

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
September 20, 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, September 20, 2023. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Franklin, Kelly, Manheimer, Moore, Pelly, Pennington, Watts, and Whitesides. Wisler and Lapsley were absent.

Others present were John Noor for William Clarke, General Counsel; Brian Goldstein with Woodfin Sanitary Water & Sewer District; Tom Hartye, Hunter Carson, Ken Stines, Pam Thomas, Mike Stamey, Scott Powell, Bart Farmer, 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 August 16, 2023 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the August 16, 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: Mr. VeHaun welcomed John Noor who is in attendance for Mr. Clarke; and Brian Goldstein from Woodfin Sanitary Water & Sewer District.

6. Informal Discussion and Public Comment: None.

7. Report of General Manager:

Mr. Hartye reported that Margaret Howie of Crestfield Avenue called to complement the crew that did an emergency dig up. Their promptness was excellent and they were very nice and efficient.

Mr. Hartye reported that Elizabeth Osterholz of William Hart Lane called to let MSD know that she appreciated the same crew that came out to put a tap in on Porter Road and in addition, they repaired her creek bank. Thanks to Grayson Hensley, Shane Meadows, Lloyd Anders, Nicolas Hercules, Jimmy Brooks, and Jon Franklin

Mr. Hartye attached a link to the System Performance Annual Report. (SPAR) This report has a lot of good information and is posted on the website as well. Thanks to Bart Farmer and Angel Reece for putting it together.

Mr. Hartye reported that the next Right of Way Committee Meeting will be held on September 27th at 9 am. The next Board Meeting will be held on October 18th at 2 pm.

8. Consolidated Motion Agenda:

a. Consideration of Bids – Cherokee Road GSR:

Mr. Hartye reported that this project is located in the City of Asheville within the Local Historic District of Albemarle Park. The project consists of approximately 2,017 linear feet, 1,325 linear feet of 8-inch dig and replace and 692 linear feet of 8-inch HDPE installed by pipe bursting. The existing lines are 6-inch and 8-inch VCP in really bad condition, resulting in infiltration and inflow that has resulted in several SSO's. Several of these line segments run under a house, wall, pond, and other features. The contract was advertised and one bid was received on August 24, 2023. The project was therefore re-advertised and again one bid was received on September 1, 2023 as follows: Terry Brothers Construction Company in the amount of \$704,257.00. The apparent low bidder is Terry Brothers Construction Company in the amount of \$704,257.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship. The FY 22-23 construction budget for this project is \$800,000.00. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$704,257.00, contingent upon review and approval by District Counsel.

b. Consideration of Developer Constructed Sewer Systems – Fernleaf Charter School; Friendly Hollow Way; Heritage Park:

Mr. Hartye reported that the Fernleaf Charter School project is located off Old Hendersonville Road in Henderson County and included extending approximately 778 linear feet of 8-inch public gravity sewer to serve the Charter School.

Mr. Hartye reported that the Friendly Hollow Way project is located along Friendly Hollow Way in the City of Asheville and included extending approximately 159 linear feet of 8-inch public gravity sewer to serve 5-units in the residential development.

Mr. Hartye reported that the Heritage Park project is located off Rutledge Road in Henderson County and included extending approximately 2,862 linear feet of 8-inch public gravity sewer to serve 63 units in the residential development.

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

c. Consideration of Bids – Sodium Hypochlorite Contract FY 24:

Mr. Hartye reported that the Water Reclamation Facility is required to disinfect the effluent prior to discharge to the French Broad River. Liquid sodium hypochlorite is used for this purpose. Pursuant to North Carolina Purchasing Statutes and MSD Procedures, two bids were received on August 28, 2023. JCI Jones was the lowest bidder at \$1.6819/gallon and agrees to hold their price firm for the total year contract irrespective of market changes. This is a Unit Price Contract, without minimum or maximum quantities. Based on historical use, FY24 expenditures are anticipated to be about \$336,880.00 and is within levels budgeted by the WRF. Staff recommends the contract be awarded to JCI Jones at a unit price of \$1.6819 per gallon subject to review and approval by District Counsel.

d. Cash Commitment/Investment Report – Month ended July, 2023:

Mr. Powell reported that Page 23 presents the makeup of the District's Investment Portfolio. There has been a little bit of change in the makeup of the portfolio this year in comparison to June of last year due to the service payment in July which approximates about \$7.6 Million. Page 24 presents the MSD Investment Manager Report as of the month of July. The weighted average maturity of the investment portfolio is 85 days. The yield to maturity is 5.02%. Page 25 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 period. 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 26 is an analysis of the District's Expenditures. Monthly and YTD O&M, Debt Service and Capital Project expenditures are considered reasonable based on historical trends. Page 27 presents the MSD Variable Debt Service Report. The 2008 A Series Bonds are performing at budgeted expectations. As of the end of August, the issue has saved the District rate payers approximately \$7.5 million in debt service since April, 2008.

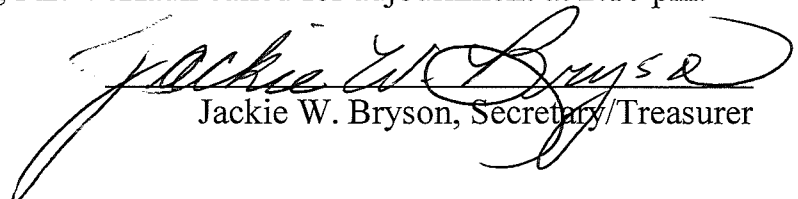
With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Watts moved, Ms. Bryson seconded the motion. Roll call vote was as follows: 12 ayes; 0 nays.

9. **Old Business:** None.

10. **New Business:** None.

11. **Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:10 pm.


Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

September 20, 2023 @ 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. Approval of Minutes of the August 16, 2023 Board Meeting	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. Report of General Manager	Hartye
	07. Consolidated Motion Agenda	Hartye
	a. Consideration of Bids – Cherokee Road GSR	
	b. Consideration of Developer Constructed Sewer Systems – Fernleaf Charter School; Friendly Hollow Way; Heritage Park	
	c. Consideration of Bids – Sodium Chlorite FY 2024	
	d. Cash Commitment/Investment Report-Month ended July, 2023	Powell
	08. Old Business	VeHaun
	09. New Business:	VeHaun
	10. Adjournment: (Next Meeting 10/18/23)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
August 16, 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, August 16, 2023. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Franklin, Kelly, Lapsley, Moore, Pelly, Pennington, Watts, Whitesides and Wisler. Manheimer was absent.

Others present were William Clarke, General Counsel; Forrest Westall, PE, with McGill Associates; Patty Beaver with CIBO; Anabel Winitsky with American Rivers; Marc Hunt with Woodfin Greenway and Blueway; Tom Hartye, Ken Stines, Pam Thomas, Bart Farmer, 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 July 19, 2023 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the July 19, 2023 Board Meeting. Mr. Kelly moved for approval of the minutes as presented. Mr. Watts seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests: Mr. VeHaun welcomed Anabel Winitsky with American Rivers; Marc Hunt with Woodfin Greenway and Blueway; and Patty Beaver with CIBO.

6. Informal Discussion and Public Comment: None.

7. Report of General Manager:

Kudos to the Treatment Plant Operations and Maintenance Staff for the NACWA Gold Peak Performance Award for consistent permit compliance.

Mr. Hartye reported that Bob Debrecht at 11 Briarcliff Drive called to express his thanks to the crew for work done on the creek crossing. Thanks to MSD's in-house Construction Division.

Mr. Hartye reported that attached to the Report was a Memorandum of Understanding (MOU) between MSD and American Rivers regarding the study to be conducted by American Rivers to assess the environmental and economic impacts of removing the Craggy Dam and the associated hydroelectric facility. The study is to be funded by North Carolina Wildlife Resources. Funding is expected to be released in November and the study

completed by July of next year. The study does not obligate MSD to any action whatsoever regarding the dam.

Mr. Hartye reported that the August Right of Way Committee has been cancelled. The next Right of Way Committee Meeting will be held on September 27th at 9 am. The next Board Meeting will be held on September 20th at 2 pm.

8. Consolidated Motion Agenda:

a. Consideration of Contract for Design Services – ITT Pump Station Upgrade:

Mr. Hartye reported that the pump station was constructed in 1997 and obtained by MSD during consolidation with Cane Creek Water & Sewer District (CCWSD) in July of 2020. The station is generally in fair to poor condition and needs upgrading as the station serves portions of the Mills River Township in Henderson County. This pump station is a critical component of any southward expansion of the collection system on the west side of the French Broad River. Any extension into the Mills River and/or Boylston Creek sewersheds will require the replacement of this pump station. In accordance with the General Statutes, the District advertised a Request for Qualifications and received responses from Highfill Infrastructure Engineering and McKim & Creed. The selection committee chose McKim & Creed, who had the overall highest score and is the most qualified engineering consultant to complete the design for this project. They have designed and overseen similar construction projects. There was a change of scope as the District went into this project from what was anticipated early in 2019, before the District had taken this over. There are a couple of different routes for potential replacement of the force main as well as trying to get the station relocated out of the flood plain. At this time, we do not have access for emergency equipment, flush trucks, pumps, etc. There are two alternate locations out of the flood plain that will have easier access for emergencies as well. The original budget for this project was \$125,000.00. The District has negotiated with the Engineering Firm for a reduced fee of \$225,640.00. This is a multi-year project so there is a Capital Project Ordinance required. The FY23/24 budget for this project is \$125,000. Sufficient funds are available in the CIP Contingency Fund to cover anticipated expenditures in the FY23/24 fiscal year. Remaining expenses will be budgeted in FY24/25.

b. Consideration of Developer Constructed Sewer Systems – Aiken Road; Jumbo Storage III; Waynesville Avenue Cottages:

Mr. Hartye reported that the Aiken Road project is located off Aiken Road in Buncombe County and included extending approximately 4,155 linear feet of 8-inch public gravity sewer to serve 407 apartments.

Mr. Hartye reported that the Jumbo Storage III project is located off Glenn Bridge Road in the City of Asheville and included relocating approximately 270 linear feet of 16-inch public gravity sewer along with abandoning approximately 240 linear feet of public sewer to accommodate the commercial development.

Mr. Hartye reported that the Waynesville Avenue Cottages project is located along Waynesville Avenue in the City of Asheville and included extending approximately 127 linear feet of 8-inch public gravity sewer to serve 7 homes in the residential development.

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

c. Fourth Quarter Budget to Actual Review FY 2023:

Mr. Powell reported that Page 45 presents the Fourth Quarter Budget to Actual Review. Domestic and Industrial Revenue are above budgeted expectations. Staff believes Domestic User Fee variance will end up around 104% when June accounts receivable data is received from its Member Agencies in September. Facility and Tap Fees are above budgeted expectations. This is due to the District receiving an additional \$1.6 Million from various developments. Interest and miscellaneous income are above budgeted expectations due to actual short-term interest rates exceeding anticipated yields for the fiscal year. O&M expenditures are at 89.4% of budget. This amount may vary slightly from audited numbers due to final accruals. Bond principal and interest and other long-term obligations are at budgeted expectations. Capital Project Expenditures are at approximately 72.88% of budget. This reflects delays in projects. All unexpended funds have been included in the FY2024 Budget.

d. Reimbursement Resolution for Bond Projects:

Mr. Powell reported that to be in compliance with IRS Regulations concerning tax exempt financing, all expenditures made with non-MSD bond funds and to be reimbursed from MSD bond funds must be properly identified and authorized. The proposed reimbursement resolution identifies major projects intended to be solely or substantially financed by bonds anticipated to be issued in FY2026. Board approval is required to obtain the tax exemption of interest paid on MSD bonds by authorizing reimbursement from bond proceeds of the expenditures for the attached project listing.

e. Consideration of Budget Amendment of Fleet Replacement:

In FY 2022 and FY 2023, the Board approved the purchase of vehicles and heavy equipment during the budget process. Due to the impact of COVID-19 on supply chains, the deliveries have been delayed. As such, Staff

recommends amending the Fleet and Heavy Equipment Fund in the amount of \$250,000.

f. Cash Commitment/Investment Report – Month ended June, 2023:

Mr. Powell reported that Page 54 presents the makeup of the District's Investment Portfolio. There has not been a significant change in the makeup of the portfolio from the prior month. Page 55 presents the MSD Investment Manager Report as of the month of June. The weighted average maturity of the investment portfolio is 82 days. The yield to maturity is 4.98%. Page 58 presents the MSD Variable Debt Service Report. The 2008 A Series Bonds are performing better than budgeted expectations. As of the end of June, both issues have saved the District customers approximately \$7.5 million in debt service since April, 2008.

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

9. Old Business: None.

10. New Business: None.

11. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:15 pm.

Jackie W. Bryson, Secretary/Treasurer



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: September 14, 2023
SUBJECT: Report from the General Manager

- Kudos

- Margaret Howie of Crestfield Ave called and just want to compliment the crew that did the emergency dig-up. Their promptness was excellent. She said the crew was very nice and very efficient. Thanks to Grayson Hensley, Shane Meadows, Lloyd Anders, Nicolas Hercules, Jimmy Brooks, and Jon Franklin.
- Elizabeth Osterholz of William Hart Lane wanted to let MSD know that she appreciated the crew that came out to put the tap in on Porter Rd. and that in addition they actually repaired her creek bank and she was very grateful for that. She wanted to let them know she appreciated all the good work and the quality of the work. Thanks to the same Crew.

- System Performance Annual Report (SPAR)

The following is a link to MSD's Annual performance report. Thanks to Bart Farmer and Angel Reece for putting it together.

<http://www.msdbc.org/documents/spars/SPAR2023.pdf>

- Board/Committee Meetings/Events

The Right of Way Committee will be held on September 27th at 9am. The next Board Meeting will be October 18th at 2 pm.

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: September 20, 2023

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

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

SUBJECT: Consideration of Bids: Cherokee Rd. Sanitary Sewer Rehabilitation Project, MSD Project No. 2009132

BACKGROUND: The Cherokee Road project is located in the City of Asheville within the Local Historic District of Albemarle Park. The project begins at the intersection of Charlotte Street and Cherokee Road and continues east along properties on Cherokee Road. The project is approximately 2,017 LF, with 1,325 LF of 8-inch DIP installed by dig and replace, and 692 LF of 8-inch HDPE installed by pipe bursting.

The existing lines are 6-inch and 8-inch VCP that are in poor condition with multiple structural defects. These issues have resulted in major infiltration and inflow that has resulted in several SSOs. Several of the line segments run under a house, wall, pond, and other features. This project has a pipe rating of 48.

The contract was advertised, and one bid was received on August 24, 2023. The project was therefore re-advertised (per NCGS formal bidding requirements) and one bid again was received on September 1, 2023, in the following amount:

<u>Contractor</u>	<u>Bid</u>
1) Terry Brother Construction Co.	\$704,257.00

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$704,257.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship.

FISCAL IMPACT: The FY 22-23 construction budget for this project is \$800,000.00. The apparent low bid is within the budgeted amount.

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

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

**Cherokee Road Sanitary Sewer Rehabilitation
Project No. 2009132**

**BID TABULATION
September 1, 2023**

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Terry Brothers Construction Co. Leicester, NC	5%	1	Yes	\$704,257.00



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

This is to certify that the bid tabulated herein was publicly opened and read aloud at 10:00 AM on the 1st day of September, 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 project was first scheduled to be bid on August 24, 2023. Only 1 bid was received; therefore, the project was re-advertised.

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

BUDGET DATA SHEET - FY 2023 - 2024

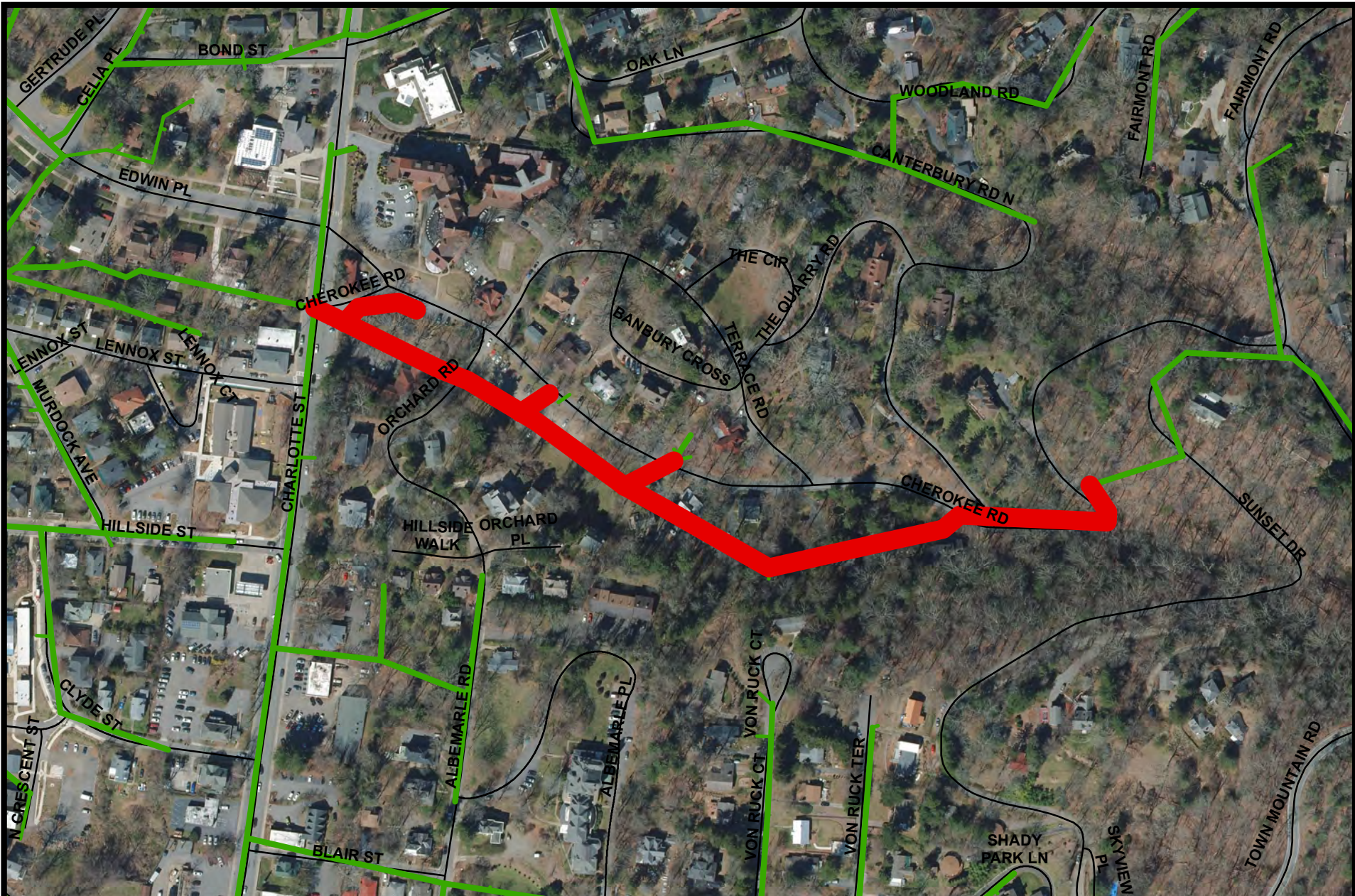
PROJECT:	Cherokee Road	LOCATION:	Asheville
TYPE:	General Sewer Rehab.	PIPE RATING:	48
PROJECT NO.	2009132	TOTAL LF:	1,960
PROJECT BUDGET:	\$1,154,780.00	PROJECT ORIGIN:	SSO's, Access, Line Condition

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/22	EST. COST JAN - JUNE 2023	BUDGET FY 23-24
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$15,680.00	\$15,680.00		
55330 - DESIGN				
55340 - PERMITS	\$100.00			\$100.00
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$9,500.00	\$9,490.00	\$10.00	
55370 - LEGAL FEES	\$20,000.00	\$9,612.00	\$10,388.00	
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$215,000.00	\$39,806.00	\$135,194.00	
55400 - APPRAISAL	\$25,000.00	\$3,500.00	\$18,000.00	\$3,500.00
55410 - CONDEMNATION	\$62,000.00			\$62,000.00
55420 - CONSTRUCTION	\$800,000.00			\$800,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$1,500.00			\$1,500.00
55450 - SURVEY - ASBUILT	\$6,000.00			\$6,000.00
TOTAL AMOUNT	\$1,154,780.00	\$78,088.00	\$163,592.00	\$873,100.00

ENGINEER:	MSD	DP	ESTIMATED BUDGETS - FY 25 - 33	
R.O.W. ACQUISITION:	MSD	# PLATS: [14]	FY 24-25	\$0.00
CONTRACTOR:			FY 25-26	\$0.00
CONSTRUCTION ADM:	MSD		FY 26-27	\$0.00
INSPECTION:	MSD		FY 27-28	\$0.00
			FY 28-29	\$0.00
			FY 29-30	\$0.00
			FY 30-31	\$0.00
			FY 31-32	\$0.00
			FY 32-33	\$0.00

PROJECT DESCRIPTION: This project will replace (or pipe burst) the existing sewer main from the end of the Macon Ave. @ Sunset Parkway project to an existing manhole east of Cambridge Road in North Asheville. The line is old vitrified clay pipe and is in very poor condition. Several segments are under houses, walls, or other physical features which make repairs very difficult.

SPECIAL PROJECT NOTES:



**Cherokee Road
Project No. 2009132**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: September 20, 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 Fernleaf Charter School Sewer Extension, MSD Project No. 2020177

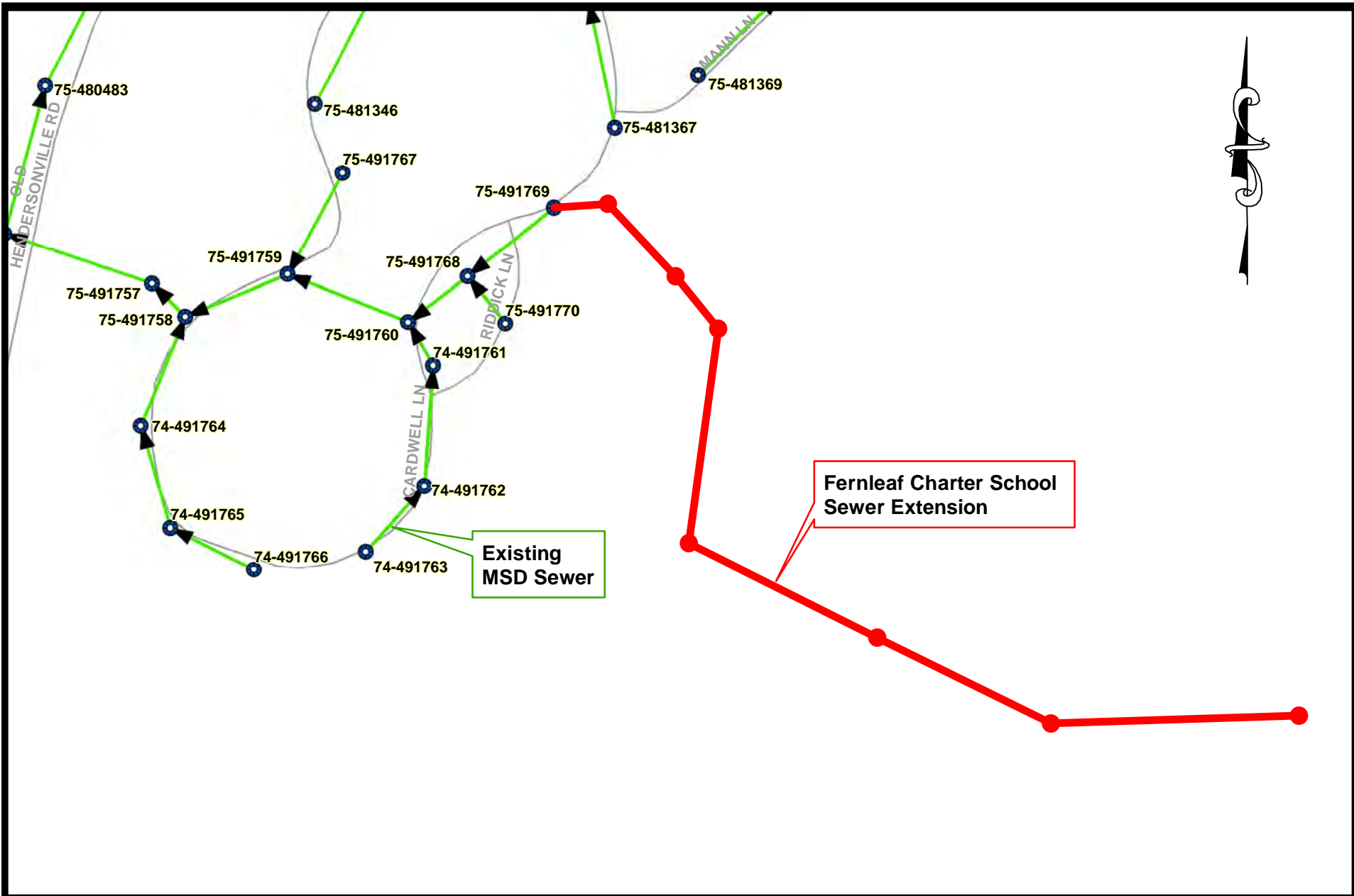
BACKGROUND: This project is located inside the District boundary off Old Hendersonville Road in Henderson County. The developer of the project is Michael Luplow of Fernleaf Community Charter School.

The project included extending approximately 778 linear feet of 8-inch public gravity sewer to serve the Charter School.

A wastewater allocation was issued in the amount of 9,300 GPD for the commercial development. The estimated cost of the sewer construction is \$125,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**Fernleaf Charter School Sewer Extension
MSD Project # 2020177**

Metropolitan Sewerage District of Buncombe County

09/06/2023

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: September 20, 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 Friendly Hollow Way Sewer Extension, MSD Project No. 2022064

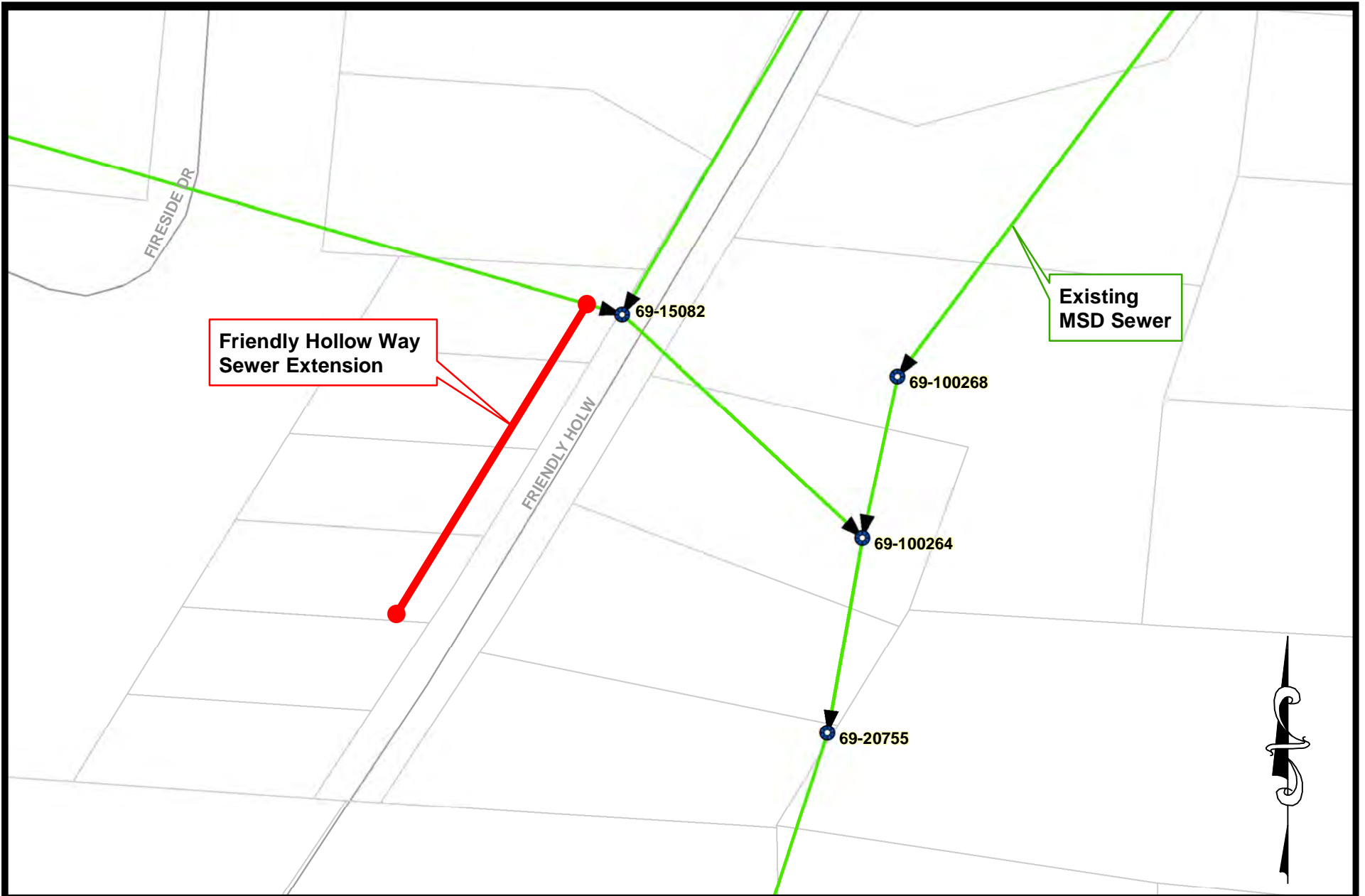
BACKGROUND: This project is located inside the District boundary along Friendly Hollow Way in the City of Asheville. The developer of the project is Amanda Williams of Arrowhead Investment Partners, LLC.

The project included extending approximately 159 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 1,500 GPD for the five (5) units in this residential development. The estimated cost of the sewer construction is \$52,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**Friendly Hollow Way Sewer Extension
MSD Project # 2022064**

Metropolitan Sewerage District of Buncombe County

09/06/2023

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: September 20, 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 Heritage Park Sewer Extension, MSD Project No. 2021275

BACKGROUND: This project is located inside the District boundary off Rutledge Road in Henderson County. The developer of the project is Ken Jackson of Jackson Family Developers, LLC.

The project included extending approximately 2,862 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 18,900 GPD for the Sixty-three (63) units in this residential development. The estimated cost of the sewer construction is \$345,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**Heritage Park Sewer Extension
MSD Project # 2021275**

Metropolitan Sewerage District of Buncombe County

09/06/2023

Metropolitan Sewerage District of Buncombe County Board Action Item

Meeting Date: September 20, 2023

Subject: Consideration of Bids - Sodium Hypochlorite Contract FY24

Prepared by: Bart Farmer; Operations Manager – Water Reclamation Facility
Heather Young; Purchasing Supervisor

Reviewed by: Tom Hartye, General Manager
W. Scott Powell, CLGFO; Finance Director
Billy Clarke, District Counsel

Background: The Water Reclamation Facility is required to disinfect the effluent prior to discharge to the French Broad River. Liquid sodium hypochlorite is used for this purpose. Our current cost for Sodium Hypochlorite is \$1.74/gallon, with an estimated expenditure for FY23 - based on 200,000 gallons usage - of \$348,800.00. A formal bid did not occur in FY23 due to market volatility and vendors unwillingness to provide annualized pricing. Based on reported market stabilization, FY24 bids for Sodium Hypochlorite were requested via formal bid in August. This methodology allows MSD to keep costs in line, and help mitigate fluctuations due to changes in fuel and manufacturing costs. The bid was based on an estimated usage for 2022-2023 of 200,000 gallons of Sodium Hypochlorite.

Discussion: Pursuant to North Carolina Purchasing Statutes and MSD Procedures, on May 3, 2018, bids were emailed to four vendors and an advertisement was placed in the Asheville-Citizen Times and posted to the MSD web site. Two (2) bids were received, and the bid opening was held August 28, 2023. JCI Jones was the lowest bidder at \$1.6819/gallon and agrees to hold their price firm for the total year contract irrespective of market changes. JCI Jones has been a supplier of Sodium Hypochlorite to MSD in previous years and MSD staff feels comfortable with both the quality of the chemicals and the customer service supplied by JCI Jones.

Fiscal Impact: This is a Unit Price Contract, without minimum or maximum quantities. Based on historical use, FY24 expenditures for Sodium Hypochlorite is anticipated to be \$336,380.00, within the levels budgeted by the WRF.

Staff Recommendation: Staff recommends that the Board award the contract for the supply of Sodium Hypochlorite to JCI Jones at a unit price of \$1.6819 per gallon.

Bid Tab:

Vendor	Price per Gallon	Extended Price based on 200,000 estimated gallons	Comments
Univar Spartanburg, SC	No Bid		
Nova Technologies	No Bid		
JCI Jones Charlotte, NC	\$1.6819	\$336,380.00	Price good for one year
Oltrin, Hamlet, NC	\$1.85	370,000.00	Price good for one year



Metropolitan Sewerage District of Buncombe County

Bid Tab

Item: Sodium Hypochlorite

Amendments to bid: One

Date: 8/28/2023

Time: Due: 2:00 pm

Attending: Heather Young

MSD

Bart Farmer

MSD

Jody Germaine

MSD

Bid packages sent to:

Vendor		Cover sheet	ISO Form	Quote Form	Cert. Ins.	State. of compliance	Non-Coll.	MSDS	Exceptions	Cost per gallon
JCI Jones		X	X	X	X	X	X	X		\$1,6819
Oltrin / Trinity Mfg		X	X	X	X	X	X	X		\$1,8500
Univar	No Bid									No Bid
Nova Technologies	No Bid									No Bid

Award Pending MSD Legal Counsel Review and Approval.

To be presented to the MSD Board

9/21/2023

Thank you for your participation

Heather Young

Purchasing Supervisor

ROBERTS & STEVENS

ATTORNEYS AT LAW

WILLIAM CLARKE
VINCENT D. CHILDRESS, JR.
GREGORY D. HUTCHINS
WYATT S. STEVENS
DAVID L. ENGLISH
KENNETH R. HUNT
DENNIS L. MARTIN, JR.
ANN-PATTON HORNTAL
PHILLIP T. JACKSON
JAMES W. K. WILDE
MARY ROBINSON HERVIG
JOHN D. NOOR
KATHRYN MAULTSBY MADISON
L. ASHLEY SAVILLE-AMTOWER
SUSAN RUSSO KLEIN
STEVEN W. SIZEMORE

CITY CENTRE BUILDING
301 COLLEGE STREET, SUITE 400 (28801)
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TELEPHONE (828) 252-6600
FACSIMILE (828) 258-6955
www.roberts-stevens.com

CHARLES E. MCGEE
L. KATHLEEN POTTER HARGROVE
DAVID C. HAWISHER
GRACIE K. PAULSON
DANIEL H. WALSH
ABBIE N. HORNBERGER
JORDAN P. BARNETTE
SAMANTHA G. JENKINS

FOUNDERS
LANDON ROBERTS
(1921-2007)
JOHN S. STEVENS
(1933-2019)

Writer's Direct No.: 828/258-6919
Writer's E-mail: bclarke@roberts-stevens.com

September 13, 2023

Heather Odom
MSD Purchasing Supervisor
2028 Riverside Drive
Asheville, NC 28804

Via E-mail: hodom@msdbc.org

Re: Sodium Hypochlorite Bid Renewal – FY 2022 - 2023

Dear Ms. Odom:

I have received and reviewed the sodium hypochlorite bid package and the sodium hypochlorite bids (3).

JCI Jones	\$1.6819 per gallon
Oltrin / Trinity Manufacturing	\$1.8500 per gallon
Univar	no bid
Nova Technologies	no bid

Both of the bids appear to be in compliance with the bid specifications. MSD may award the contract for Sodium Hypochlorite for the year 2021-2022 to the lowest responsive, responsible bidder.

Sincerely,

ROBERTS & STEVENS, P.A.



William Clarke

BC/sh

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: September 20, 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 July 31, 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 July 31, 2023 were \$79,797,871. The detailed listing of accounts is available upon request. The average rate of return for all investments is 3.876%. 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 July 31, 2023 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of July 31, 2023 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$16,630,928.

Total Cash & Investments as of 07/31/2023		79,797,871
Less:		
Budgeted commitments (required to pay remaining FY24 budgeted expenditures from unrestricted cash		
Construction Funds	(24,865,981)	
Operations & Maintenance Fund	<u>(20,421,690)</u>	
		(45,287,671)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(68,713)	
FY24 Principal & Interest Due	<u>(8,793,169)</u>	
		(8,861,882)
District Reserve Funds		
Fleet Replacement	(1,185,658)	
Pump Replacement	(223,657)	
WWTP Replacement	(319,809)	
Maintenance Reserve	<u>(1,243,445)</u>	
		(2,972,569)
District Insurance Funds		
General Liability	(67,224)	
Worker's Compensation	(478,984)	
Post-Retirement Benefit	(2,678,907)	
Self-Funded Employee Medical	<u>(2,819,706)</u>	
		<u>(6,044,821)</u>
Designated for Capital Outlay		<u>16,630,928</u>

Meeting Date: September 20, 2023

Subject: Cash Commitment/Investment Report-Month Ended July 31, 2023

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Staff Recommendation
None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

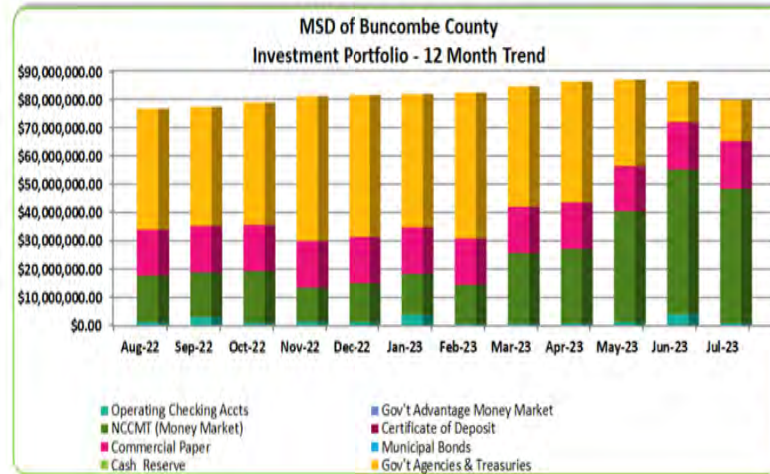
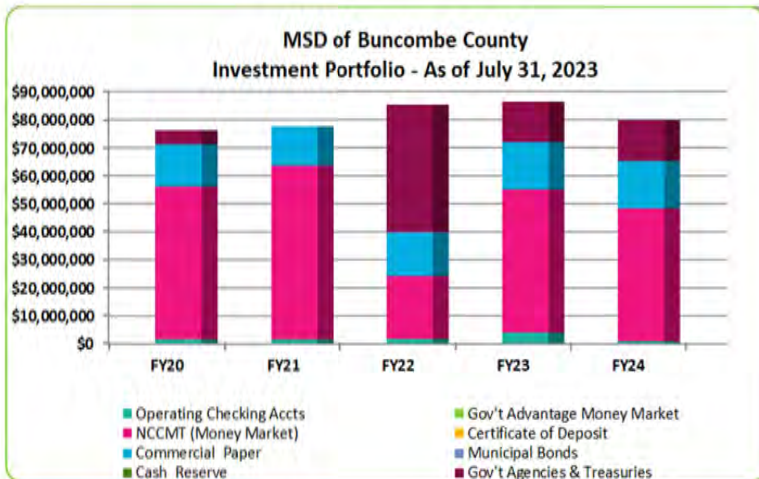
Follow-up required:

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	\$ -		\$ 68,713			\$ -	\$ -		\$ 68,713
Held by MSD	921,750	46,702	47,282,098	-	16,888,519	-		14,590,089	79,729,158
	\$ 921,750	\$ 46,702	\$ 47,350,811	\$ -	\$ 16,888,519	\$ -	\$ -	\$ 14,590,089	\$ 79,797,871

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	18.28%	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%	19.88%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	60.62%	
Checking Accounts:	100%		
Operating Checking Accounts		1.16%	
Gov't Advantage Money Market		0.06%	



Meeting Date: September 20, 2023

Subject: Cash Commitment/Investment Report-Month Ended July 31, 2023

Page 4

Metropolitan Sewerage District Investment Managers' Report On July 31, 2023

Summary of Asset Transactions

	Original		Interest
	Cost	Market	Receivable
Beginning Balance	\$ 68,876,955	\$ 68,795,075	\$ 83,406
Capital Contributed (Withdrawn)	2,894,715	2,894,715	
Realized Income	171,187	171,187	116,049
Unrealized/Accrued Income		204,374	(41,840)
Ending Balance	\$ 71,942,857	\$ 72,065,351	\$ 157,615

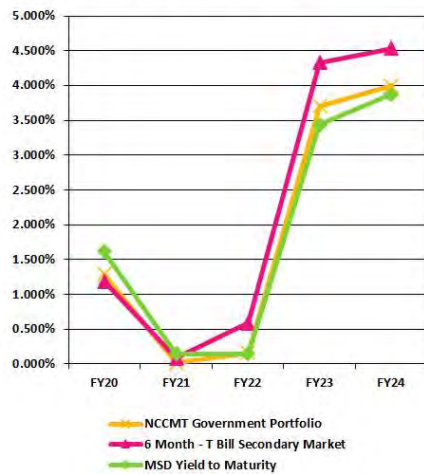
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 57,352,768	\$ 358,556
Securities/CD's 91 to 365 Days	9,548,853	59,697
Securities/CD's > 1 Year	5,041,236	31,517
	\$ 71,942,857	\$ 449,770

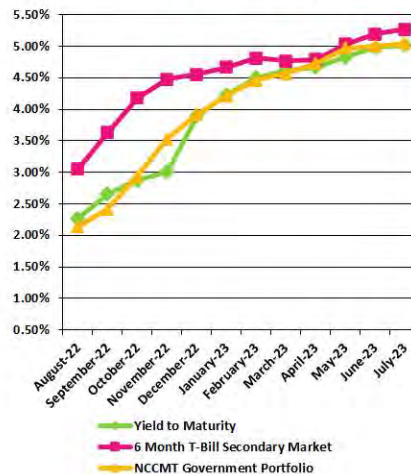
Month End Portfolio Information

Weighted Average Maturity	85
Yield to Maturity	5.02%
6 Month T-Bill Secondary Market	5.27%
NCCMT Government Portfolio	5.05%

Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - July 31, 2023

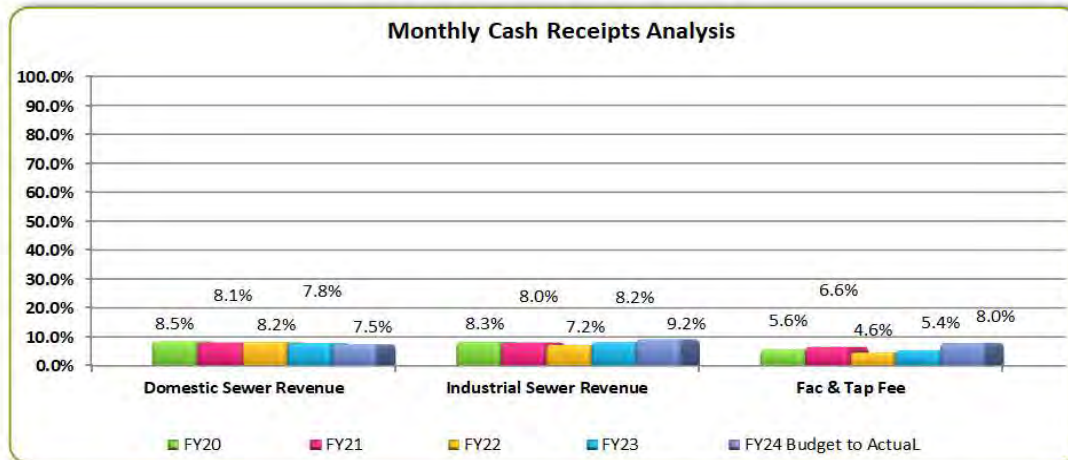


Meeting Date: September 20, 2023

Subject: Cash Commitment/Investment Report-Month Ended July 31, 2023

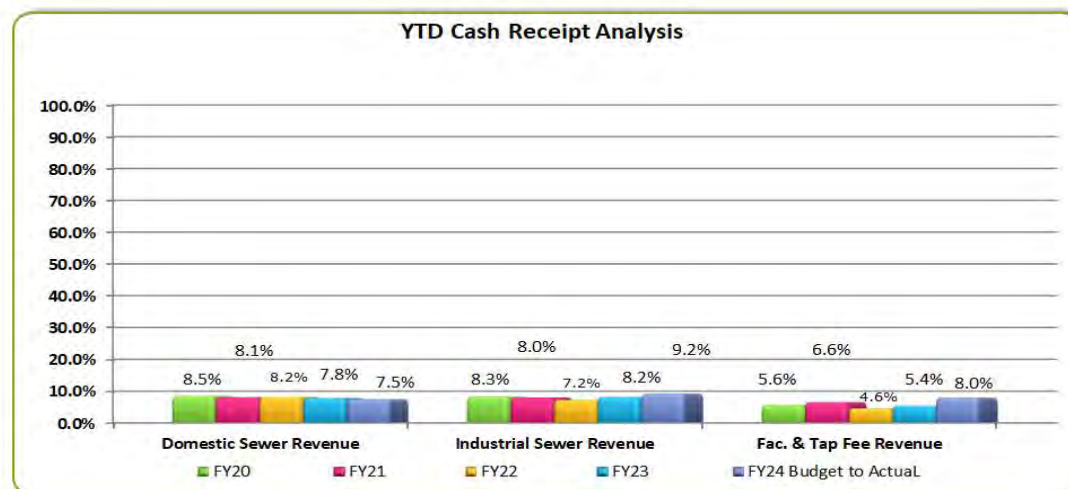
Page 5

Metropolitan Sewerage District Analysis of Cash Receipts As of July 31, 2023



Monthly Cash Receipts Analysis:

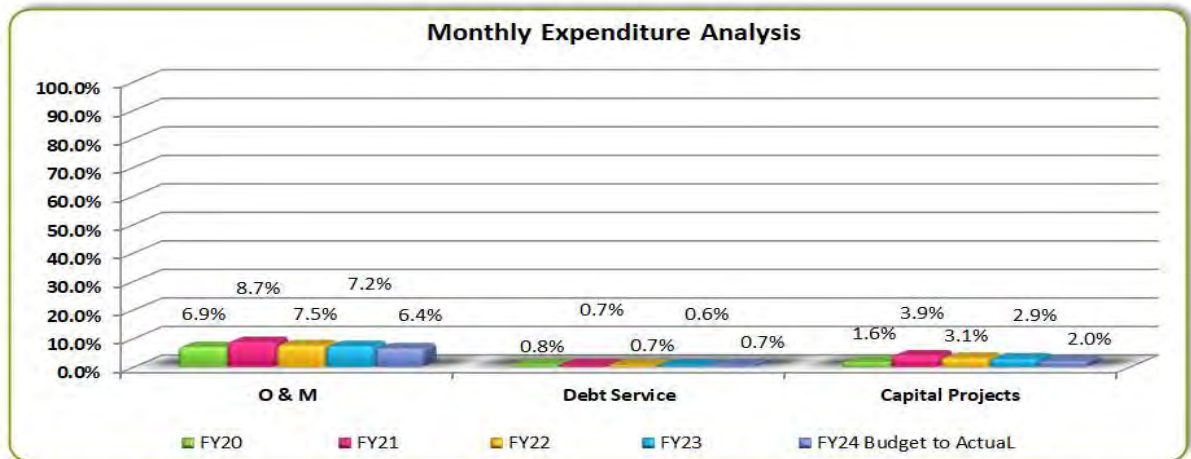
- * Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods.
- * Monthly industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility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



YTD Actual Revenue Analysis:

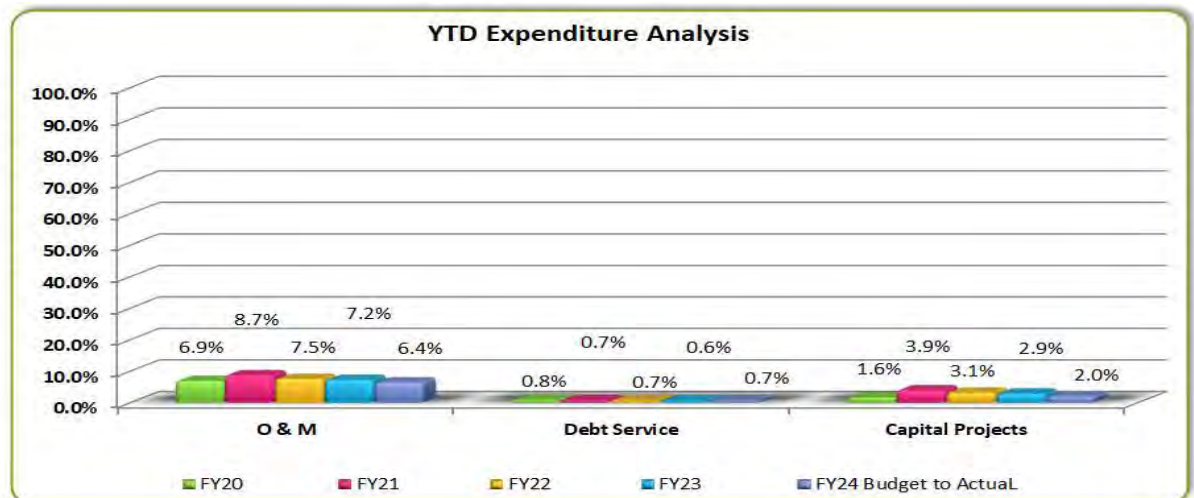
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Metropolitan Sewerage District Analysis of Expenditures As of July 31, 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:

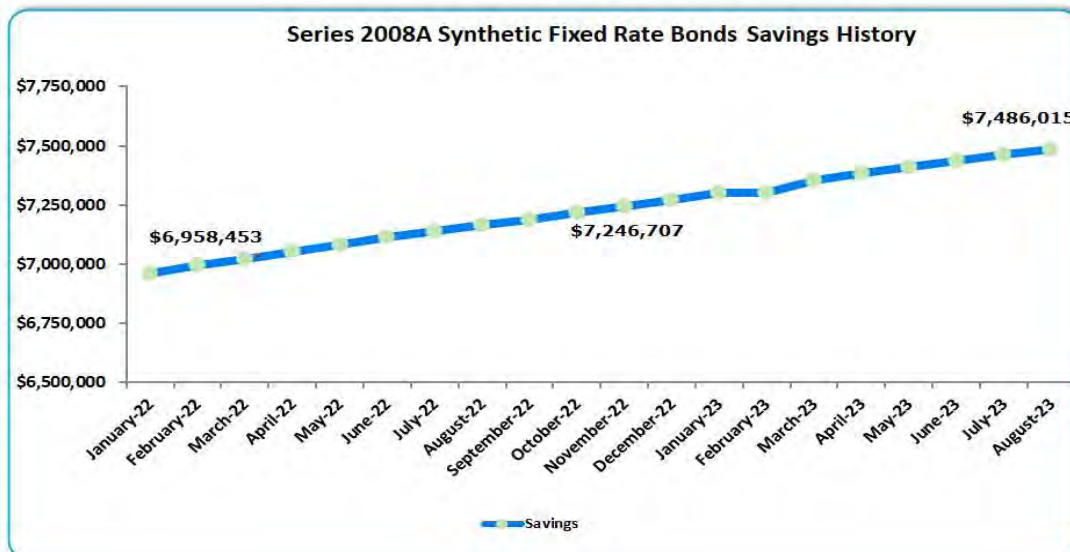
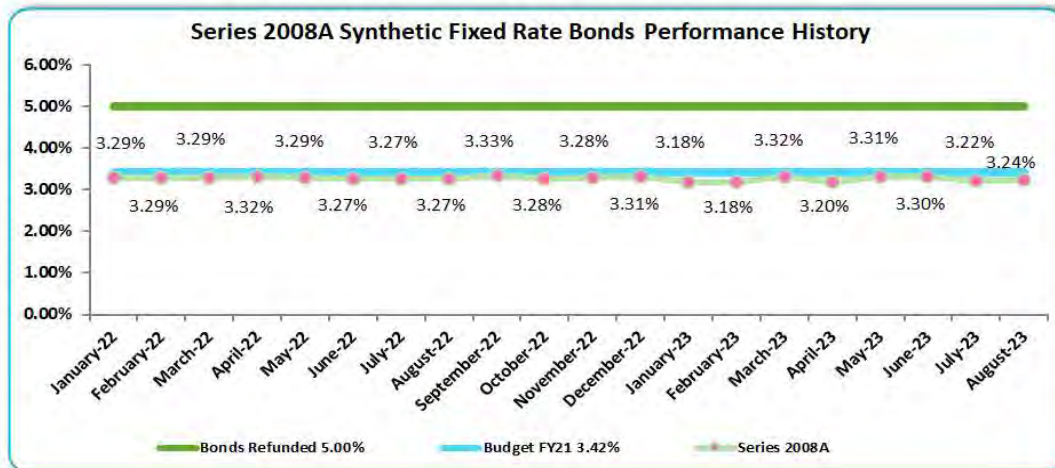
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing 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: September 20, 2023

Subject: Cash Commitment/Investment Report-Month Ended July 31, 2023

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



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,486,015 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 \$88,795 to terminate the existing Bank of America Swap Agreement.

STATUS REPORTS

**MSD System Services In-House Construction
FY 2023-2024**

PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
573 Merrimon Ave Construction Rehabilitation	Asheville	28804	120	7/27/2023	297830	Cantrell	7/27/2023	120	Complete
Briarcliff Dr at Oakwilde Dr Construction Rehab Ph. 2	S. Asheville	28803	257	7/31/23 - 8/4/23	285342	McDevitt	8/8/2023	115	Complete
298 Hazel Mill Road	Asheville	28806	94	8/15/2023	298011	Cantrell	8/15/2023	94	Complete
Independence Boulevard IRS Rehabilitation	E. Asheville	28805	318	8/4/23 - 8/25/23	287247/297426	Matthews	8/21/2023	318	Complete
96 Lookout Road Sewer Rehabilitation	Woodfin	28804	100	8/28/23 - 9/8/23	292101	McDevitt	8/28/2023	225	Complete
Onterora Blvd @ Cleveland Avenue	Asheville	28803	157	8/28/23 - 9/5/23	292512	McDevitt			Construction 80% complete
6 Cottage Street Sewer Rehabilitation	Woodfin	28748	250	9/4/23--9/15/23	287819	Matthews			Construction just underway
3 Frontier Court IRS Rehabilitation	E. Asheville	28805	137	9/18/2023	298396	Matthews			Ready for construction
Somerset Place Sewer Rehabilitation	Arden	28704	633	9/6/23 - 10/1/23	TBA	McDevitt			Ready for construction
5 Golf Street	Asheville	28801	240	FY 23-24	284586	McDevitt			Ready for construction
Grindstaff Dr @ McDowell St	Asheville	28803	603	FY 23-24	284606	McDevitt			Ready for construction
Stuyvesant Road Rehabilitation	Biltmore Forest	28803	752	10/1/23-11/15/23	298321	McDevitt			Ready for construction
135 Aurora Drive Sewer Rehabilitation	Asheville	28803	1183	FY 23/24	28731	McDevitt			Ready for Construction
Baker Place @ Carrier Street Sewer Rehabilitation	Asheville	28806	1300	FY 22-24	284574	McDevitt			Ready for construction
Old Fairview Rd @ Willington Road	Asheville	28803	732	FY 23/24	276005	McDevitt			Ready for construction
44 Galax Sewer Rehab	Asheville	28806	294	FY 23/24	280827	McDevitt			Ready for Construction
Naples PS Elimination and Gravity Conversion Ph. 2	Cane Creek	28760	422	FY 23/24	285603	McDevitt			Ready for construction
Norwood Ave Sewer Rehabilitation	Asheville	28804	1022	FY 23/24	275810	McDevitt			Ready for construction
Virginia Ave @ Lufty Ave	Asheville	28806	1400	FY 23/24	441499	McDevitt			Ready for construction
Maple Springs Road at Knauth Rd Rehabilitation	Asheville	28805	893	FY 23/24	275867	TBA			In ROW
28 Woodward Avenue Sewer Rehabilitation	Asheville	28804	660	FY 23/24	249386	TBA			In Design
350 Old Haw Creek Road Sewer Rehabilitation	Asheville	28805	1537	FY 23/24	47802	TBA			In Design
60 Kirkman Road Sewer Replacement	Asheville	28805	317	FY 23/24	291473	TBA			In Design
4 Dell Street	Asheville	28806	100	FY 23/24	288910	TBA			In Design
11 Shenandoah Rd Sewer Rehabilitation	Asheville	28805	1600	FY 23/24	275804	TBA			In Design
10 Balsam Rd Sewer Rehabilitation	Ridgecrest	28770	410	FY 23/24	275803	TBA			Preliminary Engineering
Cherokee Road at Mayflower Dr Sewer Rehabilitation	Swannanoa	28804	649	FY 23/24	275866	TBA			Preliminary Engineering
48 Clarendon Road Sewer Rehabilitation	Asheville	28806	500	FY 23/24	258562	TBA			Preliminary Engineering
55 Congress Street Sewer Rehabilitation	Asheville	28801	823	FY 23/24	247631	TBA			Preliminary Engineering
Carver Avenue @ Owenby Lane	Black Mountain	28711	500	FY 23/24	292540	TBA			Preliminary Engineering
15 Haith Drive	Asheville	28801	204	FY 23/24	285381	TBA			Preliminary Engineering
Applewood Drive @ New Haw Creek Road Sewer Rehab	Asheville	28805	360	FY 23/24	291537	TBA			Preliminary Engineering
72 Mimosa Dr Sewer Rehabilitation	Asheville	28804	440	FY 23/24	207261	TBA			Preliminary Engineering
Wellington Street	Asheville	28806	865	FY 23/24	280245	TBA			Preliminary Engineering
Rhodes Street at Union Street	Woodfin	28804	230	FY 23/24	284578	TBA			Preliminary Engineering



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2023 to 7/31/2023

	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 2023	15	5	173	490	22	20	9,974	0	120	0	0	0	120
Grand Totals	15	5	173	490	22	20	9,974	0	120	0	0	0	120

* Used to calculate Total Rehab Footage



CUSTOMER SERVICE REQUESTS Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2023	93	28	35
		93	28	35
NIGHT 1ST RESPONDER				
	July, 2023	27	36	26
		27	36	26
ON-CALL CREW *				
	July, 2023	21	45	31
		21	45	31
Grand Totals:		141	32	33

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



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2023 to July 31, 2023

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2023							
July	134,561	1,149	580	135,141	10,100	0	36,583
Grand Total:	134,561	1,149	580	135,141	10,100	0	36,583
Avg Per Month:	134,561	1,149	580	135,141	10,100	0	36,583

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

September 13, 2023

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
CHEROKEE ROAD	Asheville 28801	TBA	TBA	TBA	TBA	TBA	0%	Project was bid on September 1, 2023, and will be awarded at the September Board meeting.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	11/3/2023	\$6,663,329.70	88%	Construction is progressing.
ERWIN HILLS ROAD @ HIGH SCHOOL	Asheville 28806	Burrell's Utilities & Excavating, Inc.	7/24/2023	TBD	TBD	\$61,285.00	0%	Project not started yet.
LINING CONTRACT NO. 9	Buncombe County	Terry Brothers Construction Co.	1/18/2023	3/20/2023	3/14/2024	\$2,262,890.00	45%	Pipe lining and manhole rehab underway.
WRF - RBC SLIDE GATE REPLACEMENT PHASE 2	Woodfin	Harper Corp.	11/16/2022	3/27/2023	11/22/2023	\$624,000.00	100%	Project is complete and in close out.

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

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

September 7, 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	North Bear Creek Subdivision Ph. I	2018117	Asheville	28806	5	105	9/6/2023	Pre-con held, construction not yet started
6	Pineview Subdivision	2018185	Asheville	28806	4	91	5/30/2023	Final Inspection complete, awaiting close-out docs
7	Lake Julian Crossing Phase I	2018271	Asheville	28704	Comm.	1,004	11/30/2022	Final Inspection complete, awaiting close-out docs
8	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
9	Millbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
10	3927 Sweeten Creek Rd (Rumi Way)	2019076	Asheville	28704	16	590	2/1/2023	Installing
11	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
12	Julian Woods Retirement Relocation	2019112	Asheville	28704	Comm.	1,083	3/17/2022	Installing
13	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Waiting on Testing
14	Burton Street	2021048	Asheville	28806	4	64	10/29/2021	Pre-con held, construction not yet started
15	Ingles #31 - Sherwin Williams	2021049	Asheville	28806	Comm.	200	5/23/2023	Waiting on Final Inspection
16	Beloved Asheville	2021070	Asheville	28805	12	272	4/29/2022	Waiting on Testing
17	Busbee Ph. 1	2021245	Asheville	28803	210	4,245	4/26/2022	Installing
18	MAHEC Parking Deck	2021083	Asheville	28803	Comm.	550	6/1/2022	Final Inspection complete, awaiting close-out docs
19	Old Home Road Subdivision	2021094	Asheville	28804	21	1,790	5/4/2022	Installing
20	Woodfield (RAD Lofts)	2021063	Asheville	28801	235	403	6/8/2022	Installing
21	Reed Creek Mixed Use	2022008	Asheville	28801	49	295	2/23/2023	Final Inspection complete, awaiting close-out docs
22	Oak Hill Development	2022065	Asheville	28806	10	313	3/23/2023	Pre-con held, construction not yet started
23	Crossroads Community Ph1 Apartments	2022068	Asheville	28806	660	595	8/25/2022	Final Inspection complete, awaiting close-out docs
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	Final Inspection complete, awaiting close-out docs
26	The Ramble - Block K	2022015	Asheville	28803	38	4,516	1/25/2023	Installing
27	Long Shoals Apartments (The Meridian)	2022039	Asheville	28704	3	400	6/14/2023	Installing
28	Habitat New Heights Phase 2	2022042	Asheville	28806	60	1,810	6/9/2023	Installing
29	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	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	Lake Julian Crossing Phase II	2023178	Asheville	28704	Comm.	130	11/30/2022	Installing
32	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
33	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
34	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
35	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
36	Tudor Croft - Phase 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
37	NC DOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
38	Liberty Oaks Ph. 1B	2018063	Buncombe Co.	28715	24	615	11/5/2021	Final Inspection complete, awaiting close-out docs
39	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Final Inspection complete, awaiting close-out docs
40	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
41	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
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	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Waiting on final inspection
49	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Pre-con held, construction not yet started
50	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
51	Hominy Creek Multi-Family	2021195	Buncombe Co.	28715	216	1,310	9/7/2023	Pre-con held, construction not yet started
52	Biltmore Terrace Development	2021208	Buncombe Co.	28803	31	400	6/14/2023	Waiting on Testing
53	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Installing
54	Belle Meadow Phase I	2021235	Buncombe Co.	28806	74	1,730	6/9/2023	Installing
55	Schwan's Extension	2021261	Buncombe Co.	28715	Comm.	145	4/27/2023	Final Inspection complete, awaiting close-out docs
56	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Pre-con held, construction not yet started
57	Brooks Cove Road	2022045	Buncombe Co.	28715	141	2,357	5/3/2023	Installing
58	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	502	3,267	7/18/2023	Pre-con held, construction not yet started
59	Clayton Crossing	2022089	Buncombe Co.	28704	70	2,420	6/13/2023	Pre-con held, construction not yet started
60	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
61	Tap Root Ph. 1	2020024	Fletcher	28732	198	8,397	4/29/2022	Installing
62	Suncap Warehouse	2021059	Fletcher	28732	Comm.	803	12/3/2021	Final Inspection complete, awaiting close-out docs
63	Taproot Subdivision Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Waiting on Testing
64	Mills River Townhomes (Jeffress Road)	2021253	Mills River	28759	150	3,267	6/6/2023	Installing
65	Palisades at Reems Creek	2020066	Weaverville	28787	132	1,020	3/24/2022	Waiting on Final Inspection
66	Union Chapel (Views at Reems Creek)	2021030	Weaverville	28787	11	650	8/2/2022	Final Inspection complete, awaiting close-out docs
67	Stoney Knob Commercial	2021102	Weaverville	28787	3	273	1/26/2023	Final Inspection complete, awaiting close-out docs
68	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Final Inspection complete, awaiting close-out docs
69	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
70	Brown Avenue aka Wolf Tract	2017029	Woodfin	28806	6	219	6/4/2021	Waiting on Paving
71	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Final Inspection complete, awaiting close-out docs
72	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
73	Rydele Heights	2021098	Woodfin	28804	73	1,880	3/1/2023	Installing
			TOTAL		4,919	86,037		