

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT

November 15, 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, November 15, 2023. Chairman VeHaun presided with the following members present: Bryson, Dearth, Franklin, Kelly, Lapsley, Manheimer, Pelly, Pennington, Watts, Whitesides and Wisler. Ashley and Moore were absent.

Others present were William Clarke, General Counsel; Patty Beaver with CIBO; Brian Goldstein with Woodfin Sanitary Water & Sewer District; Tom Hartye, Hunter Carson, Mike Stamey, Bart Farmer, Angel Banks, Scott Powell, 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 October 18, 2023 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the October 18, 2023 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Ms. Bryson seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda:

None.

5. Introduction of Guests:

Mr. VeHaun welcomed Patty Beaver with CIBO 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 attached there was a link to the FY 2023 Audit and Annual Comprehensive Financial Report. The District's Auditor will give a presentation of the FY 2023 Audit at the January 17th Board Meeting.

Mr. Hartye reported that attached is a letter of appreciation from James and Brenda Wildt of Woodland Ridge in Asheville regarding the great response and attitudes of MSD's System Services Personnel. Thanks to Mitch Metcalf, Dylan Dyer, Mitch Hawes, Chase Jones, Grey Clough, Nicolas Hercules, and Dalton Hyatt.

Mr. Hartye reported that attached is a thank you note from the Junior League of Asheville for MSD's role in the "Touch-A-Truck" 2023. Thanks to Grey Clough and Chase Jones.

Mr. Hartye reported that the next regular Board Meeting will be held on January 17, 2024 at 2 pm. The November Right of Way Committee meeting is cancelled. The next Right of Way Committee meeting will be held on January 24, 2024 at 9 am.

8. Consolidated Motion Agenda:

a. Consideration of Bids – Buchanan Avenue GSR:

Mr. Hartye reported that this project is located in downtown Asheville near Biltmore Avenue and is comprised of 2,204 LF of 8-inch ductile iron pipe. The existing line is 6-inch clay with heavy root intrusion, fractures and one section of exposed pipe along a steep grade. The project was advertised formally on October 12, 2023 at 2 pm and three sealed bids were received as follows: Huntley Construction Company with a bid amount of \$1,293,771.00; T.P. Howard's Plumbing Co., Inc. with a bid amount of \$1,200,000.00; and Terry Brothers Construction Company with a bid amount of \$876,159.40. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$876,159.40. Terry Brothers has done much work for the District and their work is very good. The FY 23-24 construction budget for this project is \$1,277,000. Staff recommends award of this contract to Terry Brothers Construction Company, contingent upon review and approval by District Counsel. Mr. Lapsley stated that there was a pretty big difference between the low bidder and the second bid, and is everybody comfortable with that? Mr. Hartye said yes. He further stated that 2,200 LF is about \$400 per foot and wanted everybody to realize how much sewer costs and this is only an 8-inch pipe. There was some discussion regarding the increase in pipe cost over the years. Mr. Lapsley stated that he was trying to make a point that if he was the low bidder and saw that he was that far apart from the other bidders, he would be nervous that he had mispriced something and be concerned with the bonding company. Mr. Hartye stated that the District would be if this were someone from out of town that the District had not worked with already. This company gets most of our projects and are more familiar with District work than anyone.

b. MSD Mull Building HVAC Renovations Phase 3 – Information Only:

Mr. Hartye reported that this project is located inside the District's Mull Building. This is the third phase of the HVAC project and includes replacement of two boilers and hot water pumps, as well as integration of the hot water system into the Building Automation System (BAS) controls interface. The contract was advertised and two sealed bids were received on November 2, 2023 at 2pm as follows: MSS Solutions, LLC with a bid amount of \$282,767.00; and Bolton Construction with a bid amount of \$190,154.00. Bolton Construction is the apparent low bidder with a bid amount of \$190,154.00. They were awarded Phase II of this project, have extensive experience, and do good work. The FY 23-24 construction budget for this project is \$218,000.00. Staff recommends award of this contract to Bolton Construction, contingent upon review and approval by District Counsel.

c. Sand Hill Odor Control – Information Only:

Mr. Hartye reported that this project is located on Sand Hill Road in West Asheville along Hominy Creek. It is on MSD owned property and includes the

construction of a new odor control dosing station. The station utilizes Bioxide (calcium nitrate), a chemical that controls hydrogen sulfide odors, reduces corrosion, and provides a safer working environment throughout the sewer collection system. The project includes the installation of a raised platform to support a chemical dosing tank, new chemical pumps, SCADA cabinetry, new electric and water services, and chemical discharge line to an existing sewer manhole. This project will replace the previous odor control station that was washed away by Tropical Storm Fred in 2021. The contract was advertised, and four bids were received on November 2, 2023 at 2:30 pm as follows: Haynes Electric Utility with a bid amount of \$191,619.00; TP Howard's Plumbing Co. with a bid amount of \$125,210.00; Cove Utility, LLC with a bid amount of \$113,000.00; and Keys Construction with a bid amount of \$86,100.00. The apparent low bidder is Keys Construction with a bid amount of \$86,100.00. Keys Construction is experienced in this type of work. The FY 23-24 construction budget for this project is \$75,000.00. Sufficient funds are available in the CIP contingency for the overage. Staff recommends award of this contract to Keys Construction, contingent upon review and approval by District Counsel.

d. Consideration of Bids – RBC Removal – Information Only:

Mr. Hartye reported that this project is located at the treatment plant and includes removal and disposal of non-functional rotating biological contactors (RBCs). MSD originally installed 152 RBCs in 1988. Currently 13 RBCs are broken and in need of removal. Informal bids were solicited from multiple salvage/demolition contractors and only one was responsive. On November 3, 2023 a proposal was received from D.H. Griffin Wrecking Co. Inc. in the amount of \$348,000.00. D.H. Griffin has performed demolition services for the District successfully in the past. The FY 23-24 construction budget for this project is \$458,241.00. Staff recommends award of this contract to D.H. Griffin Wrecking Company, Inc., contingent upon review and approval by District Counsel.

e. Consideration of Developer Constructed Sewer Systems – 12 Fishers Mill; CMH Avery Creek; Olivette Phase 2D; Suncap Warehouse:

Mr. Hartye reported that the 12 Fisher's Mill project is located in Buncombe County and included extending approximately 378 linear feet of 8-inch public gravity sewer to serve 3 residential units.

Mr. Hartye reported that the CMH Avery Creek project is located along Avery Creek Road in Buncombe County and included extending approximately 578 linear feet of 8-inch public gravity sewer to serve 10 residential units.

Mr. Hartye reported that the Olivette Phase 2D project is located off Olivette Crossing Parkway in the Town of Woodfin and included extending approximately 1.032 linear feet of 8-inch public gravity sewer to serve 13 homes in this phase of the residential development.

Mr. Hartye reported that the Suncap Warehouse project is located at the end of Ferncliff Park Drive in Henderson County and included extending approximately 1,500 linear feet of 8-inch public gravity sewer to serve a warehouse and distribution facility.

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

f. First Quarter Budget to Actual Review FY 24:

Mr. Powell reported that Page 34 presents the District's First Quarter Budget to Actual Review and Expenditure Report. Domestic User Fees and Industrial User Fees are at budgeted expectations. Facility Fees and Tap Fees are above budgeted expectations due to development. Interest and miscellaneous income are above budgeted expectations due to short-term interest rates being higher than anticipated for the fiscal year. O&M expenditures are at 28.46% of budget. They include encumbered amounts which has elevated the budget to actual above 25%. Bond principal and interest expenditures are at 80%. This is due to the principal and interest expenditures on July 1. Amounts budgeted for capital equipment and capital projects are rarely expended proportionately throughout the year.

g. Cash Commitment/Investment Report – Month ended September, 2023:

Mr. Powell reported that Page 38 presents the District's Investment Portfolio. There has been no change in the makeup of the portfolio from the prior month. Page 39 presents the Investment Manager's Report as of the month of September. The weighted average maturity of the investment portfolio is 94 days. The yield to maturity is 5.23%. Page 42 presents the MSD Variable Debt Service Report. The 2008 Series Bonds are performing at budgeted expectations. As of the end of October, this issue has saved the District rate payers over \$7.5 million in debt service.

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

9. Old Business:

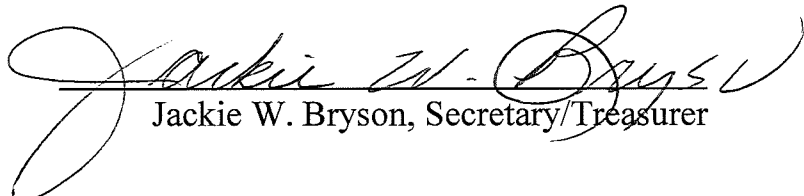
None.

10. New Business:

Mr. Hartye reminded everyone that Status Reports for all construction projects are included at the end of the Board Agenda package and encourages everyone to look at these.

11. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:18 pm.


Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

November 15, 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 October 18, 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 – Buchanan Avenue GSR	
	b. Mull Building HVAC Renovations Phase 3 – Information Only	
	c. Sand Hill Odor Control – Information Only	
	d. Consideration of Bids – RBC Removal – Information Only	
	e. Consideration of Developer Constructed Sewer Systems – 12 Fishers Mill, CMH Avery Creek, Olivette Ph. 2D, Suncap Warehouse	
	f. First Quarter Budget to Actual Review FY24	Powell
	g. Cash Commitment/Investment Report-Month ended September, 2023	Powell
	08. Old Business	VeHaun
	09. New Business:	VeHaun
	10. Adjournment: (Next Meeting 1/17/24)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
October 18, 2023

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, October 18, 2023. Chairman VeHaun presided with the following members present: Bryson, Dearth, Kelly, Lapsley, Manheimer, Pelly, Pennington, Watts, and Wisler. Ashley, Franklin, Moore and Whitesides were absent.

Others present were William Clarke, General Counsel; Forrest Westall, PE, with McGill Associates; Patty Beaver with CIBO; Brian Goldstein with Woodfin Sanitary Water & Sewer District; Tom Hartye, Hunter Carson, Mike Stamey, Pam Thomas, Heather Young, Angel Banks, Kevin Johnson, 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 September 20, 2023 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the September 20, 2023 Board Meeting. Mr. Kelly moved for approval of the minutes as presented. Mr. Pelly seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda:

None.

5. Introduction of Guests:

Mr. VeHaun welcomed Patty Beaver with CIBO and Brian Goldstein from Woodfin Sanitary Water & Sewer District.

6. Informal Discussion and Public Comment:

None.

7. Report of General Manager:

Mr. Hartye congratulated "Employees of the Year" Patrick Smith for the Treatment Plant, Rick Bradley for System Services and Angela Lewis for Admin/Engineering.

Mr. Hartye reported that attached is an excerpt of MSD's Sewer Extension Policy that outlines MSD's participation programs for extension of sewers. These reimbursement programs have been discussed at Planning Committee and other times. MSD will only reimburse in areas inside the District Boundary or serving areas within Primary Areas as identified in the District's Master Plan. There are six types of reimbursements. The first being Rehabilitation of Existing Sewer Lines and Pump Stations. If an extension will connect to an existing sewer line which is Undersized and will require improvements with a larger diameter pipe to provide

adequate capacity, or will connect through an existing pump station, the District will require developer to upgrade that line as far as is necessary for the system to be viable. MSD will participate in that upgrade. There is a scoring system used to participate in that upgrade that factors in the age of the system, whether it's on the Master Plan to be upgraded and that type of thing. (2) Additional Capacity Reimbursement is for the extension itself. An example would be if MSD requires a 12-inch line and the developer only needs an 8-inch line to get to their development, MSD will pay the difference in the 8-inch and 12-inch line. If the line is 12-inches or larger, the District will provide design and right of way acquisition services. This is only considered if the extension will serve individual properties and customers outside of developer's project and allow for future orderly development. (3) Documented Failing Septic Tank Emergencies is what is on the Agenda today. This is ten years of estimated revenue and is up front as soon as the extension is complete and approved by MSD. There are certain factors that have to be addressed. It must be in an area identified for public sewer, there must be a public health hazard, and there must be a letter from Local Government and the Buncombe County Health Department stating on site repair is not possible. MSD will prepare preliminary design and project cost estimates for agreement to be entered into by parties involved, and MSD will also provide right of way acquisition services and administer construction. (4) New Affordable Housing Projects. These are eligible for the equivalent of five years of estimated revenues up to \$50,000 if the development meets the Affordable Housing criteria of the local governing jurisdiction. (5) Revenue Sharing for Extensions made by Others. If an extension is run from an MSD line to development, MSD will reimburse 50% of actual user charge revenues MSD receives from that line for 10 years to be disbursed semi-annually by MSD. (6) Developer to Developer Reimbursements. If a second developer ties onto an extension run by the first developer, MSD will collect a proportionate share from the new developer to give to the first developer. This way the original developer can be assured that, for 10 years, MSD will go back and collect a proportionate share from the second developer. Most policies are for new developments and the Board has seen several throughout the years. On the agenda today is for Documented Failing Septic Tank Emergencies and is the first one MSD has had.

Mr. Hartye reported that the next Board Meeting will be held on November 15th at 2 pm.

8. Report of Committees:

a. Right of Way Committee – September 27, 2023:

Mr. Kelly reported that the Right of Way Committee met on September 27, 2023 and made routine recommendations which are noted in the Consolidated Motion Agenda. There were no questions.

9. Consolidated Motion Agenda:

a. Consideration of Bids – Intermediate Clarifier Trough Rehabilitation Phase 1:

Mr. Hartye reported that the intermediate clarifier was placed into operation in 1990. What now needs replacing are weir troughs. These troughs collect clarified water to transfer to the next process. They are in poor condition and are leaking due to significant corrosion. After trying to rehabilitate these troughs, MSD Staff

determined that the scope of the project should change to a full trough replacement. Fiberglass reinforced polymer (FRP) troughs were chosen for superior corrosion resistance and equivalent strength when compared to aluminum troughs at a comparable price point. This project has been divided into 2 phases. Phase 1 is scheduled for completion in Spring, 2024. Phase 1 was advertised formally and two bids were received on September 22, 2023. Therefore, the project was re-advertised and two bids were received on October 2, 2023 as follows: Cove Utility, LLC with a base bid of \$534,000; and Harper General Contractors, Inc. with base bid of \$577,900. The apparent low bidder is Cove Utility, LLC with a base bid amount of \$534,000. The FY 23-24 construction budget for this project is \$850,000.00. Staff recommends award of the base bid contract to Cove Utility LLC, in the amount of \$534,000, contingent upon review and approval by District Counsel.

b. Contract for Easement Services – Weaverville Pump Station and Force Main Improvements:

Mr. Hartye reported that this project will replace Weaverville Pump Stations 1 and 2. The design includes entire replacement of Pump Station 1 and replacement of existing 12-inch and 18-inch force main with a 24-inch force main designed to pump directly to the treatment plant. Pump Station 2 will be converted to a small residential pump station. Requests for Proposals to acquire easements were sent to three easement acquisition companies and MSD received responses from two, Telics and Utility Land Services. Telics was chosen as the best fit for MSD's needs. Telics price is for \$3,500 per parcel, not to exceed \$105,000 for an estimated 30 parcels. Telics has done good work for MSD. Typically, right of way is acquired before construction is even started on a project. Due to the lead time for materials, pump instrumentation, and shop drawings, there will be a six-month administrative period between the bidding process and start of construction. Easement acquisition will begin during this administration period and continue while construction begins on the pump station site. Acquisition is expected to take one year. This item is for information only. Mr. Lapsley asked if the \$3,500 per parcel also includes land surveying to prepare the documents or if that cost was in addition to the \$3,500. Ms. Banks stated it does not, it only includes Telics' staff time and negotiations. Mr. Hartye stated that over the years, the total project cost and land acquisition has been less than 5%, usually around 3% so in the total scheme of things it's not a big number. Mr. Lapsley stated that MSD may have more money into negotiation services plus surveys than in the cost of actually acquiring the easement from the landowner. There was no further discussion.

c. Consideration of Compensation Budget – Weaverville Pump Station and Force Main Improvements:

Mr. Hartye reported that this item is for the same project discussed above. Right of Way Committee recommends approval of this compensation budget.

d. Consideration of Revenue Sharing – MSD Failing Septic Tank Emergencies Policy:

Dolce Lomita, LLC owns 6 existing mobile homes located at 15 and 17 Gatewood Road, adjacent to Emma Road in Asheville. The mobile homes are served by a shared septic system that is failing due to unsuitable soil conditions. Dulce Lomita, LLC was denied a permit by Buncombe County Health and

Human Services (BCHHS) to improve or repair the septic system due to insufficient space on site and has applied for MSD's Failing Septic Tank Emergencies reimbursement program. MSD participates by pledging 10 years of estimated revenues generated by user fees once the extension is complete and accepted by the MSD Board. The Policy also requires MSD to provide design and right of way acquisition services and to administer the construction of the extension. To begin this process, a letter from BCHHS is required stating that the onsite repair of the failed system is not possible. Also required is an Agreement signed by both parties, which is attached to the agenda item. The letter from BCHHS has been received. The 8-inch extension will be approximately 800 LF and will follow MSD's master plan alignment. Most of the extension lies within the NCDOT right of way; however, one easement on the lower portion is on private property and will require one easement. Estimated generated revenue is \$18,936. Reimbursement will not occur until the extension is complete, which is probably in next year's budget. Staff recommends that the District enter into a revenue sharing agreement with Dulce Lomita, LLC in the amount of \$18,936, subject to review and approval by District Counsel. Mr. Pennington asked if, theoretically, this line could be extended farther up the road for other failing septic? Mr. Hartye stated that is correct.

e. Consideration of Developer Constructed Sewer Systems – Fountain Park Phase 2; Schwann's; Wolf Tract Cottages:

Mr. Hartye reported that the Fountain Park Phase 2 project is located off Pond Road in Buncombe County and included extending approximately 4,590 linear feet of 8-inch public gravity sewer to serve 120 residential units.

Mr. Hartye reported that the Schwann's project is located at Sand Hill Road and Jacob Holm Way in Buncombe County and included extending approximately 145 linear feet of 8-inch public gravity sewer to the commercial development.

Mr. Hartye reported that the Wolf Tract Cottages project is located at Skyland Circle and Brown Avenue in the Town of Woodfin and included extending approximately 183 linear feet of 8-inch public gravity sewer to serve 6 cottages in the residential development.

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

f. Consideration of Procurement of (3) New Compact Utility Vehicles:

Mr. Hartye reported that at the March 13, 2023, Equipment Replacement Committee meeting, the members recommended the purchase of three (3) new 2023 compact utility vehicles. Formal bids were solicited, and Friendship Ford was the lowest, responsive, responsible bidder. Cost per vehicle is \$34,875 with the total cost for the 3 vehicles being \$104,625. Staff recommends the bid from Friendship Ford of Bristol, Tennessee be awarded subject to review and approval by District Counsel.

g. Cash Commitment/Investment Report – Month ended August, 2023:

Mr. Hartye reported that Page 43 presents the average rate of return which is 4.127%. Total Cash and Investments is \$82,699,724. If you take away all current obligations for insurance funds, current years budget, etc., it leaves \$23,034,825, which is designated for Capital Outlay. Page 45 is a breakdown of the District's Investment Portfolio. Page 46 is the Investment Manager's Report. Pages 47 and 48 present the YTD Expenses and Cash Receipts, both of which are at budgeted expectations. Page 49 presents the 2008A Series Synthetic Fixed Bond with savings to date of approximately \$7.5 million.

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: 10 ayes; 0 nays.

10. Old Business:

None.

11. New Business:

None.

12. Adjournment:

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

Jackie W. Bryson, Secretary/Treasurer



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: November 9, 2023
SUBJECT: Report from the General Manager

- FY 2023 Audit and Annual Comprehensive Financial Report

Please follow the link below to review the Annual Comprehensive Financial Report for FY2023. The Districts Auditor will give a presentation of the FY 2023 Audit at the January 17th Regular Board Meeting.

<https://www.msdbc.org/documents/annualreports/FY2023.pdf>

- Kudos

- Attached is a letter of appreciation from James and Brenda Wildt of Woodland Ridge in Asheville regarding the great response and attitudes of MSD's System Services personnel. Thanks to Mitch Metcalf, Dylan Dyer, Mitch Hawes, Chase Jones Grey Clough Nicolas Hercules and Dalton Hyatt.
- Attached thank you note from the Junior League of Asheville for MSD's role in the "Touch-A-Truck" 2023. Thanks to Grey Clough and Case Jones.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be held on January 17, 2024 at 2 pm. The November Right of Way Committee meeting is cancelled. The next Right of Way Committee meeting will be held on June January 24th at 9am.

James & Brenda Wildt
730 Woodland Rdg.
Asheville, NC 28804

Metropolitan Sewage District of Buncombe County
2028 Riverside Drive
W. H. Mull Building
Asheville, NC 28804

Dear Management:

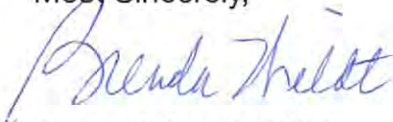
Jim and I are writing to commend you for speedily "Johnny on the Spot" coming to our home when the plumbing company, PlumbSmart, did all they could do to mediate the sewer backup in our home (gallons of water) and recommended MSD. We are grateful and impressed with the fellows who responded so quickly and with their kindness and good dispositions. Seems to be a shortage of that in these times.

They located the main sewer line (covered up for years), opened it up, and called for other responders to come and clean out roots and flush it out the next day. Wow! GREAT Experience!!! I heard the truck drive up the second day and went out to ask them about the pipe in the back of our yard that had been covered up by some good intentioned tree men who dumped their wood chips on our property without our permission. Luckily, I remembered the general area of the pipe, handy GPS but they located the pipe by stepping in it. They were able to include this problem for the responders coming today. What a find. It makes me laugh again.

This was a happy ending to a problem that caused us great distress at 2 a.m. in the morning and we are thankful for the guidance of PlumbSmart to recommend you and their phone call while they were here which garnered an immediate response from you. Thank you so much for the quick responses to our sewer problem, helping us solve the problem and to the nice folks who work for you. Nice people make difficult situations less stressful.

Hopefully, our sewer system is going to work well for many years to come!

Most Sincerely,



Jim and Brenda Wildt



JUNIOR LEAGUE OF ASHEVILLE

Metropolitan Sewerage District team,
Thank you so much for volunteering your truck
to help make Touch-A-Truck 2023 possible. We
are so appreciative of your generous
support- partners like you make the community
a better place! We were able to donate the
funds raised from the 2022 Touch-A-Truck to
support projects in 8 local charities. I can't
wait to see what local needs we are able
to help fund solutions with the money we
raise from this year's event! I am also so →

excited for the kiddos to learn about the
waste water industry from you- learning
what makes our city run and showing
them all the different occupations right
here in their western North Carolina
backyard.

Thank you again for all you do for the community
today and everyday.

- Sarah Kroll

Junior League of Asheville 2023 Touch-A-Truck chair

**Metropolitan Sewerage District of Buncombe County
BOARD ACTION ITEM**

BOARD MEETING DATE: November 15, 2023

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

PREPARED BY: Hunter Carson, P.E. – Director of Engineering
Shaun Armistead, P.E. – Project Manager

SUBJECT: Consideration of Bids: Buchanan Avenue Sanitary Sewer Rehabilitation Project, MSD Project No. 2014023

BACKGROUND: The Buchanan Avenue project is located in downtown Asheville near Biltmore Avenue and is comprised of 2,204 LF of 8-inch ductile iron pipe.

The existing line is 6-inch clay with heavy root intrusion, fractures, and one section of exposed pipe along a steep grade. This project has a pipe rating of 51.

The project was advertised formally, and three sealed bids were received on October 12, 2023, at 2:00pm in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Huntley Construction Company	\$1,293,771.00
2) T.P. Howard's Plumbing Co, Inc.	\$1,200,000.00
3) Terry Brother Construction Co.	\$ 876,159.40

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$876,159.40. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship.

FISCAL IMPACT: The FY 23-24 construction budget for this project is \$1,277,000.

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

Buchanan Avenue Sewer Rehabilitation

Project No. 2014023

BID TABULATION

October 12, 2023

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Huntley Construction Company Asheville, NC	5%	1	Yes	\$1,293,771.00
T.P. Howard's Plumbing Co., Inc. Fairview, NC	5%	1	Yes	\$1,200,000.00
Terry Brothers Construction Co. Leicester, NC	5%	1	Yes	\$876,159.40

Apparent Low Bidder



Shaun Armistead, 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 2:00 PM on the 12th day of October, 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.

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

BUDGET DATA SHEET - FY 2023 - 2024

PROJECT:	Buchanan Ave.	LOCATION:	Asheville
TYPE:	Pipe Rated Projects	PIPE RATING:	51
PROJECT NO.	2014023	TOTAL LF:	2,204
PROJECT BUDGET:	\$1,354,400.00	PROJECT ORIGIN:	Work Orders, 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	\$28,000.00	\$18,175.00	\$9,825.00	
55330 - DESIGN				
55340 - PERMITS	\$1,000.00		\$1,000.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$6,900.00	\$2,020.00	\$4,880.00	
55370 - LEGAL FEES	\$4,000.00	\$750.00	\$3,250.00	
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$11,000.00		\$11,000.00	
55400 - APPRAISAL	\$3,500.00		\$3,500.00	
55410 - CONDEMNATION	\$14,000.00		\$4,000.00	\$10,000.00
55420 - CONSTRUCTION	\$1,277,000.00			\$1,277,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$3,000.00			\$3,000.00
55450 - SURVEY - ASBUILT	\$6,000.00			\$6,000.00
TOTAL AMOUNT	\$1,354,400.00	\$20,945.00	\$37,455.00	\$1,296,000.00

ENGINEER:	MSD	SA	ESTIMATED BUDGETS - FY 25 - 33	
R.O.W. ACQUISITION:	MSD	# PLATS: [2]	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
PROJECT DESCRIPTION: This project is located in downtown Asheville near Biltmore Ave. and is comprised of 2,204 LF of 8-inch ductile iron pipe. The existing line is 6-inch clay with heavy root intrusion, fractures, and one section exposed along a steep grade.			FY 30-31	\$0.00
			FY 31-32	\$0.00
			FY 32-33	\$0.00
			FY 33-34	\$0.00

SPECIAL PROJECT NOTES:



Buchanan Avenue Project No. 2014023

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

INFORMATION ONLY ITEM

BOARD MEETING DATE: November 15, 2023

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

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

SUBJECT: Consideration of Bids: MSD Mull Building HVAC Renovation Phase III
MSD Project No. 2021045

BACKGROUND: The MSD Mull Building HVAC Renovation Phase III project is located at the District's Mull Building at 2028 Riverside Drive, Asheville, NC. This is the final phase of the three-phased HVAC project. Phase III includes the replacement of two boilers and hot water pumps, as well as integration of the hot water system into the Building Automation System (BAS) controls interface.

McGill Associates completed an engineering study of the existing Mull Building HVAC system in 2019 and created a recommended replacement plan that included three phases. The previous two phases have been completed and included replacement of the air handlers, cooling tower, pumps, and electrical components. The existing boilers and hot water pumps are in poor condition and have reached the end of their useful life. Incorporating the boilers and hot water pumps into the BAS controls will allow for easier operation and maintenance.

The contract was advertised, and two sealed bids were received on November 2, 2023, at 2:00pm in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) MSS Solutions, LLC	\$282,767.00
2) Bolton Construction	\$190,154.00

The apparent low bidder is Bolton Construction & Services of WNC, Inc with a bid amount of \$190,154.00. Bolton Construction & Services of WNC, Inc was awarded the previous Phase II of this project and has extensive experience with the District and surrounding area with a proven track record of excellent workmanship.

FISCAL IMPACT: The FY 23-24 construction budget for this project is \$218,000.00.

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

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

**MSD Mull Building HVAC Renovations Phase 3
Project No. 2021045**

**BID TABULATION
November 2, 2023**

BIDDER	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
MSS Solutions, LLC Charlotte, NC	1	Yes	\$ 282,767.00
Bolton Construction & Service of WNC, Inc., Asheville, NC	1	Yes	\$ 190,154.00

APPARENT LOW BIDDER



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

This is to certify that the bids tabulated herein were opened at 2:00 p.m. on the 2nd day of November, 2023, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina. This was an informal bid and no bid bonds were required.

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

BUDGET DATA SHEET - FY 2023 - 2024

PROJECT: Mull Bldg. HVAC Phase III	LOCATION: Asheville
TYPE: General Capital Improvements	PIPE RATING: N/A
PROJECT NO.: 2021045	TOTAL LF: 0
PROJECT BUDGET: \$218,000.00	PROJECT ORIGIN: Condition and Performance Problems

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				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$218,000.00			\$218,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$218,000.00	\$0.00	\$0.00	\$218,000.00

ENGINEER: McGill Associates	TH	ESTIMATED BUDGETS - FY 25 - 33		
R.O.W. ACQUISITION: MSD	# PLATS: [0]	FY 24-25	\$0.00	
CONTRACTOR:		FY 25-26	\$0.00	
CONSTRUCTION ADM: MSD		FY 26-27	\$0.00	
INSPECTION: MSD/McGill		FY 27-28	\$0.00	
		FY 28-29	\$0.00	
		FY 29-30	\$0.00	
PROJECT DESCRIPTION: Phases I and II are complete, which include the replacement of the air handlers, cooling tower (with two air cooled chillers), pumps, and electrical components. Phase III is replacement of the boilers and hot water pumps as well as adding the boilers and pumps to the BAS controls.		FY 30-31	\$0.00	
		FY 31-32	\$0.00	
		FY 32-33	\$0.00	

SPECIAL PROJECT NOTES:



**Mull Building HVAC Phase III
Project No. 2021045**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

INFORMATION ONLY ITEM

BOARD MEETING DATE: November 15, 2023

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

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

SUBJECT: Consideration of Bids: 486 Sand Hill Road Odor Control Station,
MSD Project No. 2023054

BACKGROUND: The 486 Sand Hill Road Odor Control Station project is located in West Asheville along Hominy Creek, east of the Sand Hill Road/Bear Creek Road intersection. The project is located on MSD-owned property and includes the construction of a new odor control dosing station. The station utilizes Bioxide®, a chemical that controls hydrogen sulfide odors, reduces corrosion, and provides a safer working environment throughout the sewer collection system.

The project includes the installation of a raised platform to support a chemical dosing tank, new chemical pumps, SCADA cabinetry, new electric and water services, and chemical discharge line to an existing sewer manhole. This project will replace the previous odor control station that was washed away by Tropical Storm Fred in 2021.

The contract was advertised, and four bids were received on November 2, 2023, at 2:30pm in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Haynes Electric Utility	\$191,619.00
2) TP Howard's Plumbing Co.	\$125,210.00
3) Cove Utility, LLC	\$113,000.00
4) Keys Construction	\$86,100.00

The apparent low bidder is Keys Construction with a bid amount of \$86,100.00. Keys Construction has performed sewer tap installations and site restoration for the District with quality workmanship. Keys Construction is experienced in the installation of concrete slabs and bridges and is proficient in the work necessary to complete the odor control station.

FISCAL IMPACT: The FY 23-24 construction budget for this project is \$75,000.00. Sufficient funds are available in the CIP contingency for the overage.

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

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

**Sand Hill Road Odor Control Station
Project No. 2023054**

**BID TABULATION
November 2, 2023**

BIDDER	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
Haynes Industrial, a division of MB Haynes Corp., Asheville NC	1	Yes	\$ 191,619.00
T.P. Howard's Plumbing Co., Inc. Fairview, NC	1	Yes	\$ 125,210.00
Cove Utility Greenville, SC	1	Yes	\$ 113,000.00
Keys Construction Co., Inc. Candler, NC	None	Yes	\$ 86,100.00

APPARENT LOW BIDDER



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

This is to certify that the bids tabulated herein were opened at 2:30 p.m. on the 2nd day of November, 2023, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina. This was an informal bid and no bid bonds were required.

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

BUDGET DATA SHEET - FY 2023 - 2024

PROJECT: Sand Hill Rd Odor Control Station	LOCATION: Asheville
TYPE: Treatment Plant	PIPE RATING: N/A
PROJECT NO. 2023054	TOTAL LF: N/A
PROJECT BUDGET: \$75,000.00	PROJECT ORIGIN: Replace Old Site

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				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$75,000.00			\$75,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$75,000.00	\$0.00	\$0.00	\$75,000.00

ENGINEER: MSD/Medlock & Associates	TH	ESTIMATED BUDGETS - FY 25 - 33		
R.O.W. ACQUISITION: N/A	# PLATS: [0]	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	
PROJECT DESCRIPTION: This project will replace the odor control station that was washed away by a flood located on Hominy Creek. Project will consist of constructing a raised platform to hold a chemical tank, installing cabinets for pumps and SCADA, installing electric and water services, and trenching a small discharge line into an existing manole.		FY 29-30	\$0.00	
		FY 30-31	\$0.00	
		FY 31-32	\$0.00	
		FY 32-33	\$0.00	

SPECIAL PROJECT NOTES:



**486 Sand Hill Rd Odor Control Station
Project No. 2023054**

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

**Metropolitan Sewerage District of Buncombe County
INFORMATION ONLY ITEM**

BOARD MEETING DATE: November 15, 2023

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

PREPARED BY: Hunter Carson, P.E. – Director of Engineering

SUBJECT: Consideration of Bids: RBC Removal, MSD Project No. 2023029

BACKGROUND: This project is located at the District’s French Broad River Water Reclamation Facility (WRF) and includes the removal and disposal of non-functional rotating biological contactors (RBCs). RBCs are large, cylinder-shaped treatment units made up of multiple plastic discs mounted on a horizontal steal shaft. The RBC units rotate through the wastewater where microorganisms colonize the plastic discs and form a thick, heavy biofilm. Over the past several years, some of the RBC units (originally installed in 1988) have failed due to excessive weight and broken shafts. When this occurs, the units provide no biological treatment and create a damming effect in the RBC basin, negatively impacting operation. Currently, thirteen (13) RBCs are broken and in need of removal.

Informal bids were solicited from multiple salvage/demolition contractors (ARRC, E. Luke Greene Company, and D.H. Griffin Wrecking Company) but only D.H. Griffin was responsive. On November 3, 2023, a proposal was received in the following amount:

<u>Contractor</u>	<u>Bid</u>
1) D.H. Griffin Wrecking Co., Inc.	\$348,000.00

The apparent low bidder is D.H. Griffin Wrecking Company, Inc. with a bid amount of \$348,000.00. D.H. Griffin has performed demolition services at the District’s WRF in the past, including removal of the old Primary Microscreen facility and Nutri-Lime facility. Staff were pleased with their performance.

FISCAL IMPACT: The FY 23-24 construction budget for this project is \$458,241.00.

STAFF RECOMMENDATION: Staff recommends award of this contract to D.H. Griffin Wrecking Company, Inc., contingent upon review and approval by District Counsel.

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

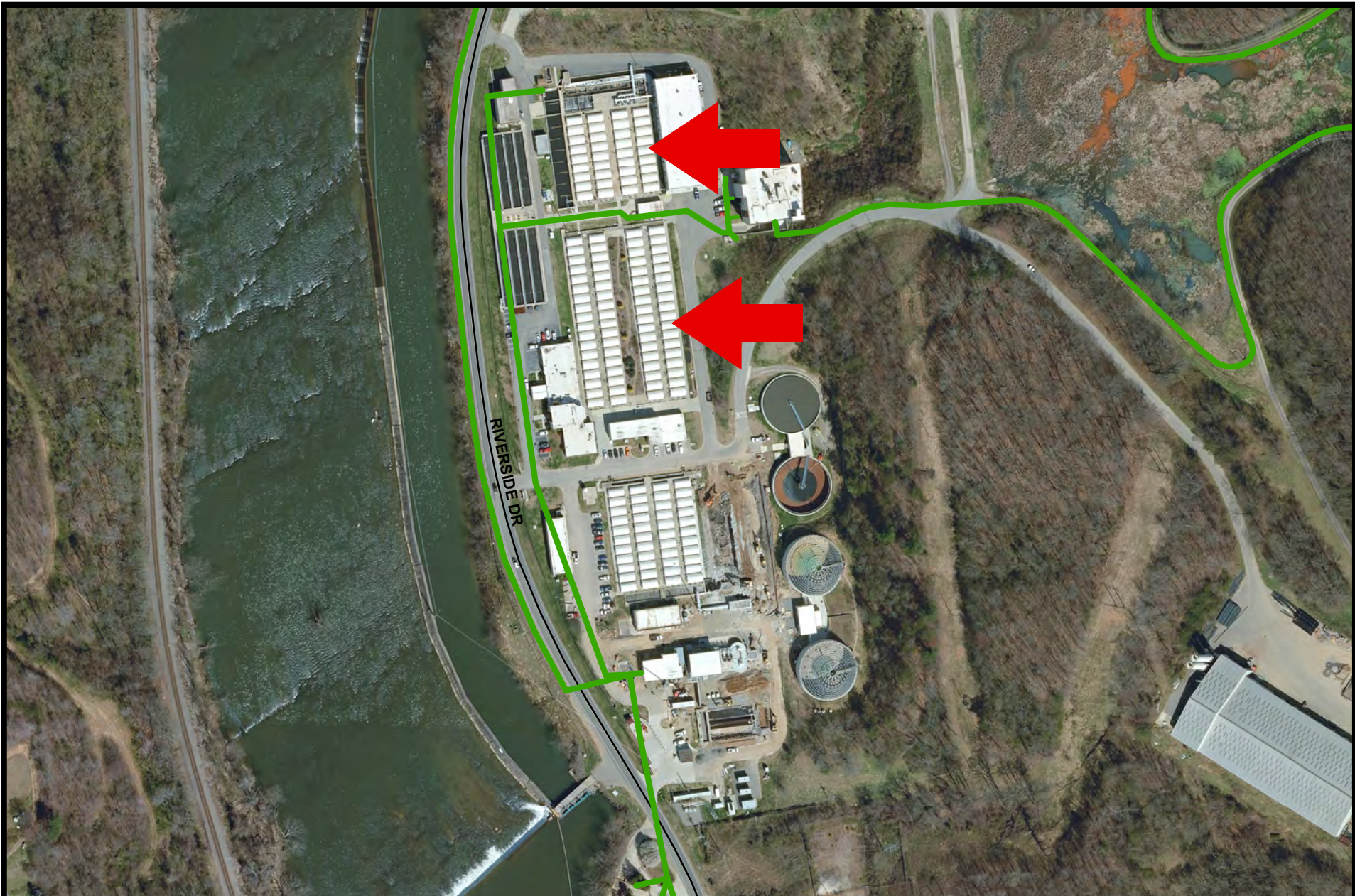
BUDGET DATA SHEET - FY 2023 - 2024

PROJECT: RBC Removal	LOCATION: MSD-Treatment Plant
TYPE: Treatment Plant	PIPE RATING: N/A
PROJECT NO.: 2023029	TOTAL LF: 0
PROJECT BUDGET: \$458,241.00	PROJECT ORIGIN: Aging Equipment

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				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$458,241.00			\$458,241.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
TOTAL AMOUNT	\$458,241.00	\$0.00	\$0.00	\$458,241.00

ENGINEER: MSD	HC	ESTIMATED BUDGETS - FY 25 - 33	
R.O.W. ACQUISITION: N/A	# PLATS: [0]	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
PROJECT DESCRIPTION: This project is for the removal of multiple broken, non-functional RBC units at the treatment plant. The broken units do not provide any biological treatment and create a damming effect in the basin that negatively impacts operation.		FY 29-30	\$0.00
		FY 30-31	\$0.00
		FY 31-32	\$0.00
		FY 32-33	\$0.00

SPECIAL PROJECT NOTES:



**RBC Slide Gate Replacement
Project No. 2021026**

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: November 15, 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 12 Fishers Mill Road Sewer Extension, MSD Project No. 2020015

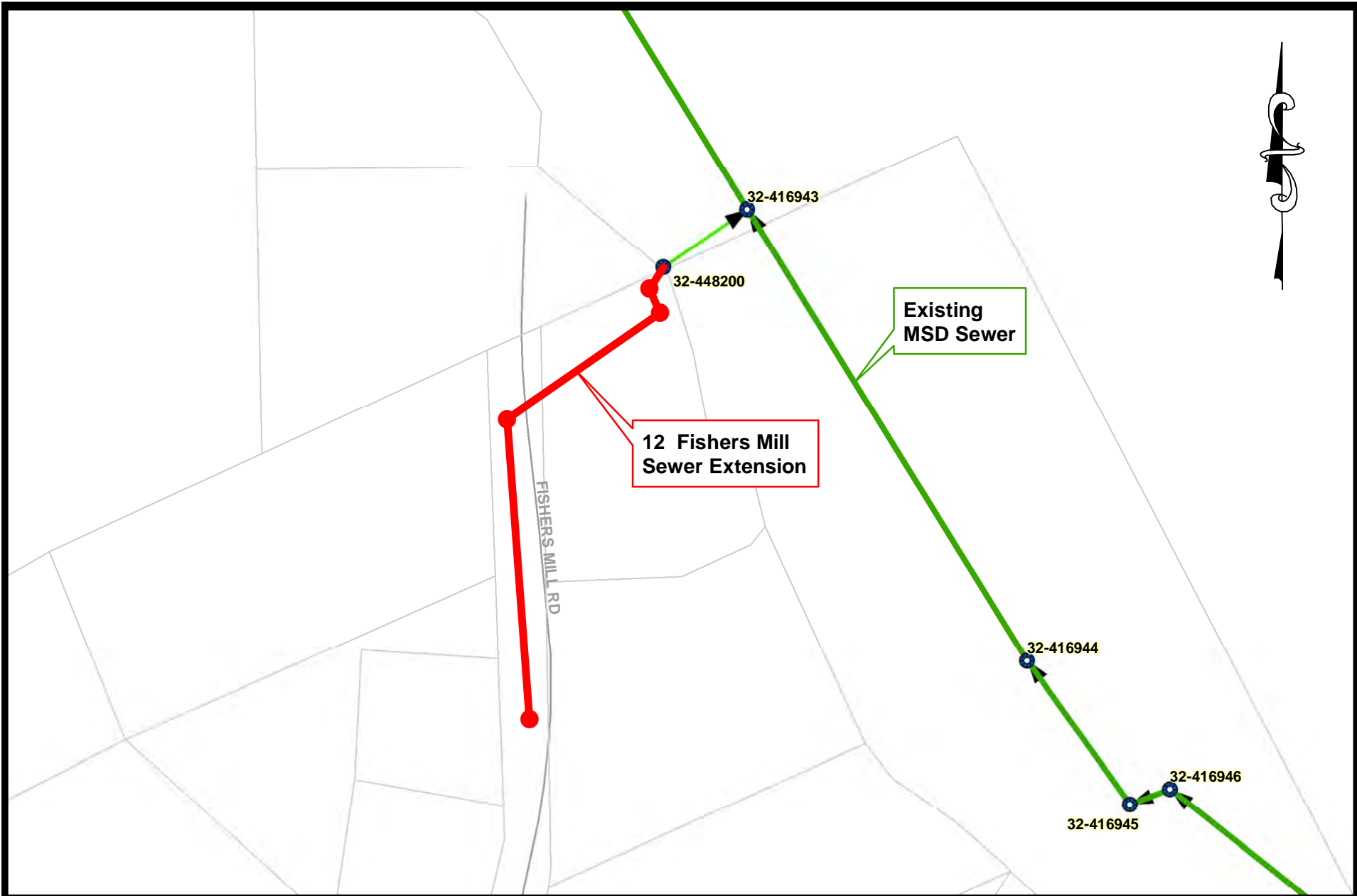
BACKGROUND: This project is located inside the District boundary along Fishers Mill Road in Buncombe County. The developer of the project is Daniel Odogwu.

The project included extending approximately 378 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 900 GPD for the three residential units included in this development. The estimated cost of the sewer construction is \$34,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

12 Fishers Mill Sewer Extension MSD Project # 2020015

Metropolitan Sewerage District of Buncombe County

11/01/2023

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: November 15, 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 CMH Avery Creek Sewer Extension, MSD Project No. 2020080

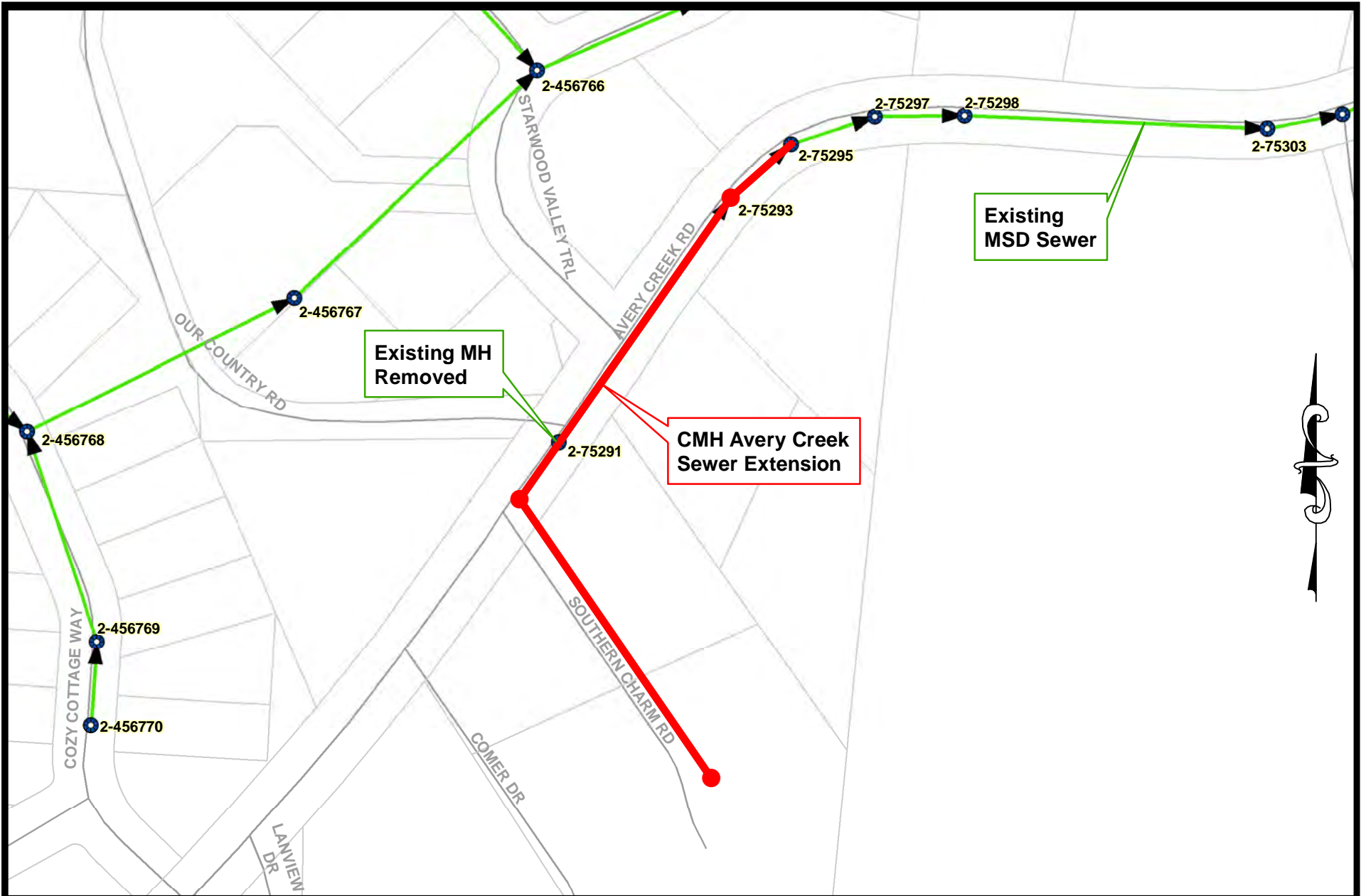
BACKGROUND: This project is located inside the District boundary along Avery Creek Road in Buncombe County. The developer of the project is Michael Srijayanta of CMH Homes, Inc.

The project included relocating approximately 270 linear feet of 8-inch public gravity sewer along with extending approximately 308 linear feet of 8-inch public sewer for a total of 578 linear feet of new 8-inch sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 3,000 GPD for the ten (10) residential units included in this development. The estimated cost of the sewer construction is \$94,146.00.

All MSD requirements have been met.

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



MSD
Engineering Division

**CMH Avery Creek Sewer Extension
MSD Project # 2020080**

Metropolitan Sewerage District of Buncombe County

11/01/2023

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: November 15, 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 Olivette Phase 2D Sewer Extension, MSD Project No. 2023025

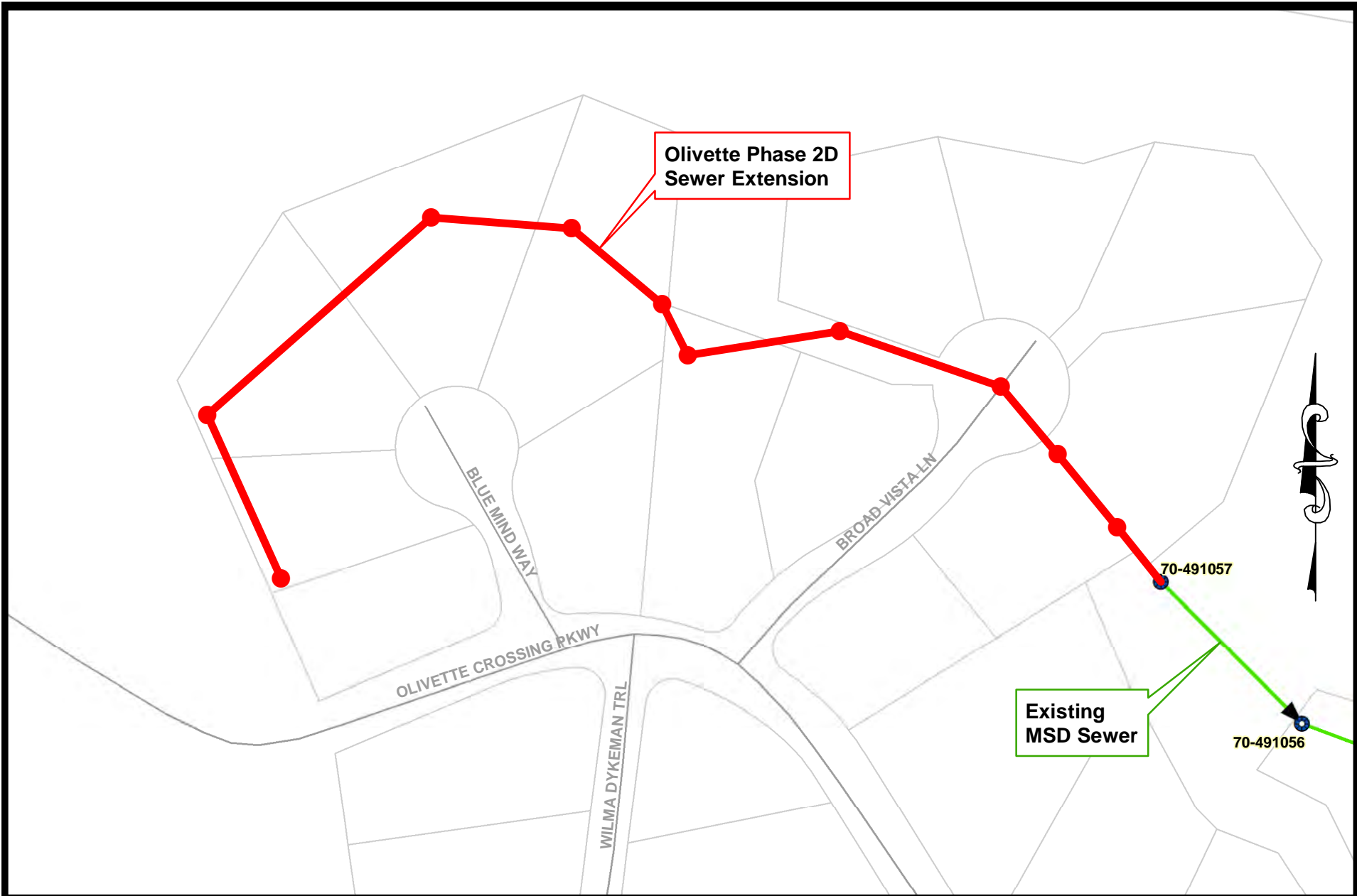
BACKGROUND: This project is located inside the District boundary off Olivette Crossing Parkway in the Town of Woodfin. The developer of the project is Scott Austin of Bridges at French Broad, LLC.

The project included extending approximately 1,032 linear feet of 8-inch public gravity sewer to serve this phase of the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 3,900 GPD for the thirteen (13) homes in this phase of the residential development. The estimated cost of the sewer construction is \$192,091.04.

All MSD requirements have been met.

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



MSD
Engineering Division

Olivette Phase 2D Sewer Extension MSD Project # 2023025

Metropolitan Sewerage District of Buncombe County

11/01/2023

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: November 15, 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 Suncap Warehouse Sewer Extension, MSD Project No. 2021059

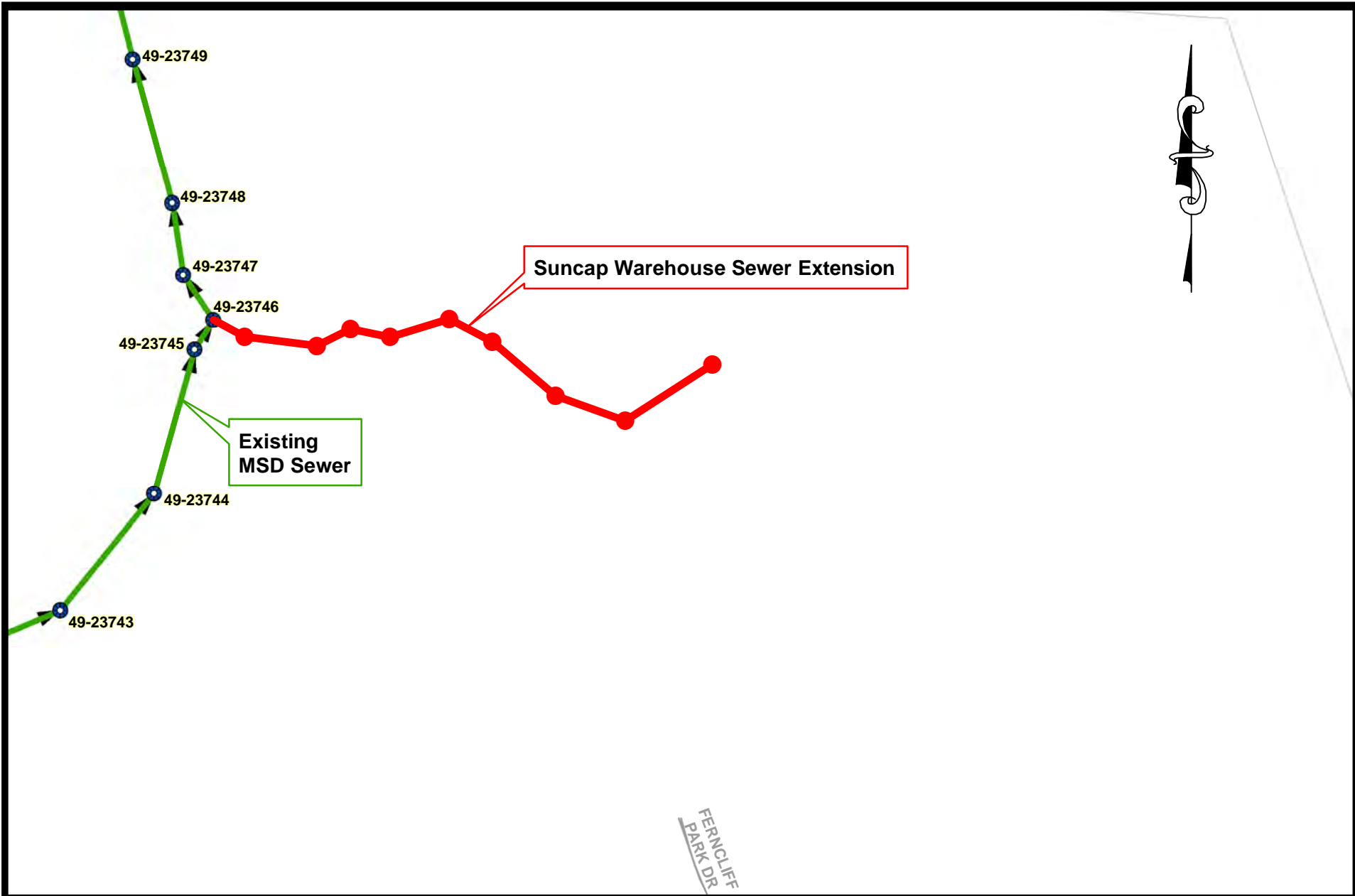
BACKGROUND: This project is located inside the District boundary at the end of Ferncliff Park Drive in Henderson County. The developer of the project is Darius Oleksy of Suncap Property Group.

The project included extending approximately 1,500 linear feet of 8-inch public gravity sewer to serve the Commercial Development.

A wastewater allocation was issued in the amount of 16,600 GPD for the Warehouse and Distribution Facility. The estimated cost of the sewer construction is \$250,958.40.

All MSD requirements have been met.

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



MSD
Engineering Division

**Suncap Warehouse Sewer Extension
MSD Project # 2021059**

Metropolitan Sewerage District of Buncombe County

10/04/2023

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: November 15, 2023
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO Director of Finance
Subject: First Quarter Budget to Actual Review – FY2024

Background

At the end of each quarter, actual revenue and expenditure amounts are compared with the budget to evaluate performance. This information is based on cash revenues and invoices received prior to September 30, 2023 and may not include some accruals of revenue and expenditures.

Discussion

There are several explanatory notes at the bottom of the attached Budget to Actual schedule.

Other considerations are as follows:

- ✚ Domestic and Industrial Revenue are at budget expectations. Staff Monitors consumption trends as they have a direct effect on the District's current revenue projections.
- ✚ Facility and Tap Fees are budgeted conservatively. The better than expected variance as of the end of the first quarter is due to receiving revenue from various development.
- ✚ Interest and miscellaneous income are above budgeted expectations. Actual short-term interest rates are higher than anticipated for the fiscal year.
- ✚ Rental income reflects are at budgeted expectations.

Meeting Date: November 15, 2023
Subject: First Quarter Budget to Actual Review – FY2024
Page 2

Discussion (continued)

- ✚ O&M expenditures are at 28% of budget. The expenditures include encumbered amounts, which has elevated the budget to actual ratio above 25%. The aforementioned encumbrances will be spent in future quarters.

- ✚ Bond principal and interest are at 80%. This reflects principal and semi-annual interest payments on July 1, 2023.

- ✚ Amounts budgeted for capital equipment and capital projects are rarely expended proportionately throughout the year and are expected to be fully spent prior to the end of the year.

Staff Recommendation

None - Information Only.

<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:

Metropolitan Sewerage District
Budget to Actual Revenue and Expenditure Report
For the three months ended September 30, 2023
UNAUDITED--NON-GAAP

	Amended Budget	Actual to Date	% Budget to Actual
REVENUES			
Domestic User Fees ¹	\$ 38,928,326	\$ 10,515,490	27.01%
Industrial User Fees	3,410,895	1,010,461	29.62%
Facility Fees ²	3,000,000	2,464,937	82.16%
Tap Fees ³	200,000	139,042	69.52%
Billing and Collection	1,157,474	311,758	26.93%
Interest and Misc. Income	2,902,076	1,268,788	43.72%
Employee Contribution to Health Ins.	385,800	85,420	22.14%
City of Asheville (Enka Bonds)	35,000	-	0.00%
Rental Income	96,000	24,984	26.02%
Use of (Contributions to) Available Funds ⁴	<u>6,704,394</u>	<u>9,342,198</u>	139.34%
Total Revenues⁵	\$ <u>56,819,965</u>	\$ <u>25,163,078</u>	44.29%
EXPENDITURES			
Operations and Maintenance ⁶	\$ 20,972,686	\$ 5,969,520	28.46%
Bond Principal and Interest ⁷	8,734,667	6,989,741	80.02%
Capital Equipment (Other than O&M) ⁶	734,619	266,538	36.28%
Capital Projects ⁶	25,377,993	11,937,280	47.04%
Contingency	<u>1,000,000</u>	-	0.00%
Total Expenditures	\$ <u>56,819,965</u>	\$ <u>25,163,078</u>	44.29 %

Notes:

¹Revenues are accounted for on the cash basis method

²Increase due to unanticipated revenue from various developments

³Increase in number of Taps requiring Pavement Disturbance

⁴Pay-as-go funds to be used for CIP

⁵Budget-to-Actual Ratio does not include use of available funds

⁶Includes encumbered amounts as well as actual insurance expenditures

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: November 15, 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 September 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 September 30, 2023 were \$84,094,517. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.375%. 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 September 30, 2023 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of September 30, 2023 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$26,760,514.

Total Cash & Investments as of 09/30/2023		84,094,517
Less:		
Budgeted commitments (required to pay remaining FY24 budgeted expenditures from unrestricted cash		
Construction Funds	(21,732,547)	
Operations & Maintenance Fund	<u>(17,384,134)</u>	
		(39,116,681)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(74,285)	
FY24 Principal & Interest Due	<u>(8,679,456)</u>	
		(8,753,741)
District Reserve Funds		
Fleet Replacement	(1,291,877)	
Pump Replacement	(231,566)	
WWTP Replacement	(355,937)	
Maintenance Reserve	<u>(1,254,358)</u>	
		(3,133,738)
District Insurance Funds		
General Liability	(140,218)	
Worker's Compensation	(523,837)	
Post-Retirement Benefit	(2,747,320)	
Self-Funded Employee Medical	<u>(2,918,468)</u>	
		<u>(6,329,843)</u>
Designated for Capital Outlay		<u>26,760,514</u>

Meeting Date: November 15, 2023

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

Page 2

Staff Recommendation
None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

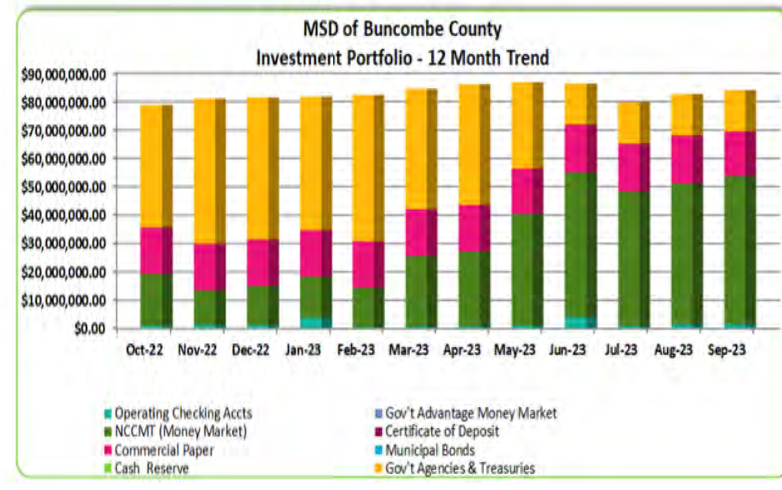
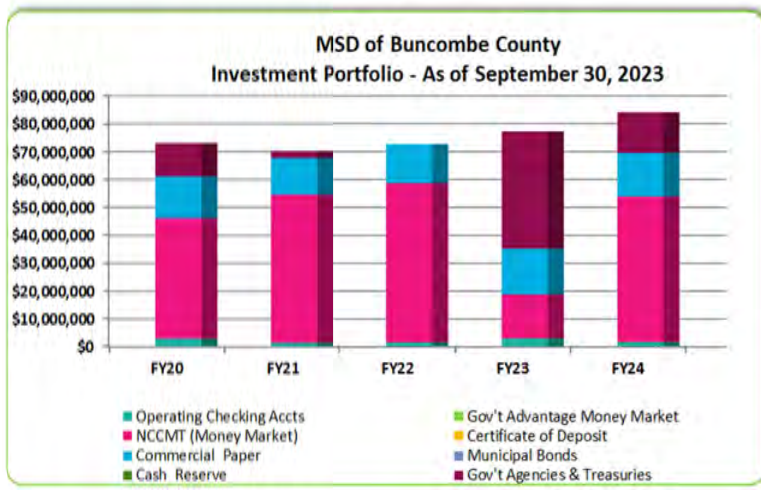
Follow-up required:

Person responsible:

Deadline:

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -		\$ 74,285			\$ -	\$ -		\$ 74,285
Held by MSD	1,706,452	46,703	52,085,156	-	15,591,832	-		14,590,089	84,020,232
	\$ 1,706,452	\$ 46,703	\$ 52,159,441	\$ -	\$ 15,591,832	\$ -	\$ -	\$ 14,590,089	\$ 84,094,517

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	17.35%	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%	18.54%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	62.02%	All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Checking Accounts:	100%		
Operating Checking Accounts		2.03%	
Gov't Advantage Money Market		0.06%	



Meeting Date: November 15, 2023

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

Page 4

Metropolitan Sewerage District Investment Managers' Report On September 30, 2023

Summary of Asset Transactions

	Original		Interest Receivable
	Cost	Market	
Beginning Balance	\$ 74,014,553	\$ 74,215,742	\$ 180,926
Capital Contributed (Withdrawn)	1,104,109	1,104,109	
Realized Income	214,622	214,622	(25,276)
Unrealized/Accrued Income		60,349	57,640
Ending Balance	\$ 75,333,284	\$ 75,594,822	\$ 213,290

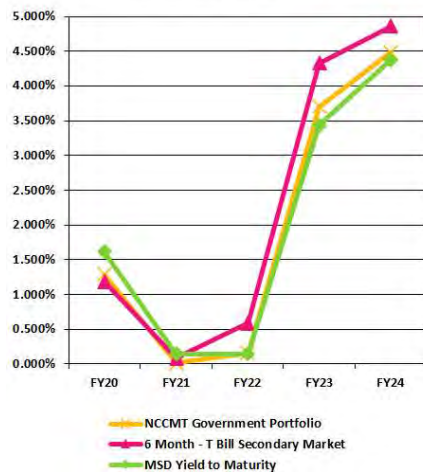
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 60,743,195	\$ 247,812
Securities/CD's 91 to 365 Days	13,206,474	53,878
Securities/CD's > 1 Year	1,383,615	5,645
	\$ 75,333,284	\$ 307,335

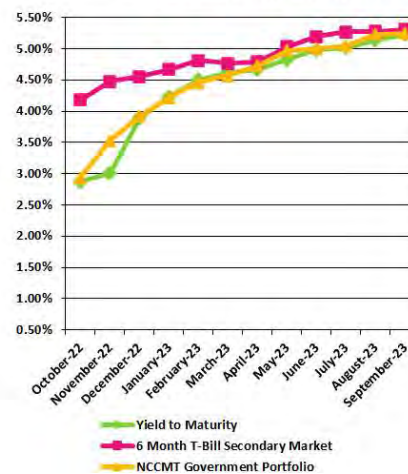
Month End Portfolio Information

Weighted Average Maturity	94
Yield to Maturity	5.23%
6 Month T-Bill Secondary Market	5.31%
NCCMT Government Portfolio	5.25%

Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - September 30, 2023

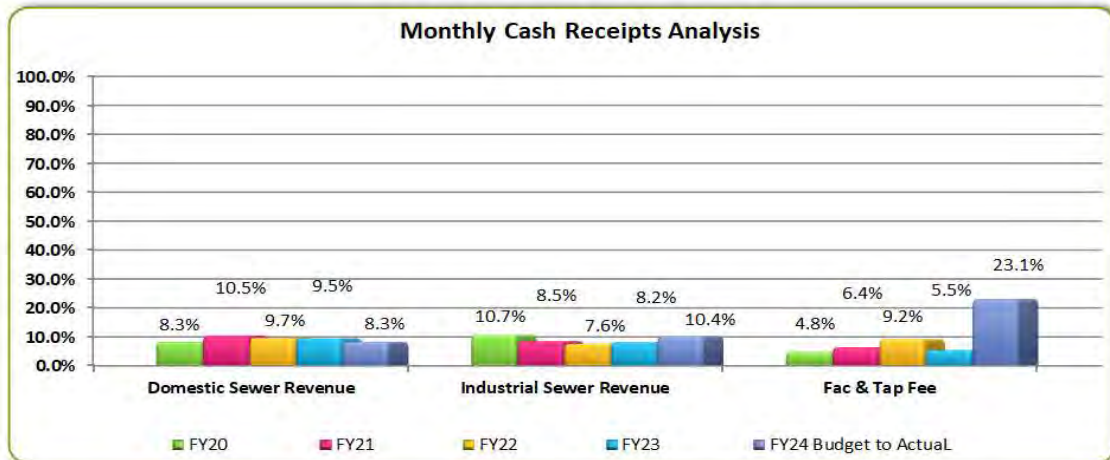


Meeting Date: November 15, 2023

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

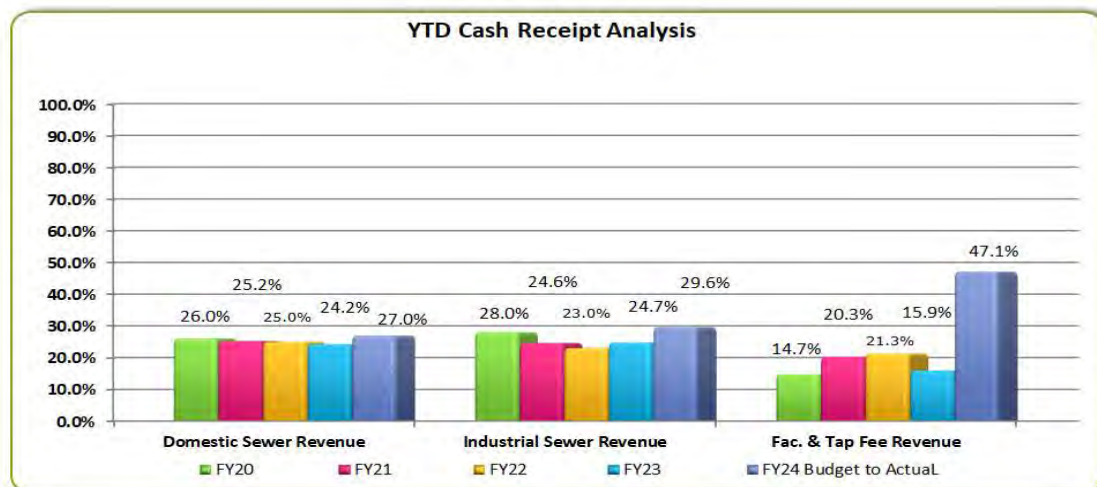
Page 5

Metropolitan Sewerage District Analysis of Cash Receipts As of September 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:

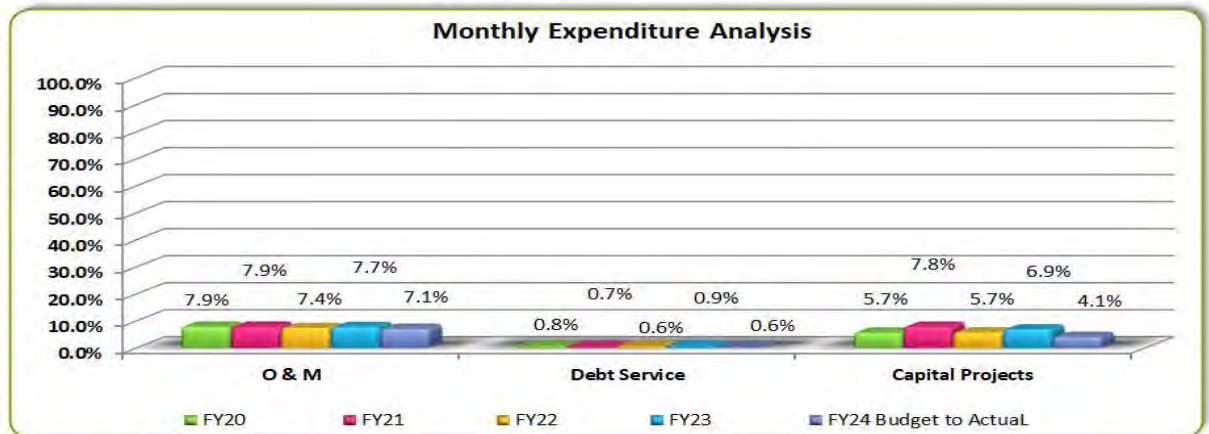
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Meeting Date: November 15, 2023

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

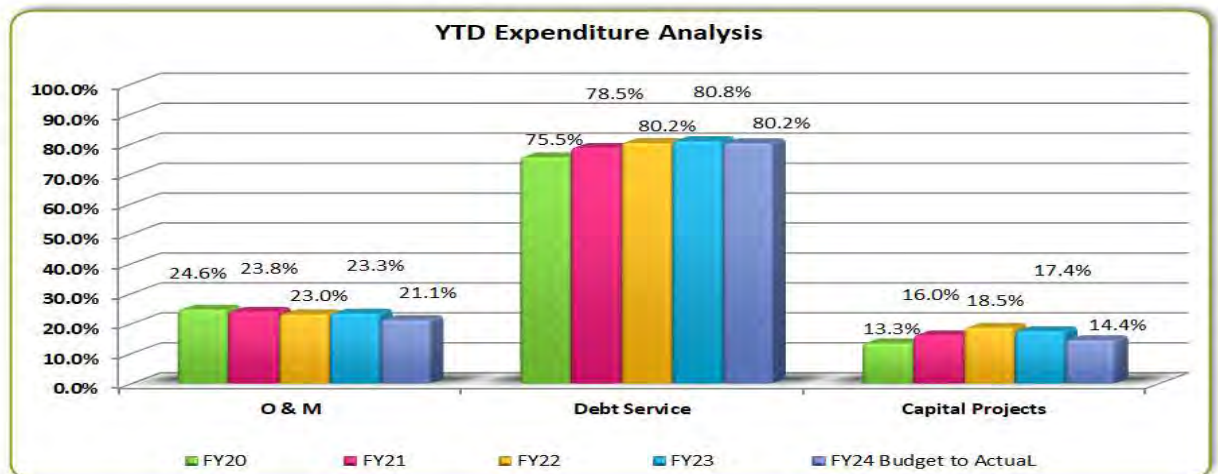
Page 6

Metropolitan Sewerage District Analysis of Expenditures As of September 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:

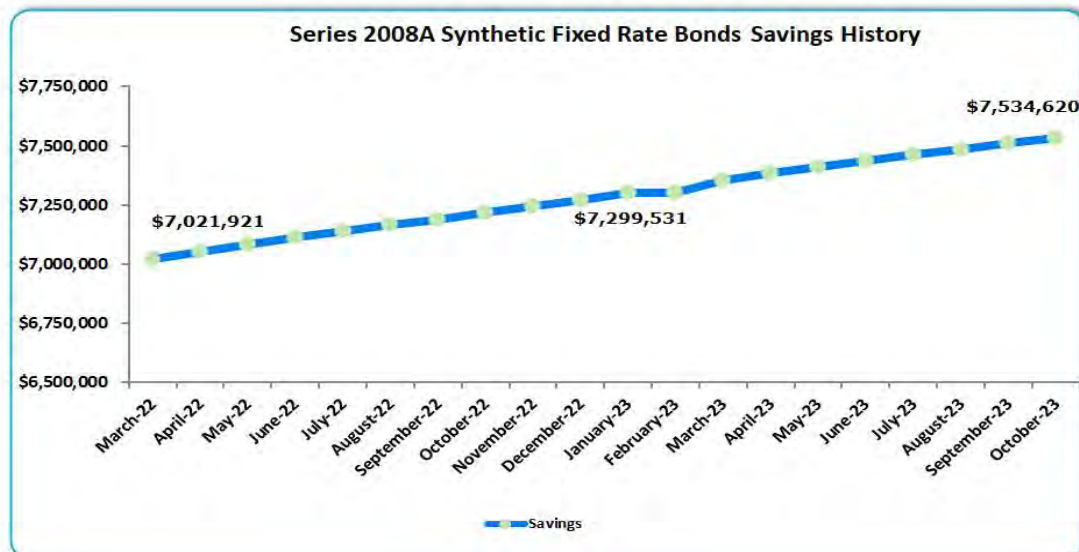
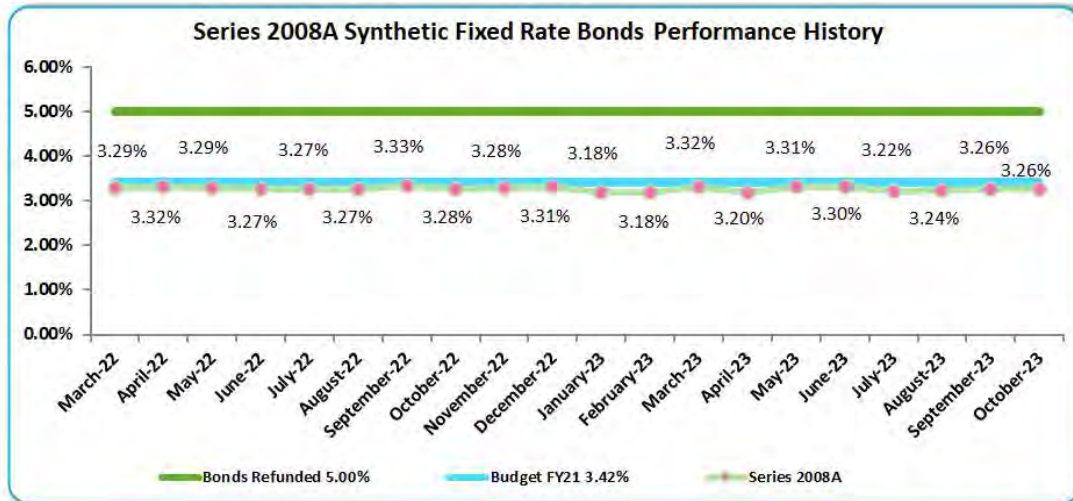
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing 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: November 15, 2023

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

Page 7

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



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,534,620 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 receive \$106,807 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
712 N Rugby Road Construction (Point Repair) Rehabilitation	Hendersonville	28791	660	9/5/2023	298698	G. Hensley	9/5/2023	660	Complete
19 Independence Blvd IRS Rehabilitation	E. Asheville	28805	113	9/7/2023	298714	Matthews	9/7/2023	113	Complete
6 Cottage Street Sewer Rehabilitation	Woodfin	28748	250	9/4/23--9/15/23	287819	Matthews	9/15/2023	100	Complete
Somerset Place Sewer Rehabilitation	Arden	28704	633	9/6/23 - 10/1/23	298716	McDevitt	9/28/2023	567	Complete
Onteora Blvd @ Cleveland Ave Ph. II	Asheville	28803	500	10/2/2023 - 10/13/23	299035	Matthews	10/6/2023	485	Complete
Onteora Blvd @ Cleveland Avenue Ph. I	Asheville	28803	157	8/28/23 - 10/10/23	292512	McDevitt	10/17/2023	146	Complete
Stuyvesant Road Rehabilitation	Biltmore Forest	28803	752	10/16/23-11/17/23	298321	McDevitt			construction underway
135 Aurora Drive Sewer Rehabilitation	Asheville	28803	1183	11/20/23 - 12/31/23	28731	McDevitt			Ready for Construction
3 Frontier Court IRS Rehabilitation	E. Asheville	28805	137	12/4/2023	298396	Matthews			Ready for construction
19 Independence Boulevard IRS Rehabilitation	E. Asheville	28805	111	12/4/2023	298714	Matthews			Ready for construction
5 Golf Street	Asheville	28801	240	1/2/24 - 1/31/24	284586	McDevitt			Ready for construction
Grindstaff Dr @ McDowell St	Asheville	28803	603	FY 23-24	284606	McDevitt			Ready for construction
Baker Place @ Carrier Street Sewer Rehabilitation	Asheville	21	1300	FY 22-24	284574	TBA			Ready for construction
Old Fairview Rd @ Willington Road	Asheville	28803	732	FY 23/24	276005	TBA			Ready for construction
44 Galax Sewer Rehab	Asheville	28806	294	FY 23/24	280827	TBA			Ready for Construction
Naples PS Elimination and Gravity Conversion Ph. 2	Cane Creek	28760	422	FY 23/24	285603	TBA			Ready for construction
Norwood Ave Sewer Rehabilitation	Asheville	28804	1022	FY 23/24	275810	TBA			Ready for construction
Maple Springs Road at Knauth Rd Rehabilitation	Asheville	28805	893	FY 23/24	275867	TBA			In ROW
350 Old Haw Creek Road Sewer Rehabilitation	Asheville	28805	1300	FY 23/24	47802	TBA			In Design
28 Woodward Avenue Sewer Rehabilitation	Asheville	28804	660	FY 23/24	249386	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
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
15 Haith Drive	Asheville	28801	204	FY 23/24	285381	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 9/30/2023

	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 2023	15	5	173	490	22	20	9,974	0	120	0	0	0	120
August 2023	25	9	46	980	8	33	20,859	318	115	225	6	94	752
September 2023	22	11	54	826	8	25	41,142	113	660	667	2	0	1440
Grand Totals	62	25	273	2,296	38	78	71,975	431	895	892	8	94	2312

* 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	94	28	35
	August, 2023	112	23	32
	September, 2023	100	26	38
		306	25	35
NIGHT 1ST RESPONDER				
	July, 2023	27	36	26
	August, 2023	26	28	17
	September, 2023	32	22	32
		85	28	25
ON-CALL CREW *				
	July, 2023	21	45	31
	August, 2023	13	74	44
	September, 2023	21	46	38
		55	52	37
Grand Totals:		446	29	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 September 30, 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
August	160,454	1,303	2,633	163,087	16,079	1,298	9,969
September	151,665	1,563	927	152,592	5,259	0	14,896
Grand Total:	446,680	4,015	4,140	450,820	31,438	1,298	61,448
Avg Per Month:	148,893	1,338	1,380	150,273	10,479	433	20,483

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

November 8, 2023

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
BUCHANAN AVENUE	Asheville 28801	TBA	TBA	TBA	TBA	TBA	0%	Project bid on October 12th. Terry Brothers Construction Company is the apparent low bidder. Will be presented at November Board meeting.
CHEROKEE ROAD	Asheville 28801	Terry Brothers Construction Co.	9/20/2023	10/2/2023	12/31/2023	\$783,907.00	50%	Contractor working on remaining sections of dig and replace pipeline installation and making arrangements for work in trenchless technology sections.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	1/2/2024	\$6,663,329.70	90%	Contractor continues work on the final bore and is installing remaining 490 LF of 8" sewer line along US Hwy 70.
ERWIN HILLS ROAD @ HIGH SCHOOL	Asheville 28806	Burrell's Utilities & Excavating, Inc.	7/24/2023	TBA	TBA	\$61,285.00	0%	Materials on order. Work is anticipated to start in late November.
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	Woodfin	Cove Utility, LLC	10/18/2023	TBA	TBA	\$534,000.00	0%	Contracts are in process.
LINING CONTRACT NO. 9	Buncombe County	Terry Brothers Construction Co.	1/18/2023	3/20/2023	3/14/2024	\$2,296,765.00	68%	Contractor continues with lining work for various locations included in the project.
MSD MULL BUILDING HVAC RENOVATIONS PHASE 3	Woodfin	TBA	TBA	TBA	TBA	TBA	0%	Project bid on November 2nd. Bolton Construction is the apparent low bidder. Will be presented at November Board meeting.
SAND HILL ROAD ODOR CONTROL STATION	Asheville 28806	TBA	TBA	TBA	TBA	TBA	0%	Project bid on November 2nd. Keys Construction Co. is the apparent low bidder. Will be presented at November Board meeting.

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

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

November 2, 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. 1	2018117	Asheville	28806	5	105	9/6/2023	Waiting on Final Inspection
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	Waiting on Final Inspection
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	288806	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	Waiting on Testing
28	Habitat New Heights Phase 2	2022042	Asheville	28806	60	1,810	6/9/2023	Waiting on Testing
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	NCDOT 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	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Waiting on Final Inspection
42	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
43	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Waiting on final inspection
44	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Pre-con held, construction not yet started
45	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
46	Hominy Creek Multi-Family	2021195	Buncombe Co.	28715	216	1,310	9/7/2023	Pre-con held, construction not yet started
47	Biltmore Terrace Development Phase 4	2021208	Buncombe Co.	28803	31	400	6/14/2023	Waiting on Paving
48	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Testing
49	Belle Meadow Phase I	2021235	Buncombe Co.	28806	74	1,730	6/9/2023	Installing
50	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Waiting on Testing
51	Brooks Cove Road	2022045	Buncombe Co.	28715	141	2,357	5/3/2023	Waiting on Testing
52	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	0	3,267	7/18/2023	Installing
53	Clayton Crossing	2022089	Buncombe Co.	28704	70	2,420	6/13/2023	Installing
54	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Pre-con held, construction not yet started
55	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Pre-con held, construction not yet started
56	Edgewood Road S Subdivision Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Pre-con held, construction not yet started
57	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
58	Tap Root Ph. 1	2020024	Fletcher	28732	198	8,397	4/29/2022	Waiting on Testing
59	Taproot Subdivision Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Waiting on Testing
60	Henderson County EMS (Fletcher Facility)	2023083	Fletcher	28732	Comm.	130	10/25/2023	Installing
61	Mills River Townhomes (Jeffers Road)	2021253	Mills River	28759	150	3,267	6/6/2023	Installing
62	Palisades at Reems Creek	2020066	Weaverville	28787	132	1,020	3/24/2022	Waiting on Final Inspection
63	Union Chapel (Views at Reems Creek)	2021030	Weaverville	28787	11	650	8/2/2022	Final Inspection complete, awaiting close-out docs
64	Stoney Knob Commercial	2021102	Weaverville	28787	3	273	1/26/2023	Final Inspection complete, awaiting close-out docs
65	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Final Inspection complete, awaiting close-out docs
66	9 Pleasant Grove Extension	2023098	Weaverville	28787	40	780	10/26/2023	Pre-con held, construction not yet started
67	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
68	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Final Inspection complete, awaiting close-out docs
69	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
70	Rydele Heights	2021098	Woodfin	28804	73	1,880	3/1/2023	Installing
			TOTAL		4,821	81,944		