. Staff mistakenly used the District's debt covenant calculation for debt service as opposed to actual debt service for the fiscal year. As such, Staff recommends amending the Debt Service Fund in the amount of \$800,000.00.

**f. Cash Commitment Investment Report – Month ended March, 2023:**

Mr. Powell reported that Page 150 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 151 presents the MSD Investment Manager's report as of the month of March. The weighted average maturity of the investment portfolio is 95 days and the yield to maturity is 4.62%. Page 152 presents the District's Analysis of Cash Receipts. Monthly and YTD domestic and industrial sewer 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 153 presents the District's analysis of expenditures. Monthly and YTD 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 the current outstanding capital projects, YTD Capital Project expenditures are considered reasonable. Page 154 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of March, the issue has saved the District rate payers over \$7.4 million in debt service since April of 2008. Mr. Kelly asked if the District had to refinance today, would the rate likely be 4.85%. Mr. Powell stated that he thought it would be a little lower, around 4%. When we floated the bonds in 2008, that's when the market went sideways. The interest rates for pretty much the entire life of this bond have been abnormally low interest rates due to the recession. Now with inflation, interest rates are starting to peak up. There were no further questions or comments.

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

**10. Consideration of Resolution adopting Preliminary Budget for FY 2023-2024 and the Schedule of Sewer Rates and Fees.**

Mr. Powell reported that the proposed budget for FY23-24 is \$56.6 Million. There is a 5.6% increase in Salaries and Benefits which has an impact of \$905,867 and includes Personnel Committee recommendations of a 6.3% Salary Adjustments, 6.5% Self Insurance Funding, and GASB 75 OPEB Funding as well as 6.1% State required retirement contribution and unemployment funding. The Operations Budget includes a 5.8% increase in materials, supplies and service which has an impact of \$487,000.00 This includes adjustments to address regulatory and operational needs including the High-Rate Primary Treatment Process which was completed in 2022 and is currently undergoing performance testing. The proposed budget also includes CIP Committee recommendations for FY 2023-2024 of \$26.4 Million as well as Staff recommendations for Capital Equipment as well as Debt Service. On the funding side, Staff is proposing a 5.0% domestic rate increase which is approximately \$1.73 increase in the average single family monthly bill. The average monthly bill will go from \$34.10 to \$35.83. Staff also recommends Sewer System Development Fee increases that were identified in the Raftelis report be implemented over the next five years, in addition to a 4% Rate of Return on investments.

Mr. VeHaun called for a motion to approve the Resolution adopting the Preliminary Budget for FY 23-24 and the Schedule of Sewer Rates and Fees. Mr. Ashley moved. Ms. Wisler seconded the motion. Roll call vote was as follows: 11 Ayes; 0 Nays.

**11. Old Business:** None.

**12. New Business:**

Mr. Whitesides announced that last night at the Buncombe County Commissioners Meeting, the new Comprehensive Plan was approved. He stated that it was a challenge and wants to thank to Nathan Pennington, his Staff and all of the Citizens who worked on this. There was a lot of good input, and they had a really good consultant working with them. He stated that it is something that can be worked with and adjusted as time goes on and when looking at this document, all members of the County and all sections of the County were taken into account.

**13. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:25 pm.

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Jackie W. Bryson, Secretary/Treasurer



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: June 8, 2023  
SUBJECT: Report from the General Manager

- Kudos

- Stacey Claude from 56 Dorchester called to express her appreciation for the MSD Crew, she was very happy with their work and especially their response time. Thanks to Wayne Rice and McKinley Hensley and crew.

- FY 2024 Budget Process

The Final Budget and a Public Hearing will be held at the Regular Board Meeting on June 14<sup>th</sup>. There have been no changes to the Preliminary Budget that was brought to the Board back in May.

The proposed FY 2024 Preliminary Budget of \$56,569,965 will be presented which includes \$26.4 Million in Construction along with a \$20.8 Million Operating Budget and \$8.7 Million in Debt payments. The proposed Sewer Rate increase is 5.0% as required by our business plan to fund the \$531 Million ten-year Capital Improvement Plan (CIP). New Connection Fees will be adjusted as a result of the Fee Study which was conducted pursuant to NC General Statute 162A Article 8. Included in the Budget is a 6.3% COLA for Staff.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be held on July 19<sup>th</sup> at 2 pm. The next Right of Way Committee meeting will be held on July 26<sup>th</sup> at 9am. The June ROW Committee Meeting was cancelled.

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 14, 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 New Salem Road Sewer Extension, MSD Project No. 2022160

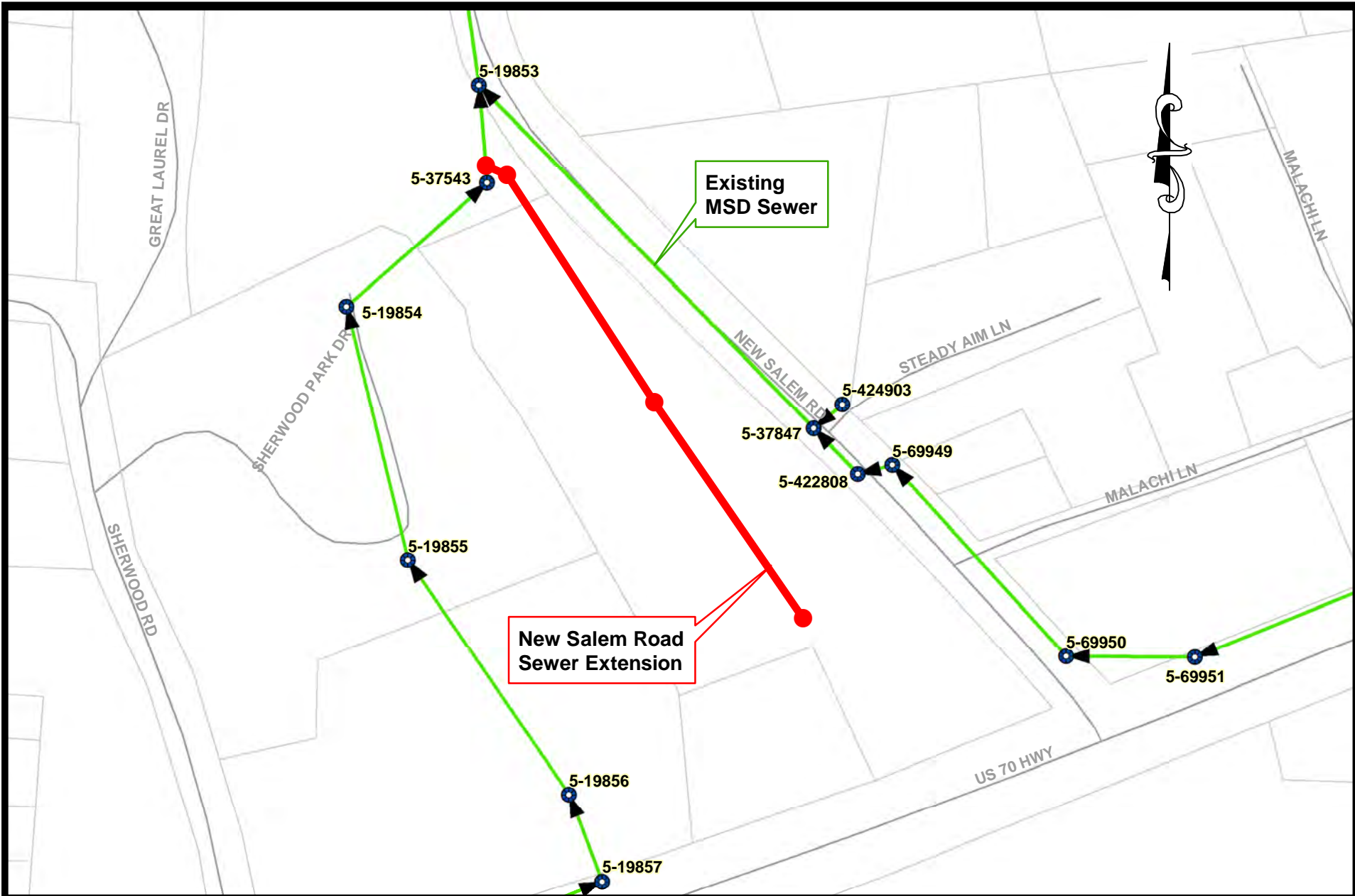
**BACKGROUND:** This project is located inside the District boundary at New Salem Road and US Highway 70 in Buncombe County. The developer of the project is Chris Pelly of Cisolands LLC.

The project included replacing a private sewer collection system with approximately 564 linear feet of new 8-inch public gravity sewer to serve the Commercial Properties.

A wastewater allocation was issued in the amount of 250 GPD for the five existing commercial buildings. The estimated cost of the sewer construction is \$114,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**New Salem Road Sewer Extension  
MSD Project # 2022160**

Metropolitan Sewerage District of Buncombe County

06/01/2023

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** June 14, 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 Northpoint Baptist Church Sewer Extension, MSD Project No. 2008105

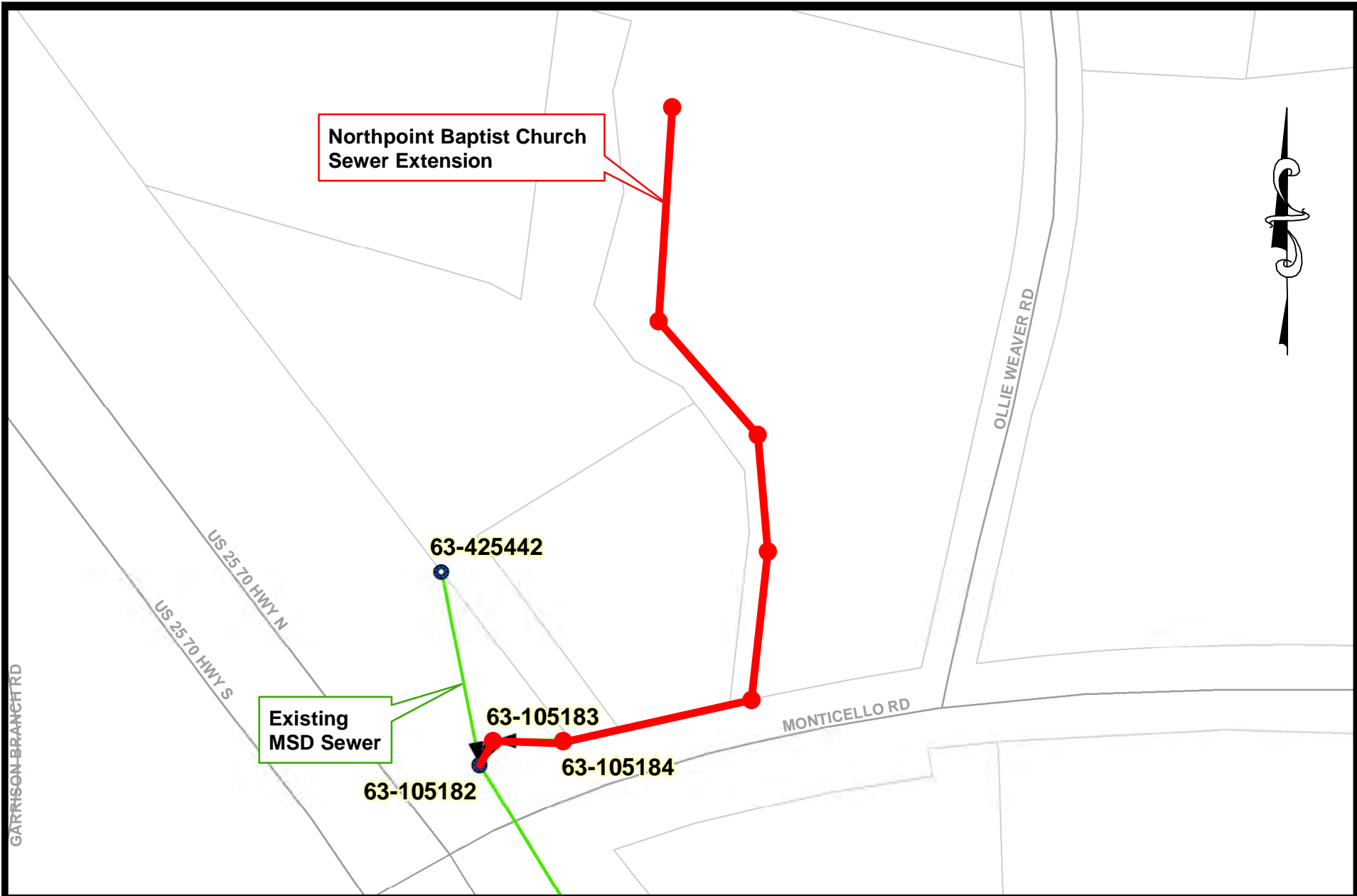
**BACKGROUND:** This project is located inside the District boundary along Monticello Road in Buncombe County. The developer of the project is Northpoint Baptist Church of Weaverville, Inc.

The project included extending approximately 672 linear feet of 8-inch public gravity sewer to serve the Church Campus.

A wastewater allocation was issued in the amount of 4,500 GPD for this project. The estimated cost of the sewer construction is \$100,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Northpoint Baptist Church Sewer Extension  
MSD Project # 2008105**

Metropolitan Sewerage District of Buncombe County

06/01/2023



# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**BOARD MEETING DATE:** 6/14/2023

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

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

**SUBJECT:** MSD FY24 Non-City of Asheville Road ROW Paving Restoration Contract Project No. 2002101

**BACKGROUND:** This annual 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). This contract includes an option for two one-year renewal periods if it is in the District's best interest and both parties agree.

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 perform 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.

It is noted that paving restoration following District maintenance activities in road right of ways owned by the City of Asheville is handled under a separate paving contract between MSD and the City.

The FY24 Non-City of Asheville Road ROW Paving Restoration Contract was advertised with three contractors expressing interest. The initial bid opening was set for Thursday, May 18, 2023; however, only one bid was received at that time. Due to the project being formal, the project was readvertised for one week with a bid opening date of Friday, May 26, 2023. The following bid was received at that time and opened:

<u>Contractor</u>	<u>Total Bid</u>
French Broad Paving, Inc.	\$747,500.00

French Broad Paving, Inc. has performed previous paving projects for the District, and they have an excellent performance history.

**FISCAL IMPACT:** The FY24 System Services CIP Construction budget includes appropriate funding for this item.

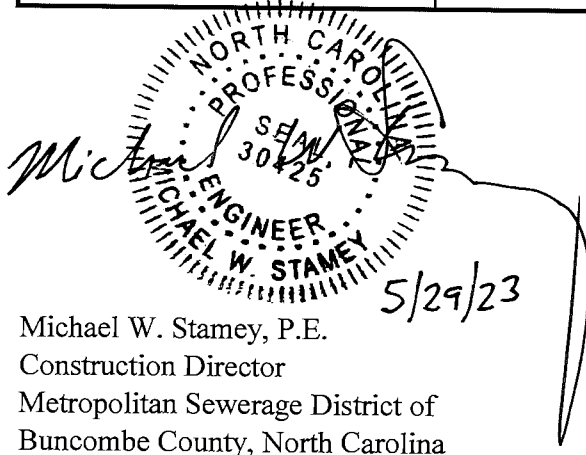
**STAFF RECOMMENDATION:** Staff recommends award of this contract to French Broad Paving, Inc. in the amount of **\$747,500.00** contingent upon review and approval by District Counsel.

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

**FY 2024 CONTRACT FOR THE RESTORATION OF  
NON-CITY OF ASHEVILLE ROAD RIGHTS-OF-WAY  
PROJECT NO. 2002101**

**BID TABULATION  
May 26, 2023**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>MBE Form</b>	<b>Proposal Form</b>	<b>Total Bid Amount</b>
French Broad Paving, Inc. Marshall, NC	5%	2	Yes	\$747,500.00

  
Michael W. Stamey, P.E.  
Construction Director  
Metropolitan Sewerage District of  
Buncombe County, North Carolina

This is to certify that the bids tabulated herein were publicly opened and read aloud at 9:00 AM on the 26th day of May, 2023, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bid was accompanied by acceptable bidders bond in the amount of 5% of the bid. The original bid date was May 18th; however, only one bid was received at that time. Therefore, the project was re-advertised.

**Interoffice Memorandum**

**TO:** Tom Hartye, PE - General Manager  
**FROM:** Mike Stamey, PE – System Services Director of Construction  
**DATE:** 5/30/23  
**RE:** MSD FY24 Non-City of Asheville Road ROW Paving Restoration Contract, Project No. 2002101

This contract is for the restoration of roads, driveways, and sidewalks in Non-City of Asheville Rights of Way resulting from District maintenance activities for the time period of July 1, 2023 to June 30, 2024. These activities are both planned (i.e. taps for new connections or small repairs), and unplanned (i.e. emergency repairs to the system).

The contract includes an option to renew for two subsequent years, in one-year increments, if it is in the District’s best interest to renew it and both parties being agreeable.

The contractor is required to handle all aspects of each repair - which includes 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 perform 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.

Please note that paving restoration following District maintenance activities in road right of ways owned by the City of Asheville is handled under a separate (annual renewing) paving contract between MSD and the City. For FY24, that contract is estimated at \$323,563.77 and will also be presented to the MSD Board, at the June 14, 2023, meeting.

The FY24 Non-City of Asheville Road ROW Paving Restoration Contract project was advertised with three contractors initially showing interest. The formal bid opening was set for May 18, 2023. Due to the project being formal and only one bid being received on that date, the project was readvertised for one week with a bid opening date of May 26, 2023. The following bid was received and opened at that time:

<u>Contractor</u>	<u>Total Bid</u>
French Broad Paving, Inc.	\$747,500.00

French Broad Paving, Inc. has performed numerous paving projects for the District and has an excellent performance history.

The overall FY24 system services construction budget for paving contracts is \$1,254,155.00, which includes the City of Asheville paving contract estimated at \$323,563.77, larger competitively bid paving projects estimated at \$183,091.23, and this Non-City contract at \$747,500.00.

Staff recommends award of the FY24 Non-City of Asheville Road ROW Paving Restoration Contract to French Broad Paving, Inc., contingent upon review and approval by District Counsel.

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATION ITEM

**BOARD MEETING DATE:** 6/14/2023

**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 annual 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 annual renewing agreement was approved by the MSD Board at the June 12, 2013, meeting. For FY24, the District's monetary contribution for this agreement is \$323,563.77. This amount is based upon usage throughout the past three years with a yearly asphalt patching area of approximately 8,400 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 FY24 includes appropriate funding for this item.

**STAFF RECOMMENDATION:** None. Information Only

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

Meeting Date: June 14, 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 April 30, 2023

### 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, 2023 were \$86,195,000. The detailed listing of accounts is available upon request. The average rate of return for all investments is 2.813%. 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, 2023 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of April 30, 2023 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$49,895,039.

Total Cash & Investments as of 04/30/2023		84,572,573
Less:		
Budgeted Commitments (Required to pay remaining FY23 budgeted expenditures from unrestricted cash)		
Construction Funds	(14,368,923)	
Operations & Maintenance Fund	<u>(5,532,944)</u>	
		(19,901,67)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(65,905)	
FY23 Principal & Interest Due	<u>(7,010,590)</u>	
		(7,076,495)
District Reserve Funds		
Fleet Replacement	(1,334,373)	
Pump Replacement	(206,699)	
WWTP Replacement	(374,100)	
Maintenance Reserve	<u>(1,151,481)</u>	
		(3,066,653)
District Insurance Funds		
General Liability	(600,459)	
Worker's Compensation	(521,037)	
Post-Retirement Benefit	(2,543,881)	
Self-Funded Employee Medical	<u>(2,589,569)</u>	
		<u>(6,254,946)</u>
Designated for Capital Outlay		<u>49,895,039</u>

Meeting Date: June 14, 2023

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2023

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Staff Recommendation  
None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

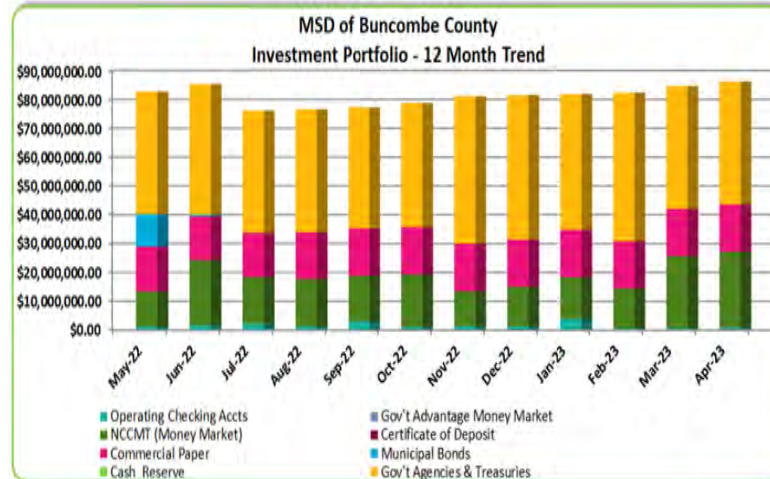
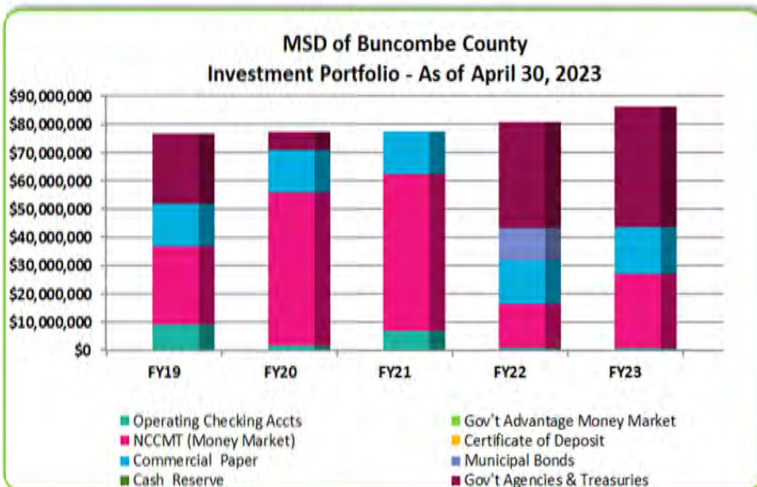
Follow-up required:

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	\$ -		\$ 65,905			\$ -	\$ -		\$ 65,905
Held by MSD	808,860	46,701	26,228,124	-	16,427,403	-		42,618,007	86,129,095
	\$ 808,860	\$ 46,701	\$ 26,294,029	\$ -	\$ 16,427,403	\$ -	\$ -	\$ 42,618,007	\$ 86,195,000

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	49.44%	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%	19.06%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	30.51%	
Checking Accounts:	100%		
Operating Checking Accounts		0.94%	
Gov't Advantage Money Market		0.05%	





Meeting Date: June 14, 2023

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2023

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## Metropolitan Sewerage District Investment Managers' Report On April 30, 2023

### Summary of Asset Transactions

	Original		Interest Receivable
	Cost	Market	
Beginning Balance	\$ 77,438,809	\$ 77,664,089	\$ 234,133
Capital Contributed (Withdrawn)	1,168,873	1,168,873	
Realized Income	75,990	75,990	
Unrealized/Accrued Income		126,353	74,246
Ending Balance	\$ 78,683,672	\$ 79,035,305	\$ 308,379

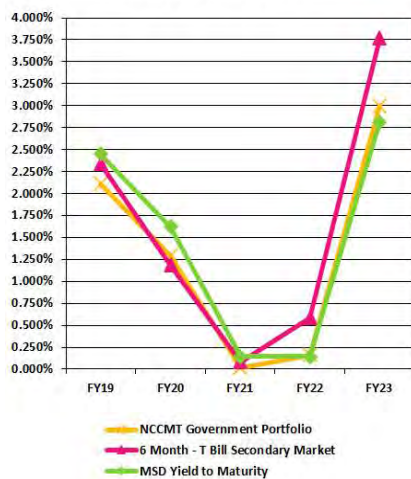
### Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 69,093,583	\$ 242,878
Securities/CD's 91 to 365 Days	4,548,853	15,990
Securities/CD's > 1 Year	5,041,236	17,721
	\$ 78,683,672	\$ 276,589

### Month End Portfolio Information

Weighted Average Maturity	71
Yield to Maturity	4.67%
6 Month T-Bill Secondary Market	4.79%
NCCMT Government Portfolio	4.73%

Metropolitan Sewerage District  
Annual Yield Comparison



Metropolitan Sewerage District  
Yield Comparison - April 30, 2023



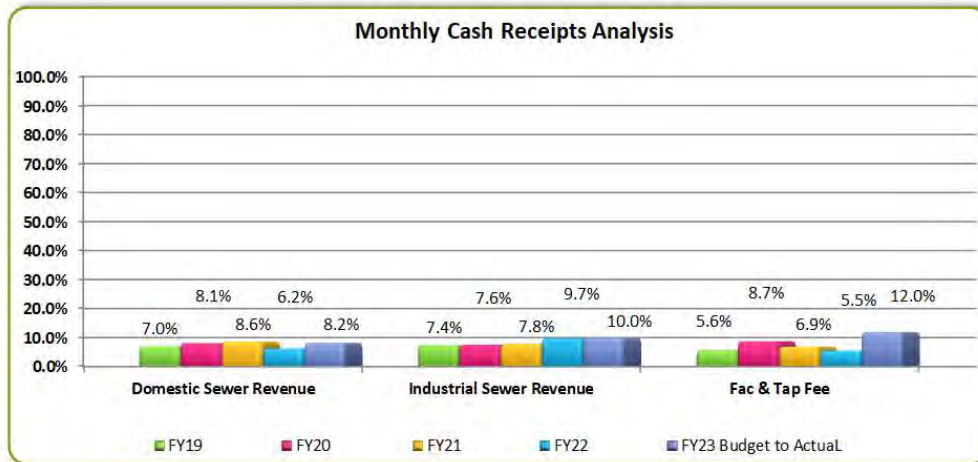


Meeting Date: June 14, 2023

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2023

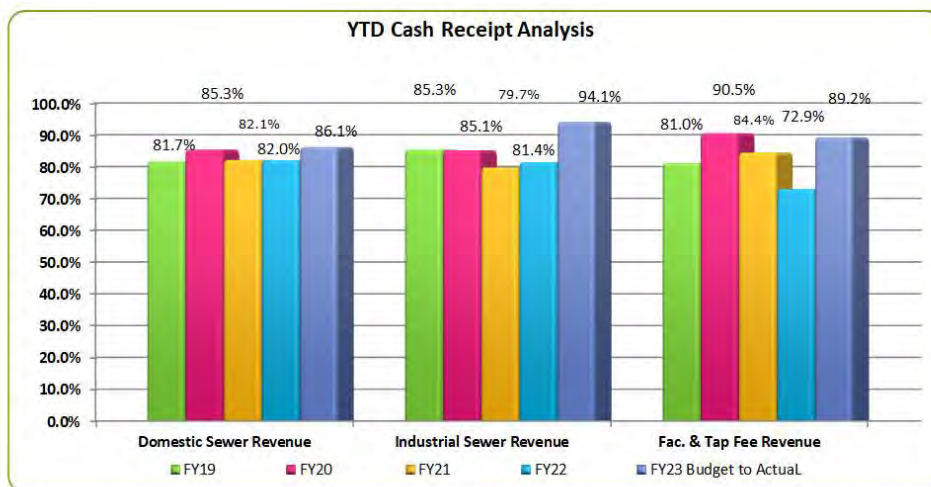
Page 5

### Metropolitan Sewerage District Analysis of Cash Receipts As of April 30, 2023



#### Monthly Cash Receipts Analysis:

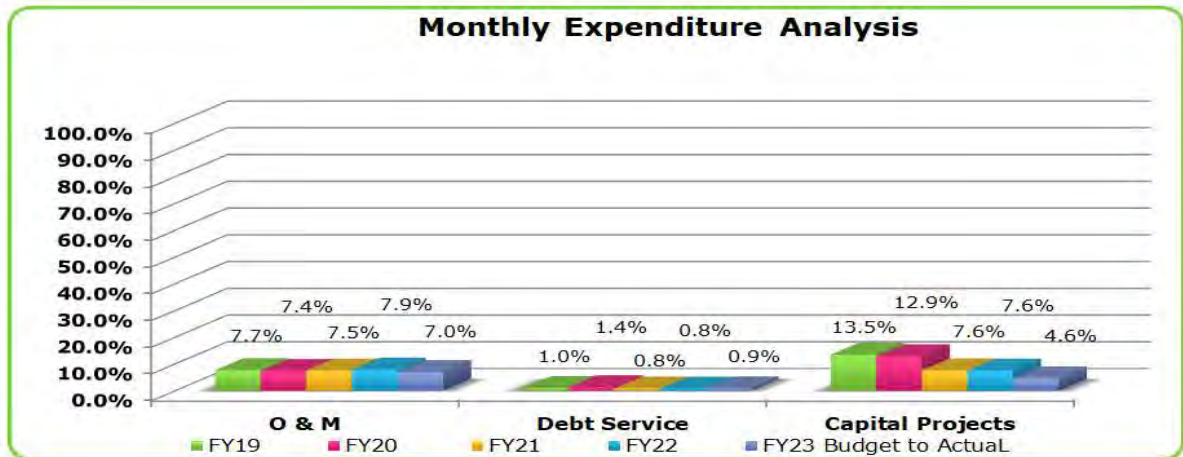
- \* Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods.
- \* Monthly industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility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



#### YTD Actual Revenue Analysis:

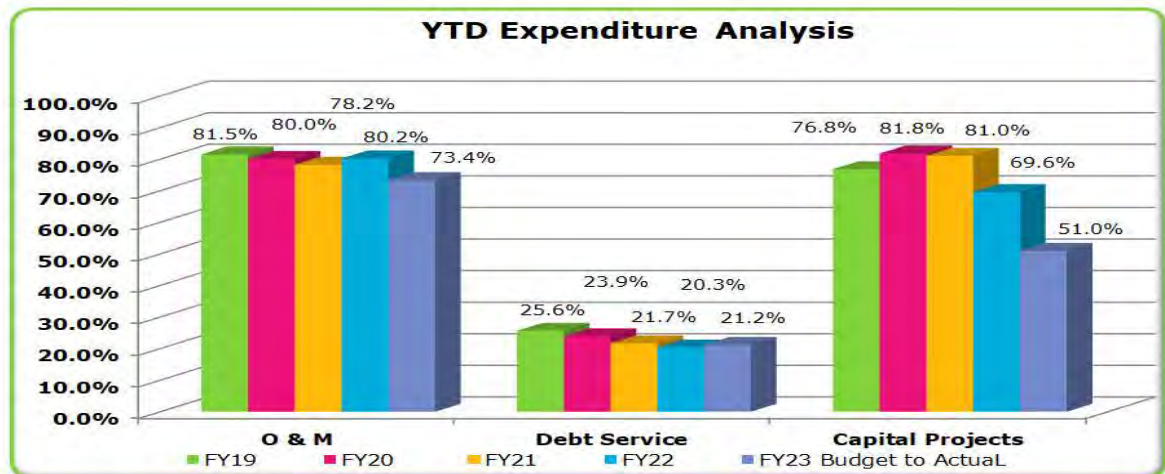
- \* YTD domestic sewer revenue is considered reasonable based on historical trends.
- \* YTD industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

**Metropolitan Sewerage District**  
**Analysis of Expenditures**  
**As of April 30, 2023**



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:

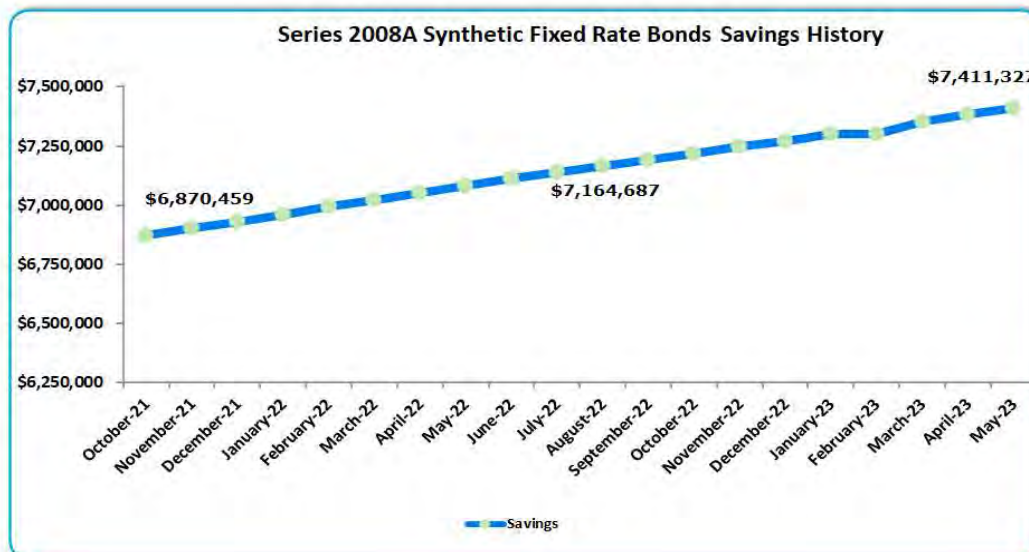
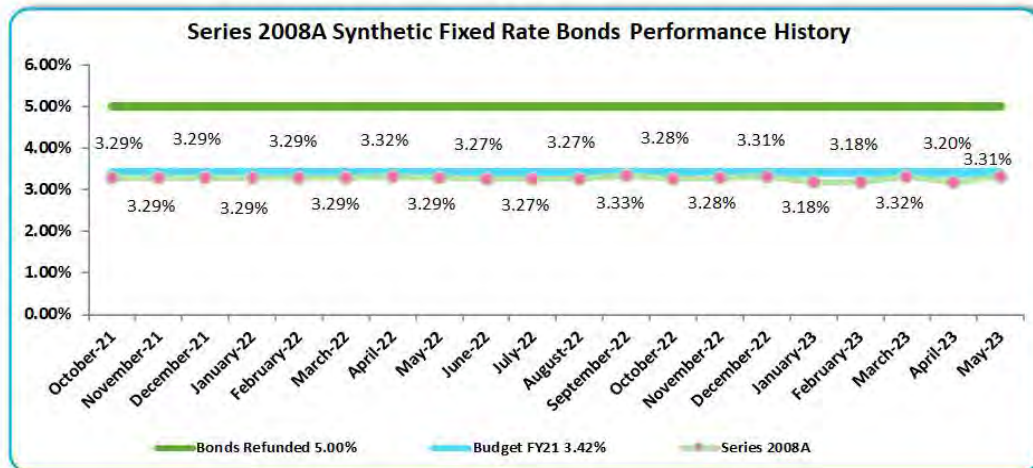
- \* YTD O&M expenditures are considered reasonable based on historical trends.
- \* Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- \* Due to nature and timing 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: June 14, 2023

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2023

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### Metropolitan Sewerage District Variable Debt Service Report As of May 31, 2023



**Series 2008A:**

- \* Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,411,327 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 \$311,503 to terminate the existing Bank of America Swap Agreement.

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

Meeting Date: June 14, 2023

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 2023-2024 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 2, 2023 and unanimously approved staff's recommendation to forward to the Board for approval the FY2023-2024 Preliminary Budget Document, proposed Budget Resolution, and Schedule of Rates, Fees, and Charges. On May 17<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 [FY2023-2024 Final Budget Document](#) along with the attached Budget Resolution, and Schedule of Rates, Fees, and Charges.

#### Action Taken

Motion by:

Second by:

Other:

Follow-up Required:

to

Approve

Table

Person Required:

Deadline:

Disapprove

Send to Committee

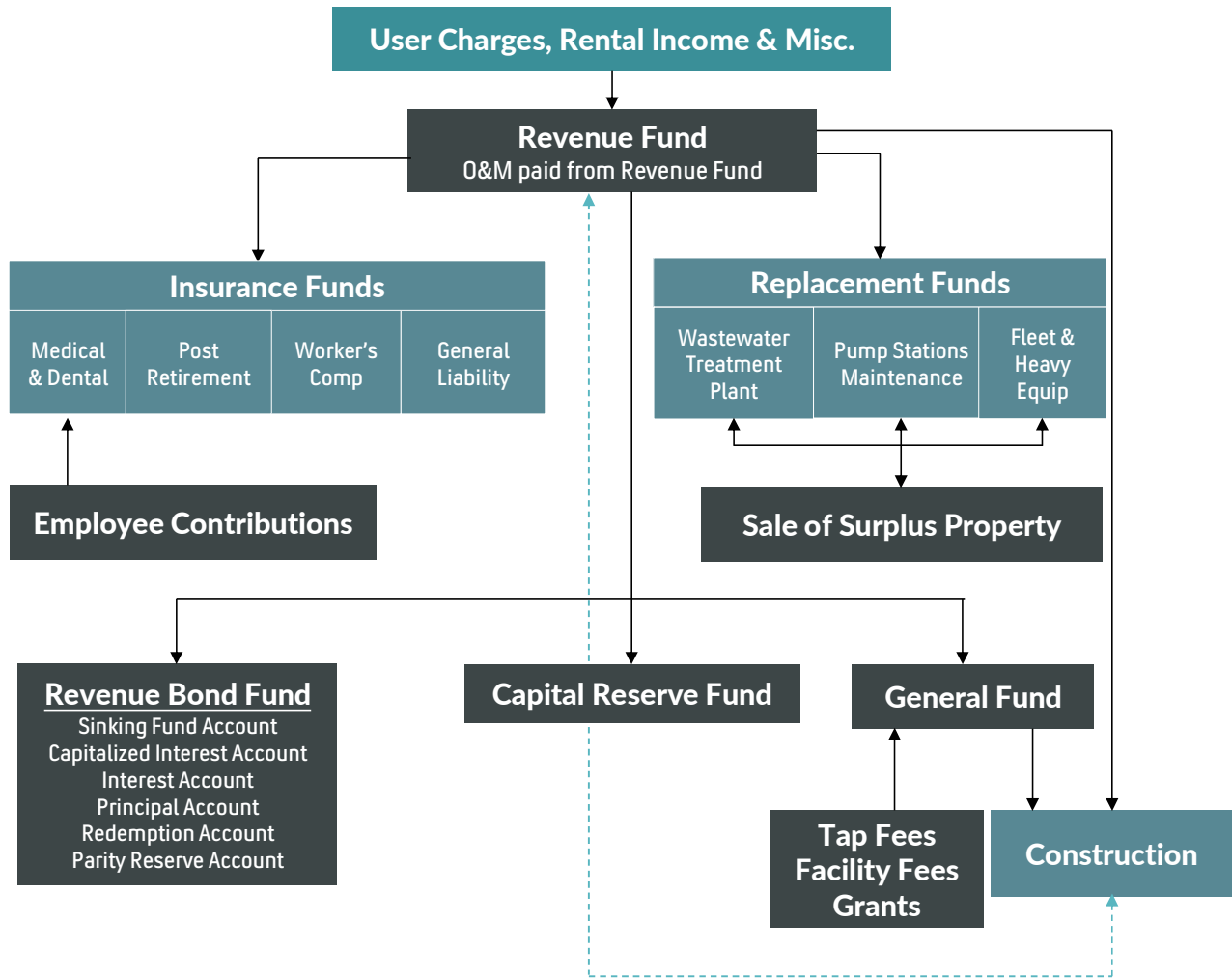


## Consolidated Budget Summary FY2024

	FY 2022 Actual Total	FY 2023 Amended Budget	FY 2024 Proposed Budget	Increase (Decrease)	% Change
<b>REVENUES &amp; FINANCING SOURCES</b>					
Domestic User Fees	\$ 36,661,486	\$ 36,801,493	\$ 38,928,326	\$ 2,126,833	5.78%
Industrial User Fees	3,816,103	3,370,488	3,410,895	40,407	1.20%
Billing and Collection	1,021,457	1,019,478	1,157,474	137,996	13.54%
Facility and Tap Fees	5,966,012	3,175,000	3,200,000	25,000	0.79%
Interest and Misc. Income	276,338	1,145,536	2,902,076	1,756,540	153.34%
Rental Income	69,961	96,000	96,000	-	0.00%
City of Asheville (Enka Bonds)	29,274	35,000	35,000	-	0.00%
Employee Contributions to Health Fund	372,182	379,669	385,800	6,131	1.61%
Use of (Contributions to) Available Funds	(6,480,937)	14,029,434	6,454,394	(7,575,040)	-53.99%
<b>Total Revenues &amp; Financing Sources</b>	<b>\$ 41,731,876</b>	<b>\$ 60,052,098</b>	<b>\$ 56,569,965</b>	<b>\$ (3,482,133)</b>	<b>-5.80%</b>
<b>EXPENDITURES</b>					
Operations and Maintenance	\$ 16,531,916	\$ 19,762,020	\$ 20,862,488	\$ 1,100,468	5.57%
Construction	14,994,227	30,314,882	26,377,993	(3,936,889)	-12.99%
Capital Equipment	652,082	1,075,835	594,817	(481,018)	-44.71%
Bond Principal and Interest	9,553,651	8,899,361	8,734,667	(164,694)	-1.85%
Other Long-Term Obligation	-	-	-	-	N/A
<b>Total Expenditures</b>	<b>\$ 41,731,876</b>	<b>\$ 60,052,098</b>	<b>\$ 56,569,965</b>	<b>\$ (3,482,133)</b>	<b>-5.80%</b>

NOTE: Both Operation and Maintenance and Capital Equipment expenditures represent actual amounts to be spent in the respective reserve funds. These amounts do not include current year reserve funds funding request.

# 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, 2023 THRU June 30, 2024**

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 2023-2024 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, 2023 and ending June 30, 2024:

Operating and Maintenance Expenses	\$ 16,822,125
Transfer to Insurance Accounts	\$ 4,212,615
Transfer to Fleet & Heavy Equipment Fund	\$ 595,000
Transfer to Wastewater Treatment Plant Reserve	\$ 250,000
Transfer to Pump Station Maintenance	\$ 60,000
Subtotal O&M	<u>\$ 21,939,740</u>
Transfer to the General Fund	\$ 23,152,993
Transfer to Debt Service Fund	\$ 8,734,667
	<u>\$ 53,827,400</u>

It is estimated that the following revenues will be available in the Revenue Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

Domestic User Fees	\$ 38,928,326
Industrial User Fees	\$ 3,410,895
Billing and Collection Fees	\$ 1,157,474
Investment Interest	\$ 2,657,066
Reimbursement for Debt Service from COA	\$ 35,000
Rental Income	\$ 96,000
Appropriated from Net Position	\$ 7,542,639
	<u>\$ 53,827,400</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, 2023 and ending June 30, 2024:

Transfer into Construction	<u>\$ 26,377,993</u>
----------------------------	----------------------

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

Facility and Tap Fees	\$	3,200,000
Investment Income	\$	125
Transfer In from Revenue Fund	\$	23,152,993
Appropriated from Net Position	\$	24,875
	\$	<u>26,377,993</u>

3 The following amounts are hereby appropriated in the Construction Fund for Capital Improvement Plan expenditures for the fiscal year beginning July 1, 2023 and ending June 30, 2024.

Capital Improvements Projects	\$	<u>26,377,993</u>
-------------------------------	----	-------------------

It is estimated that the following revenues will be available to the Construction Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024.

Investment Income	\$	500
Transfer In from General Fund	\$	26,377,993
Contribution to Net Position	\$	(500)
	\$	<u>26,377,993</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, 2023 and ending June 30, 2024 are:

Operating Expenditures	\$	<u>4,150,561</u>
------------------------	----	------------------

It is estimated that the following revenues will be available in the Insurance Funds for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

Transfer In from the Revenue Fund	\$	4,212,615
Investment Income	\$	154,000
Employee/Retirees Medical Contributions	\$	385,800
Contribution To Net Position	\$	(601,854)
	\$	<u>4,150,561</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, 2023 and ending June 30, 2024 estimated as follows:

Transfer to Capital Reserve	\$	-
Capital Equipment	\$	193,619
	\$	<u>193,619</u>



It is estimated that the following revenues will be available in the Fleet & Heavy Equipment Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

Transfer In from the Revenue Fund	\$	595,000
Sale of Surplus Property	\$	14,362
Investment Income	\$	34,758
Contribution To Net Position	\$	(450,501)
	\$	<u>193,619</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, 2023 and ending June 30, 2024 estimated as follows:

Capital Equipment	\$	<u>217,000</u>
-------------------	----	----------------

It is estimated that the following revenues will be available in the Wastewater Treatment Plant Replacement Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

Transfer In from the Revenue Fund	\$	250,000
Investment Income	\$	6,905
Transfer Out to Pump Station Replacement Fund	\$	-
Contribution To Net Position	\$	(39,905)
	\$	<u>217,000</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, 2023 and ending June 30, 2024 estimated as follows:

Capital Equipment	\$	<u>74,000</u>
	\$	<u>74,000</u>

It is estimated that the following revenues will be available in the Pump Station Replacement Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

Transfer In from the Revenue Fund	\$	60,000
Investment Income	\$	3,860
Appropriated from Net Position	\$	10,140
	\$	<u>74,000</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, 2023 and ending June 30, 2024:

Debt Service	\$	<u>8,734,667</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, 2023.
- 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 14th day of June 2023

---

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 - FY2024**

Effective July 1, 2023

	<b>ADOPTED FY2023 RATE</b>	<b>PROPOSED FY2024 RATE</b>
<b>Collection Treatment Charge</b>		
Residential & Commercial Volume Charges (per CCF) Inside	\$ 5.01	\$ 5.26
Industrial Volume Charges (per CCF) Inside	5.01	5.26
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	\$ 5.02	\$ 5.27
Industrial Volume Charges (per CCF) Outside	5.02	5.27
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"	\$ 7.72	\$ 8.11
3/4"	11.23	11.79
1"	19.94	20.94
1 1/2"	45.60	47.88
2"	80.65	84.68
3"	178.85	187.79
4"	319.16	335.12
6"	718.97	754.92
8"	1,276.60	1,340.43
10"	1,999.09	2,099.04
Billing Fee (per bill)	2.66	2.83
<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>Residential</b>		
Per Unit	\$ 2,836.00	\$ 3,568.00
Mobile Home	2,836.00	3,568.00
Multifamily Unit	1,900.00	2,390.00
Affordable Housing	670.00	844.00

**Metropolitan Sewerage District of Buncombe County, North Carolina  
Schedule of Rates, Fees, and Charges - FY2024**

Effective July 1, 2023

	<b>ADOPTED FY2023 RATE</b>	<b>PROPOSED FY2024 RATE</b>
<b>Sewer System Development Fees</b> <i>(continued)</i>		
<i>Nonresidential</i>		
5/8"	\$ 2,836.00	\$ 3,568.00
3/4"	4,254.00	5,352.00
1"	7,090.00	8,919.00
1 1/2"	14,180.00	17,839.00
2"	22,688.00	28,542.00
3"	45,376.00	57,084.00
4"	70,900.00	89,194.00
6"	141,800.00	178,387.00
8"	226,800.00	285,319.00
10"	595,560.00	749,226.00
12"	751,540.00	945,452.00
 <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	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 - FY2024**

Effective July 1, 2023

	<b>ADOPTED FY2023 RATE</b>	<b>PROPOSED FY2024 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

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**Meeting Date:** June 14, 2023  
**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, District Counsel  
**Subject:** Sewer Development Fee Study

### **Background**

On July 20, 2017 the North Carolina General Assembly signed into law N.C. General Statute 162A Article 8 ("Article 8"), which provides for the uniform authority to implement system development fees for public water and sewer systems in North Carolina. The Statute sets out the limitations and requirements that must be met prior to July 1, 2018. MSD contracted with the Raftelis Financial Consultants, Inc. ("Raftelis") to perform the prescribed system development fee calculations for MSD (Exhibit 1). This report was made public on the MSD website on April 21<sup>st</sup>.

### **Discussion**

The development fees are one-time charges assessed to new utility customers for their use of system capacity and serve as an equitable method by which to recover up-front system capacity costs from those using the capacity. They are calculated based on a cost analysis of the value of existing or planned infrastructure that is in place, or will be constructed, to serve new capacity demands, and the existing or additional capacity associated with these assets.

According to the statute, system development fees must be adopted in accordance with the conditions and limitations of Article 8. The system development fees must also be prepared by a financial professional or licensed professional engineer. Finally, the system development fee shall be updated at least every five years. The District last proposed a Sewer System Development increase was in FY2018.

Article 8 identifies 3 methods to calculate system development fees. Rafetlis used the Capacity Buy-In Method to calculate the District's sewer system development fees due to its facilities having adequate capacity to accommodate anticipated future growth over the near term. Current findings of the study are as follows:

Meeting Date: June 14, 2023

Subject: Sewer System Development Study

Page 2

- ◆ Single-family residential unit fee is proposed to increase from \$2,836 to \$6,495.
- ◆ Mobile home fees are proposed increase from \$2,836 to \$6,495.
- ◆ Multifamily residential unit fee would increase from \$1,900 to \$4,351.

The aforementioned Increase in fees is a direct result of current pricing of construction and investment in the District's infrastructure. Due to significant increase in the findings, staff is recommending the increases to be implemented over the next five years.

**Staff Recommendation**

Staff recommends to accept the study prepared by Raftelis and to incorporate the calculated increases over the next five years.

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



January 11, 2023

Board of Directors  
Metropolitan Sewerage District of Buncombe County, NC  
2028 Riverside Drive  
Asheville, NC 28804

**Subject: System Development Fee Update**

Dear MSD Board Members:

Raftelis Financial Consultants, Inc. (“Raftelis”) has completed an evaluation to develop cost-justified sewer system development fees for consideration by Metropolitan Sewerage District of Buncombe County (“MSD”). This report documents the results of the analysis, which is based on an approach for establishing system development fees set forth in North Carolina General Statute 162A Article 8 – “System Development Fees.” As one of the largest and most respected utility financial, rate, management, and operational consulting firms in the U.S., and having prepared system development fee calculations for utilities in North Carolina and across the U.S. since 1993, Raftelis is qualified to perform system development fee calculations for MSD.

The preparation of this report was developed by Raftelis for MSD based on a specific scope of work agreed to by both parties. In developing the conclusions contained within this report, Raftelis has relied on certain assumptions and information provided by MSD, who is most knowledgeable of the sewer system, its finances, etc. Raftelis has not independently verified the accuracy of the information provided by MSD. We believe such sources are reliable and the information obtained to be reasonable and appropriate for the analysis undertaken and the conclusions reached.

The purpose of this report is to summarize Raftelis’ conclusion related to cost justified sewer system development fees. It is not intended to address anything else associated with the system development fees, such as the administration of these fees, etc. The conclusions contained in this report are as of the stated date, for a specific use and purpose, and made under specific assumptions and limiting conditions. The reader is cautioned and reminded that the conclusions presented in this report apply only as to the effective date indicated. Raftelis makes no warranty, expressed or implied, with respect to the opinions and conclusions contained in this report. Any statement in this report involving estimates or matters of opinion, whether or not specifically designated, are intended as such, and not as representation of fact.

## Background

System development fees are one-time charges assessed to new utility customers for their use of system capacity and serve as an equitable method by which to recover up-front system capacity costs from those using the capacity. North Carolina General Statute 162A Article 8 (“Article 8”) provides for the uniform authority to implement system development fees for public water and sewer systems in North Carolina and was passed by the North Carolina General Assembly and signed into law on July 20, 2017. According to the statute, system development fees must be adopted in accordance with the conditions



**MSD of Buncombe County**

and limitations of Article 8. In addition, the system development fees must also be prepared by a financial professional or licensed professional engineer, qualified by experience and training or education, who, according to the Article, shall:

- Document in reasonable detail the facts and data used in the analysis and their sufficiency and reliability.
- Employ generally accepted accounting, engineering, and planning methodologies, including the buy-in, incremental cost or marginal cost, and combined cost methodologies for each service, setting forth appropriate analysis to the consideration and selection of an approach appropriate to the circumstances and adapted as necessary to satisfy all requirements of the Article.
- Document and demonstrate the reliable application of the methodologies to the facts and data, including all reasoning, analysis, and interim calculations underlying each identifiable component of the system development fee and the aggregate thereof.
- Identify all assumptions and limiting conditions affecting the analysis and demonstrate that they do not materially undermine the reliability of conclusions reached.
- Calculate a final system development fee per service unit of new development and include an equivalency or conversion table for use in determining the fees applicable for various categories of demand.
- Consider a planning horizon of not less than 5 years, nor more than 20 years.
- Use the gallons per day per service unit that the local governmental unit applies to its water or sewer system engineering or planning purposes for water or sewer, as appropriate, in calculating the system development fee.

MSD's existing system development fees (as of fiscal year 2023) were calculated according to the requirements of Article 8 and were implemented by MSD on July 1, 2018 for fiscal years ("FY") 2019 through FY 2023. However, Article 8 requires fees to be updated no less than once every five years. Therefore, updated cost justified sewer system development fees have been calculated for MSD and may be implemented by MSD beginning in FY 2024, and this letter report documents the results of the calculation of updated cost justified fees in accordance with the requirements of Article 8.

In general, system development fees are calculated based on (1) a cost analysis of the value of existing or planned infrastructure that is in place, or will be constructed, to serve new capacity demands, and (2) the existing or additional capacity associated with these assets. Article 8 is relatively explicit in the identification of infrastructure assets that may be included as part of the system development fee calculation, as the Article defines allowable assets to include the following, as provided in Section 201:

*"A water supply, treatment, storage, or distribution facility, or a wastewater collection, treatment, or disposal facility providing a general benefit to the area that facility serves and is owned or operated, or to be owned or operated, by a local governmental unit. This shall include facilities for the reuse or reclamation of water and any land associated with the facility."*

The method used to calculate system development fees for MSD included system facility assets that satisfy this definition.

## MSD of Buncombe County

Article 8 references three methodologies that could be used to calculate system development fees. These include the buy-in method, the incremental cost method, and the combined cost method. A description of each of these methods is as follows:

### Capacity Buy-In Method:

Under the Capacity Buy-In Method, a system development fee is calculated based on the proportional cost of each user's share of existing system capacity. This approach is typically used when existing facilities provide adequate capacity to accommodate future growth. The cost of capacity is derived by dividing the estimated cost of existing facilities by the current capacity provided by existing facilities. Certain adjustments to the cost of existing facilities are made for developer contributed assets, grant funds, and the amount of outstanding debt.

### Incremental Cost Method:

Under the Incremental Cost (or Marginal Cost) Method, a system development fee is calculated based on a new customer's proportional share of the incremental future cost of system capacity. This approach is typically used when existing facilities have limited or no capacity to accommodate future growth. The cost of capacity is calculated by dividing the total cost of growth-related capital investments over a defined period by the additional capacity provided as a result of the investments.

### Combined Method:

Under the Combined Method, a system development fee is calculated based on the blended cost of both the existing and expanded system capacity. As such, it is a combination of the Capacity Buy-In and Incremental Cost methods. This method is typically used when existing facilities provide adequate capacity to accommodate a portion of the capacity needs of new customers, but where significant investment in new facilities to address a portion of the capacity needs of future growth is also anticipated, or where some capacity is available in parts of the existing system, but incremental capacity will be needed for other parts of the system to serve new customers at some point in the future.

## System Development Fee Calculation

The Capacity Buy-In Method was used to calculate the sewer system development fees for MSD, since, in general, MSD's existing sewer treatment facilities have adequate capacity to accommodate the anticipated future growth over the near term. The following steps were completed to calculate the fees under the Capacity Buy-In Method:

1. The reproduction cost of existing system facilities was calculated and adjustments were made to derive a net reproduction cost estimate in accordance with Article 8. Adjustments to the calculated reproduction cost included deducting indexed accumulated depreciation, developer contributions, and outstanding debt.<sup>1</sup>
2. The unit cost of system capacity was estimated by dividing the net reproduction cost of existing system facilities by the current capacity of the system.
3. The amount of capacity associated with a service unit of new development was estimated. One equivalent residential unit ("ERU") was defined as the smallest service unit of new development.

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<sup>1</sup> According to Article 8, "the basis for the buy-in calculation for previously completed capital improvements shall be determined by using a generally accepted method of valuing the actual or reproduction costs of the capital improvement for which the buy-in fee is being collected less depreciation, debt credits, grants, and other generally accepted valuation adjustments."

**MSD of Buncombe County**

4. The system development fee for one service unit of development was calculated by multiplying the cost per unit of system capacity by the capacity associated with one ERU.
5. The calculated system development fee for one ERU was scaled for other categories of demand. The number of dwelling units per multi-family unit was used to scale system development fees for new multi-family connections. Meter capacity ratios were used to scale system development fees for other connection types from a base meter size. The base meter size of 5/8-inches was the smallest unit of new development (one ERU) that was used in the calculation.

*Step 1 – Estimate the Reproduction cost of System Facilities and Apply Adjustments*

System facilities owned and operated by MSD and allowable under Article 8 include a wastewater treatment plant, a network of over 960 miles of collector sewers, and 180 miles of interceptor lines connecting the collector sewers to the treatment plant.

The cost of land and easements are allowed to be included in the system development fee calculation under Article 8, and therefore were included as part of the reproduction cost of system facilities. The original cost of these assets was obtained from MSD's Annual Comprehensive Financial Report ("ACFR") dated June 30, 2022. The book value of land held by MSD was \$2,773,980, while the book value of its easements was \$11,435,322.

A fixed asset listing of wastewater treatment plant assets currently in service, as of June 30, 2022, was provided by MSD and used to estimate the reproduction cost of wastewater treatment plant assets. The listing was reviewed and the original cost of each asset, as contained in the fixed asset listing, was escalated to current (2022) dollars based on the year the asset was purchased and the corresponding escalation factor for that year. Escalation factors for each year were identified using the Handy Whitman Index of Public Utility Construction Costs, which provides an annual index value representing the relative change in public utility construction costs for each year from 1912 to 2022 for the South Atlantic Region. Using the Handy Whitman Index to estimate an asset's current reproduction cost is an industry-accepted method by which to estimate the current cost of system facilities. Using this approach, the reproduction cost of the wastewater treatment plant assets was estimated to be approximately \$310.7 million.

The reproduction cost of treatment plant assets was adjusted by indexed accumulated depreciation to derive the reproduction cost net less accumulated depreciation ("RCNLD") amount. The total indexed accumulated depreciation of treatment plant assets was estimated to be \$211.9 million, which was then deducted from the reproduction cost total resulting in an RCNLD cost for treatment plant assets of approximately \$98.8 million (\$310,668,949 – \$211,880,491).

The reproduction cost of MSD's collection system was estimated using the reproduction cost of interceptor pipe, collection system pipe, and manholes. These assets were included in the fee calculation because they are facilities that provide a general benefit to the area that the facility serves. The length of pipe and pipe diameters were gathered and used to estimate the reproduction cost of the existing interceptor and collection system. The unit cost of installed pipe for each pipe diameter was estimated based on recent material pricing data obtained from manufacturers and installation costs from recent contractor bids provided to MSD for installation of interceptor and collection system pipe. The length of pipe for each pipe diameter was then multiplied by the corresponding unit cost for materials and installation. The length of pipe, unit cost, and resulting estimated reproduction cost by pipe diameter is shown in Table 1.

**Table 1. Interceptor and Collection System Pipe Reproduction Cost by Pipe Diameter**

<b>Description</b>	<b>Length (ft)</b>	<b>Unit Cost</b>	<b>Reproduction Cost</b>
Miscellaneous	120,126	\$393.14	\$47,226,335
4"	66,872	\$393.14	26,289,975
6"	1,085,790	\$393.14	426,866,609
8"	3,665,390	\$393.14	1,441,009,131
10"	157,490	\$407.54	64,182,976
12"	257,039	\$421.93	108,453,880
15"	51,050	\$482.05	24,608,654
16"	34,443	\$549.68	18,932,973
18"	92,159	\$617.32	56,891,042
20"	36,993	\$684.95	25,338,247
21"	41,768	\$752.58	31,433,861
24"	104,437	\$820.21	85,660,323
27"	44,335	\$887.84	39,362,307
30"	94,889	\$955.47	90,664,347
36"	72,925	\$962.99	70,226,036
42"	15,794	\$1,817.24	28,701,996
48"	51,603	\$2,671.49	137,857,261
54"	6,803	\$3,525.74	23,986,991
60"	31,887	\$4,379.98	139,665,013
66"	<u>5,483</u>	\$5,234.23	<u>28,699,304</u>
<b>Total</b>	<b>6,037,278</b>		<b>\$2,916,057,262</b>

Note: Individual unit costs include both material and installation costs obtained from product manufacturers and recent contractor bids provided to MSD, respectively.

As shown in the table, the reproduction cost of interceptor and collection system pipe was estimated to be approximately \$2.9 billion. The reproduction cost of manholes was also included as part of the estimated reproduction cost of the collection system. MSD's collection system includes 34,029 manholes. The reproduction cost of a manhole was estimated using contractor bids provided to MSD for the installation of manholes as part of recent repair and replacement projects. The average cost to install a manhole was estimated to be roughly \$5,015; therefore, the reproduction cost of manholes within MSD's collection system was estimated to be \$170,671,184 ( $34,029 \times \$5,015$ ).

The total reproduction cost of MSD's collection system was estimated to be approximately \$3.1 billion (\$2,916,057,262 for the interceptors and collection piping and \$170,671,184 for manholes).

The reproduction costs of the interceptor and collection assets were then adjusted for depreciation using depreciation information contained in MSD's FY 2022 ACFR. For example, according to Note 4 of the ACFR, assets related to MSD's collection system were reported to be 24.6 percent depreciated (original cost of \$541,105,268, accumulated depreciation of \$133,018,216). Using the percentage of asset cost depreciated, the accumulated depreciation attributable to the reproduction cost of MSD's collection system assets was estimated to be \$758.8 million ( $\$3,086,728,446 \times 24.6\%$ ). These calculations are shown in Table 2.

## MSD of Buncombe County

This amount was then adjusted by the accumulated depreciation of contributed assets, which was estimated to be 24.6 percent of its reproduction cost new ("RCN") cost; therefore, with the RCN cost of contributed assets estimated to be approximately \$363.6 million, the indexed accumulated depreciation on these assets was estimated to be \$89.4 million ( $\$363,631,307 \times 24.6\%$ ). This amount was subtracted from the accumulated depreciation of all interceptor and collection assets to estimate the indexed accumulated depreciation for non-contributed interceptor and collection system assets, which was calculated to be approximately \$669.4 million ( $\$758,800,802 - \$89,390,347$ ).

**Table 2. Calculation of Depreciation Adjustment for Interceptor and Collection Facilities**

<b>Description</b>	<b>Amount</b>
Original Cost	\$541,105,268
Accumulated Depreciation	\$133,018,216
Percent Depreciated	24.6%
Interceptor and Collection – RCN	\$3,086,728,446
Percent Depreciated	24.6%
Accumulated Depreciation – RCN	\$758,800,802
Accum Depr of Contributions – RCN	<u>-89,390,347</u>
Accum Depr – RCN, Net of Contributions	\$669,410,455

RCN = Reproduction cost new

In addition to depreciation, several additional adjustments were made to the RCNLD cost in accordance with Article 8, which included adjustments for developer contributed assets and outstanding debt, as described below.

Developer Contributed Assets:

MSD provided a listing of assets that were contributed or paid for by developers, and these assets were subtracted from the RCNLD cost, as these assets do not represent an investment in the system by MSD. The reproduction cost of contributed wastewater system assets was estimated to be \$363.6 million.

Outstanding Debt Credit:

A credit was applied to the RCNLD cost to reflect that the outstanding debt associated with system facilities will be repaid with user rates and charges. MSD's long-term outstanding debt is comprised of Revenue Bonds and a State Revolving Fund Loan and totaled roughly \$88.4 million, as of June 30, 2022, based on information contained in MSD's fiscal year FY 2022 ACFR. MSD indicated that it does not use system development fee revenues to make principal payments on outstanding debt. Instead, revenues from its user rates and charges are used to fund debt service payments. To avoid double charging new customers for the cost of qualifying assets under Article 8 that were funded in whole or in part by long-term debt, once with the assessment of the system development fee, then again with the assessment of user rates and charges to fund principal repayments on borrowings used to acquire these assets, the full amount of outstanding debt was netted against the RCNLD cost. Therefore, the portion of the upfront cost of qualifying assets funded with debt will be recovered with MSD's user rates and charges.

## MSD of Buncombe County

The resulting adjustments to the system RCNLD cost for developer contributions and outstanding debt are shown in Table 3.

**Table 3. Calculation of Net System Cost**

<b>Description</b>	<b>Amount</b>
Asset Cost (RCN)	
Land	\$2,773,980
Easements	11,435,322
Treatment Plant	310,668,949
Collection System	<u>3,086,728,446</u>
Total Reproduction Cost New	\$3,411,606,697
Less: Accumulated Depreciation	<u>-881,290,945</u>
System Facilities RCNLD	\$2,530,315,752
Less: Developer Contributed Assets	-363,631,307
Less: Credit for Outstanding Debt	-88,373,590
<b>Net System Cost (RCNLD)</b>	<b><u>\$2,078,310,855</u></b>

*Step 2 – Calculate the Unit Cost of System Capacity*

The cost per unit of system capacity was calculated by dividing the adjusted RCNLD costs (derived in Step 1) by the system capacity. MSD’s average day system capacity is 40 million gallons per day (“MGD”). Therefore, the cost per unit of system capacity was calculated to be \$51.96 per gallon, per day ( $\$2,078,310,855 \div 40.0 \text{ MGD}$ ).

*Step 3 – Estimate the Amount of Capacity Per Service Unit of New Development*

The smallest service unit of new development was defined as one ERU. MSD indicated that the capacity demanded by one ERU, which represents a typical single-family residential dwelling, is 125 gallons per day (“GPD”).

*Step 4 – Calculate the System Development Fees for Single-Family and Multi-Family Residential Customers*

System development fees for single-family residential customers were calculated by multiplying the unit cost of capacity from Step 2 by the capacity associated with one ERU from Step 3. The calculations are provided in Table 4. The fee amount associated with one ERU corresponds to the capacity demands of the base meter size (5/8-inch) and is the maximum cost justified fee associated with a single-family residential dwelling.



**Table 4. Calculation of System Development Fees for One ERU/Base Meter Size**

<b>Description</b>	<b>Amount</b>
Net System Cost	\$2,078,310,855
System Average Day Capacity (MGD)	40.0
Unit Cost of Capacity (\$/gallon per day)	\$51.96
Capacity Required for 1 ERU (gallons per day)	125.0
<b>System Development Fee (for 1 ERU or a 5/8-inch meter)</b>	<b>\$6,494.72</b>

The scaling factor for multifamily residential dwelling units was estimated to be 0.67 of an ERU based on the analysis completed by Raftelis for MSD in 2018. This scaling factor was calculated by comparing the average day water demand for a typical single-family dwelling unit with the corresponding demand of a typical multifamily residential dwelling unit. The average day demand for a typical single-family unit was estimated by analyzing historical (FY 2014 to FY 2017) annual water consumption data attributable to single-family residential accounts served by MSD. The average day demand for a typical multifamily unit was estimated by analyzing historical (FY 2015 to FY 2017) annual water consumption for a sample of multifamily accounts within MSD's service area, and then dividing the consumption by the number of dwelling units associated with each multifamily account. Using this approach, the historical average day consumption for a single-family dwelling was estimated to be approximately 109.4 gallons per day ("GPD"). The historical average day consumption for a multifamily unit was estimated to be 73.4 GPD. Therefore, the scaling of capacity attributable to multifamily units was calculated to be 0.67 (73.4 GPD ÷ 109.4 GPD). The resulting system development fee for multifamily connections per dwelling unit is shown in Table 5.

The 2018 update to MSD's system development fees also included the evaluation of historical (FY 2015 to FY 2017) water use per dwelling unit for a sample of mobile home customers. The estimated water use per unit for mobile homes was compared to the average use for a typical single-family dwelling unit. The results of this comparison indicated mobile home water use per dwelling unit was approximately 1.3 times the water use of a typical single-family dwelling unit. This higher dwelling unit usage for mobile homes may have been due to higher occupancy in mobile homes, potential leaks in the private mobile home water lines, and potentially older and less efficient fixtures in the mobile home units as compared to a typical single-family dwelling unit.

Prior to 2018, MSD had charged new mobile home connections a system development fee that is 70 percent of the fee for a new single-family residential connection. Based on the water usage analysis, MSD elected to increase the scaling factor for mobile home connections to 100 percent of the system development fee for a single-family connection, beginning July 1, 2018.

MSD informed Raftelis that recent water usage data from mobile home and single-family units indicates that average day demand from mobile home units continues to exceed average demand from single-family units; therefore, it is appropriate to keep the demand scaling between a mobile home unit and a single-family residential connection at 1.0 times for this update to the system development fees.

#### *Step 5 – Calculate the System Development Fees for Commercial and Industrial Customers*

The system development fees for commercial and industrial customers were developed by scaling the system development fee for a 5/8" meter size (one ERU) to larger meter sizes using rated meter

**MSD of Buncombe County**

capacities for each meter size, as published by the American Water Works Association.<sup>2</sup> The meter scaling factors are shown in Table 5, along with the fee amounts, which were calculated by multiplying the system development fee for one ERU by the demand scaling factors for each meter size.

## Summary

The calculated system development fees shown in Table 5 represent the updated maximum cost justified level of system development fees that MSD may charge according to Article 8. If MSD chooses to assess fees that are less than those shown in the table, the adjusted fee amounts should still reflect the scaling factors by meter size, as shown in Table 5.

**Table 5. Calculated System Development Fees and Associated Scaling Factors**

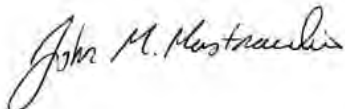
<b>Meter Size / Customer Type</b>	<b>Rated Meter Capacity (GPM)</b>	<b>Scaling Factor</b>	<b>Fee Amount</b>
5/8"	20	1.0	\$6,495
3/4"	30	1.5	\$9,742
1"	50	2.5	\$16,237
1-1/2"	100	5.0	\$32,474
2"	160	8.0	\$51,958
3"	320	16.0	\$103,916
4"	500	25.0	\$162,368
6"	1,000	50.0	\$324,736
8"	1,600	80.0	\$519,395
10"	4,200	210.0	\$1,363,891
12"	5,300	265.0	\$1,721,101
Multifamily Unit	n/a	0.67	\$4,351
Mobile Home	n/a	1.0	\$6,495

GPM = Gallons per minute

Raftelis appreciates the opportunity to assist MSD with the update of its system development fees. Should you have questions or need any additional information, please do not hesitate to contact me at 518-391-8944.

Sincerely,

RAFTELIS FINANCIAL CONSULTANTS, INC.



**John M. Mastracchio, ASA, CFA, P.E.**  
Executive Vice President

<sup>2</sup> Principles of Water Rates, Fees, and Charges, Manual M1, 7th Edition, American Water Works Association, Table VII.2-5, p. 338.



# **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
24 Woodgate Road Construction Rehabilitation	Asheville	28806	223	12/21/2022	292583	Cantrell	12/21/2022	223	Construction Complete
Wynn St. @ Mountain St. Sewer Rehabilitation	Asheville	28801	437	1/16/23 - 2/15/23	263129	Dockery	1/25/2023	434	Construction Complete
Bell Rd at New Haw Creek Rd Sewer Rehabilitation Phase 1	Asheville	28805	990	2/16/23 - 2/28/23	248044	McDevitt	2/28/2023	987	Construction Complete
Mace Avenue Sewer Relocation	Asheville	28806	100	3/7/23 - 3/20/23	293586	McDevitt	3/21/2023	73	Construction Complete
Bell Rd at New Haw Creek Rd Sewer Rehabilitation Phase 2	Asheville	28805	50	3/1/23 - 3/7/23	294564	McDevitt	3/17/2023	67	Construction Complete
Highland Farms Road Sewer Rehabilitation Phase I	Black Mountain	28711	850	4/10/23-5/10/23	275837	McDevitt	4/25/2023	630	Construction Complete
Georgia Street Replacement	Asheville	28806	175	4/26/23 - 5/3/23	295850	McDevitt	5/1/2023	194	Construction Complete
Highland Farms Road Sewer Rehabilitation Phase II	Black Mountain	28711	200	4/10/23-5/10/23	275837	Matthews	5/22/2023	212	Construction Complete
68 French Willow Drive IRS Rehabilitation	Asheville	28804	200	5/23/2023	238294	Matthews	5/23/2023	200	Construction Complete
183 Caribou Road IRS Rehabilitation	Asheville	28803	117	5/25/2023	47855	Matthews	5/25/2023	117	Construction Complete
Northwest Avenue @ W Charleston Avenue	Swannanoa	28778	1031	5/23/22 - 6/16/23	275849	McDevitt			Construction 10% complete
Briarcliff Dr at Oakwilde Dr Construction Rehab Ph. 2	Asheville	28803	257	6/17/23 - 7/1/23	285342	McDevitt			Ready for construction
Grindstaff Dr @ McDowell St	Asheville	28803	603	FY 22-23	284606	McDevitt			Ready for construction



## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2022 to 4/30/2023

	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
December 2022	12	9	31	320	10	50	0	0	223	383	4	0	606
January 2023	39	9	49	605	17	15	0	0	40	434	3	0	474
February 2023	39	12	90	719	15	18	720	0	0	987	11	0	987
March 2023	31	10	95	881	17	39	60	0	351	67	1	0	418
April 2023	21	11	123	643	13	22	4,000	0	0	630	2	0	630
<b>Grand Totals</b>	<b>245</b>	<b>80</b>	<b>625</b>	<b>5,854</b>	<b>148</b>	<b>246</b>	<b>81,603</b>	<b>0</b>	<b>1399</b>	<b>6428</b>	<b>48</b>	<b>30</b>	<b>7857</b>

\* Used to calculate Total Rehab Footage



## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2022 to April 30, 2023

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
<b>2022</b>							
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
December	30,535	1,598	2,136	32,671	8,109	0	26,472
<b>2023</b>							
January	46,850	2,797	3,209	50,059	13,499	0	25,849
February	64,673	1,804	4,788	69,461	14,134	225	21,635
March	120,867	1,255	3,216	124,083	34,382	2,835	25,210
April	73,685	1,388	1,890	75,575	16,556	0	2,341
<b>Grand Total:</b>	<b>660,568</b>	<b>19,119</b>	<b>25,031</b>	<b>685,599</b>	<b>194,165</b>	<b>4,053</b>	<b>142,419</b>
<b>Avg Per Month:</b>	<b>66,057</b>	<b>1,912</b>	<b>2,503</b>	<b>68,560</b>	<b>19,417</b>	<b>405</b>	<b>14,242</b>



## CUSTOMER SERVICE REQUESTS

### Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>DAY 1ST RESPONDER</b>				
	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
	December, 2022	71	27	50
	January, 2023	129	28	31
	February, 2023	152	28	30
	March, 2023	152	29	32
	April, 2023	108	31	35
		<b>1,068</b>	<b>29</b>	<b>35</b>
<b>NIGHT 1ST RESPONDER</b>				
	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
	December, 2022	33	33	34
	January, 2023	69	33	22
	February, 2023	43	30	23
	March, 2023	44	33	28
	April, 2023	41	30	27
		<b>409</b>	<b>31</b>	<b>27</b>
<b>ON-CALL CREW *</b>				
	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
	December, 2022	48	60	53

\* 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 RESPONSE TIME	AVERAGE TIME SPENT
<b>ON-CALL CREW *</b>				
	January, 2023	60	67	33
	February, 2023	35	52	38
	March, 2023	34	55	32
	April, 2023	33	43	51
		<b>358</b>	<b>53</b>	<b>47</b>
<b>Grand Totals:</b>		<b>1,835</b>	<b>34</b>	<b>35</b>

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

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**June 7, 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	6/30/2023	\$684,695.00	98%	Final inspection to be scheduled.
BENT TREE ROAD	Asheville 28804	Terry Brothers Construction Co.	11/19/2022	12/5/2022	5/31/2023	\$980,781.00	100%	Project is complete and in close out.
CALEDONIA ROAD	Asheville 28803	Hyatt Pipeline LLC	11/16/2022	1/23/2023	6/30/2023	\$799,489.50	96%	Pipeline construction is complete. Repaving to be done this week.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	7/7/2023	\$6,114,556.30	85%	Construction is progressing.
LE AN HURST ROAD	Asheville 28803	Terry Brothers Construction Co.	1/18/2023	3/21/2023	6/30/2023	\$259,040.00	98%	Contractor working on punch list.
LINING CONTRACT NO. 9	Buncombe County	Terry Brothers Construction Co.	1/18/2023	3/20/2023	3/14/2024	\$2,262,890.00	10%	Pre-cleaning and pipe video work underway.
SPRINGSIDE ROAD @ OVERLOOK ROAD	Asheville 28803	Huntley Construction Company	5/19/2021	9/23/2021	5/31/2023	\$942,301.82	100%	Project is complete and in close out.
TOXAWAY STREET	Asheville 28806	Terry Brothers Construction Co.	7/20/2022	8/16/2022	6/30/2023	\$329,485.00	99%	Paving warranty item being addressed.
WRF - EQUIPMENT STORAGE FACILITY	Woodfin	Cooper Construction Company	10/20/2021	3/28/2022	6/30/2023	\$3,092,989.18	97%	Certificate of Occupancy has been secured.
WRF - RBC SLIDE GATE REPLACEMENT PHASE 2	Woodfin	Harper Corp.	11/16/2022	3/27/2023	11/22/2023	\$624,000.00	10%	Prep work underway for first 6 gate replacements.

**\*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, 2023

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	Pineview Subdivision	2018185	Asheville	28806	4	91	5/30/2023	Pre-con held, construction not yet started
6	Lake Julian Crossing	2018271	Asheville	28704	Comm.	1,134	11/30/2022	Installing
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	3927 Sweeten Creek Rd (Rumi Way)	2019076	Asheville	28704	16	590	2/1/2023	Installing
10	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
11	Julian Woods Retirement Relocation	2019112	Asheville	28704	Comm.	1,083	3/17/2022	Installing
12	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Waiting on Testing
13	Burton Street	2021048	Asheville	28806	4	64	10/29/2021	Pre-con held, construction not yet started
14	Ingles #31 - Sherwin Williams	2021049	Asheville	28806	Comm.	200	5/23/2023	Pre-con held, construction not yet started
15	Beloved Asheville	2021070	Asheville	28805	12	272	4/29/2022	Waiting on Testing
16	Busbee Ph. 1	2021245	Asheville	28803	210	4,245	4/26/2022	Installing
17	MAHEC Parking Deck	2021083	Asheville	28803	Comm.	550	6/1/2022	Waiting on final inspection
18	Old Home Road Subdivision	2021094	Asheville	28804	21	1,790	5/4/2022	Installing
19	Woodfield (RAD Lofts)	2021063	Asheville	28801	235	403	6/8/2022	Installing
20	Reed Creek Mixed Use	2022008	Asheville	28801	49	295	2/23/2023	Installing
21	Oak Hill Development	2022065	Asheville	28806	10	313	3/23/2023	Pre-con held, construction not yet started
22	Crossroads Community Ph1 Apartments	2022068	Asheville	28806	660	595	8/25/2022	Final Inspection complete, awaiting close-out docs
23	Waynesville Avenue Cottages	2021211	Asheville	28806	7	128	8/25/2022	Waiting on Paving
24	Reddick Road	2021108	Asheville	28805	5	507	9/2/2022	Pre-con held, construction not yet started
25	Randolph Avenue Commercial	2021149	Asheville	28806	Comm.	650	6/30/2022	Waiting on testing
26	The Ramble - Block K	2022015	Asheville	28803	38	4,516	1/25/2023	Installing
27	Friendly Hollow Way	2022064	Asheville	28803	5	166	1/25/2023	Waiting on final inspection
28	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
29	Jumbo Storage III	2022128	Asheville	28803	Comm.	283	11/9/2022	Final Inspection complete, awaiting close-out docs
30	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
31	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
32	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
33	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on final inspection
34	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on final inspection
35	Tudor Crofti - Phase 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on final inspection
36	NC DOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
37	Liberty Oaks Ph. 1B	2018063	Buncombe Co.	28715	24	615	11/5/2021	Final Inspection complete, awaiting close-out docs
38	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	On Hold
39	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
40	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
41	Aiken Road Multi-Family	2019128	Buncombe Co.	28804	407	4,620	10/2/2020	Final Inspection complete, awaiting close-out docs
42	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Waiting on final inspection
43	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
44	Creekside Cottages	2019255	Buncombe Co.	28704	6	400	3/12/2015	Phase 2 Construction Not started
45	Fisher Mill Road	2020015	Buncombe Co.	28704	3	380	10/20/2020	Final Inspection complete, awaiting close-out docs
46	Fountain Park Subdivision - Ph. 2	2020026	Buncombe Co.	28806	120	4,611	7/12/2019	Final Inspection complete, awaiting close-out docs
47	CMH Avery Creek	2020080	Buncombe Co.	28704	10	580	2/8/2022	Final Inspection complete, awaiting close-out docs
48	Kirkwood MHP (aka Rice MHP on-site)	2020166	Buncombe Co.	28715	75	2,610	12/21/2021	Final Inspection complete, awaiting close-out docs
49	Habitat- Glenn Bridge Road	2020178	Buncombe Co.	28704	30	908	12/14/2021	Final Inspection complete, awaiting close-out docs
50	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Waiting on final inspection
51	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Waiting on final inspection
52	Schwan's Extension	2021261	Buncombe Co.	28715	Comm.	145	4/27/2023	Pre-con held, construction not yet started
53	Brooks Cove Road	2022045	Buncombe Co.	28715	141	2,357	5/3/2023	Pre-con held, construction not yet started
54	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
55	B&F Ceramics	2021143	Cane Creek	28759	Comm.	2,360	11/1/2022	Final Inspection complete, awaiting close-out docs
56	Tap Root Ph. 1	2020024	Fletcher	28732	198	8,397	4/29/2022	Installing
57	Fernleaf Charter School	2020177	Fletcher	28732	Comm.	780	3/25/2022	Waiting on final inspection
58	Suncap Warehouse	2021059	Fletcher	28732	Comm.	803	12/3/2021	Final Inspection complete, awaiting close-out docs
59	Heritage Park	2021275	Fletcher	28732	63	2,653	9/6/2022	Waiting on testing
60	Mills River Fire & Rescue HQ Station	2022058	Mills River	28759	Comm.	160	11/1/2022	Final Inspection complete, awaiting close-out docs
61	Palisades at Reems Creek	2020066	Weaverville	28787	132	1,020	3/24/2022	Waiting on testing
62	Union Chapel (Views at Reems Creek)	2021030	Weaverville	28787	11	650	8/2/2022	Final Inspection complete, awaiting close-out docs
63	Stoney Knob Commercial	2021102	Weaverville	28787	3	273	1/26/2023	Final Inspection complete, awaiting close-out docs
64	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Final Inspection complete, awaiting close-out docs
65	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
66	Brown Avenue aka Wolf Tract	2017029	Woodfin	28806	6	219	6/4/2021	Waiting on Paving
67	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Final Inspection complete, awaiting close-out docs
68	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
69	Rydele Heights	2021098	Woodfin	28804	73	1,880	3/1/2023	Installing
			<b>TOTAL</b>			<b>3,424</b>	<b>77,668</b>	