

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**November 20, 2024**

**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 20, 2024. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Franklin, Kelly, Lapsley, Pelly, Pennington, Watts, Whitesides and Wisler. Manheimer and Moore were absent.

Others present were William Clarke, General Counsel; Richard Hart with Cherry Bekaert; Patty Beaver with CIBO; Seth Eckard with Woodfin Sanitary Water & Sewer District; Shannon Tuck, Administrator, Town of Woodfin; Anabel Winitsky with American Rivers; Grant Ginn with Stantec; Peter Weed, retired MSD employee; Tom Hartye, Hunter Carson, Bart Farmer, Ken Stines, Scott Powell, Kevin Johnson, Shaun Armistead, Darin Prosser, Pam Thomas, Mike Stamey, 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 18, 2024 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the September 18, 2024 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 Patty Beaver with CIBO; Seth Eckard, Executive Director, Woodfin Sanitary Water & Sewer District; Shannon Tuck, Town of Woodfin Administrator; Richard Hart with Cherry Bekaert; Anabel Winitsky with American Rivers and Grant Ginn with Stantec.

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

Seth Eckard, Executive Director for Woodfin Water & Sewer District, stated that he wanted to express his gratitude to the team at MSD for their extraordinary help to Woodfin Water in the days after the storm. Bart Farmer called to ask him what they needed. Blackberry Inn Road, which leads to their plant, was completely washed out. MSD came with a crew and Terry Brothers Construction and re-built that road. They then got their plant back up and running and their backup generator went out. A few hours after that, Mr. Farmer came in with a rented backup generator for them. They soon realized that there was no water getting to their first tank. They got together as a team and had guys walk the 15 miles of transmission line that goes from their plant out to their first tank and found a couple of big breaks in heavily wooded areas alongside the mountain and helped get those breaks fixed. On behalf of the Board of Trustees of the Woodfin Water Department and Mr. Eckard's own

team at Woodfin, he expressed his gratitude to MSD and stated that they are a wonderful, extraordinary organization.

**7. Report of Committees:**

**a. Right of Way Committee – September 25, 2024.**

Mr. Kelly reported that the Right of Way Committee met on September 25, 2024, and discussed routine matters and made some routine recommendations. If anyone needs further information, minutes are attached.

**8. Report of General Manager:**

Mr. Hartye thanked the Board for all of their support and kind words during all of this. He also thanked Nathan Pennington for his help and support for MSD from the Emergency Operations Center. It was nice to hear a familiar voice. We feel lucky and blessed that MSD and our employees fared relatively well throughout the storm and the aftermath. He stated that he wanted to start off with a narrative report for the record and then Staff will discuss the impacts of the storm to MSD operations and show a few pictures of pertinent areas. Mr. Hartye stated that MSD has amazing employees who rose to the occasion immediately, leaving their families and homes in disarray and were ready to work as a high functioning team. MSD Campus was flooded. The basement of this building was flooded but the fleet and warehouse buildings took the brunt of it with a lot of mud and damage to equipment and some office spaces. Cleanup has been completed and restoration is well on the way. From the outset, safety was the number one concern. With no communications, no water, limited power, and very limited fuel due to the contamination from the flooding, Staff set up an old school command center in the System Services ready room at the end of the hall. Several white boards lined the room, the most important of which was for personnel to check in and out. Because of the high risk involved in working near the river, Staff was sent out in pairs and everyone needed to check in and out at lunch and at the end of the day. Other boards kept track of hot spots that were being addressed and that needed surveillance along with ever-changing status of the 40 pump stations. There was also a resource board for employees and their families. The old paperwork order system was revived to track all of the work being completed and new projects to be addressed. All of this effort needed leadership and direction right out of the gate and MSD would have been sadly hamstrung without Ken Stines and his extensive knowledge of the system and his years of handling emergency response for MSD. Ken knew where all of the hot spots were and knew what level of resource to put towards each response effort. Ken will be sorely missed when he retires at the end of next month. Most of the essential employees that came to work had not eaten or had no potential access to food so our first order of business was to feed them breakfast and lunch or late lunch. Thanks to Nathan Pennington, we were delivered porta potties here to campus since we had no water. Many friends from various parts of NC and the US asked what they could do and gladly sent food for our employees. Lisa Tolley and Hunter Carson set out a schedule of who was supplying food and when so that we could make it last for the 14 day or so surge, or until grocery stores were back in action. On the second week, some contractor friends of Ken Stines came from New Orleans and set up shop for several days and fed our employees jambalaya, gumbo, and stew. They brought enough for an army

## Minutes

November 20, 2024

Page Three

so Lisa Tolley and her husband, Kermit, took some to other first responders out in Madison County, Yancey County and Barnardsville. The meals were also a very important time for all of us to speak with each other about what we were going through. It helped process things, gain more bonding as a team, and helped us maintain focus for what lay ahead. In terms of damage to the system, there was no significant damage to the plant, which ran the entire time and peaked between 75-80 mgd whereas the average is 20 mgd. The power went out for approximately 64 hours. We have 4 MW worth of back-up generators, the 2 MW put in before "Y2K" and the 2 – 1MW gensets put in as backup to that. The 2 MW had a blow out after about 24 hours so we were on a knife's edge for the last 24 hours until power was restored. Operations staff worked around the clock clearing the headworks facility which was inundated with gravel and stones brought in from rivers and streams. Mr. Hartye presented a graph showing the flow before and after the flooding. No major interceptors were breached. However, in several places, the river (especially the Swannanoa River) changed course and uncovered areas that needed to be reestablished. There were areas where the landscape was unrecognizable from its previous state and both engineering and operations had to circumnavigate the river to find our facilities. As expected, a few aerial creek crossings of small local lines were breached and the 40 pump stations throughout the system took a wallop with several of the back up generators being flooded. While maintenance crews checked out all areas of the system, especially the interceptors and pump stations, the aerial crossings were the first order of business for our construction crews and contractors. They immediately attacked the aerial creek crossings as the water receded much quicker in the creeks than in the main rivers. Our electrical and mechanical folks hit all of the pump stations to get them up and running as soon as the water receded enough where it was safe to approach. Most stations were on back up generator power so staff had to ferry fuel out to these stations. Several electrical and instrumentation panels at these stations were wiped out and MSD's Electricians had to rewire to manual operation while we ordered new panels to be fabricated.

Back at the treatment plant and our campus in Woodfin we had no potable water or non-potable water which was needed not only for our command center but certain processes at the plant. Being that the plant was in good shape, we had Bart Farmer, Manager of the plant, who also has some water background, to try to help get the Woodfin Water system back up and running. We temporarily contracted a former Woodin Water employee who knew the system well to try and find a leak on their main line from the plant. Meanwhile, we were concurrently rebuilding a washed-out road up to the inaccessible treatment plant. Our MSD staff and our contractor, T&K Utilities, found and repaired a few small leaks, then a major breach up on top of the ridge, which was enough to get water back towards Woodfin. Woodfin then took over to chase leaks, etc. Meanwhile, the generator at the Woodfin Water plant went down so MSD rented a generator and our electricians got up there and wired it up for them so the plant could continue treating. For the first week or so, Mr. Farmer was living at the treatment plant while working constantly to lead efforts on whatever needed to be done. MSD is very lucky to have Bart Farmer as a part of our team.

MSD had offers from several of our sister utilities in NC for assistance with crews for dig up repairs and pump station rehabilitation. Mr. Farmer had worked with the folks at Union County who sent several crews out to give our folks a break after the initial 10-day surge. This was invaluable for our employees to finally get some rest

and deal with matters at home. We are forever grateful to them. We put them up in the MSD Training Center on the hill. We also put Durham Water forces up there as well. They were here to help out with Woodfin chasing leaks, etc.

After the storm MSD opened our septage receiving facility to the public for free until October 28<sup>th</sup>, mainly to let all of the FEMA Contractors that were hauling grey water from all of their relief stations in; along with the wastewater from the Town of Marshall whose plant was, and still is, down. Along with them were also our local haulers as well.

MSD opened for all regular business on October 8, 2024.

The Dam and Hydroelectric Facility did not incur any damage. However, the flume, which is 18' tall and 2800' long, was overtopped and a lot of debris, pipes, trees, and propane tanks were deposited in there. In addition, the inlet structure with the hydraulic rakes and electrical equipment were trashed along with stumps and trees blocking the screens. MSD Staff, along with a crane and equipment contractor, have removed 95% of it and we hope to be operational in the next 3 weeks as needed parts arrive.

As far as MSD's financial damages, we are probably talking \$3-5 million to date, much of which we will get back from insurance and FEMA, thanks to the diligent work of Scott Powell. We have a few more projects in the pipeline that we are also coordinating with FEMA on. Mr. Powell has been a great point person for MSD leading us through the morass of documentation and meetings that are needed to get these reimbursement funds. All in all, on the expenditure side, we are less than planned for the CIP Projects we had scheduled for this period. We will have to see how the revenues pan out in the future. Mr. Powell will try to answer any particular questions you may have under his monthly update.

Mr. Hartye reported that a few weeks ago, MSD celebrated some of their middle managers who really went above and beyond in the aftermath of the storm. Thanks to Lisa Tolley, David Whitt, Spencer Nay, Tim Coates, and Gerald Roberts.

Mr. Hartye stated that he would like to end his comments by saying a few words about our Construction Chief, Mike Stamey. This man stood tall from minute one after the storm, directing and juggling all of MSD's construction crews, the four contractors, and several crews from Union County. From repairing lines, creek crossings, manhole cones and vents broken, major debris removal and grading, rip rap to the 1,000-foot Swannanoa River Road reconstruction. To date we have logged over 275 repair projects since the day of the storm. Mike's construction surge is just now getting down to some semblance of normalcy. Mr. Hartye stated that when he looked at the work Mike has directed and documented so that we may get FEMA monies it makes his head spin. MSD is strong in no short measure because of his herculean efforts. Thank you to Mike Stamey.

Mr. Hartye then turned the meeting over to Ken Stines and Bart Farmer. Mr. Stines stated that he would like to show pictures of what happened early on. There was a lot of action from the very beginning. He presented a video from that Friday around 4 pm of the Mull Building which showed the entire complex flooding; water running

out of the door of the Fleet Building; and the back of the Mull Building showing the 2 generators. One generator was built above the 100-year flood plain and ended up with water in the fuel and quit operating. He presented various pictures of the surrounding areas including the creek behind the building, Biltmore Village and the command center MSD had set up. He stated that on Friday, he and some essential personnel decided they would meet here on Saturday morning at 7 am, wondering what they were going to do and how, with no phone or internet. There was no way to get ahold of anyone. He stated it was amazing to him how many showed up. Tim Coates ran the command center and did a fantastic job. The water was still high and the roads were shut down so they couldn't do anything except clean up around the building. Everyone pitched in and helped clean up what they could. Another big thing was lack of fuel, the river got up over MSD's fuel tanks. MSD had to pump all of the fuel out into transfer tanks and put it up on the hill. Bucker Oil delivered some fuel and gas and later we were able to get the fuel polished and put back into our tanks.

Mr. Stines showed pictures of manhole and sewer line damage throughout the District. The ITT Pump Station, which is up on a mound, the elevation of the bottom of the mound is 2 feet above the 100-year flood plain, and the vents and everything were completely submerged. During the storm there were 4 complete losses of pump stations, ITT Pump Station, Ferry Road Pump Station, Mud Creek Pump Station and Rockwell Pump Station. The electronics and generators were completely fried. We got generators out and the guys re-wired and got in some temporary controls. Staff drove towards Charlotte, they met half way and got the boxes to take back with them to rebuild. They were back within a week. Staff was on the ground early on, the next day, trying to research lines. Search and Rescue crews and Border Patrol were everywhere. One of the big concerns the guys had, they were struggling with worrying about finding bodies. Luckily, they didn't. The problems MSD had were nothing compared to the people who were facing losing homes and lives. He stated that 8 bodies had been recovered around Southern States where he and Hunter Carson were one of those days. There were tons of people who helped furnish food. The four guys from Louisiana came up on Thursday and cooked enough meals everyday to feed 600 people, and the food was fantastic. Every day, Lisa and Kermit took about 300 meals out to Madison and Yancey Counties for the Sheriff's and Police Departments, etc. He presented a list of those who pitched in a lot of the food. Thanks to Hazen & Sawyer, Cole Surveying & Design, Black & Veatch, HDR, CDM Smith, Raftelis, McDonalds, Anita and Brent Silver, David Burnette, Coates Produce, Compliance Envirosystems, Bojangles and many others who kept everyone fed for at least 2 weeks. He then turned the meeting over to Bart Farmer.

Mr. Farmer reported that the treatment plant fared really well. They had a lot of water come into the pumps but the river never crossed the road. Someone had told the State that the plant had flooded out and he had to explain to the State that they had not. Their biggest issue at the plant first was power. He presented a video from a camera on top of the incinerator, looking toward the sub station at the south portion of the plant. There were a series of small explosions caused by trees falling on the lines. About 35 seconds into the video, you can see a pretty substantial explosion that shut the substation down. Generators kicked in at about 15 seconds. All three generators ran for about 24 hours. Duke Power did a great job. They sent power crews in from Ohio and Ontario, Canada who cleared out all of the power lines and

transmission lines which had MSD isolated for about 24 hours after the big generator failed. Mr. Farmer stated that they responded every time he called them, with a person, not a machine. They assigned an Engineer specific for MSD and made us a priority. The second big issue they had was treating the French Broad River. There were so many manholes submerged and breaks in lines that the river was just coming in. He presented videos of what the water looked like coming in on the back end of the plant. The guys were pulling fish out of the headworks and they shoveled gravel out of the headworks for three days. The High-Rate Primary treatment plant Actiflo System, they decided if they could get it up and running, they could deal with a lot of the silt coming in. The problem was there was no potable water to run it. Mr. Farmer then contacted Seth Eckard at Woodfin and they partnered up. They did a great job getting MSD water as quickly as possible. Mr. Farmer turned the meeting back over to Mr. Stines who presented a video of the Hydroelectric Facility before and after the storm. The flume wall is 18' tall. There were propane tanks and plastic pipes coming over the dam. The fumes from the propane were unbelievable. Mr. Watts asked when the river reached it's peak. Mr. Farmer stated it was about 7:30 that Friday evening. Mr. Stines stated that the rakes that go into the flume were submerged underwater. Staff is still working on that, trying to get all of the mud out of the hydraulics and valves. The debris that washed down the river is ponded up against it and it is completely full of big logs, trees, etc. MSD was asked not to clean any of this off until they contacted Emergency Management to have someone present in case anything important was washed up against it. MSD had to get cranes and a track hoe out to remove the trees, root balls and a massive amount of material. Mr. Lapsley asked if the foundation of the flume wall was compromised. The flume wall is anchored into the bedrock and is about 18' wide at the bottom. It is very well-built. Mr. Stines turned the presentation back over to Mr. Farmer who presented some more pictures. He stated the first morning they got to Blackberry Inn Road trying to get to the water treatment plant they could barely walk up the road. There was no way to get a vehicle in and all of the people who live up the road were trapped. Mike Stamey's crews came in and rebuilt the roadbeds completely by that next day. While they were working on the road, Terry Brothers Construction, Woodfin Water and MSD folks were out looking for leaks. The biggest leak was a couple of miles up a little gravel road and off of the road about 400 yards straight up the mountain. It took about 12 hours with chainsaws and equipment to get to the leak. This was a great effort for everyone involved. Mr. Farmer stated that Union County water was his job before he came here to MSD. When they found out that we were in trouble up here they started calling to see how they could help. They brought crews of electricians who helped Mr. Stines' guys to get the pump stations up and running, they brought dig up crews to help Mr. Stamey's guys work on his projects, and they brought a crew just to check generators over the weekend to give our crews a couple of days off. He stated that it made him really proud to see them show up. He stated that he normally stays in the plant about all of the time and there are a lot of folks here at MSD that he doesn't get to see but working here out of the emergency operations center it gave him the opportunity to meet these folks and work with them and he has never been prouder of a group of people. All of the operators at the plant, who had worked the night before, also came in the next day. He stated that he is really proud of all of the Staff and all of this goes back to Tom Hartye and his leadership. He then turned the meeting over to Mike Stamey.

Mr. Hartye first presented a video with drone footage from around the WNC Nature Center and Swannanoa River Road which were totally blown out. Mr. Stamey shared slides of some of the activities that took place out in the collection system. There were repairs all across the system from Ridgecrest to Candler, from Weaverville to Cane Creek. Mr. Stamey referred back to the drone video and stated that there was complete devastation with the road and all of the utilities in the road including water and sewer. The water department had already hired TP Howard Plumbing to replace the water line. MSD, wanting to be efficient, also hired TP Howard Plumbing to repair the sewer. TP Howard replaced approximately 875 linear feet of 12-inch sewer line and manholes. He presented slides of a destroyed manhole in the River around Blue Ridge Road in Swannanoa, taken about 5 days after the storm and slides of the same manhole after repair. He presented a slide in Weaverville of an aerial creek crossing beside Lake Louise that was destroyed. There was a lot of teamwork on this project. It involved welding sections of long span steel pipe together to make it longer. MSD's construction crew, technical services crew and some maintenance personnel were all involved and worked well into the night to get this put back together. The existing piers were used and Engineering is currently designing a project to put better piers into place. That will be bid soon. He presented information on a project in Reems Creek close to Banks Town Road and Reems Creek Road intersection. The sewer line was buried deep under debris, storage containers, trees and who knows what else. Excavators had to be used to pull all of this away to see what was going on with the sewer line. It was intact, not leaking, bent and badly damaged but still operational. That line will be replaced with another project that Hunter and the Engineering Staff is working on. The next project Mr. Stamey reviewed was south at 209 Cane Creek Road. The manhole in the photo appears to be in the middle of a farmer's field, a pretty good distance away from the creek. That is how it looked Wednesday or Thursday before the storm. After the storm it was destroyed, not operational, and in the creek. MSD hired Terry Brothers Construction to get the manhole back together and the sewer where it needed to be. Now we have a big washed-out area of the creek which is putting our sewer line in much danger. MSD is working with Huntley Construction at this time to add rock and rip rap to protect this system and make sure we don't have any damage from future rain events. He then presented slides of the Weaverville Force Main just north of this office. The sewer line was exposed, and many active manholes and pipelines were full of debris. This needed repairs very quickly. MSD hired PSI Underground to help out and we now have cover over the pipe. All of the District lots of time was spent removing debris from the system. There have been approximately 275 flood related work orders since October 1<sup>st</sup> and many of these tasks have been completed by our 4 in-house construction crews. Mr. Stamey stated that he wanted to thank them, the hard work of all of these dedicated employees is greatly appreciated. He also thanked Union County, TP Howard, Terry Brothers, Keys Construction, P&S Underground, Chonzie Inc., and David Burnette Inc.

Mr. Lapsley asked Mr. Hartye in a normal heavy rainfall event maybe you have one overflow for a couple of hours and as he understands it the DEQ requires that spill to be reported, documented and proceed with repairs in coordination with the State. Obviously, there may have been hundreds of breaks in the lines and hundreds of spills. How has the State been during this, have they been a hindrance or have they been cooperative? Mr. Hartye referred to Mr. Stines to respond. Mr. Stines stated that he called as early as he could, maybe 2 days in, and talked to the Regional Office



and told them he didn't have good phone service. He went to the top of Newfound Mountain for a signal to get ahold of them and couldn't get out. The manholes were completely under water, and you couldn't see them for the first 3-4 days. In order to be able to report them you have to be able to see them overflowing. They reported one SSO during the storm. DEQ understood and knew what was going on. They have worked with MSD really well. Mr. Lapsley stated that was what he expected. Obviously, Staff here has responded above and beyond what would normally be expected and it's impressive. Mr. Hartye added that it's a little different dynamic than the smaller storms. This one just overwhelmed everything, it knocked all of the manhole covers off and it was coming in on us. We weren't leaking out. With some of these other storms it doesn't come over the riverbanks and we may have a localized area where we have overflows and its obvious sewer is coming out instead of river water going in. We will see at the end of the day where all of this ends up but they worked with us really well. Mr. Lapsley stated that in those events with just one or two spills, the news media blows it up about MSD causing the spill and MSD gets bad publicity. Here you have a once in a century or more event that is beyond your control. He stated that he would like for the public to understand that not only did you give good response but if the State is giving you a hard time or the Corp of Engineers if you are trying to repair the situation, there are occasions when all of those regulations that you normally have to deal with go out the window and you have to use some common sense and have your trust in people to make the repairs that are necessary to get the system back up and operational to protect the environment. Mr. Hartye agreed and stated that this was that big of a storm that it got everybody's attention. Mr. Stines added that the power company built a new substation on Swannanoa River Road in about 2 ½ days. That would've never happened without permits under normal conditions. It was extremely impressive on that Saturday and Sunday to see the number of utility workers. To address Mr. Lapsley's question, in 1998 we had 300 reportable SSO's, last year we had 10. This is all due to maintenance, cleaning and repairing the system. And the DEQ has been great to work with. Mr. Pennington stated that the Army Corp of Engineers has been exceptional. They are actually here and building and fixing and have been out at the dam extensively. They have been really good to work with, especially with the amount of damage across the county with a thousand landslides and so much private infrastructure wrecked. They have been mobilized here and doing huge repair projects.

Mr. Hartye then turned the meeting over to Hunter Carson to report on the Carrier Bridge Pump Station Replacement. Mr. Hunter stated that he wanted to reassure everyone that the Capital Improvement Program is still going on. There have been obvious damages at the site and at the City Parks and have had some recent conversations with the City of Asheville. He gave an overview of the project. Carrier Bridge is MSD's largest pump station at 22 mgd. It will be replaced with a 40 mgd station which is a 2070 flow projection. The station serves the entire south end of the county, northern Henderson County and a lot of west Buncombe County. He presented slides of the site, the French Broad River Park and the existing Carrier Bridge Pump Station. About five years ago MSD purchased a piece of property just to the north of the existing pump station specifically for this project. A summary of the work includes a 40 mgd pump station. The building is about 100 feet long by forty feet wide. The excavation itself will be about 70 feet deep. There will be about 800 linear feet of 60-inch pipe that goes into the pump station and then being



discharged from the pump station will be two 36-inch pipes approximately 1500 linear feet each and those will cross the river. Staff is getting ready to have a 90% review meeting and we will get a cost estimate. We are looking at about \$100 million for the project. The hurricane greatly impacted the park. He presented slides of the park prior to the storm, a recent aerial taken after the storm and some slides of the park after the storm. There is a lot of sand on site, anywhere from six inches up to about 1 ½ feet deposited over the whole park and major tree loss along the banks of the river. He stated that Darin Prosser, the consultant from HDR, and himself visited the site. They thought it would add insult to injury to have a pipe alignment that would take out more trees. They have done a new tree survey to see which trees are still existing or need to be taken down. They met with the City of Asheville. The gazebo and bathroom facility structures actually looked pretty good. The City does intend to rehabilitate those although it will be a while. The City anticipates that this park will be closed for 2-3 years. One of the only silver linings of this experience is that this was going to be a very difficult project with the amount of pedestrian traffic so with it being closed the City has basically given MSD the green light to do our project. He presented a slide of what remains of the entrance to the dog park. He mentioned earlier that there will be a 60-inch inlet pipe and the focus is on two different alignments. Either one of the alignments is going to entail some tunneling underneath Amboy Road. The pipe on the site is about 40-feet deep. On one alignment about half of it would be tunneled and the rest would be open cut. The other would be a fully tunneled alignment and is preferred because it doesn't have as many bends but will probably be more expensive. MSD does intend to bid both alignments competitively against each other. Regarding the force main alignment, about 8 months back, Staff met with the City to discuss pipe alternatives, and we decided on the alignment that was further away from the park itself, getting out of the way of users of the park. However, now most of the trees along the river are gone and the park will be closed so MSD and the City are in favor of the other alignment. We are trying to expedite this project to take advantage of the park being closed. The intention was to go to construction on this project a year from now. We hope to be able to finish design and expedite the bidding process, finalize permitting by spring, and hope to have the project bid and awarded by this spring or early summer. The pump station will be about a 3-year project and the river crossings and pipe work will be about a year and a half project.

Mr. Hartye added that this is a big project and we are looking to attract big contractors. Mr. Carson and the consultant have been talking to some of them and find out that the two river crossings involved will be problematic as far as getting bidders. After what has just happened, it's an extra added risk. These river crossings will be bid on their own so that we still get some good bids from contractors who specialize in these types of things.

Mr. Hartye reported that attached is a link to the FY 2024 Audit and Annual Comprehensive Financial Report. The District's Auditor, Cherry Bekaert, will give a presentation of the audit at this meeting.

[http://www.msdbc.org/documents/annual\\_reports/FY2024.pdf](http://www.msdbc.org/documents/annual_reports/FY2024.pdf).

Mr. Hartye reported that the next Regular Board Meeting will be held on December 18, 2024. The November Right of Way Committee meeting is cancelled. The next Right of Way Committee meeting will be held on January 22 at 9 am.

**9. Consolidated Motion Agenda:**

**a. Consideration of Bids – Sweeten Creek @ Buck Shoals:**

Mr. Hartye reported that this project is located in Arden and consists of 790 LF of 8-inch ductile iron pipe. The existing 6-inch vitrified clay line is in poor condition and has experienced SSO's. The project was advertised formally, and three bids were received on September 17, 2024 as follows: Thomas Construction Company in the amount of \$800,313.87; Appalachian Sitework Inc. in the amount of \$569,384.44; and Terry Brothers Construction in the amount of \$430,849.00. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$430,849.00. The FY 24-25 construction budget for this project is \$462,000.00. Staff recommends award of this contract to Terry Brothers Construction Company, contingent upon review and approval by District Counsel.

**b. Consideration of Condemnation – Weaverville Pump Station/Force Main Improvements – Peasley, Ensley & Flores:**

Mr. Hartye reported that the Right of Way Committee met and agreed with Staff's Recommendation to obtain appraisal and proceed with condemnation, if necessary.

**c. Consideration of Compensation Budget – Montford Avenue @ Montford Park:**

Mr. Hartye reported that the Right of Way Committee agreed with Staff's Recommendation of approval of the Compensation Budget.

**d. Consideration of Developer Constructed Sewer Systems – Oak Hill Development, Pennsylvania Avenue (Asheville Wesleyan); Town Mountain Preserve Ph. 2; 9 Pleasant Grove Extension:**

Mr. Hartye reported that the Oak Hill Development project is located off Oak Hill Drive in the City of Asheville and included extending approximately 306 linear feet of 8-inch public gravity sewer to serve 10 single-family units.

Mr. Hartye reported that the Pennsylvania Avenue project is located in the City of Asheville and included extending approximately 116 linear feet of 8-inch public gravity sewer to serve 7 units in this residential development.

Mr. Hartye reported that the Town Mountain Preserve Ph. 2 project is located off Bartrams Walk Drive in Buncombe County and included extending approximately 1,260 linear feet of 8-inch public gravity sewer to serve 6 units in this residential development.

Mr. Hartye reported that the 9 Pleasant Grove Extension project is located off Pleasant Grove Road in the Town of Weaverville and included extending approximately 779 linear feet of 8-inch public gravity sewer to serve 40 units in this residential development.

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

**e. Presentation of Audit & Annual Report – FY Ended June 30, 2024:**

Mr. Richard Hart, Senior Manager for Cherry Bekaert, proceeded to review the Audit. He stated that Cherry Bekaert had an unmodified opinion or a clean opinion, which is the best that they can provide. The audit was performed within the generally accepted auditing standards. Within the audit, they have to plan, coordinate and opine within the financial audit report and also communicate so today is the final stretch of the communications. Within the audit, if any corrected or uncorrected business statements that management might need to make or did make during the audit are found, those need to be communicated. None were identified that needed to be corrected or that were corrected during the audit. There were no new policies that were actually adopted this year. There are a few standards coming up in the next couple of years. Part of their requirements are to see if there are any relative party transactions that they think might be unusual and not within the normal course of business and from their audit perspective they did not see any type of these things and saw no non-compliance. Additionally, they look for any significant or unusual transactions and there were none. Significant estimates are a large part of financial reporting, you can have all kinds of estimates within financial reporting but the most significant are the ones that can affect future unknown results. The only ones they saw that were significant for financial statements for the District would be the estimates related to the pension and other post-employment. They reviewed these estimates, and everything was reasonable and expected based off of the actuary reports and what the standard is. Additionally, part of the thing regarding financials is that they have to be neutral and clear. They looked at the financial statement disclosure and ensured that they were neutral, clear, and consistent. Cherry Bekaert is an external auditor so they are required to be independent. They do not provide any non-assessed services so they concluded they are independent for the District. There were no other required communications. There were no difficulties or disagreements encountered. They were not aware of any consultations management held with any other firm and neither did they have any consultations internally with any other group. Cherry Bekaert does request certain representations from management and have management representation letter that is signed and dated October 21, 2024, the date of the Audit Report. There were no items that they saw that were fraudulent or illegal during the audit nor up until the date the report was issued. They had no going concerns, even though they have been hearing what has been going on with the hurricane, the District put forth a tremendous effort to make sure nothing happened with the District so they didn't see any conditions or issues or going concerns. They did have a subsequent event footnote note added, based off of the storm, but that was expected. Required supplementary information, they are a piece of the annual

comprehensive financial report. In terms of what Cherry Bekaert's requirement is, they do not opine on this information, but they do make sure it does not contradict any of the financial statements for footnotes that were audited, and they ensure that they are able to trace and take it to the general ledger and bookkeeping records. If they saw anything that was contradictory or not consistent, they would have to communicate that to the District. There are a few upcoming standards. Compensated absences will be for the next fiscal year. Certain risk disclosures will be next year, and the financial reporting model improvements are in subsequent years. Within the audit within North Carolina one of the requirements is for them to look at the Local Government Commission indicators. For the District there were no performance indicators noted that were a concern. They were able to complete the audit within five months of the fiscal year end with no concerns. There were no late debt service payments. There were no statutory violations within the Annual Comprehensive Financial Report. The District has done well with keeping the revenue in line with expenses. Thanks to Scott Powell and Cheryl Rice who did a great job.

Mr. Powell reported that Domestic User Fees and Industrial User Fees are above budgeted expectations. This was due to an increase in rates and in usage over the previous year. Facility and Tap Fees were above budgeted expectations due to receiving a record amount of revenue from various developers. O&M Expenditures are at 92.7% of budget. This is due to energy cost deference from the Hydro Facility as well as the H RTP not having the amount of expenditures that were budgeted for. Capital expenditures were less than budgeted expectations due to a couple of project delays. Any excess funds that were not spent in FY24 will be budgeted for and expended in FY25 for capital projects. Mr. Whiteside stated that the water bills are not going out and asked how that will affect the District. Mr. Powell stated that this week the City is starting back the billing. All of the other entities that bill on our behalf have been billing throughout the disaster period. With all entities being impacted, we will see an impact on revenue projections. Right now, it's too soon to tell but it could have an impact anywhere from 5% to 10%.

**f. First Quarter Budget to Actual Review FY 2025:**

Mr. Powell reported that for the first quarter 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. This is due to actual short-term interest rates being higher than anticipated for the fiscal year. O&M expenditures are at 31.42% of budget. They include encumbered amounts which has elevated the budget to actual above 25%. Bond principal and interest expenditures are at 81.41%. This is due to the principal and interest expenditures as of July 1. Capital project expenditures are at 94.3% of budget. They include encumbered amounts. Actual expenditures are at \$3.1 Million or 8.5% of budget.

**g. Cash Commitment Investment Report – Month ended September, 2024:**

Mr. Powell reported that Page 33 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 34 presents the investment manager's report as of the month of September. The weighted average maturity of the investment portfolio is 33 days. The yield to maturity is 5.33%. Page 37 presents MSD's Variable Debt Service report. The 2008 series bonds are performing at budgeted expectations. As of the end of October, the issue has saved the District rate payers approximately \$7.8 Million in debt service. There was some discussion regarding fund balances.

Mr. VeHaun stated that the first part of the presentation today with the visuals and work and listening to the stories, he sees that as an excellent basis for something to sell MSD and what everyone does down here. He stated that Buncombe and Henderson County residents, for the most part, have no idea what MSD does. They just know this is the Sewer Plant. There is a lot of information included here that would really be good as a presentation to take out and share. Mr. Hartye agreed.

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

**10. Old Business:**

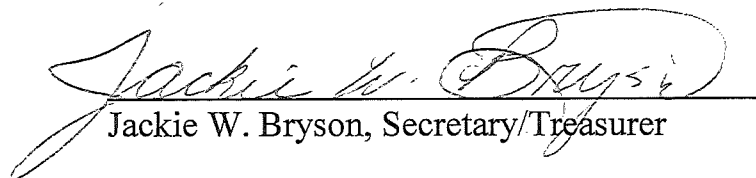
Mr. Hartye stated that the City had a period of time that they provided non-potable water and they weren't going to charge for non-potable water. This water was being flushed down to MSD. If someone were to ask if MSD is giving you free service, no, when you flush using non-potable water its coming to us and gets read on the meter.

Mr. Watts added that he wanted to thank MSD, Tom and all of the Staff for the excellent work they did and he's not surprised a bit. That's just who MSD is and how you've done for years and what this Board expects.

**11. New Business:** None.

**12. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 3:45 pm.

  
Jackie W. Bryson, Secretary/Treasurer



# Metropolitan Sewerage District

Regular Board Meeting

November 20, 2024, 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 September 18, 2024 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 Committees: a. Right of Way Committee – September 25, 2024	Kelly
	07. Report of General Manager	Hartye
	08. Consolidated Motion Agenda	Hartye
	a. Consideration of Bids – Sweeten Creek @ Buck Shoals	Hartye
	b. Consideration of Condemnation – Weaverville Pump Station/Force Main Improvements – Peasley, Ensley & Flores	Hartye
	c. Consideration of Compensation Budget – Montford Avenue @ Montford Park	Hartye
	d. Consideration of Developer Constructed Sewer Systems – Oak Hill Development; Pennsylvania Avenue (Asheville Wesleyan); Town Mountain Preserve Ph. 2; 9 Pleasant Grove Extension	Hartye
	e. Presentation of Audit & Annual Report – FY Ended June 30, 2024	Powell
	f. First Quarter Budget to Actual Review FY2025	Powell
	g. Cash Commitment/Investment Report-Month ended September, 2024	Powell
	09. Old Business	VeHaun
	10. New Business:	VeHaun
	11. Adjournment: (Next Meeting 12/18/24)	VeHaun
	STATUS REPORTS	

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**September 18, 2024**

**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 18, 2024. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Franklin, Kelly, Manheimer, Pelly, Watts and Whitesides. Lapsley, Moore, Pennington and Wisler were absent.

Others present were William Clarke, General Counsel; Patty Beaver with CIBO; Seth Eckard with Woodfin Sanitary Water & Sewer District; Tom Hartye, Hunter Carson, Bart Farmer, Wesley Banner, Ken Stines, Pam Thomas, Mike Stamey, Amanda Cutshaw, 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 21, 2024 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the August 21, 2024 Board Meeting. Mr. Kelly 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 Seth Eckard, Executive Director, Woodfin Sanitary Water & Sewer District.

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

**7. Report of Committees:**

**a. Right of Way Committee – August 28, 2024**

Mr. Kelly reported that the Right of Way Committee met on August 28, 2024. Two of the condemnations discussed at this meeting, Stevens on the Sand Hill Road @ Baker Place Project and McAlister on Weaverville Pump Station Project have signed and removed from this Agenda. Minutes are attached. There were no questions.

**8. Report of General Manager:**

Mr. Hartye reported that attached is an email from Jesse Gram and Julie Harrison of Lawrence Place in Asheville expressing their appreciation of Mitch Metcalf, James Norton and Jimmy Brooks.



Mr. Hartye reported that attached is a link to MSD's System Performance Annual Report (SPAR). Thanks to Bart Farmer and Angel Reece for putting it together: <http://www.msdbc.org/documents/spars/SPAR2024.pdf>.

Mr. Hartye reported that the next Right of Way Committee meeting will be held on September 25<sup>th</sup> at 9 am. The next Regular Board Meeting will be held on October 16<sup>th</sup> at 2 pm.

**9. Consolidated Motion Agenda:**

**a. Consideration of Pilot Testing Services Contract - Biological Treatment - For Information Only:**

Mr. Hartye reported that in 1988 the Rotating Biological Contactors (RBCs) were installed when the plant was expanded from 25mgd to 40mgd. They have performed well over the past 36 years. However, they are getting old and there are failures, as well as new future regulatory requirements coming down the pike. The biological treatment needed to replace them and to meet those regulations will involve new technology capable of meeting ammonia-nitrogen limits and other anticipated nutrient limits due in 2037. In 2023, MSD started a multi-year engineering study with Hazen & Sawyer to evaluate alternative biological treatment technologies to replace the RBCs. Three technologies were "short-listed" for further consideration - Aerobic Granular Sludge (AGS); Densified Activated Sludge; and Membrane Bioreactor. Aerobic Granular Sludge (AGS) appears to be the most viable solution due to process footprint, constructability and phasing options, and solids generation. AGS has about 100 installations globally. However, it is critical that process performance be confirmed at MSD's Treatment Plant prior to construction. This will be around a \$300M project. This will be a small-scale pilot test which will prove how to utilize this to treat to the levels that MSD wants to treat. Aqua-Aerobic Systems, Inc. (AASI) is the primary supplier of this technology. MSD and Hazen & Sawyer requested a pilot test proposal from AASI. This needs to be done for at least 6 months, possibly 12 months to go through different seasons as wastewater characteristics and treatment changes. Due to current availability of AASI's pilot unit, pilot testing will commence approximately 1.5 years earlier than anticipated. No funds were budgeted in FY24-25 for pilot testing. However, sufficient funds are available in the CIP contingency. AASI's cost is \$200,280.00 for 6 months. If somewhere in the next 4 months we determine that we want to go 12 months, it will be an additional \$90,000.00 which will be budgeted for next year. Mr. Ashley asked if there are about 100 of these in operation or installed, is the District's wastewater different or are District requirements different or why would MSD have to have the extensive study. Mr. Hartye stated that everyone's wastewater matrix is different, depending on what kind of industries they have, if they are all residential, or if they have a little bit of commercial or industrial, they all have different wastewater characteristics. We have a pre-treatment program where certain industries over a certain amount of flow or that have a categorical status as far as metal plating or something like that, those types of companies are permitted. MSD is actually the regulator. The EPA requires us to become the regulator for them. They will have all types of waste, so sometimes we require them to pre-treat that waste to meet certain parameters so that we can treat their

waste at the plant. If we let them go without pretreatment, it could disrupt our plant and kill our organisms and then we can't treat for anybody. At the end of the day even after they've treated, their waste may still be a little different. MSD used to have a lot of textiles here, so our water was really dilute and didn't have really heavy biology in it. When they left, our biggest industry became Milco, and Milco had a lot of biology in it, so our waste changed quite a bit. That gives you an idea that you have different waste make-up, and the tested treatment may handle certain things better than it handles others. That is generally why you need to have a pilot test to see how that technology handles the types of waste you are receiving.

**b. Consideration of Condemnation – Sand Hill Road @ Baker Place Sewer Replacement, MSD Project No. 2015223, Radford:**

Mr. Hartye reported that there were nine substantial contacts with owner. MSD Project Engineer revised the alignment to parallel the driveway and to make the project less onerous on them. The alternate alignment was rejected by owner and owner stated they do not desire to grant any permanent easement to MSD. Committee recommends authority to obtain appraisal and proceed with condemnation, if necessary.

**c. Consideration of Developer Constructed Sewer Systems – Henderson County EMS; Rydele Heights Phase 2:**

Mr. Hartye reported that the Henderson County EMS project is located along Howard Gap Road in Henderson County and included extending approximately 132 linear feet of 8-inch public gravity sewer to serve the new emergency medical services facility.

Mr. Hartye reported that the Rydele Heights Phase 2 project is located along Country Oak Drive in Buncombe County and included extending approximately 1,105 linear feet of 8-inch public gravity sewer to serve 22 units in this phase of this residential development.

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

**d. Procurement of 2024 Mainline Inspection Truck with Camera Equipment – Fleet Replacement:**

Mr. Hartye reported that the District's policy is to annually evaluate the condition of fleet vehicles and purchase replacements when the estimated cost of repair and maintenance will exceed the cost of a new vehicle. At the March 14, 2024 Equipment Replacement Committee meeting, the members recommended the purchase of one new Mainline Inspection Truck Replacement. Funds for this purchase were included in the 2024-2025 Budget. MSD is going to utilize the State Contract procedure. Cues Incorporated was awarded the contract under the NC Sheriffs' cooperative. The cost, per the contract, for the Mainline Inspection Truck is \$317,215.00. This reflects a 6% Sheriffs' Association discount of

\$8,045.70 and a 16.8% Cues loyalty discount of \$35,533 off MSRP. The total cost of this contract will be \$317,215.00. This has been budgeted and Staff recommends that the bid from Cues Incorporated through the NC Sheriffs' Association Heavy Equipment Procurement Program be awarded.

**e. Cash Commitment Investment Report – Month ended July, 2024:**

Mr. Hartye reported that Page 47 presents the average rate of return which is 5.09%. Total cash and investments is \$93,834,513.00. If you take away all of the current obligations for insurance, current years' budget, etc., that leaves about \$24 Million. Page 49 presents a breakdown of the District's Investment Portfolio. Page 50 presents the Districts Investment Manager's Report. Pages 51 and 52 have year-to-date expenditures and cash receipts, both of which are at budgeted expectations. Page 53 presents the 2008A Series Synthetic Fix Bonds. The savings to date are approximately \$7.8 million.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Watts moved, Mr. Ashley 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 2:24 pm.

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Jackie W. Bryson, Secretary/Treasurer

**RIGHT OF WAY  
COMMITTEE RECOMMENDATIONS  
AND MINUTES  
SEPTEMBER 25, 2024**

**I. Call To Order**

The regular monthly meeting of the Right of Way Committee was held in the Boardroom of the William H. Mull Building and called to order at 9:00 a.m. on Wednesday, September 25, 2024. The following Right of Way Committee members were present: Matt Ashley, Esther Manheimer, Nathan Pennington, and Al Whitesides. Kelly, Bryson, and Pelly were absent.

Others present: Bob Watts and Doug Death, Board Members; William Clarke, MSD Counsel; Matthew Gates, Telics; Tom Hartye, Hunter Carson, Wesley Banner, Brendan Davey, Darrell Hess, Shaun Armistead and Pam Nolan, MSD.

In Mr. Kelly's absence, Mr. Ashley chaired the meeting.

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

Mr. Ashley inquired if anyone had a conflict of interest with Agenda items. There were none.

**III. Consideration of Condemnation – Weaverville Pump Station/Force Main Improvements – Amber Peasley, Finnigan Ensley & Alejandro Flores, Parcel Numbers 9722-91-1393 and 9722-91-2640:**

The two subject parcels are located along Wiley Drive off Old Marshall Highway. One parcel is improved with a single-family residence and the other parcel is undeveloped. MSD is replacing an existing 12-inch force main with a new 24-inch force main in approximately the same location. MSD has an existing recorded 20-foot permanent easement on the force main, and we are proposing to increase this width to 25 feet given the increase in pipe size.

Negotiations with the owners began back in December 2023. Alejandro Flores, who resides out of state, holds a one-half ownership interest in the property. Mr. Flores has been reluctant to sign his portion of the easement due to a pending divorce action. Later during negotiations Mr. Flores directed us to deal with his Attorney located in High Point, NC. Mr. Flores's Attorney indicated in late August that he is working through Settlement Agreements with opposing counsel in attempts to settle the property ownership issue.

Given the October start date for construction we cannot wait any longer for the divorce to be settled and must move forward.

The standard combined compensation offer for both parcels is \$850.00.

Contacts: 7

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

Mr. Banner reviewed the above information and presented a map showing the location. There were no questions.

**IV. Consideration of Condemnation – Weaverville Pump Station/Force Main Improvements – Justin Lee Kuhn, Parcel Numbers 9722-80-5242 & 9722-90-0405:**

The two subject parcels are located along Wiley Drive, a private gravel road, off Old Marshall Highway. One parcel is improved with a single-family residence and the other parcel is undeveloped. MSD is replacing an existing 12-inch force main with a new 24-inch force main in approximately the same location on the upper undeveloped parcel. The alignment was shifted into Wiley Drive on the lower improved parcel. The force main will turn 90 degrees in Wiley Drive and cross the western portion of said lower parcel along Old Marshall Highway. This alignment shift is due to the topography, and a pole barn being located over the existing force main. MSD has an existing recorded 20-foot permanent easement on the force main. We are proposing a 25-foot permanent easement given the increase in pipe size.

The owner's main concerns are the potential damage during construction to his existing septic system and well. MSD's Project Engineer had ground penetrating radar tests performed to map the exact location of the septic tail lines in attempts to avoid damage during construction. MSD also made provisions for pre and post construction water testing to verify there is no damage to the well.

The standard combined compensation offer for both parcels is \$2,443 and the owner countered at \$10,000. After months of negotiations the owner agreed to the lesser amount of \$4,000. The owner seems to agree with the provisions made concerning his septic system and well, however he wants to verify MSD's easement will not infringe upon his existing septic system permit with Buncombe County. After the owner verifies this information, he will have his attorney review the language further. Negotiations with the owner began in December 2023 and have progressed very slowly. Construction is scheduled to begin in October therefore we must move forward.

Contacts: 8

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

Mr. Banner reviewed the above information and presented a map showing the location. Mr. Ashley asked if the owner had reason to believe that this might not be permitted properly. Mr. Banner stated that the owner wanted to verify that his repair area for the septic system wouldn't be infringed upon by MSD's work area. Mr. Pennington stated that he knows this property and there is quite a bit going on. Owner has applied for a variance with Buncombe County. Mr. Pennington stated that he would be happy to share what files they have. He stated he couldn't remember exactly where they were in the process but there was some question regarding whether it is an easement vs. a right of way in terms of the shared driveway. Ms. Manheimer asked if he was referring to an easement vs. a public road. Mr. Pennington stated he was referring to whether the shared driveway is contained within an easement vs. a right of way. Owner has had some setback issues with some structures on the property. Buncombe County code differentiates between how you apply setbacks for an easement vs. a right of way. Ms. Manheimer asked Mr. Pennington if he sees any issues in terms of what owner is trying to do. Mr. Pennington stated that this is the first he has seen of this part of all of the files he has looked at. Mr. Banner pointed out again

that the existing force main is being moved out into Wiley Drive so that does open up more buildable area on the developed parcel. Mr. Clarke asked if owner had constructed his barn over the easement. Mr. Banner stated that is correct. It is a pole barn, and the topography is so steep that it would be difficult to put the new force main back where the existing force main is. There was further discussion regarding the location of the barn and other structures on the property. Mr. Pennington stated that he thought the barn was the subject of the variance request. There was no further discussion.

**V. Consideration of Compensation Budget-**

**Montford Avenue @ Montford Park, Project Number 2017144**

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

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

Mr. Banner reviewed the above compensation budget. The Montford Avenue @ Montford Park Project consists of replacing 6" and 8" VCP with 908 linear feet of DIP and 220 linear feet of HDPE. The existing line has sags and structural defects.

Mr. Ashley called for a motion to accept Staff's recommendation for Items III, IV and V on the Agenda. Mr. Whitesides made the motion. Mr. Pennington seconded the motion. Voice vote was unanimous.

**VI. Other Business: None.**

There being no further business, the meeting adjourned at 9:17 am.



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: November 15, 2024  
SUBJECT: Report from the General Manager

- Helene Impacts to MSD

Staff will discuss the impacts of the storm to MSD operations and show a few pictures of pertinent areas.

- Carrier Bridge Pump Station Replacement

Carrier Bridge Pump Station, MSD's largest pump station, was originally constructed in 1966. The station was upgraded in 1986 and has undergone several minor upgrades since then. The pump station collects flow conveyed from all the southern and western areas of Buncombe County and northern Henderson County (Cane Creek Water & Sewer District) and is pumped from the west side of the French Broad River to a discharge manhole on the 54" French Broad Interceptor on the east side of the river. MSD's consultant HDR is at 90% design of its complete replacement and the 2 necessary river crossings have been permitted by USCOE. Preliminary costs estimates put this project around \$100 million. Construction was planned to begin a year from now. In the wake of the damage to the Carrier Park area, MSD staff has been coordinating with City of Asheville staff to expedite our mobilization to the area in the hopes of being in and out of there before full restoration begins. Hunter Carson, MSD's Engineering Director will give a short presentation at the meeting.

- FY 2024 Audit and Annual Comprehensive Financial Report

Please follow the link below to review the Annual Comprehensive Financial Report for FY2024. The Districts Auditor, Cherry Bakaert, will give a presentation of the FY 2024 Audit at the November 20<sup>th</sup> Regular Board Meeting under item 8e.

<https://www.msdbc.org/documents/annualreports/FY2024.pdf>

- Board/Committee Meetings/Events

The next Regular Board Meeting will be held on December 18<sup>th</sup>, 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 22<sup>nd</sup> at 9am.



# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**BOARD MEETING DATE:** October 16, 2024

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

**PREPARED BY:** Hunter Carson, P.E. – Director of Engineering  
Brendan Davey, P.E. – Project Manager

**SUBJECT:** Consideration of Bids: Sweeten Creek Road @ Buck Shoals Road Sanitary Sewer Rehabilitation Project, MSD Project No. 2014015

**BACKGROUND:** The Sweeten Creek Road @ Buck Shoals Road project is located in Arden near Sweeten Creek Road and Buck Shoals Road. It is comprised of 790 LF of 8-inch ductile iron pipe installed by dig and replace. The existing 6-inch vitrified clay sewer line is in poor condition, is undersized, and has experienced SSO's.

The project was advertised formally, and three sealed bids were received on September 17, 2024. The bids were read aloud at 2:00 p.m. in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Thomas Construction Company	\$800,313.87
2) Appalachian Sitework, Inc.	\$569,384.44 (*)
3) <b>Terry Brothers Construction Co.</b>	<b>\$430,849.00</b>

(\*) Indicates correction in Contractor's bid amount.

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$430,849.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship.

**FISCAL IMPACT:** The FY 24-25 construction budget for this project is \$462,000.00

**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**

**Sweeten Creek Road at Buck Shoals Road Sewer Rehabilitation**

**Project No. 204015**

**BID TABULATION**

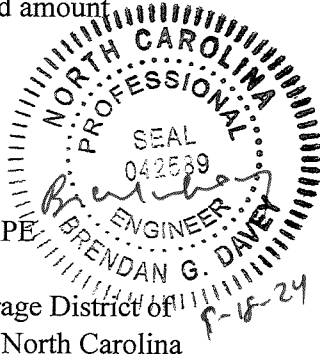
**September 17, 2024**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>MBE Form</b>	<b>Bid Forms (Proposal)</b>	<b>TOTAL BID AMOUNT</b>
Thomas Construction Company Johnson City, TN	5%	1	Yes	\$800,313.87
Appalachian Sitework Inc Waynesville, NC	5%	1	Yes	(*) \$569,384.44
<b>Terry Brothers Construction Company Leicester, NC</b>	5%	1	Yes	<b>\$430,849.00</b>

**APPARENT LOW BIDDER**

(\*) Correction to bid amount

Brendan G. Davey, PE  
Project Engineer  
Metropolitan Sewerage District of  
Buncombe County, North Carolina



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 17th day of September, 2024, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bids were accompanied by acceptable bidders bonds in the amount of 5% of the bid.

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

**BUDGET DATA SHEET - FY 2024 - 2025**

PROJECT: Sweeten Creek Rd. @ Buck Shoals Rd.	LOCATION: S. Asheville
TYPE: General Sewer Rehab.	PIPE RATING: 51
PROJECT NO. 2014015	TOTAL LF: 790
PROJECT BUDGET: \$519,936.00	PROJECT ORIGIN: SSO's, Access, Line Condition

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/23	EST. COST JAN - JUNE 2024	BUDGET FY 24-25
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$9,870.00	\$9,870.00		
55330 - DESIGN				
55340 - PERMITS	\$12,000.00	\$6,050.00	\$5,950.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$3,200.00	\$3,200.00		
55370 - LEGAL FEES	\$11,791.00	\$11,791.00		
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$13,555.00	\$13,555.00		
55400 - APPRAISAL				
55410 - CONDEMNATION	\$1,250.00	\$1,250.00		
55420 - CONSTRUCTION	\$462,000.00			\$462,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$2,000.00			\$2,000.00
55450 - SURVEY - ASBUILT	\$4,270.00	\$970.00		\$3,300.00
<b>TOTAL AMOUNT</b>	<b>\$519,936.00</b>	<b>\$46,686.00</b>	<b>\$5,950.00</b>	<b>\$467,300.00</b>

ENGINEER: MSD	BD	<b>ESTIMATED BUDGETS - FY 26 - 34</b>		
R.O.W. ACQUISITION: MSD	# PLATS: [ 4 ]	FY 25-26	\$0.00	
CONTRACTOR:		FY 26-27	\$0.00	
CONSTRUCTION ADM: MSD		FY 27-28	\$0.00	
INSPECTION: MSD		FY 28-29	\$0.00	
		FY 29-30	\$0.00	
		FY 30-31	\$0.00	
<b>PROJECT DESCRIPTION:</b> This project is located in Royal Pines on Buck Shoals Rd. between Hendersonville Rd. and Sweeten Creek Rd. Approx. 790 LF of existing 6-inch vitrified clay pipe will be replaced with 8-inch ductile iron pipe. The existing line is in poor condition and is undersized.		FY 31-32	\$0.00	
		FY 32-33	\$0.00	
		FY 33-34	\$0.00	

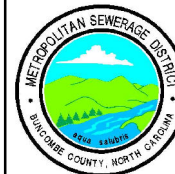
**SPECIAL PROJECT NOTES:**





**Sweeten Creek Road at Buck Shoals Road  
Project No. 2014015**

NOT TO SCALE



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

**Budget Map**



# Metropolitan Sewerage District of Buncombe County

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

COMMITTEE MEETING DATE: 9/25/2024

BOARD MEETING DATE: 11/20/2024

SUBMITTED BY: Tom Hartye, PE, General Manager  
PREPARED BY: Wesley Banner, Right of Way Manager  
REVIEWED BY: Hunter Carson, PE, Director of CIP

**SUBJECT: Consideration of Condemnation-  
Weaverville Pump Station/Force Main Improvements  
MSD Project No. 2019080**

**Owner Name: Amber Peasley, Finnigan Ensley & Alejandro Flores**  
**Parcel Numbers: 9722-91-1393 & 9722-91-2640**

The two subject parcels are located along Wiley Drive off Old Marshall Highway. One parcel is improved with a single-family residence and the other parcel is undeveloped. MSD is replacing an existing 12-inch force main with a new 24-inch force main in approximately the same location. MSD has an existing recorded 20-foot permanent easement on the force main, and we are proposing to increase this width to 25 feet given the increase in pipe size.

Negotiations with the owners began back in December 2023. Alejandro Flores, who resides out of state, holds a one-half ownership interest in the property. Mr. Flores has been reluctant to sign his portion of the easement due to a pending divorce action. Later during negotiations Mr. Flores directed us to deal with his Attorney located in High Point, NC. Mr. Flores's Attorney indicated in late August that he is working through Settlement Agreements with opposing counsel in attempts to settle the property ownership issue.

Given the October start date for construction we cannot wait any longer for the divorce to be settled and must move forward.

The standard combined compensation offer for both parcels is \$850.00.

Contacts: 7

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

Mr. Banner reviewed the above information and presented a map showing the location. There were no questions. Mr. Ashley called for a motion to accept Staff's recommendation. Mr. Whitesides made the motion. Mr. Pennington seconded the motion. Voice vote was unanimous.

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

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

COMMITTEE MEETING DATE: 9/25//2024

BOARD MEETING DATE: 11/20/2024

SUBMITTED BY: Tom Hartye, PE, General Manager  
PREPARED BY: Wesley Banner, Right of Way Manager  
REVIEWED BY: Hunter Carson, PE, Director of CIP

**SUBJECT: Consideration of Compensation Budget-  
Montford Avenue @ Montford Park, Project No. 2017144**

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

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

Mr. Banner reviewed the above compensation budget. The Montford Avenue @ Montford Park Project consists of replacing 6" and 8" VCP with 908 linear feet of DIP and 220 linear feet of HDPE. The existing line has sags and structural defects. Mr. Ashley called for a motion to accept Staff's recommendation. Mr. Whitesides made the motion. Mr. Pennington seconded the motion. Voice vote was unanimous.

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

# Montford Ave. @ Montford Park

Project Number: 2017144

## Compensation Budget

18-Sep-24

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9649042542	302 Cumberland, LLC	0.29	12,632.40	\$149,700.00	\$11.85	1,771.60	\$20,993.46	\$10,496.73	900.80	\$10,674.48	\$1,067.45	3	\$266.86	\$10,764	
	9649044270	Barrett	James	0.47	20,473.20	\$160,000.00	\$7.82	226.60	\$1,772.01	\$886.01	1,499.90	\$11,729.22	\$1,172.92	3	\$293.23	\$1,179
	9649042610	Christopoulos	Ezekiel	0.29	12,632.40	\$149,700.00	\$11.85	1,762.20	\$20,882.07	\$10,441.04	2,640.10	\$31,285.19	\$3,128.52	3	\$782.13	\$11,223
	9649040738	City of Asheville											3			
	9649042484	Goldenbaum	Mark	0.28	12,196.80	\$149,000.00	\$12.22	1,911.30	\$23,356.09	\$11,678.04	1,439.20	\$17,587.02	\$1,758.70	3	\$439.68	\$12,118
	9649043317	Rix	Jeffrey	0.16	6,969.60	\$137,900.00	\$19.79	1,064.70	\$21,070.41	\$10,535.21	1,536.80	\$30,413.27	\$3,041.33	3	\$760.33	\$11,296
	9649042180	Robinson	Jonathan	0.42	18,295.20	\$240,700.00	\$13.16	2,959.10	\$38,941.76	\$19,470.88	3,427.10	\$45,100.64	\$4,510.06	3	\$1,127.52	\$20,598
	9649043266	Rollyson	Zachary	0.31	13,503.60	\$151,100.00	\$11.19	1,260.30	\$14,102.76	\$7,051.38	1,696.50	\$18,983.84	\$1,898.38	3	\$474.60	\$7,526
	9649042138	Rothlein	Susan	0.37	16,117.20	\$236,500.00	\$14.67	83.20	\$1,220.54	\$610.27	1,420.20	\$20,834.33	\$2,083.43	3	\$520.86	\$1,131
	9649044216	Simonow-Jackson	Cathy	0.21	9,147.60	\$143,200.00	\$15.65	125.40	\$1,962.51	\$981.26	748.90	\$11,720.29	\$1,172.03	3	\$293.01	\$1,274

<b>TOTALS:</b>	\$77,109
<b>Staff Contingency:</b>	\$5,000
<b>GM's Contingency</b>	\$5,000
<b>Amendment</b>	
<b>Total Budget:</b>	\$87,109

PIN 9649-04-0738 belongs to the City of Asheville. MSD typically does not pay compensation to state agencies, municipalities, etc.



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** November 20, 2024

**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  
Samuel Gettleman, P.G. – Engineering Support Technician II

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Oak Hill Sewer Extension, MSD Project No. 2022065

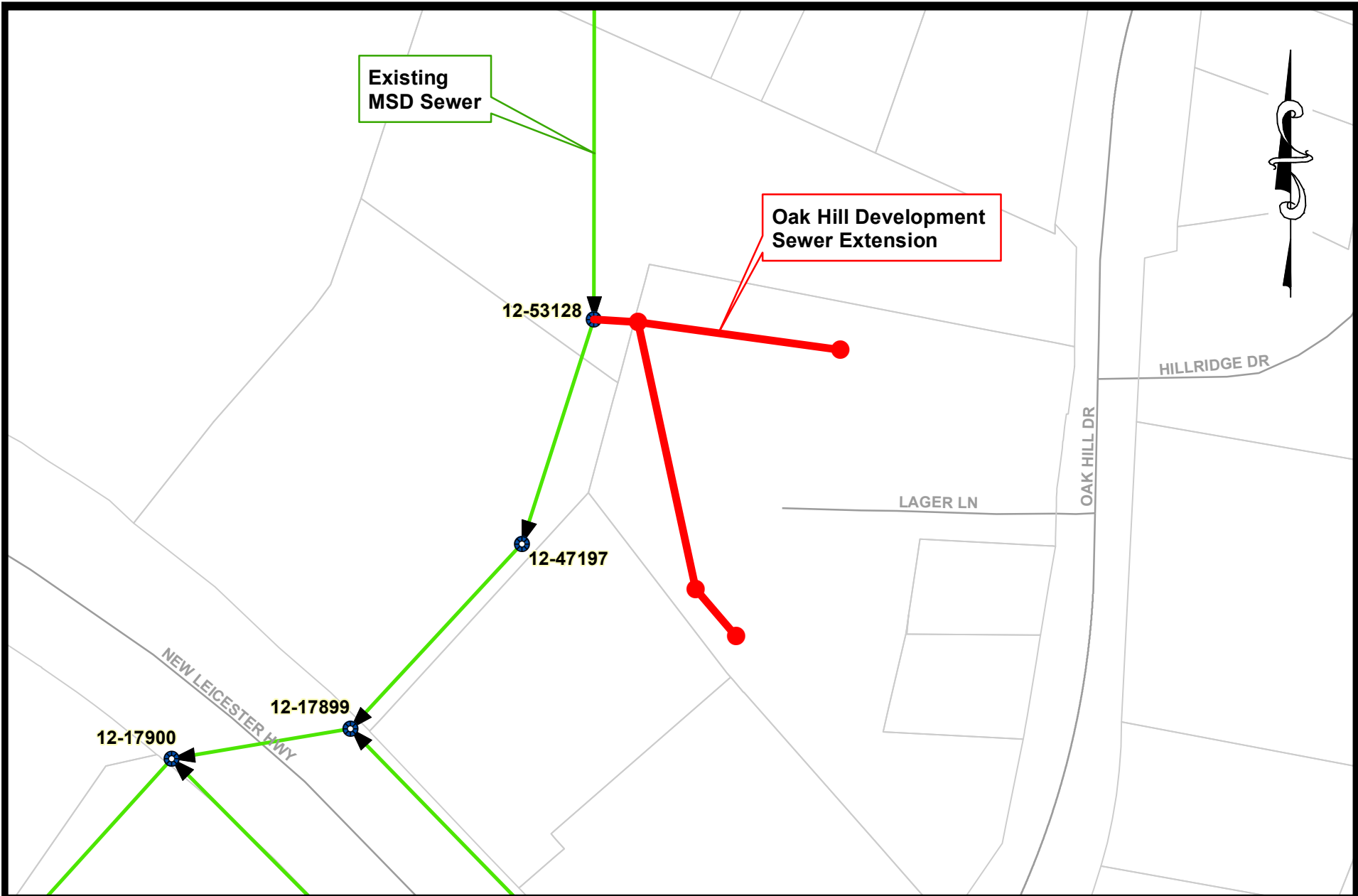
**BACKGROUND:** This project is located inside the District boundary off Oak Hill Drive in the City of Asheville. The developer of the project is Barry Bialik of Dirt and Sticks, Inc.

The project included extending approximately 306 linear feet of 8-inch public gravity sewer to serve the Townhome Development.

A wastewater allocation was issued in the amount of 3,000 GPD for the ten (10) Single-Family Units in the residential development. The estimated cost of the sewer construction is \$189,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Oak Hill Development Sewer Extension  
MSD Project # 2022065**

Metropolitan Sewerage District of Buncombe County

11/1/2024

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** November 20, 2024

**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  
Samuel Gettleman, P.G. – Engineering Support Technician II

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Pennsylvania Avenue (Asheville Wesleyan) MSD Project No. 2022260.

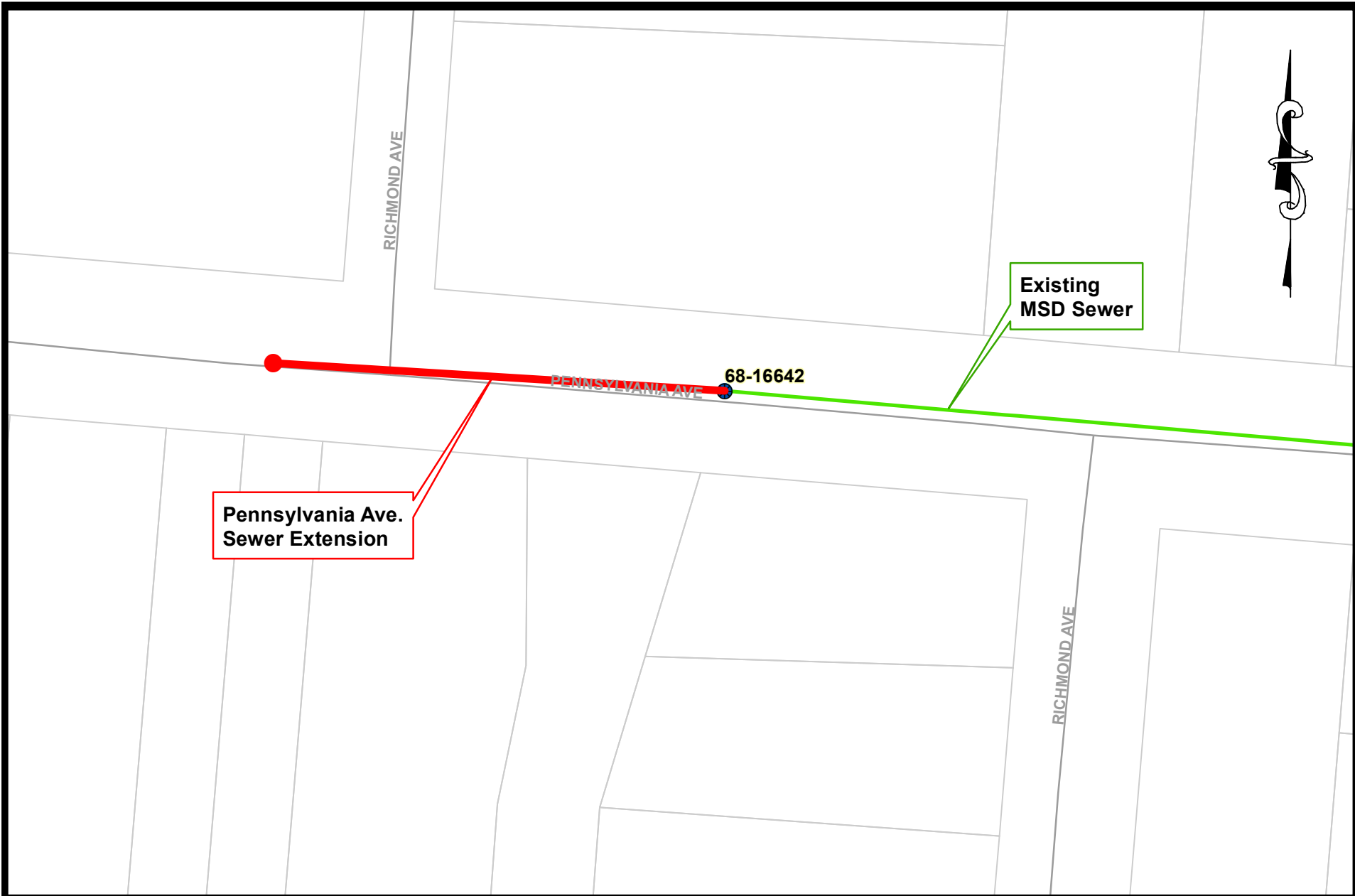
**BACKGROUND:** This project is located inside the District boundary off Pennsylvania Avenue in the City of Asheville. The developer of the project is Stephanie Greiner of Verdure, LLC.

The project included extending approximately 116 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 2,100 GPD for the seven (7) Single-Family Units in the residential development. The estimated cost of the sewer construction is \$103,693.70.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Pennsylvania Ave. Sewer Extension  
MSD Project # 2022260**

Metropolitan Sewerage District of Buncombe County

11/1/2024

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** November 20, 2024

**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  
Samuel Gettleman, P.G. – Engineering Support Technician II

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Town Mountain Preserve Phase 2, MSD Project No. 2020197.

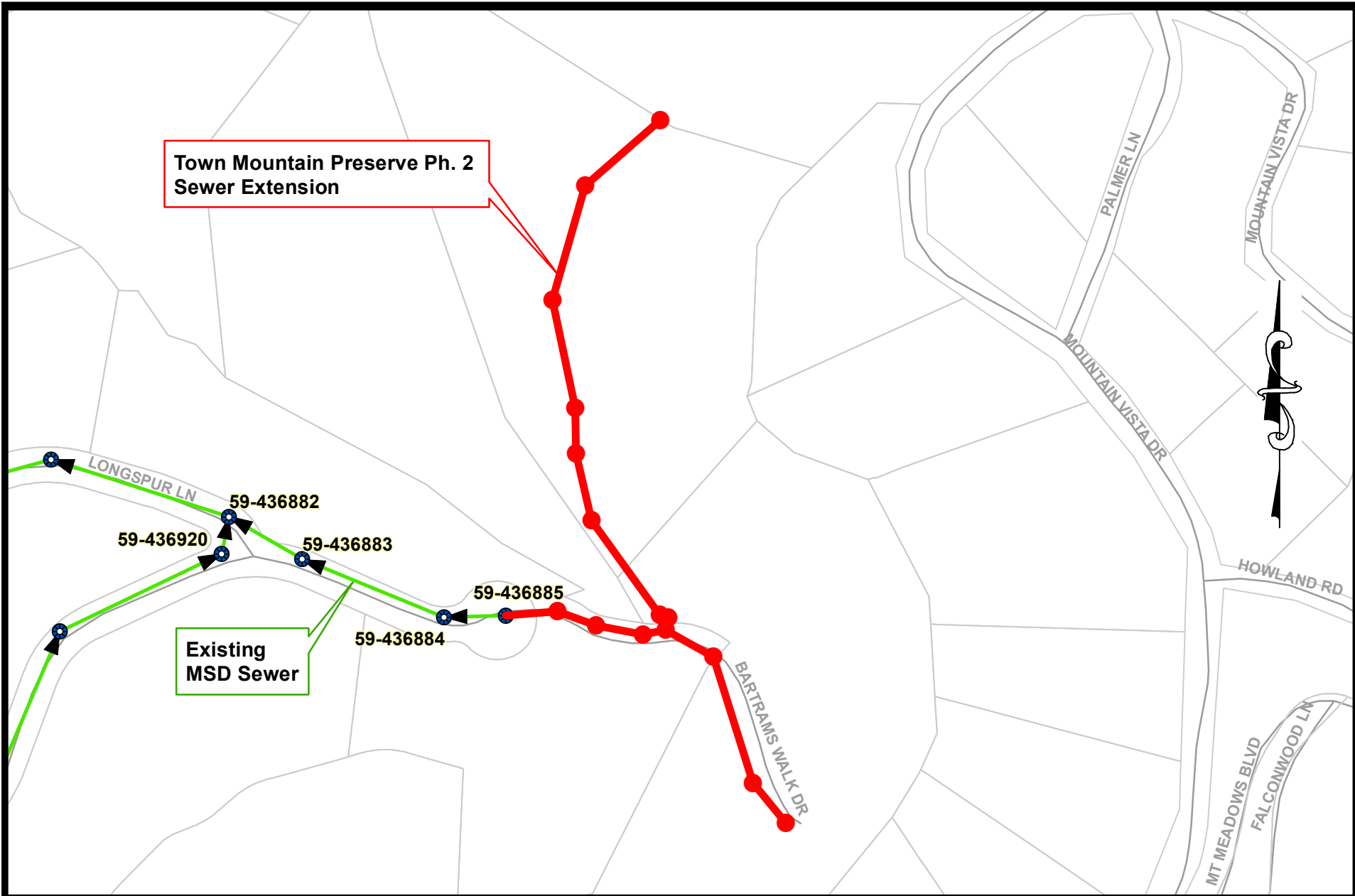
**BACKGROUND:** This project is located inside the District boundary off Bartrams Walk Drive in Buncombe County. The developer of the project is George Escaravage of Town Mountain Preserve.

The project included extending approximately 1,260 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 2,400 GPD for the six (6) Single-Family Units in the residential development. The estimated cost of the sewer construction is \$217,000.00.

All MSD requirements have been met.

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



**Town Mountain Preserve Ph. 2  
Sewer Extension**

**Existing  
MSD Sewer**



**MSD**  
Engineering Division

**Town Mountain Preserve Ph. 2 Sewer Extension  
MSD Project # 2020197**

Metropolitan Sewerage District of Buncombe County

11/1/2024

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** November 20, 2024

**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  
Samuel Gettleman, P.G. – Engineering Support Technician II

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the 9 Pleasant Grove Road Extension, MSD Project No. 2023098.

**BACKGROUND:** This project is located inside the District boundary off Pleasant Grove Road in the Town of Weaverville. The developer of the project is David Luck of Pleasant Grove of WNC, LLC.

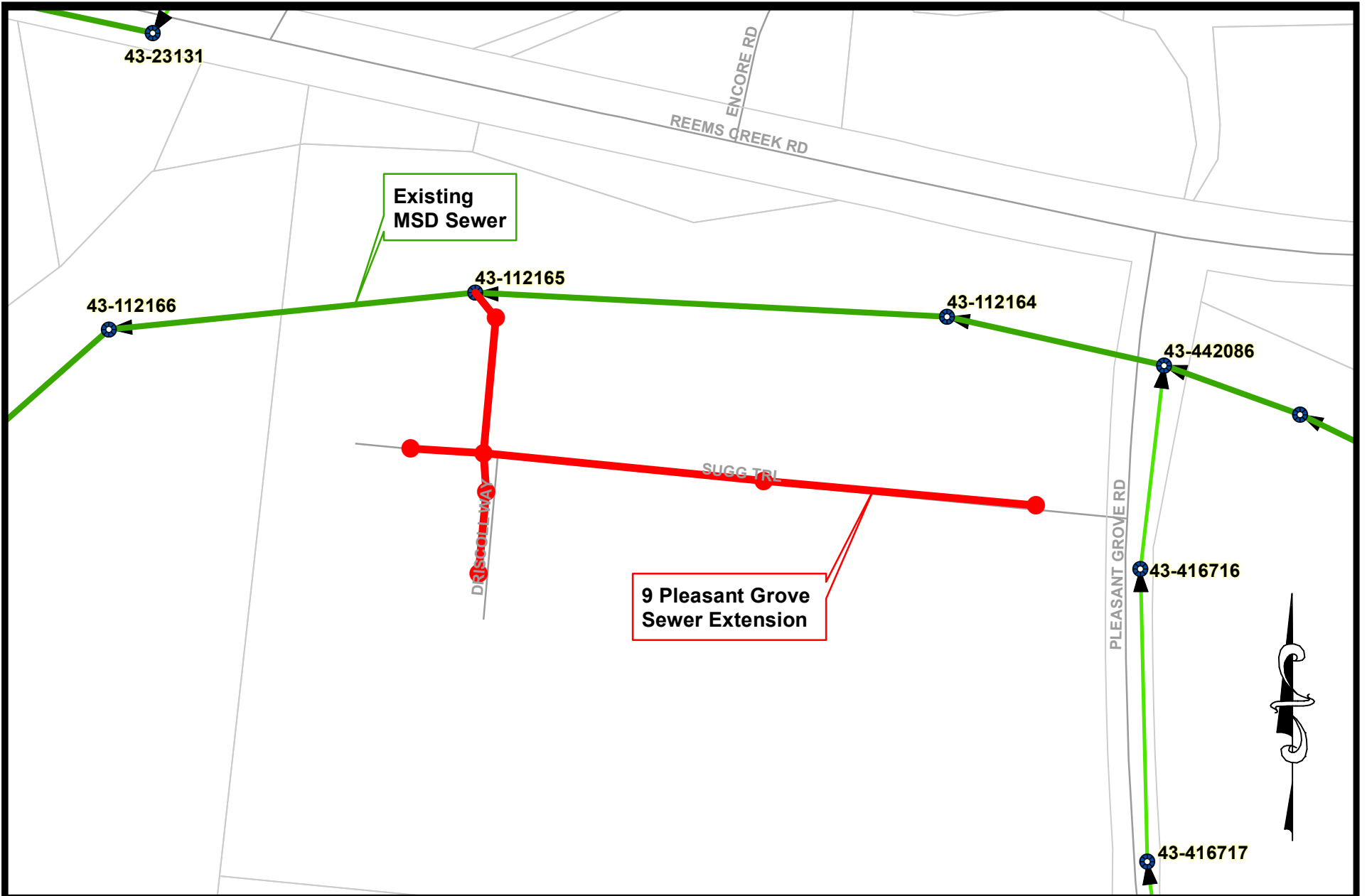
The project included extending approximately 779 linear feet of 8-inch public gravity sewer to serve the Townhome Development.

A wastewater allocation was issued in the amount of 16,000 GPD for the forty (40) Single-Family Units in the residential development. The estimated cost of the sewer construction is \$171,000.00.

All MSD requirements have been met.

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





**MSD**  
Engineering Division

**9 Pleasant Grove Sewer Extension  
MSD Project # 2023098**

Metropolitan Sewerage District of Buncombe County

11/1/2024

# Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

**Meeting Date:** November 20, 2024  
**Submitted By:** Thomas E. Hartye, PE., General Manager  
**Prepared By:** W. Scott Powell, CLGFO, Director of Finance  
Jody Germaine, Budget Analyst  
**Subject:** Presentation of Audit & Annual Report – Fiscal Year Ended June 30, 2024

## **Background**

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

## **Discussion**

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

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

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

## **Staff Recommendation**

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

<http://www.msdbc.org/documents/annualreports/FY2024.pdf>

### Action Taken

Motion by:

Second by:

Other:

Follow-up required:

Person responsible:

to

Approve

Table

Disapprove

Send to Committee

Deadline:

## Schedule of Revenues and Expenditures Budget to Actual (Non-GAAP) For the Year Ended June 30, 2024

	<u>Amended Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues:</b>			
<b>Operating revenues:</b>			
Sewer charges (net):			
Domestic users	\$ 38,928,326	\$ 40,951,557	\$ 2,023,231
Industrial users	3,410,895	3,987,537	576,642
Billings and collections	1,157,474	1,120,845	(36,629)
	<u>43,496,695</u>	<u>46,059,939</u>	<u>2,563,244</u>
Facility and tap fees	3,200,000	9,541,237	6,341,237
City of Asheville(Enka Bonds)	35,000	8,610	(26,390)
Rental income	96,000	97,837	1,837
Miscellaneous	400,162	542,899	142,737
<b>Total operating revenues</b>	<u>47,227,857</u>	<u>56,250,522</u>	<u>9,022,665</u>
<b>Nonoperating revenues:</b>			
Investment income	2,887,714	4,621,789	1,734,075
<b>Total nonoperating revenues</b>	<u>2,887,714</u>	<u>4,621,789</u>	<u>1,734,075</u>
<b>Total revenues</b>	<u>50,115,571</u>	<u>60,872,311</u>	<u>10,756,740</u>
<b>Expenditures:</b>			
<b>Operating expenditures:</b>			
Salaries and employee benefits		9,851,509	
Contractual services		1,980,153	
Utilities		1,516,015	
Repairs and maintenance		1,112,775	
Other supplies and expenses		2,059,229	
Insurance claims and expenses		3,082,818	
<b>Total operating expenditures</b>	<u>21,148,523</u>	<u>19,602,499</u>	<u>1,546,024</u>
<b>Capital Projects:</b>			
Equipment		397,560	
Infrastructure		18,559,305	
<b>Total capital projects</b>	<u>26,936,775</u>	<u>18,956,865</u>	<u>7,979,910</u>
<b>Debt service</b>			
Principal		5,631,824	
Interest		2,954,893	
<b>Total debt service</b>	<u>8,734,667</u>	<u>8,586,717</u>	<u>147,950</u>
<b>Total Expenditures</b>	<u>56,819,965</u>	<u>47,146,081</u>	<u>9,673,884</u>
<b>Revenues over (under) expenditures</b>	<u>(6,704,394)</u>	<u>13,726,230</u>	<u>20,430,624</u>
<b>Other Financing Sources:</b>			
Use of available funds	6,704,394	-	(6,704,394)
	<u>6,704,394</u>	<u>-</u>	<u>(6,704,394)</u>
<b>Revenues and other financing sources over (under) expenditures and other financing uses</b>	<u>\$ -</u>	<u>\$ 13,726,230</u>	<u>\$ 13,726,230</u>

**Schedule of Revenues and Expenditures**  
**Budget to Actual (Non-GAAP)**  
**For the Year Ended June 30, 2024** (continued)

	<b>Actual</b>
<b>Reconciliation from budgetary basis (modified accrual) to full accrual:</b>	
<b>Revenues and other financing sources over (under) expenditures and other financing uses</b>	<b>\$ 13,726,230</b>
<b>Reconciling items:</b>	
Unamortized discount recognized in interest expense	353,881
Debt principal payments	5,631,824
Capital project transfers	18,531,384
Change in allowance for doubtful accounts	(212,306)
Change in compensated absences	133,468
Change in health insurance IBNR	387,929
Deferred outflows of resources for contributions made in current fiscal year:	
Pension plan	1,373,222
OPEB plan	115,000
Pension expense	(1,539,954)
OPEB expense	(339,000)
Contributed assets	4,566,137
Depreciation	(12,984,129)
Loss on disposal of surplus property	(854,386)
	15,163,070
<b>Total reconciling items</b>	<b>15,163,070</b>
<b>Change in net position</b>	<b>\$ 28,889,300</b>

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

Meeting Date: November 20, 2024  
Submitted By: Thomas E. Hartye, PE., General Manager  
Prepared By: W. Scott Powell, CLGFO Director of Finance  
Subject: First Quarter Budget to Actual Review – FY2025

### 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 20, 2024  
Subject: First Quarter Budget to Actual Review – FY2025  
Page 2

Discussion (continued)

- ✚ O&M expenditures are at 31.4% 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 81.4%. This reflects principal and semi-annual interest payments on July 1, 2023.
  
- ✚ Amounts budgeted for capital equipment are rarely expended proportionately throughout the year and are expected to be fully spent prior to the end of the year.
  
- ✚ Capital Project expenditures are at 94.3%. The expenditures include encumbered amounts which has elevated the budget to actual ratio. Actual expenditure was approximately \$3.1 million or approximately 8.5% of budget. The aforementioned encumbrances will be spent in future quarters.

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, 2024

UNAUDITED--NON-GAAP

	Budget	Actual to Date	% Budget to Actual
<b>REVENUES</b>			
Domestic User Fees <sup>1</sup>	\$ 43,125,740	\$ 12,385,138	28.72%
Industrial User Fees	3,536,982	988,335	27.94%
Facility Fees <sup>2</sup>	3,000,000	2,116,077	70.54%
Tap Fees <sup>3</sup>	300,000	223,742	74.58%
Billing and Collection	1,203,773	298,102	24.76%
Interest and Misc. Income	3,567,310	1,273,385	35.70%
Employee Contribution to Health Ins.	355,000	80,364	22.64%
Rental Income	96,000	24,984	26.02%
Use of (Contributions to) Available Funds <sup>4</sup>	<u>14,036,931</u>	<u>31,619,799</u>	225.26%
<b>Total Revenues<sup>5</sup></b>	<b>\$ 69,221,716</b>	<b>\$ 49,009,927</b>	<b>70.80%</b>
<b>EXPENDITURES</b>			
Operations and Maintenance <sup>6</sup>	\$ 21,921,835	\$ 6,886,888	31.42%
Bond Principal and Interest <sup>7</sup>	8,696,737	7,079,714	81.41%
Capital Equipment (Other than O&M) <sup>6</sup>	1,127,432	645,993	57.30%
Capital Projects <sup>6</sup>	36,475,712	34,397,333	94.30%
Contingency	<u>1,000,000</u>	<u>-</u>	0.00%
<b>Total Expenditures</b>	<b>\$ 69,221,716</b>	<b>\$ 49,009,927</b>	<b>70.80 %</b>

### Notes:

<sup>1</sup>Revenues are accounted for on the cash basis method

<sup>2</sup>Increase due to unanticipated revenue from various developments

<sup>3</sup>Increase in number of Taps requiring Pavement Disturbance

<sup>4</sup>Pay-as-go funds to be used for CIP

<sup>5</sup>Budget-to-Actual Ratio does not include use of available funds

<sup>6</sup>Includes encumbered amounts as well as actual insurance expenditures



# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

Meeting Date: November 20, 2024  
 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, 2024

### 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, 2024 were \$97,670,684. The detailed listing of accounts is available upon request. The average rate of return for all investments is 5.112%. 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, 2024 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of September 30, 2024 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$33,271,725.

Total Cash & Investments as of 09/30/2024		97,670,684
Less:		
Budgeted Commitments (Required to pay remaining FY25 budgeted expenditures from unrestricted cash)		
Construction Funds	(33,410,476)	
Operations & Maintenance Fund	<u>(17,995,597)</u>	
		(51,406,073)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(104,919)	
FY24 Principal & Interest Due	<u>(1,573,490)</u>	
		(1,678,409)
District Reserve Funds		
Fleet Replacement	(1,635,656)	
Pump Replacement	(186,952)	
WWTP Replacement	(426,242)	
Maintenance Reserve	<u>(1,321,657)</u>	
		(3,570,507)
District Insurance Funds		
General Liability	(57,135)	
Worker's Compensation	(552,642)	
Post-Retirement Benefit	(3,018,274)	
Self-Funded Employee Medical	<u>(4,115,919)</u>	
		<u>(7,743,970)</u>
Designated for Capital Outlay		<u>33,271,725</u>

Meeting Date: November 20, 2024

Subject: Cash Commitment/Investment Report-Month Ended September 30, 2024

Page 2

Staff Recommendation  
None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

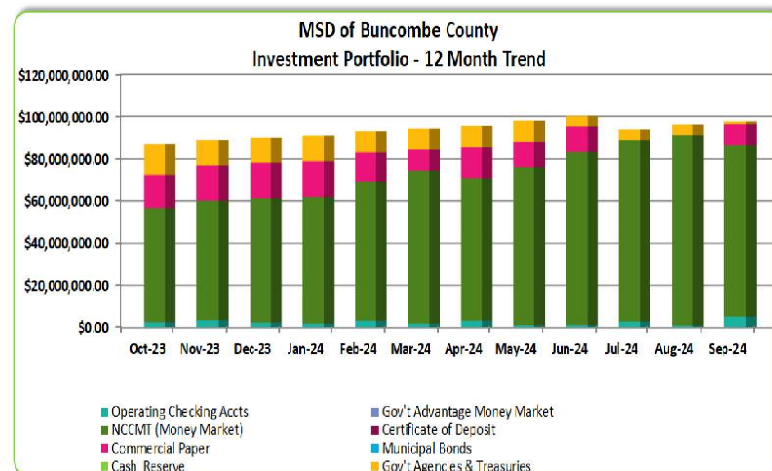
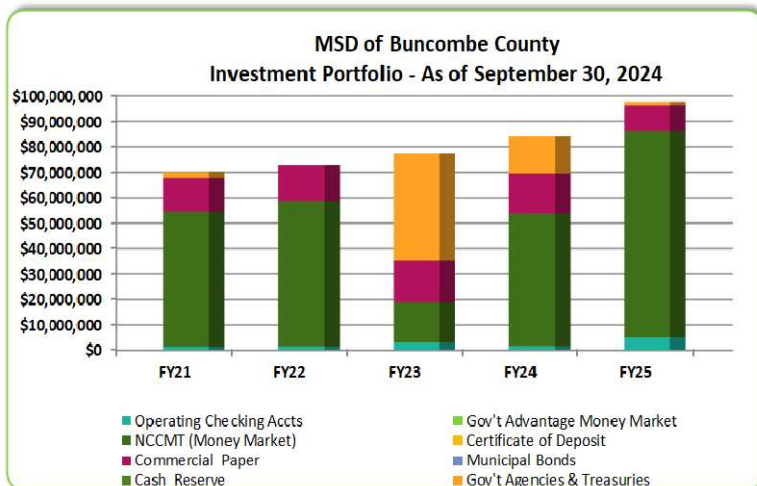
Follow-up required:

Person responsible:

Deadline:

	Operating	Gov't Advantage	NCCMT	Certificate of	Commercial	Municipal	Cash	Gov't Agencies	
	Checking Accounts	Money Market	(Money Market)	Deposit	Paper	Bonds	Reserve	& Treasuries	Total
Held with Bond Trustee	\$ -	\$ -	\$ 104,919			\$ -	\$ -		\$ 104,919
Held by MSD	5,174,148	46,707	81,011,293	-	9,950,002	-		1,383,615	97,565,765
	\$ 5,174,148	\$ 46,707	\$ 81,116,212	\$ -	\$ 9,950,002	\$ -	\$ -	\$ 1,383,615	\$ 97,670,684

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	1.42%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	10.19%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	83.04%	
Checking Accounts:	100%		
Operating Checking Accounts		5.30%	
Gov't Advantage Money Market		0.05%	



Meeting Date: November 20, 2024

Subject: Cash Commitment/Investment Report-Month Ended September 30, 2024

Page 4

## Metropolitan Sewerage District Investment Managers' Report On September 30, 2024

### Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 86,618,284	\$ 86,638,040	\$ 54,348
Capital Contributed (Withdrawn)	(3,082,557)	(3,082,557)	
Realized Income	370,219	370,219	(56,595)
Unrealized/Accrued Income		10,066	4,212
Ending Balance	<u>\$ 83,905,946</u>	<u>\$ 83,935,768</u>	<u>\$ 1,965</u>

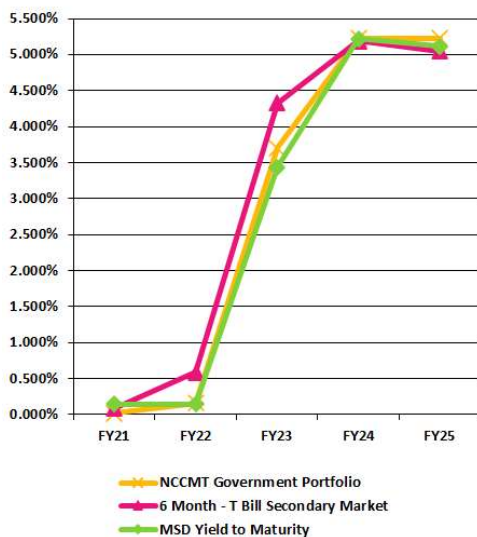
### Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 82,522,331	\$ 322,495
Securities/CD's 91 to 365 Days	1,383,615	5,407
Securities/CD's > 1 Year	-	-
	<u>\$ 83,905,946</u>	<u>\$ 327,902</u>

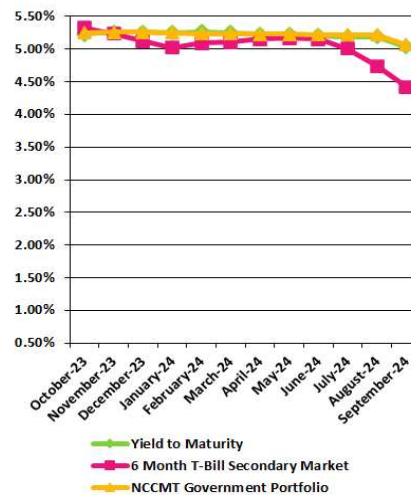
### Month End Portfolio Information

Weighted Average Maturity	33
Yield to Maturity	5.33%
6 Month T-Bill Secondary Market	4.42%
NCCMT Government Portfolio	5.07%

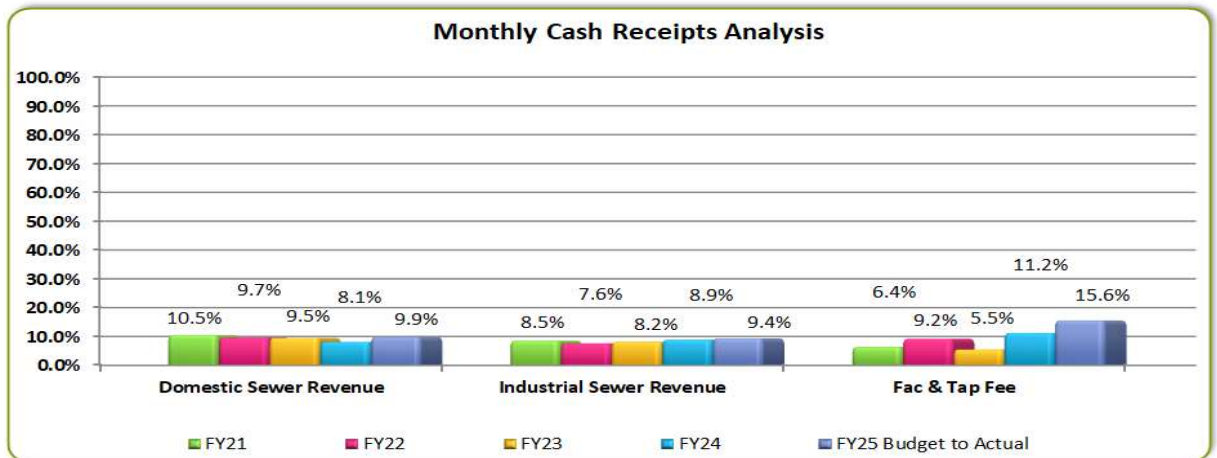
Metropolitan Sewerage District  
Annual Yield Comparison



Metropolitan Sewerage District  
Yield Comparison - September 30, 2024

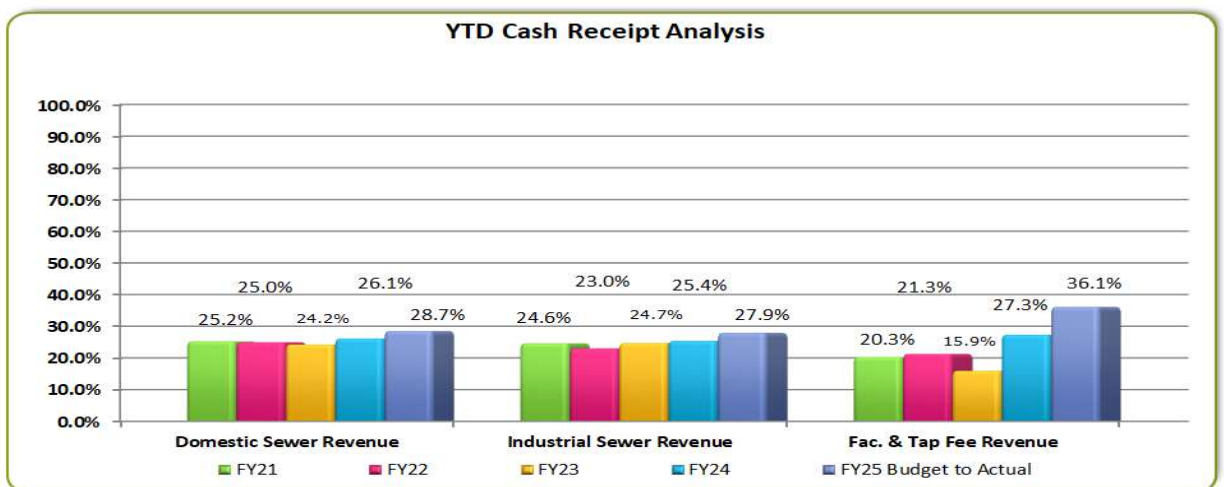


### Metropolitan Sewerage District Analysis of Cash Receipts As of September 30, 2024



#### Monthly Cash Receipts Analysis:

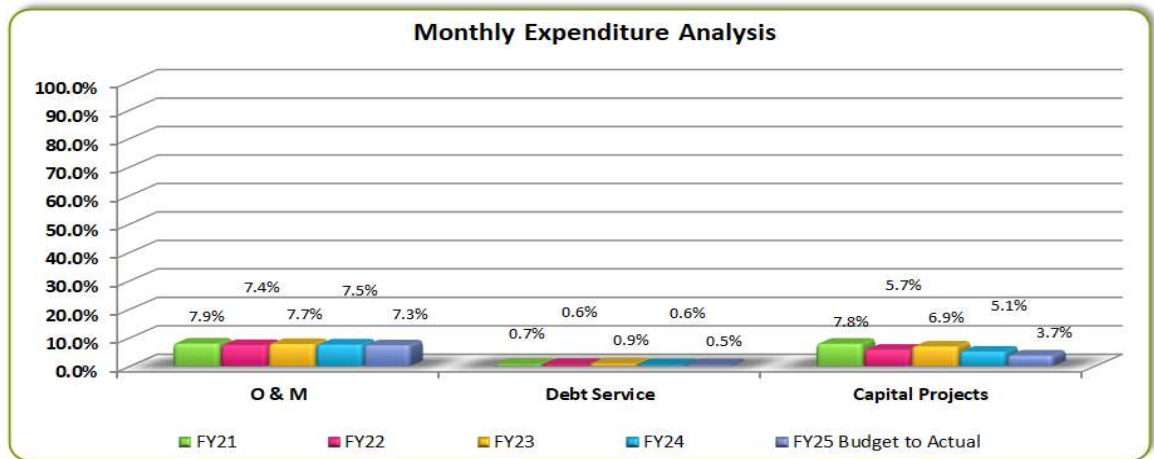
- \* Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods.
- \* Monthly industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility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



#### YTD Actual Revenue Analysis:

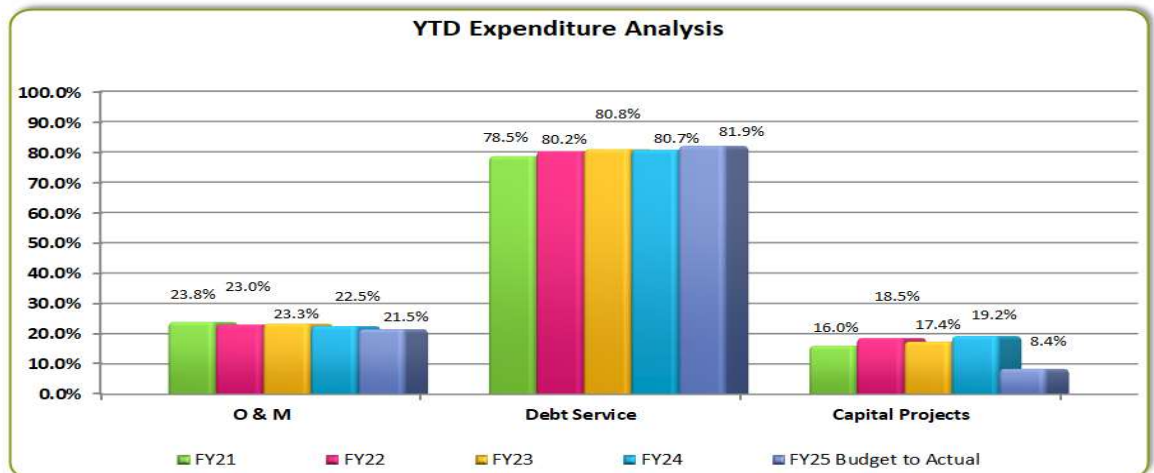
- \* YTD domestic sewer revenue is considered reasonable based on historical trends.
- \* YTD industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

### Metropolitan Sewerage District Analysis of Expenditures As of September 30, 2024



**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 the 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.

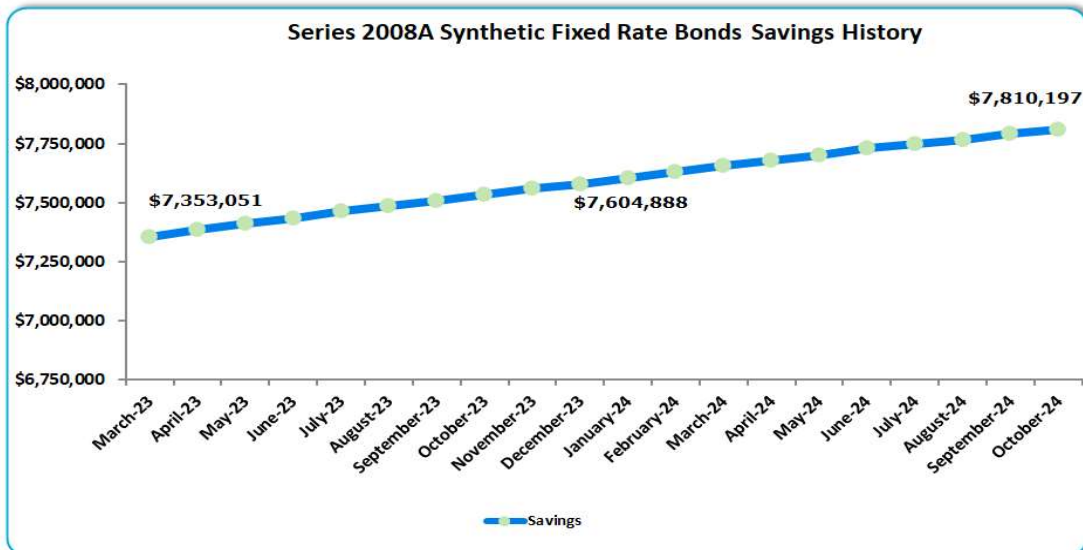
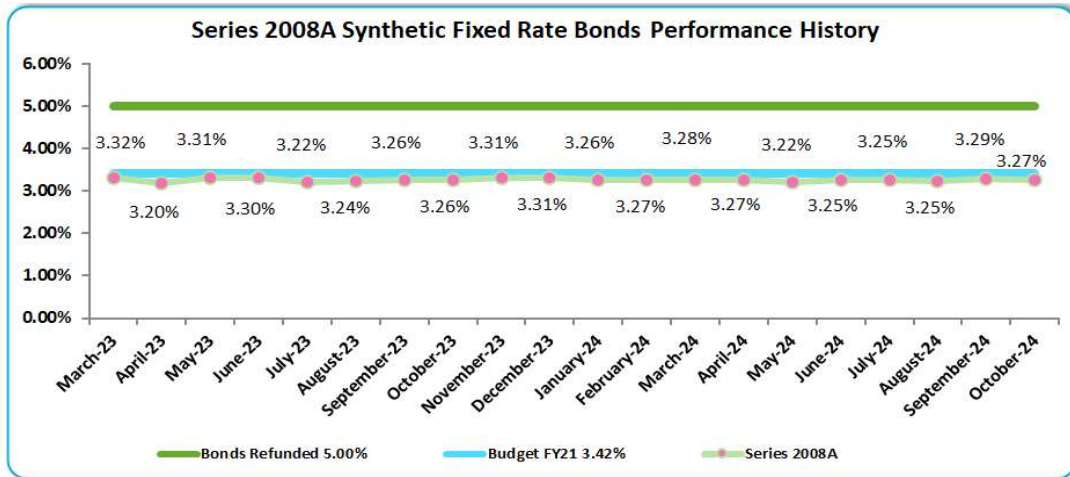


Meeting Date: November 20, 2024

Subject: Cash Commitment/Investment Report-Month Ended September 30, 2024

Page 7

### Metropolitan Sewerage District Variable Debt Service Report As of October 31, 2024



**Series 2008A:**

- \* Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,810,197 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 \$203,112 to terminate the existing Bank of America Swap Agreement.

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**November 13, 2024**

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
BUCHANAN AVENUE	Asheville 28801	Terry Brothers Construction Co.	11/15/2023	2/12/2024	9/30/2024	\$899,369.40	100%	Project complete and in close out.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	12/1/2024	\$7,456,109.70	99%	NCDOT signal loop repair complete. Minor punchlist items being addressed.
ELK MOUNTAIN PLACE	Woodfin	Terry Brothers Construction Co.	8/21/2024	9/9/2024	6/6/2025	\$1,252,278.00	10%	Golf Street portion of work is complete. Elk Mountain Place portion scheduled to begin 11/18/24
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	WRF	Cove Utility, LLC	10/18/2023	6/20/2024	3/1/2025	\$558,620.70	10%	Submittals complete. Fabrication of parts underway.
JOYNER AVENUE @ AMBOY ROAD	Asheville 28806	Terry Brothers Construction Co.	4/18/2024	7/8/2024	9/30/2024	\$420,388.00	100%	Project complete and in close out.
MSD MULL BUILDING HVAC RENOVATIONS PHASE 3	Woodfin	Bolton Construction	11/16/2023	4/22/2024	9/1/2024	\$193,286.00	100%	Project complete and in close out.
SAND HILL ROAD ODOR CONTROL STATION	Asheville 28806	Keys Construction	11/16/2023	1/4/2024	9/1/2024	\$97,201.35	100%	Project complete and in close out.
WEAVERVILLE PUMP STATION AND FORCEMAIN IMPROVEMENTS	Woodfin	Haren Construction Co.	1/17/2024	4/15/2024	7/4/2026	\$20,986,375.00	15%	Vertical construction at Weaverville pump station underway.
BEE TREE @ SMOKEY MTN DRIVE (FLOOD REPAIR)	Swannanoa 28778	Huntley Construction	10/9/2024	10/9/2024	11/6/2024	\$264,894.00	100%	Project complete and in close out.
SWANNANOA RIVER RD @ AZALEA RD (FLOOD REPAIR)	Asheville 28805	TP Howard	10/14/2024	10/14/2024	10/23/2024	\$123,188.61	100%	Project complete and in close out.

\*Updated to reflect approved Change Orders and Time Extensions



# **STATUS REPORTS**



## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2024 to 9/30/2024

	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 2024	15	9	49	484	19	19	1,000	0	251	850	4	0	1101
August 2024	22	10	36	641	25	20	35,099	0	0	765	2	0	765
September 2024	19	9	58	459	21	15	5,120	180	437	355	3	0	972
<b>Grand Totals</b>	<b>56</b>	<b>28</b>	<b>143</b>	<b>1,584</b>	<b>65</b>	<b>54</b>	<b>41,219</b>	<b>180</b>	<b>688</b>	<b>1970</b>	<b>9</b>	<b>0</b>	<b>2838</b>

\* Used to calculate Total Rehab Footage

MSD System Services In-House Construction FY 2024-2025									
PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
189 Kimberly Ave Construction Rehabilitation	Asheville	28804	113	7/9/2024	305014	G. Hensley	7/9/2024	113	Complete
45 Lawterdale Construction Rehabilitation	Asheville	28804	138	7/17/24 - 7/19/24	305359	G. Hensley	7/19/2024	138	Complete
Norwood Ave Sewer Rehabilitation Ph. 2	Asheville	28804	509	6/22/24 - 7/31/24	275810	Matthews	7/24/2023	505	Complete
Old Fairview Rd @ Willington Road Ph. 2	Asheville	28803	330	7/1/24 - 7/26/24	305049	McDevitt	7/25/2024	345	Complete
Old Fairview Rd @ Willington Road Ph. 3	Asheville	28803	30	7/26/24 - 8/23/24	305589	McDevitt	8/23/2024	36	Complete
526 Depot Street at Livingston Street Rehab Ph. 1	Asheville	28801	725	7/26/24 - 8/30/24	280038	Matthews	8/29/2024	729	Complete
Ormond Ave at Haywood Rd Construction Rehab	Asheville	28806	105	9/6/2024	306644	Cantrell	9/6/2024	105	Complete
37 Lawrence Place IRS Rehabilitation	Asheville	28801	180	9/5/2024	306505	Cantrell	9/5/2024	180	Complete
179 Old Haw Creek Rd (Mayfair Glen Project)	Asheville	28805	317	8/19/24 - 9/20/24	300962	McDevitt	9/24/2024	355	Complete
207 Old US 70 Highway Coonstruction Rehabilitation	Swannanoa	28778	332	9/24/2024	306583	G. Hensley	9/24/2024	332	Complete
2 Bankstown Road Replacement (Flood Repair)	Weaverville	28787	100	10/2/2024	470773	M. Hensley	10/2/2024	95	Complete
Quarry Road Creek Crossing Replacement (Flood Repair)	Weaverville	28787	67	10/3/2024	498320	G. Karn	10/3/2024	67	Complete
Llama Vista Ct Sewer Replacement (Flood Repair)	Black Mountain	28711	345	10/4/2024	498784	Matthews	10/4/2024	345	Complete
200 Thompson Street (Flood Repair)	Asheville	28803	70	10/8/2024	307137	McDevitt	10/8/2024	70	Complete
Deer Horn Circle (Flood Repair)	Black Mountain	28711	73	10/9/2024	307238	Matthews	10/9/2024	73	Complete
126 N Garden Ct Creek Crossing (Flood Repair)	Fletcher	28732	25	10/11/2024	307217	McDevitt	10/11/2024	25	Complete
15 Lynn Cove Rd Creek Crossing (Flood Repair)	N. Asheville	28804	221	10/11/2024	307503	Union Co	10/11/2024	221	Complete
850 Blue Ridge Road Crk Crossing Replacement (Flood Repair)	Black Mountain	28711	70	10/22/2024	307239	Karn	10/22/2024	70	Complete
869 US Highway 70 Crk Crossing Replacement (Flood Repair)	Black MOUNTIAN	28711	92	10/22/2024	307240	Karn	10/22/2024	92	Complete
41 Robinhood Road	Asheville	28804	145	12/1/24 - 12/15/24	262264	Matthews			Ready for construction
Old Toll Road @ I-40 Sewer Rehabilitation	Black Mountain	28711	30	12/1/24 - 12/5/24	306852	McDevitt			Ready for construction
350 Old Haw Creek Road Sewer Rehabilitation	Asheville	28805	1300	FY 24/25	47802	McDevitt			Ready for construction
10 Balsam Rd Sewer Rehabilitation	Ridgecrest	28770	410	FY 24/25	275803	Matthews			Ready for construction
Kimberely Avenue @ Sedley Ave (Step Portion)	Asheville	28804	224	FY 24/25	301859	Matthews			Construction starting
Vandalia Ave Sewer Rehabilitation	Asheville	28806	1325	FY 24/25	248041	TBA			Ready for construction
Baker Place @ Carrier Street Sewer Rehabilitation	Asheville	28806	1300	FY 24/25	284574	TBA			Ready for construction
Virginia Ave @ Lufty Ave	Asheville	28806	1400	FY 24/25	441499	TBA			Ready for construction
Old Asheland Ave to Phifer Street Sewer Rehabilitation	Asheville	28801	462	FY 24/25	258560	TBA			Ready for construction
500 Laurel Avenue Sewer Rehabilitation	Black Mountain	28711	230	FY 24/25	247281	TBA			Ready for construction
Bent Tree 4-inch Rehabilitation	Asheville	28804	245	FY 24/25	301679	TBA			Ready for construction
Carver Avenue @ Owenby Lane	Black Mountain	28711	785	FY 24/25	292540	TBA			In ROW
128 Johnston Blvd	Asheville	28806	219	FY 24/25	242866	TBA			In ROW
15 Haith Drive	Asheville	28801	204	FY 24/25	285381	TBA			In ROW
Lorraine Avenue	Asheville	28804	378	FY 24/25	300998	TBA			In Design
Rhodes Street at Union Street	Woodfin	28804	230	FY 24/25	284578	TBA			In Design
Wellington Street Phase I	Asheville	28806	459	FY 24/25	280245	TBA			In Design
286 Old Haw Creek Rd Sewer Rehabilitation	Asheville	28805	100	FY 24/25	275815	TBA			In Design
Applewood Drive @ New Haw Creek Road Sewer Rehab	Asheville	28805	360	FY 24/25	291537	TBA			Preliminary Engineering
73 Argyle Lane	Asheville	28806	755	FY 24/25	219342	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 24/25	247631	TBA			Preliminary Engineering



## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2024 to September 30, 2024

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
<b>2024</b>							
<b>July</b>	116,297	2,129	1,130	117,427	27,191	100	16,384
<b>August</b>	127,530	1,793	1,872	129,402	26,635	1,946	38,251
<b>September</b>	68,896	1,387	2,001	70,897	16,992	0	16,437
<b>Grand Total:</b>	<b>312,723</b>	<b>5,309</b>	<b>5,003</b>	<b>317,726</b>	<b>70,818</b>	<b>2,046</b>	<b>71,072</b>
<b>Avg Per Month:</b>	<b>104,241</b>	<b>1,770</b>	<b>1,668</b>	<b>105,909</b>	<b>23,606</b>	<b>682</b>	<b>23,691</b>



## CUSTOMER SERVICE REQUESTS

### Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>DAY 1ST RESPONDER</b>				
	July, 2024	95	28	36
	August, 2024	104	25	33
	September, 2024	83	24	29
		<b>282</b>	<b>26</b>	<b>33</b>
<b>NIGHT 1ST RESPONDER</b>				
	July, 2024	35	28	21
	August, 2024	39	23	22
	September, 2024	34	25	20
		<b>108</b>	<b>26</b>	<b>21</b>
<b>ON-CALL CREW *</b>				
	July, 2024	28	37	36
	August, 2024	33	78	57
	September, 2024	26	45	78
		<b>87</b>	<b>55</b>	<b>56</b>
<b>Grand Totals:</b>		<b>477</b>	<b>31</b>	<b>34</b>

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

## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

November 8, 2024

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	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
7	Millbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
8	3927 Sweeten Creek Rd (Rumi Way)	2019076	Asheville	28704	16	590	2/1/2023	Waiting on Testing
9	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
10	Onteora Blvd and May Street Relocate	2019207	Asheville	28803	0	16	1/17/2023	Pre-con held, construction not yet started
11	Villas at Pinecroft (Amarx Beaverdam)	2020228	Asheville	28804	72	796	1/18/2024	Final Inspection complete, awaiting close-out docs
12	Burton Street	2021048	Asheville	28806	4	64	7/24/2024	Pre-con held, construction not yet started
13	Beloved Asheville	2021070	Asheville	28805	12	272	4/29/2022	Final Inspection complete, awaiting close-out docs
14	Reserve at McIntosh	2021207	Asheville	28806	228	2,475	12/14/2023	Waiting on Testing
15	Old Home Road Subdivision	2021094	Asheville	28804	21	1,790	5/4/2022	Waiting on Final Inspection
16	Woodfield (RAD Lofts)	2021063	Asheville	28801	235	403	6/8/2022	Waiting on Final Inspection
17	Fairfax and Maple	2021154	Asheville	28806	8	250	1/8/2024	Final Inspection complete, awaiting close-out docs
18	Reed Creek Mixed Use	2022008	Asheville	28801	49	295	2/23/2023	Final Inspection complete, awaiting close-out docs
19	Randolph Avenue Commercial	2021149	Asheville	28806	Comm.	650	6/30/2022	Final Inspection complete, awaiting close-out docs
20	The Avery	2021206	Asheville	28801	200	161	11/8/2023	Waiting on Final Inspection
21	Long Shoals Apartments (The Meridian)	2022039	Asheville	28704	3	400	6/14/2023	Waiting on Final Inspection
22	Habitat New Heights Phase 2	2022042	Asheville	28806	60	1,810	6/9/2023	Waiting on Final Inspection
23	Busbee Phase 1A	2022102	Asheville	28803	179	1,325	1/24/2024	Waiting on Final Inspection
24	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
25	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
26	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Pre-con held, construction not yet started
27	1191 Bleachery Blvd	2023056	Asheville	28803	7	400	3/26/2024	In construction
28	Fairhaven Summit Apartments	2023061	Asheville	28803	77	530	8/27/2024	In construction
29	Unadilla	2023106	Asheville	28803	3	105	6/25/2024	Final Inspection complete, awaiting close-out docs
30	West Haywood Street Apartments	2023117	Asheville	28801	46	215	7/16/2024	Pre-con held, construction not yet started
31	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
32	Crestview Extension	2023176	Asheville	28803	5	204	4/10/2024	BOARD ACCEPTANCE
33	Westview Village	2023183	Asheville	28806	26	824	8/14/2024	Pre-con held, construction not yet started
34	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	Pre-con held, construction not yet started
35	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
36	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
37	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
38	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
39	Tudor Croft - Phase 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
40	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
41	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
42	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
43	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Waiting on final inspection
44	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
45	Hominy Creek Multi-Family	2021195	Buncombe Co.	28715	216	1,310	9/7/2023	Waiting on Final Inspection
46	Biltmore Terrace Development Phase 4	2021208	Buncombe Co.	28803	31	400	6/14/2023	Waiting on Paving
47	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
48	Belle Meadow	2021235	Buncombe Co.	28806	74	1,730	6/9/2023	Final Inspection complete, awaiting close-out docs
49	Farmstead at Olivette	2021247	Buncombe Co.	28804	33	1,280	2/7/2024	In construction
50	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Final Inspection complete, awaiting close-out docs
51	Brooks Cove Road	2022045	Buncombe Co.	28715	141	2,357	5/3/2023	Final Inspection complete, awaiting close-out docs
52	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	0	3,267	7/18/2023	In construction
53	Arden Pines	2022069	Buncombe Co.	28704	244	2,020	8/14/2024	In construction
54	Argento on Broad	2022174	Buncombe Co.	28704	216	484	8/14/2024	In construction
55	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Final Inspection complete, awaiting close-out docs
56	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Waiting on Final Inspection
57	Prestige Subaru Extension	2022134	Buncombe Co.	28806	Comm.	635	6/4/2024	Waiting on Final Inspection
58	Montainal Land Co. Off-Site Extension	2023017	Buncombe Co.	28778	17	440	1/5/2024	Final Inspection complete, awaiting close-out docs
59	The Ramble Block H, Phase 2	2023043	Buncombe Co.	28803	6	1,389	8/27/2024	In construction
60	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Pre-con held, construction not yet started
61	Mulberry Street	2023128	Buncombe Co.	28804	5	426	3/13/2024	Final Inspection complete, awaiting close-out docs
62	Cottages at Weston Road	2023138	Buncombe Co.	28803	8	280	5/7/2024	Final Inspection complete, awaiting close-out docs
63	Edgewood Road S Subdivision Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Final Inspection complete, awaiting close-out docs
64	Crystal Country aka Sky Ridge Development	2023168	Buncombe Co.	28804	16	784	10/22/2024	Pre-con held, construction not yet started
65	Old Charlotte Apartments Phase 1	2023216	Buncombe Co.	28803	210	1,723	10/22/2024	Pre-con held, construction not yet started
66	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	In construction
67	1452 Sand Hill Rd (All American Pet Resort)	2024066	Buncombe Co.	28715	Comm.	150	9/27/2024	Pre-con held, construction not yet started
68	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Pre-con held, construction not yet started
69	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Pre-con held, construction not yet started
70	Seasons at Cane Creek Phase 2	2022170	Cane Creek	28732	84	566	5/1/2024	Waiting on Testing
71	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Waiting on Final Inspection
72	Asheville Regional Airport	2022191	Fletcher	28732	Comm.	1,205	2/13/2024	Waiting on Final Inspection
73	Rutledge Road Subdivision Phase 2 (The Authors)	2023073	Fletcher	28732	36	1,285	1/17/2024	Installing
74	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	In construction
75	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Waiting on Final Inspection
76	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Pre-con held, construction not yet started
77	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	Pre-con held, construction not yet started
78	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	Pre-con held, construction not yet started
79	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
80	Mills River Townhomes (Jeffress Road)	2021253	Mills River	28759	150	3,267	6/6/2023	Final Inspection complete, awaiting close-out docs
81	Haywood Park Subdivision	2022165	Mills River	28791	20	2,300	11/22/2023	Waiting on Final Inspection
82	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
83	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
84	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
85	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
86	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
87	Terraces at Reynolds Mountain West Ph I & II	2021164	Woodfin	28804	42	1,990	6/26/2024	In construction
			<b>TOTAL</b>			<b>5,201</b>	<b>87,109</b>	