

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**January 15, 2025**

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

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, January 15, 2025. Chairman VeHaun presided with the following members present: Bryson, Dearth, Pelly, Pennington, Tarleton, Watts, Whitesides and Wisler. Ashley, Franklin, Lapsley, Manheimer and Moore were absent.

Others present were William Clarke, General Counsel; Patty Beaver with CIBO; Seth Eckard with Woodfin Sanitary Water & Sewer District; CJ Chen and Nick Dierkas with McKim & Creed; Ken and Marsha Stines; Harry Buckner with the Town of Biltmore Forest; Tom Hartye, Hunter Carson, Scott Powell, 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 November 20, 2024 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the November 20, 2024 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Pelly seconded the motion. Voice vote in favor of the motion was unanimous.

**4. Discussion and Adjustment of Agenda: None.**

**5. Introduction of Guests:**

Mr. VeHaun welcomed Patty Beaver with CIBO; Harry Buckner with Biltmore Forest; new Board Member, Allan Tarleton; CJ Chen and Nick Dierkas with McKim & Creed; Ken and Marsha Stines; and Seth Eckard, Executive Director, Woodfin Sanitary Water & Sewer District.

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

**7. Report of General Manager:**

Mr. Hartye reported that Ken Stines was present at the meeting. Mr. Stines retired in December after 29 years of service to MSD. MSD has come a long way since the 1990's when just about every day involved an emergency. There were massive amounts of SSO's and even cows falling into our collapsing interceptors! The progress that Ken has helped lead here is significant. It has gone from being one of the worst systems to being one of the best. Going from 289 SSO's a year to last year when there were 10. Ken led MSD's preventative maintenance efforts and was instrumental in establishing our rehabilitation and replacement priorities for the Capital Improvement Program. He not only was engaged here at MSD but represented MSD statewide for the wastewater industry, serving on the Wastewater Board of Education and Examiner's Committee, Board Member of 811 as well as several other committees and functions and was instrumental in developing the "needs to know" for wastewater collection system operating. His wife, Marsha

is also present today. Marsha means a lot to MSD, she was our Personnel Director for several years. Mr. Hartye stated that it would be an honor if Mr. Clarke would read the Board Resolution of appreciation for Ken. Mr. Clarke stated that he would like to take this opportunity to tell one story about Ken. If you're working on a project for MSD and another lawyer or someone calls in and wants to know what MSD is doing on a property, he would call Ken, and in about 5 minutes or less he would have a picture of the line, what they were doing, and the matter would be easily handled. He is an incredible source of information and a great guy to work with. About 15 years ago, MSD got a letter from the EPA alleging that there were all kinds of sewer overflows and pretty much demanding that MSD come to Atlanta and meet with the EPA. Mr. Clarke stated that he contacted someone that he knew who worked for the EPA, Mike McGee, who was from North Carolina. He was retired but had helped a lot of municipalities. Mr. Clarke, Tom Hartye and Ken went to Atlanta and met with Mr. McGee and the EPA. They were very nice but pretty stern to begin with. Mike McGee said to them that he usually comes in to the EPA begging for mercy but these people from MSD have a story to tell, then he let Ken Stines tell the story about the reduction in SSO's. Ken not only told the story but had pictures, a map of the system showing where all of the SSO's were and what MSD had done to fix them. This meeting was about 1 ½ hours long, they left the meeting on very good terms and never heard from them again. This is just an example of the value Ken provided to MSD. Mr. Clarke then read the resolution which includes the renaming of the MSD Learning and Education Facility to the C. Kenneth Stines Learning Center. Ken thanked everyone and stated that it has been truly an honor to work for MSD. He stated that he can't say enough about the support from the Board and how MSD is run. He stated that Tom enables employees to be a part of the decisions. The choices made here at MSD start at the bottom and work their way to the top and back down to the bottom and what a great way to manage things. He stated that this is a huge honor, that he is completely shocked and that he certainly appreciates it and everyone here. He stated that there have been a lot of important people in his life from MSD. He told a few stories and thanked the Board and Mr. Hartye and stated that he will miss MSD. Mr. Clarke stated that there needs to be a motion to approve the Resolution. Mr. Watts moved. Mr. Pennington seconded the motion. Roll call vote was as follows: 9 ayes; 0 nays.

Mr. Hartye reported that MSD received the Distinguished Budget Presentation Award from the GFOA for the FY 2025 Budget. Thanks to Jody Germaine and Scott Powell.

Mr. Hartye reported that attached is an email from Keri McGraw regarding MSD service call to 108 Westfield Way. Thanks to System Services Division.

Mr. Hartye reported that Cynthia Jordan of 11 Fates Overlook Loop called to praise Shannon Ward and Wayne Rice for their quick response to her sewer issue.

Mr. Hartye reported that the Right of Way Committee meeting for January 25<sup>th</sup> has been cancelled. The next Right of Way Committee meeting will be held on February 26<sup>th</sup> at 9 am. The next Regular Board Meeting will be held on February 19<sup>th</sup> at 2 pm.

**8. Consolidated Motion Agenda:**

**a. Consideration of Annual Meeting Dates FY 2025:**

Mr. Hartye reported that attached is a list of annual meeting dates for Board Meetings and a description of when Committee meeting dates will be held.

**b. Consideration of Budget Calendar FY 2025:**

Mr. Hartye reported that attached is the Budget Calendar showing when all meetings will be held that lead up to the Preliminary and Final Budget.

**c. Consideration of Bids – Material Procurement: Incinerator Dome Rehabilitation:**

Mr. Hartye reported that fluidizing bed incinerator (FBI) was originally placed into service in 1992 and has undergone several rebuilds of various components over the years with the most major rebuild in 2004. The FBI is scheduled for a shut down for another rebuild in Winter/Spring of 2026. The project will consist of replacing the interior firebricks (dome floor, inner walls, and corbel) and the ceiling will be replaced with castable material. The nickel alloy tuyeres will be replaced in the dome floor to provide the air flow through the dome. A lot of materials have been bought but the District is pre-purchasing materials for the dome floor due to lead-times of approximately one year for the specialty bricks. Installation of these materials will be completed next year through a competitively bid construction contract. The dome rehabilitation materials purchase was advertised, and one bid was received on December 5, 2024. The purchase was therefore readvertised, and one bid was again received on December 18, 2024 as follows: Industrial Furnace Company, Inc. with a bid amount of \$696,810.00. Industrial Furnace Company, Inc. has done a lot of work with MSD on the FBI in the past. Money was included in the larger budget for this project. Staff recommends that the District procure the specified incinerator materials supplied by Industrial Furnace Company Inc. in the amount of \$696,810.00.

**d. 50 McCormick Place – Information Only:**

Mr. Hartye reported that 50 McCormick Place is a Hurricane Helene related project that includes replacing approximately 45 LF of 6-inch sewer line that was compromised by a landslide near the McCormick Baseball Field. This project was advertised informally and three bids were received on December 2, 2024, as follows: Key Construction with a bid amount of \$113,000.00; HNH Construction with a bid amount of \$93,792.00 and TP Howard's Plumbing Co., Inc. with a bid amount of \$90,094.00. The apparent low bidder is TP Howard's Plumbing Co. Inc. with a bid amount of \$90,094.00. Sufficient funds are available in contingency. MSD has submitted this project for FEMA reimbursement in response to Hurricane Helene. Staff recommends award of this contract to TP Howard's Plumbing Co., Inc.

**e. North Fork Road Sewer Crossings – Information Only:**

Mr. Hartye reported that the North Fork Road Sewer Crossings is a Hurricane Helene related project that includes replacing two aerial creek crossings; one on the North Fork Swannanoa River and another on an unnamed tributary of the North Fork. Both crossings were destroyed during Hurricane Helene and were temporarily repaired. The project includes permanently replacing both crossings with 8-inch welded steel sewer piping and new concrete pier supports. The project was advertised informally and three bids were received on December 2, 2024, as follows: Key Construction with a bid amount of \$301,000.00; TP Howard's Plumbing Co., Inc. with a bid amount of \$234,177.00; and HNH Construction with a bid amount of \$222,589.00. The apparent low bidder is HNH Construction with a bid amount of \$222,589.00. HNH Construction has done quite a bit of work for the District. Sufficient funds are available in contingency. MSD has submitted this project for FEMA reimbursement in response to Hurricane Helene. Staff recommends award of this contract to HNH Construction.

**f. Blue Ridge Road Streambank Restoration – Information Only:**

Mr. Hartye reported that the Blue Ridge Streambank Restoration project is a Hurricane Helene related project and is for streambank restoration of the Swannanoa River immediately downstream of the Blue Ridge Road bridge in Black Mountain. The sewer infrastructure has been permanently repaired with new pipe and manholes but the streambanks are still heavily eroded leaving manholes and hundreds of linear feet of sewer pipe vulnerable to future damage. The project includes reestablishing the streambanks to pre-Helene widths for approximately 400 linear feet using fill dirt, riprap, and boulders. The project was advertised informally, and three bids were received on December 23, 2024, as follows: TP Howard's Plumbing Co., Inc. with a bid amount of \$207,004.00; HNH Construction with a bid amount of \$103,307.00 and Key Construction with a bid amount of \$79,875.00. The apparent low bidder is Key Construction with a bid amount of \$79,875.00. Key Construction has done quite a bit of work for the District and continue to provide good workmanship. Sufficient funds are available in contingency. MSD has submitted this project for FEMA reimbursement in response to Hurricane Helene. Staff recommends award of this contract to Key Construction. Mr. Pennington pointed out that an incredible amount of backwater effect from the flood occurred in this area due to the low bridge at Blue Ridge Road which was completely compromised and washed away. The temporary bridge was installed by the Army Corp of Engineers. It's a one lane bridge now and it's temporary in nature but words can't put into place just how insane it was. The corridors were narrow before with riparian vegetation and now words can't put into play just how much work had to be done just in this area. Of Course, this is multiplied over and over and repeated throughout the county.

**g. 2 Banks Town Road and 55 Banks Town Road Sewer Crossings – Information Only:**

Mr. Hartye reported that this project includes replacement of two aerial creek crossings on Reems Creek in Weaverville. Both crossings were destroyed during Hurricane Helene and have been temporarily repaired. New concrete piers will be constructed to permanently support the existing aerial pipe at 2 Banks Town Road. At 55 Banks Town Road new concrete piers will be constructed and the 60 LF aerial pipe crossing will be replaced. The project was advertised informally, and three bids were received on December 23, 2024, as follows: Key Construction with a bid amount of \$239,500.00; HNH Construction with a bid amount of \$158,346.00 and TP Howard's Plumbing Co., Inc. with a bid amount of \$158,227.00. The apparent low bidder is TP Howard's Plumbing Co., Inc. with a bid amount of \$158,227.00. Sufficient funds are available in contingency. Staff recommends award of this contract to TP Howard's Plumbing Co., Inc. Ms. Wisler asked if these sewer crossings were Helene related as there are no comments that MSD has applied for FEMA reimbursement on these. Mr. Hartye stated that is because these may cost more than we get back. There are certain areas where certain special requirements kick in on their process that would probably be more expensive to deal with.

**h. Consideration of Developer Constructed Sewer Systems – Beloved Asheville Village; Creekside Cottages Phase 1; New Stock Acres Private Sewer Conveyance; Rutledge Road Phase 2; Unadilla Avenue:**

Mr. Hartye reported that the Beloved Asheville Village project is located off Overbrook Road in the City of Asheville and included extending approximately 275 linear feet of 8-inch public gravity sewer to serve the 12-unit affordable housing development. This project qualifies for the District's Cost Recovery Reimbursement for the lesser of the construction of the sewer extension or five years' estimated revenue. There is a Cost Recovery Agreement attached. The estimated revenue is \$23,419.00. Staff recommends acceptance of this developer constructed sewer system and authorizing General Manager to disburse \$23,419.00 to Beloved Asheville.

Mr. Hartye reported that the Creekside Cottages Phase 1 project is located off Misty Valley Parkway in Buncombe County and included extending approximately 41 linear feet of 8-inch public gravity sewer to serve 7 single-family units.

Mr. Hartye reported that the New Stock Acres project is located along Woodland Hills Road in Buncombe County. The property-ownership group being served by the private collection system contacted MSD to request a system evaluation and to consider ownership and maintenance responsibilities. After the evaluation, MSD determined the system was in good condition and basically meets public standards which very few private systems do. This private collection system includes approximately 1,040 linear feet of 8-inch gravity sewer serving 7 single-family residences. The estimated value of the sewer system using recent project costs and using a 100-year straight line depreciation was calculated to be \$108,160.00.

Mr. Hartye reported that the Rutledge Road Phase II project is located along North Christie Court in Henderson County and included extending approximately 1,284 linear feet of 8-inch public gravity sewer to serve 44 single-family residences.

Mr. Hartye reported that the Unadilla Avenue project is located along Unadilla Avenue in Buncombe County and included extending approximately 105 linear feet of 8-inch public gravity sewer to serve 3 single-family residences.

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

**i. Consideration of Procurement of New 2025 Crane Truck - Fleet Replacement:**

Mr. Hartye reported that at the March 14, 2024 Equipment Replacement Committee meeting, the members recommended the purchase of one new 2025 Crane Truck. The first solicitation for bids yielded no results. A subsequent ad was placed in the Asheville Citizen Times with a publication date of December 12, 2024. The sole bidder was Friendship Ford and was deemed the lowest responsible bidder with a bid amount of \$95,942.00. This is budgeted in MSD's Replacement Fund. Staff recommends that the bid from Friendship Ford be awarded.

**j. Cash Commitment Investment Report – Month ended November, 2024:**

Mr. Powell reported that Page 60 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 61 presents the MSD Investment Manager's report as of the month of November. The average weighted maturity of the investment portfolio is 40 days. The yield to maturity is 4.57%. Page 62 presents the MSD analysis of cash receipts. Domestic User Fees are considered reasonable based on Helene effects on timing of cash receipts and historical trends. Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Facility and Tap fees are above budgeted expectations due to receiving revenue from various developers throughout the year. Page 63 presents MSD's Analysis of Expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on historical trends and timing of cash expenditures. Page 64 presents MSD's Variable Debt Service report. The 2008 Series Bonds are performing at budgeted expectations. As of the end of December, the issues have saved the District's rate payers approximately \$7.9 million in debt service since April, 2008.

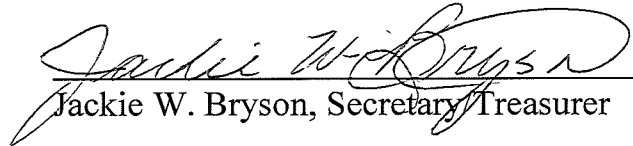
With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Ms. Wisler moved, Mr. Pennington seconded the motion. Roll call vote was as follows: 9 ayes; 0 nays.

**9. Old Business:** None.

**10. New Business:** None.

**11. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:28 pm.

  
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Jackie W. Bryson, Secretary/Treasurer



# Metropolitan Sewerage District

Regular Board Meeting

January 15, 2025 @ 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. <a href="#">Approval of Minutes of the November 20, 2024 Board Meeting</a>	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. <a href="#">Report of General Manager</a>	Hartye
	07. Consolidated Motion Agenda	Hartye
	a. <a href="#">Consideration of Annual Meeting Dates - FY2025</a>	
	b. <a href="#">Consideration of Budget Calendar FY2025</a>	
	c. <a href="#">Consideration of Bids – Material Procurement: Incinerator Dome Rehabilitation</a>	
	d. <a href="#">50 McCormick Place – Information Only</a>	
	e. <a href="#">North Fork Road Sewer Crossings – Information Only</a>	
	f. <a href="#">Blue Ridge Road Streambank Restoration – Information Only</a>	
	g. <a href="#">Banks Town Road Sewer Crossings – Information Only</a>	
	h. Acceptance of Developer Constructed Sewer Systems: <a href="#">Beloved Asheville Village; Creekside Cottages Ph.1;</a> <a href="#">New Stock Acres Private Sewer Conveyance;</a> <a href="#">Rutledge Road Ph. 2; Unadilla Avenue</a>	
	i. <a href="#">Consideration of Procurement of New 2025 Crane Truck –Fleet Replacement</a>	
	j. <a href="#">Cash Commitment/Investment Report-Month ended November 2024</a>	Powell
	08. Old Business	VeHaun
	09. New Business:	VeHaun
	10. Adjournment: (Next Meeting 2/19/25)	VeHaun
	<a href="#">STATUS REPORTS</a>	



**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 Vebaun 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 Tuch, 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

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.

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Jackie W. Bryson, Secretary/Treasurer



# MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: January 10, 2025  
SUBJECT: Report from the General Manager

- Resolution Honoring Ken Stines

Ken Stines retired in December after 29 years of serving the MSD organization, employees, and customers with much ardor and sacrifice. He was also very instrumental in developing wastewater collection system education statewide. Attached is a draft Board Resolution of appreciation for his service. Ken and his wife Marsha will be at the meeting.

- Kudos

- MSD received the Distinguished Budget Presentation Award from the GFOA for the FY 2025 Budget. Thanks to Jody Germaine and Scott Powell.
- See attached email from Keri McGraw regarding MSD service call to 108 Westfield Way. Thanks to System Services Division.
- Cynthia Jordan of 11 Fates Overlook Loop called to praise Shannon Ward and Wayne Rice for their quick response to her sewer issue and that she knows our First Responders are pushed to the limit.

- Board/Committee Meetings/Events

The Right of Way Committee for January 25<sup>th</sup> has been cancelled. The next Right of Way Committee Meeting will be held February 26<sup>th</sup> at 9am. The next Regular Board Meeting will be held on February 19<sup>th</sup> at 2 pm.

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE METROPOLITAN SEWERAGE DISTRICT  
HONORING C. KENNETH STINES**

**Whereas**, Ken Stines started as an employee of the Metropolitan Sewerage District in May of 1996;

**Whereas**, Mr. Stines served many roles at MSD, including Construction Inspector, Assistant System Services Director, System Services Director and Maintenance Director over Technical Services and Plant Maintenance;

**Whereas**, Mr. Stines has been a tireless and effective advocate for the wastewater industry in North Carolina, especially in furthering the education of new employees to the field:

**Whereas**, during Mr. Stines tenure as a leader at MSD, he:

- Served as Operator in Responsible Charge of the Collections System overseeing the operation, preventative maintenance program, and responding to emergencies;
- Served as a board member of NC 811 and as member of the Water Environment Federation, American Water Works Association, and Buncombe County Utility Coordinators;
- Was instrumental in developing MSD’s Pipe Rating Program which won the 2003 National Environmental Achievement Award from the National Association of Clean Water Agencies;
- Was instrumental in reducing MSD’s annual Sanitary Sewer Overflows (SSO’s) from 288 in the year 2000 to 10 in 2024;
- Received the 2015 E. “Red” Ebert Award from the NC AWWA/WEA for distinguished service in the wastewater field;
- Served on the Wastewater Board of Education and Examiners Committee from 2010-2018 to develop the “Needs to Know for Collection System Operators” which was codified in 2024;
- Served as Instructor for Collection System Grades 1-4 classes along with multiple Continuing Education Classes and Proctored Exams for the Dept. of Environmental Quality;

In light of these and many other significant achievements during Mr. Stines service to MSD, and in recognition of his leadership and hard work at furthering the effectiveness of MSD as an organization, the District Board hereby resolves as follows:

**That the Board expresses its sincere appreciation and thanks to C. Kenneth Stines for his hard work, leadership and contributions to MSD and to his furthering of wastewater education statewide from 1996 to 2025, and hereby renames the MSD Learning and Education Facility as the C. Kenneth Stines Learning Center.**

Adopted in regular session this 15<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
M. Jerry VeHaun, Chairman

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E. Glenn Kelly, Vice Chairman

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Jackie W. Bryson, Secretary/Treasurer

\_\_\_\_\_  
Nathan Pennington

\_\_\_\_\_  
Chris Pelly

\_\_\_\_\_  
Esther E. Manheimer

\_\_\_\_\_  
Sheila Franklin

\_\_\_\_\_  
Al Whitesides

\_\_\_\_\_  
Gwen Wisler

\_\_\_\_\_  
Douglas Dearth

\_\_\_\_\_  
Matt Ashley

\_\_\_\_\_  
Bob Watts

\_\_\_\_\_  
William Lapsley

\_\_\_\_\_  
Martin Moore

**Subject:** Vistas of Westfield  
**Date:** Thursday, September 26, 2024 at 9:54:07 AM Eastern Daylight Time  
**From:** Keri McGraw <kmcgraw@lifestylepropertymanagement.net>  
**To:** Hartye, Tom <thartye@msdbc.org>  
**Attachments:** image001.png, image002.png

**Caution:** This email originated from outside of MSD. Do not click on links or open attachments unless you know the sender AND you are expecting the email. Forward to HelpDesk@msdbc.org if you are unsure.

Good Morning Mr. Hartye,

The Vistas of Westfield in Candler would like to thank you and your team for assisting with a sewer clog that 108 Westfield Way was having. Your team took the extra effort to assist in finding where the clog was, found an abandon pipe and helped the community get a better understanding on how the sewer lines were run.

I was told that they were very pleasant to work with and went above and beyond to assist.

Again, we just wanted to say thank you to you and your team.

Sincerely,



**Keri McGraw, CMCA**  
*Director of HOA Management*  
**Phone:** 828-274-1110  
**Direct:** 828-348-0677  
**Email:** [keri@lifestylepropertymanagement.net](mailto:keri@lifestylepropertymanagement.net)  
2 Walden Ridge Dr, Ste 70  
Asheville, North Carolina 28803  
[www.lifestylepropertymanagement.net](http://www.lifestylepropertymanagement.net)

**\*\* Please reference your community in all correspondence \*\***



**METROPOLITAN SEWERAGE DISTRICT  
ANNUAL MEETING DATES  
2025**

**BOARD MEETINGS – 2:00 PM**

January 15

February 19

March 19

April 16

May 21

June 11

July 16

August 20

September 17

October 15

November 19

December 17

**COMMITTEE MEETINGS - (See Budget Calendar)**

Planning Committee - As needed by notice.

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

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

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

CIP Committee - Annual – (See Budget Calendar)

# Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

Meeting Date: January 13, 2025

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

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

Subject: Adoption of Budget Calendar – FY2025-2026

## Background

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

## Discussion

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

The Finance Committee meeting to discuss the proposed budget is scheduled for May 8th with the expectation that fairly firm estimates on health and other insurance renewal care costs will be available by the middle of April.

This calendar is a guide and committee meetings may be added and/or rescheduled as necessary to accommodate the Preliminary Budget being presented on May 21 and the Final Budget being adopted on June 11.

## Fiscal Impact

None.

## Staff Recommendation

Approval of the proposed Budget Calendar.

### Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

Follow-up required:

Person responsible:

Deadline:

# Budget Calendar FY 2025-2026

## April

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

## May

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

## June

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

## July

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

DATE	TIME	SUBJECT
April 22	9:00 a.m.	Personnel Committee Meeting
		Cost of Living & Merit Pay
		Benefit Allocations
April 24	8:30 a.m.	CIP Committee Meeting
		<ul style="list-style-type: none"> <li>Update of Ten-Year Capital Improvement Program</li> </ul>
		<ul style="list-style-type: none"> <li>Update Construction Program Financing</li> </ul>
		<ul style="list-style-type: none"> <li>2025-2026 Construction Fund Budget</li> </ul>
May 8	9:00 a.m.	Finance Committee Meeting
		<ul style="list-style-type: none"> <li>Nine Month Revenue/Expenditure Report</li> </ul>
		<ul style="list-style-type: none"> <li>Self-Funded Medical &amp; Dental Program</li> </ul>
		<ul style="list-style-type: none"> <li>Proposed FY2026 Construction Fund Budget</li> </ul>
		<ul style="list-style-type: none"> <li>Proposed FY2026 Operating Budget &amp; Sewer Rates</li> </ul>
May 21	2:00 p.m.	Board Meeting
		<ul style="list-style-type: none"> <li>Preliminary FY2026 Budgets &amp; Sewer Rates</li> </ul>
June 11	2:00 p.m.	Board Meeting
		<ul style="list-style-type: none"> <li>Public Hearing</li> </ul>
		<ul style="list-style-type: none"> <li>Adoption of FY2026 Budgets &amp; Sewer Rates</li> </ul>
July 1		Start of Fiscal Year 2025-2026

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**BOARD MEETING DATE:** January 15, 2025

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

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

**SUBJECT:** Consideration of Bids for Materials Procurement: Incinerator Dome Rehabilitation, MSD Project No. 2022057

**BACKGROUND:** The fluidizing bed incinerator (FBI) is located at MSD's Water Reclamation Facility and is the District's primary means of solids disposal. The existing FBI was originally placed into service in 1992 and has undergone several rebuilds of various components over the years with the most major rebuild in 2004. The FBI is scheduled for a shut down in Winter/Spring 2026 (FY 25-26) for a major internal rehabilitation.

The FY 25-26 FBI rehabilitation project will consist of replacing the interior firebricks (dome floor, inner walls and corbel) that are in poor condition due to sand erosion. The interior ceiling will also be replaced with refractory castable material, and the nickel alloy tuyeres will be replaced in the dome floor. The tuyeres allow for air flow between the FBI's wind box to the incinerator, creating the fluidized motion of the sand inside the FBI.

### Procurement of the Incinerator Materials

The District is pre-purchasing the materials for the dome floor due to lead-times of approximately one year for the uniquely shaped firebricks. Fabrication will occur over two fiscal years, FY 24-25 and FY 25-26, so a Capital Project Ordinance will be required. The other materials necessary for the rebuild were approved at the February 21, 2024 MSD Board meeting and have since been ordered and delivered.

Installation of these materials will be completed through a competitively bid construction contract, scheduled for advertisement in FY 25-26.

The dome rehabilitation materials purchase was advertised, and one bid was received on December 5, 2024, at 2:00pm. The purchase was therefore re-advertised (per NCGS formal bidding requirements) and one bid was again received on December 18, 2024, at 2:00pm in the following amount:

<u>Supplier</u>	<u>Materials Price</u>
1) Industrial Furnace Company, Inc.	\$696,810.00

The apparent low bidder is Industrial Furnace Company with a bid amount of \$696,810.00. Industrial Furnace Company has extensive experience with MSD's FBI and has assisted MSD with numerous repairs. The quality of their work and materials has been exceptional. Industrial Furnace Company was awarded the previous materials purchase contract for this project in February 2024.

**FISCAL IMPACT:** The FY 24-25 budget for this project is \$1,210,000.00 and includes final payment of the previous incinerator materials purchase contract in the amount of \$1,052,670.00, plus partial payment of this materials purchase per contractual payment terms of 10% following approved shop drawings, or \$69,881.00. Sufficient funds are available in the project budget for these expenditures.

The remaining 90% of the FBI dome materials contract will be due upon delivery and will be included in the FY 25-26 CIP budget.

**STAFF RECOMMENDATION:** Staff recommends that the District procure the specified incinerator materials as supplied by Industrial Furnace Company, Inc. in the amount of \$696,810.00.



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

**Incinerator Rehabilitation Materials Purchase - Floor Material  
Project No. 2022057**

**BID TABULATION  
December 18, 2024**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>Bid Forms</b>	<b>Total Bid Amount</b>
Industrial Furance Company, Inc. 40 Humboldt Street Rochester, NY 14609	Yes	Yes	\$696,810.00

**APPARENT LOW BIDDER**

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



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 18th day of December, 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**

<b>PROJECT:</b> Incinerator Rehabilitation FY24	<b>LOCATION:</b> MSD-Treatment Plant
<b>TYPE:</b> Treatment Plant	<b>PIPE RATING:</b> N/A
<b>PROJECT NO.:</b> 2022057	<b>TOTAL LF:</b> 0
<b>PROJECT BUDGET:</b> \$6,383,000.00	<b>PROJECT ORIGIN:</b> Aging Equipment, IFCO Recommendation

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				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$6,383,000.00	\$1,119,246.00	\$1,053,754.00	\$1,210,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
<b>TOTAL AMOUNT</b>	<b>\$6,383,000.00</b>	<b>\$1,119,246.00</b>	<b>\$1,053,754.00</b>	<b>\$1,210,000.00</b>

<b>ENGINEER:</b> MSD	DP	<b>ESTIMATED BUDGETS - FY 26 - 34</b>	
<b>R.O.W. ACQUISITION:</b> N/A	<b># PLATS:</b> [ 0 ]	<b>FY 25-26</b>	\$1,200,000.00
<b>CONTRACTOR:</b>		<b>FY 26-27</b>	\$1,800,000.00
<b>CONSTRUCTION ADM.:</b> MSD		<b>FY 27-28</b>	\$0.00
<b>INSPECTION:</b> MSD		<b>FY 28-29</b>	\$0.00
		<b>FY 29-30</b>	\$0.00
<b>PROJECT DESCRIPTION:</b> This project is for the rehabilitation of the incinerator and includes replacement of the heat exchanger, preheat burner system, and high temperature refractory lining inside the fluidizing bed incinerator. The refractory was last replaced in 2004 and protects the steel shell of the incinerator from high temps and corrosive gases. The heat exchanger and preheat burner both show signs of significant wear and need to be replaced.		<b>FY 30-31</b>	\$0.00
		<b>FY 31-32</b>	\$0.00
		<b>FY 32-33</b>	\$0.00
		<b>FY 33-34</b>	\$0.00

**SPECIAL PROJECT NOTES:** Heat exchanger and preheat burner system to be installed Spring 2024. The project also includes money for a high-temp camera, new tuyeres and hauling during the incinerator shutdown.





**Incinerator Rehabilitation FY 24  
Project No. 2022057**

NOT TO SCALE



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

**Budget Map**

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

**BOARD MEETING DATE:** January 15, 2025

**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 Informal Bids: 50 McCormick Place  
Hurricane Helene Related Sanitary Sewer Rehabilitation Project  
MSD Project No. 2024257E

**BACKGROUND:** This project includes the replacement of approximately 45 LF of 6” sewer line that was compromised by a landslide near the McCormick Baseball Field / Asheville. The landslide and sewer damage were a direct result of Hurricane Helene. The line on the short but steep slope will be replaced with 6” welded black carbon steel pipe, support structures, and new DI bends. Portions of the line at the top of the slope may be installed aerially due to exposed bedrock.

The project was advertised informally, and three bids were received on December 2, 2024:

<u>Contractor</u>	<u>Bid</u>
1) Key Construction	\$113,000.00
2) HNH Construction	\$93,792.00
3) <b>T.P. Howard’s Plumbing Co, Inc.</b>	<b>\$90,094.00*</b>

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

The apparent low bidder is T.P. Howard’s Plumbing Co, Inc. with a bid amount of \$90,094.00. T.P. Howard has extensive experience with District projects and continues to provide satisfactory workmanship.

**FISCAL IMPACT:** No funds were budgeted in FY 24-25 for this project. However, sufficient funds are available in contingency. MSD has submitted this project for FEMA reimbursement in response to Hurricane Helene.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to T.P. Howard’s Plumbing Co, Inc.

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

**50 McCormick Place Sanitary Sewer Rehabilitation  
Project No. 2024257E**

**BID TABULATION  
December 2, 2024**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>MBE Form</b>	<b>Bid Forms (Proposal)</b>	<b>TOTAL BID AMOUNT</b>
HNH Construction	0%	N/A	Yes	\$93,792.00
Key Construction	0%	N/A	Yes	\$113,000.00
TP Howard's Plumbing	0%	N/A	Yes	*\$90,094.00

**APPARENT LOW BIDDER**

(\*) Indicates correction in bid amount.

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





50 McCormickPlace  
Hurricane Helene Related Sanitary Sewer Rehab Project  
MSD Project No. 2024257E

# Metropolitan Sewerage District of Buncombe County

## INFORMATION ONLY ITEM

**BOARD MEETING DATE:** January 15, 2025

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

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

**SUBJECT:** Consideration of Informal Bids: North Fork Road Sewer Crossings  
Hurricane Helene Related Sanitary Sewer Rehabilitation Project  
MSD Project No. 2024257C

**BACKGROUND:** This project is for the replacement of two aerial creek crossings; one on the North Fork Swannanoa River and another on an unnamed tributary of the North Fork. Both crossings were destroyed during Hurricane Helene and were temporarily repaired. The project includes permanently replacing both crossings with 8-inch welded steel sewer piping (approximately 74 LF and 80 LF) and new concrete pier supports.

The project was advertised informally, and three bids were received on December 2, 2024:

<u>Contractor</u>	<u>Bid</u>
1) Key Construction	\$301,000.00
2) T.P. Howard's Plumbing Co, Inc.	\$234,177.00
<b>3) HNH Construction</b>	<b>\$222,589.00*</b>

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

The apparent low bidder is HNH Construction with a bid amount of \$222,589.00. HNH Construction has extensive experience with District projects and continues to provide satisfactory workmanship.

**FISCAL IMPACT:** No funds were budgeted in FY 24-25 for this project. However, sufficient funds are available in contingency. MSD has submitted this project for FEMA reimbursement in response to Hurricane Helene.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to HNH Construction.

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

**North Fork Rd Sanitary Sewer Rehabilitation  
Project No. 2024257C**

**BID TABULATION  
December 2, 2024**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>MBE Form</b>	<b>Bid Forms (Proposal)</b>	<b>TOTAL BID AMOUNT</b>
HNH Construction	0%	N/A	Yes	\$222,589.00
Key Construction	0%	N/A	Yes	\$301,000.00
TP Howard's Plumbing	0%	N/A	Yes	\$234,177.00

**APPARENT LOW BIDDER**

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





# Metropolitan Sewerage District of Buncombe County

## INFORMATION ONLY ITEM

**BOARD MEETING DATE:** January 15, 2025

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

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

**SUBJECT:** Consideration of Informal Bids:  
Blue Ridge Rd Streambank Restoration  
Hurricane Helene Related Sanitary Sewer Rehabilitation Project  
MSD Project No. 2024257D

**BACKGROUND:** This project is for streambank restoration of the Swannanoa River immediately downstream of the Blue Ridge Rd bridge in Black Mountain. Hurricane Helene destroyed the streambanks, sewer infrastructure, NCDOT bridge and multiple other utilities in this area. Sewer infrastructure has been permanently repaired with new pipe and manholes, but the streambanks are still heavily eroded leaving manholes and hundreds of linear feet of sewer pipe vulnerable to future damage. The project includes reestablishing the streambanks to pre-Helene widths for approximately 400 linear feet using fill dirt, riprap, and boulders.

The project was advertised informally, and three bids were received on December 23, 2024:

<u>Contractor</u>	<u>Bid</u>
1) T.P. Howard's Plumbing Co, Inc.	\$207,004.00
2) HNH Construction	\$103,307.00
<b>3) Key Construction</b>	<b>\$79,875.00</b>

The apparent low bidder is Key Construction with a bid amount of \$79,875.00. Key Construction has extensive experience with District projects and continues to provide excellent workmanship. Key Construction completed two other streambank restoration projects for the District early in the Hurricane Helene response.

**FISCAL IMPACT:** No funds were budgeted in FY 24-25 for this project. However, sufficient funds are available in contingency. MSD has submitted this project for FEMA reimbursement in response to Hurricane Helene.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to Keys Construction.



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

**BLUE RIDGE RD SANITARY SEWER STREAM BANK RESTORATION**

**Project No. 2024257D**

**BID TABULATION**

**December 23, 2024**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>Form</b>	<b>(Proposal)</b>	<b>TOTAL BID AMOUNT</b>
HNH Construction	0%	N/A	Yes	\$103,307.00
Key Construction	0%	N/A	Yes	\$79,875.00
TP Howard's Plumbing	0%	N/A	Yes	\$207,004.00

**APPARENT LOW BIDDER**

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





Blue Ridge Rd Streambank Restoration  
 Hurricane Helene Related Sanitary Sewer Rehab Project  
 MSD Project No. 2024257D

# Metropolitan Sewerage District of Buncombe County

## INFORMATION ONLY ITEM

**BOARD MEETING DATE:** January 15, 2025

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

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

**SUBJECT:** Consideration of Informal Bids:  
2 Banks Town Rd & 55 Banks Town Rd Sewer Creek Crossing  
Hurricane Helene Related Sanitary Sewer Rehabilitation Project  
MSD Project No. 2024257F

**BACKGROUND:** This project includes replacement of two aerial creek crossings on Reems Creek in Weaverville. Both crossings were destroyed during Hurricane Helene and have been temporarily repaired. The project includes constructing concrete piers to permanently support the existing aerial pipe at 2 Banks Town Rd. At 55 Banks Town Rd, new concrete piers will be constructed and the 60 LF aerial pipe crossing will be replaced.

The project was advertised informally, and three bids were received on December 23, 2024:

<u>Contractor</u>	<u>Bid</u>
1) Key Construction	\$239,500.00
2) HNH Construction	\$158,346.00
<b>3) T.P. Howard's Plumbing Co, Inc.</b>	<b>\$158,227.00</b>

The apparent low bidder is T.P. Howard's Plumbing Co, Inc. with a bid amount of \$158,227.00. T.P. Howard's Plumbing Co, Inc has extensive experience with District projects and has performed well.

**FISCAL IMPACT:** No funds were budgeted in FY 24-25 for this project. However, sufficient funds are available in contingency.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to T.P. Howard's Plumbing Co, Inc.

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

**2 BANKS TOWN RD & 55 BANKS TOWN RD SEWER CROSSING**

**Project No. 2024257F**

**BID TABULATION**

**December 23, 2024**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>Form</b>	<b>(Proposal)</b>	<b>TOTAL BID AMOUNT</b>
HNH Construction	0%	N/A	Yes	\$158,346.00
Key Construction	0%	N/A	Yes	\$239,500.00
TP Howard's Plumbing	0%	N/A	Yes	\$158,227.00

**APPARENT LOW BIDDER**

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





2 Banks Town Rd & 55 Banks Town Rd Sewer Creek Crossing  
 Hurricane Helene Related Sanitary Sewer Rehab Project  
 MSD Project No. 2024257F

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** January 15, 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, E.I. – Engineering Support Technician II

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Beloved Asheville Sewer Extension, MSD Project No. 2021070

**BACKGROUND:** This project is located inside the District boundary off Overbrook Road in the City of Asheville. The developer of the project is Amy Cantrell of Beloved Asheville.

The project included extending approximately 275 linear feet of 8-inch public gravity sewer to serve the twelve (12) unit affordable housing development.

A wastewater allocation was issued in the amount of 2,400 GPD for the twelve unit single-family residential development. The estimated cost of the sewer construction is \$71,000.00.

The project qualifies for the District's Cost Recovery Reimbursement for the lesser of the construction of the sewer extension or five years' estimated revenue. The estimated revenue is \$23,419.

All MSD requirements have been met.

**STAFF RECOMMENDATION:** Staff recommend acceptance of this developer constructed sewer system and authorizes the General Manager to disburse \$23,419.00 to Beloved Asheville.

**State of North Carolina  
County of Buncombe**

**Cost Recovery Agreement  
Wastewater/Sewer Extension  
Beloved Asheville Village  
MSD Project Number 2021070  
Affordable Housing Project**

This Agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the Metropolitan Sewerage District of Buncombe County, North Carolina, (hereinafter "District" or "MSD") a body corporate and politic with an office and place of business at 2028 Riverside Drive, Woodfin, in Buncombe County, North Carolina, and Beloved Asheville, Inc., a corporation with an office and place of business at 32 Old Charlotte Highway, Asheville, Buncombe County, North Carolina;

**Whereas**, the District, in February 2011, adopted a Cost Recovery Policy applicable only to Affordable Housing wherein the District would participate in the extension of wastewater service based on the expected fees to be generated from new development served by the extension;

**Whereas**, Beloved Asheville petitioned the District to recover a portion of the cost of extending sewer service to a project known as Beloved Asheville Village located off Overbrook Place in Buncombe County being more particularly described in a deed recorded in Deed Book 6197, Page 76 through 80, and Plat Book 224 Page 76.

**Whereas**, Beloved Asheville, Inc. has provided certain financial information to the District prior to the execution of this Agreement;

**Whereas**, projected revenues from Beloved Asheville Village, over a period of five years, less the cost of operation and maintenance, are \$23,419.00.

**Whereas**, the actual cost of the sewer system for this project was \$71,000.00.

**Whereas**, the District Board has considered the petition to participate in the Cost Recovery Program, and the District Board has approved this project for participation, subject to compliance with all District requirements;

**Whereas**, the estimated cost of the off-site sewer and revenue projections for this project are attached hereto and incorporated herein by reference;

**Whereas**, Beloved Asheville, Inc. has conveyed the sewer extension serving Beloved Asheville Village;

It is Now Therefore Agreed as follows:

Receipt of satisfactory documentation from Beloved Asheville, Inc. evidencing the cost of the sewer system to be \$71,000.00 is acceptable. The District will reimburse Beloved Asheville, Inc. in the amount of \$23,419.00.

Beloved Asheville, Inc. has conveyed the off-site and on-site sewer system for Beloved Asheville Village together with easements therefore (the "Sewer System") to MSD. The conveyance of the Sewer System has been made by instrument duly recorded and satisfactory

to MSD or its counsel. MSD is under no obligation to accept any extension, on site or off site, until all requirements of its Bond Order or applicable law have been met. Any obligation of MSD to reimburse Beloved Asheville, Inc. shall be subject to conveyance of the Sewer System to MSD and acceptance by the MSD Board in accordance with Section 714 of the MSD Bond Order.

Beloved Asheville, Inc. acknowledges and agrees that MSD's reimbursement is based on the fact that MSD expects to recover the reimbursement from sewer service charges and maintenance fees to be paid by residents in the twelve (12) lot subdivision. Beloved Asheville Inc. agrees that, if sewer service charges and maintenance fees from the twelve-lot subdivision over a five-year period, beginning with the date of reimbursement, do not equal or exceed amounts reimbursed pursuant to this Agreement, then Beloved Asheville, Inc. shall pay back to MSD any difference.

For purposes of this Agreement, sewer service charges and maintenance fees shall mean only those fees paid for monthly sewer service and shall not include any facility fee or connection fee charged by the District.

While it is District policy to require that a developer purchase a letter of credit or other appropriate security to ensure the commitment to repay any reimbursement not covered by sewer service charges and maintenance fees, the District, in light of the relatively small amount of reimbursement for this project, the expected recovery over a five-year period and the personal guarantee of Beloved Asheville, Inc., has determined to waive the security requirement in this case.

This Agreement shall be governed by and under the laws of the State of North Carolina. Any action arising hereunder must be brought in the General Court of Justice for the 28<sup>th</sup> Judicial District of North Carolina, and Beloved Asheville, Inc. to the jurisdiction of such Court.

This Agreement represents the entire agreement between the parties.

**BELOVED ASHEVILLE**

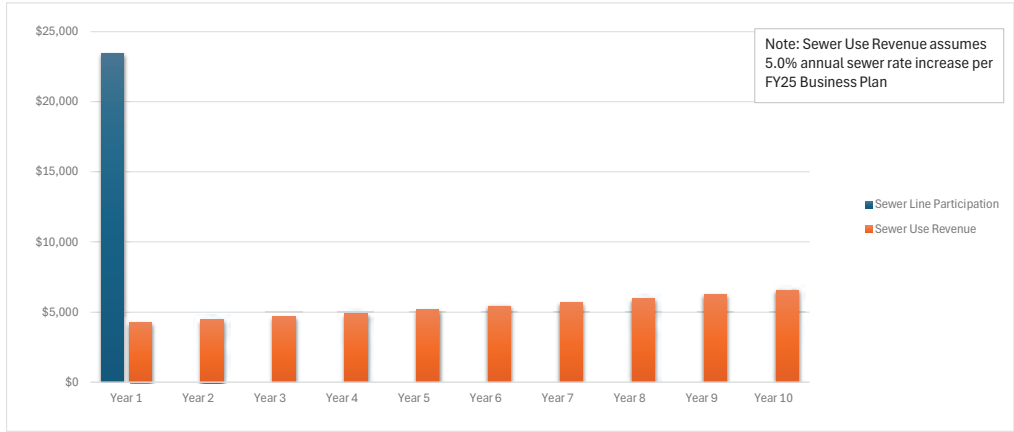
By \_\_\_\_\_ **(SEAL)**  
Amy Cantrell, President

**METROPOLITAN SEWERAGE DISTRICT**

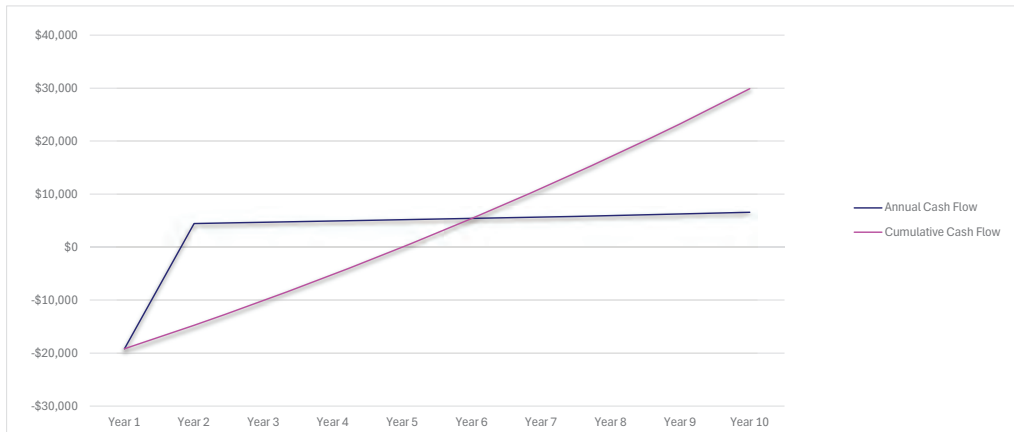
By \_\_\_\_\_ **(SEAL)**  
Thomas E. Hartye, General Manager



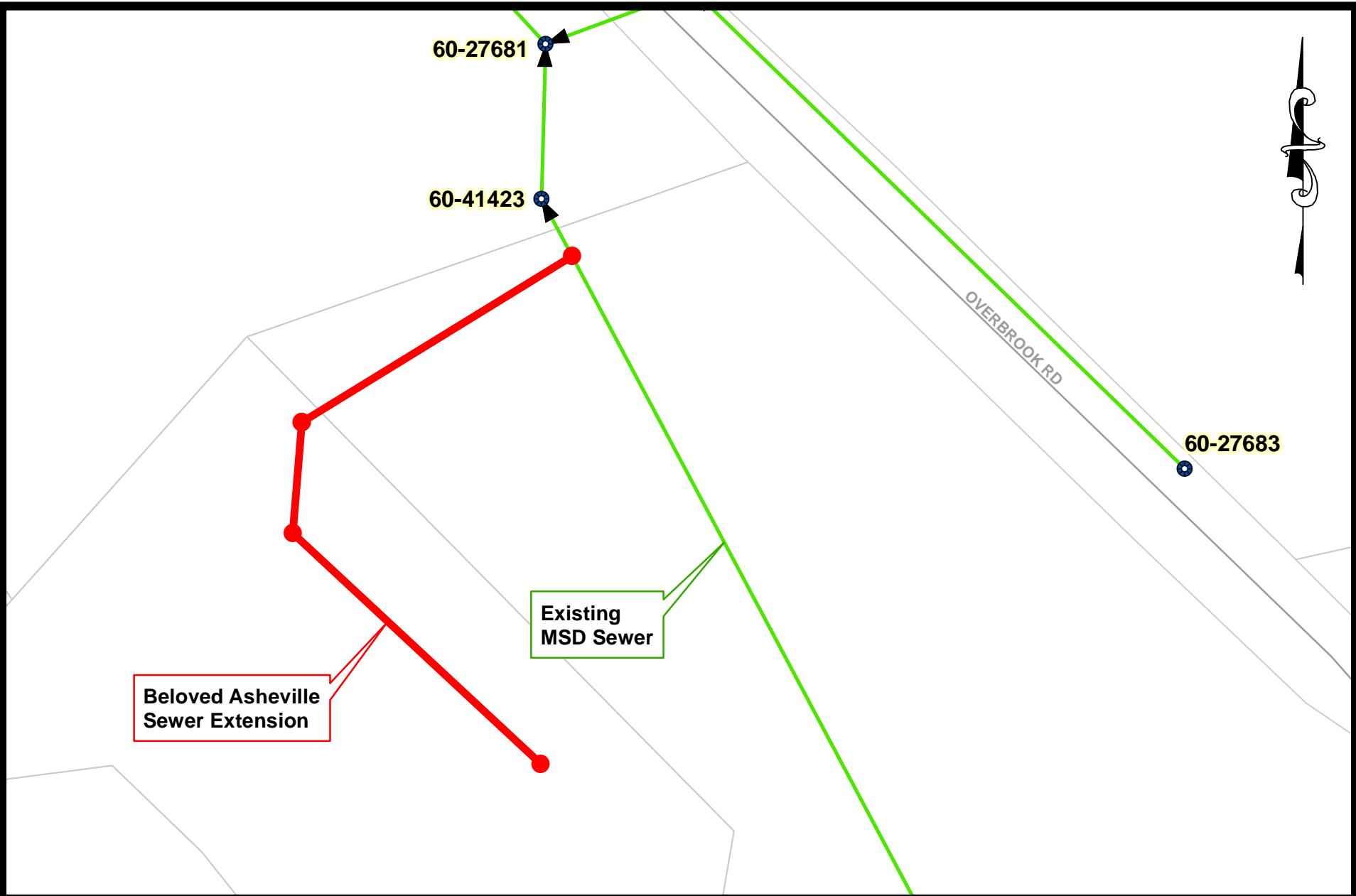
Beloved Asheville										
Affordable Housing Cost Recovery Spreadsheet										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Sewer Line Participation	\$23,419									
Sewer Use Revenue	\$4,238	\$4,450	\$4,673	\$4,906	\$5,152	\$5,409	\$5,680	\$5,964	\$6,262	\$6,575



	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual Cash Flow	-\$19,181	\$4,450	\$4,673	\$4,906	\$5,152	\$5,409	\$5,680	\$5,964	\$6,262	\$6,575
Cumulative Cash Flow	-\$19,181	-\$14,731	-\$10,058	-\$5,152	\$0	\$5,409	\$11,089	\$17,053	\$23,314	\$29,889



<b>Total Service Connections:</b>	12
<b>Off-site Construction Costs:</b>	\$25,560
<b>New Public Sewer Mains (ft)</b>	275
<b>Total Asset Value/Construction Cost</b>	\$71,000
<b>Estimated 5-Year Revenue</b>	\$23,419
<b>MSD Sewer Line Participation</b>	\$23,419



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** January 15, 2025

**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, E.I., P.G. – Engineering Support Technician II

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Creekside Cottages Phase I Sewer Extension, MSD Project No. 2014095.

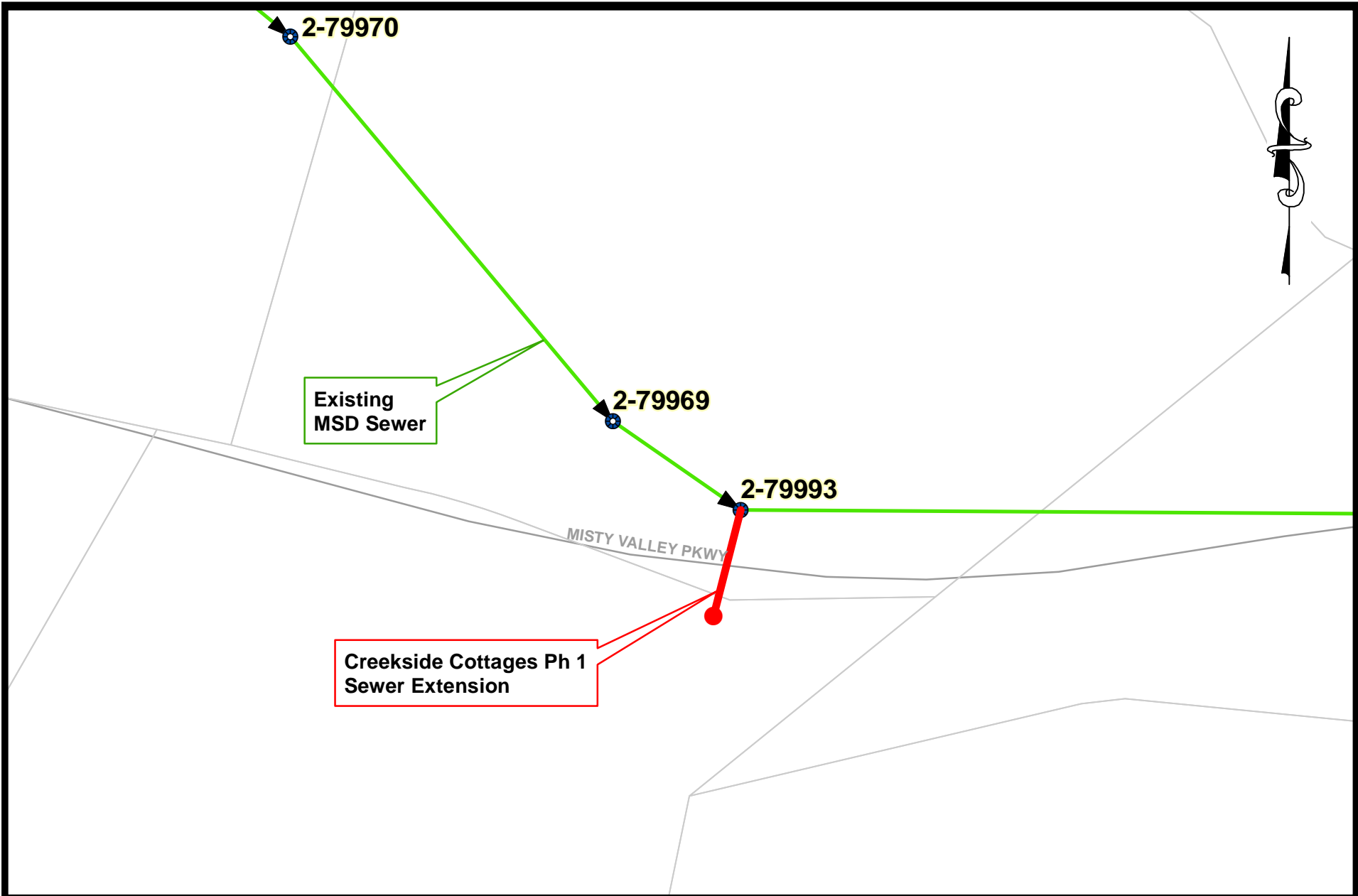
**BACKGROUND:** This project is located inside the District boundary off Misty Valley Parkway in Buncombe County. The developer of the project is Leslie Sacks of 38 Misty Valley Parkway.

The project included extending approximately 41 linear feet of 8-inch public gravity sewer to serve a total of seven (7) single-family units. Phase I construction will service one (1) single-family unit. Additional phase(s) of gravity sewer construction will be required to provide service to the remaining six (6) allocated single-family units.

A wastewater allocation was issued in the amount of 2,100 GPD for the single-family residential units. The estimated cost of the sewer construction for Phase I is \$16,400.00.

All MSD requirements have been met for Phase I.

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



**MSD**  
Engineering Division

**Creekside Cottages Ph 1 Sewer Extension  
MSD Project # 2014095**

Metropolitan Sewerage District of Buncombe County

12/30/2024

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** January 15, 2025

**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, E.I. – Engineering Support Technician

**SUBJECT:** Acceptance of the Private Sewer System constructed for the New Stock Acres Development, MSD Project No. 1989201.

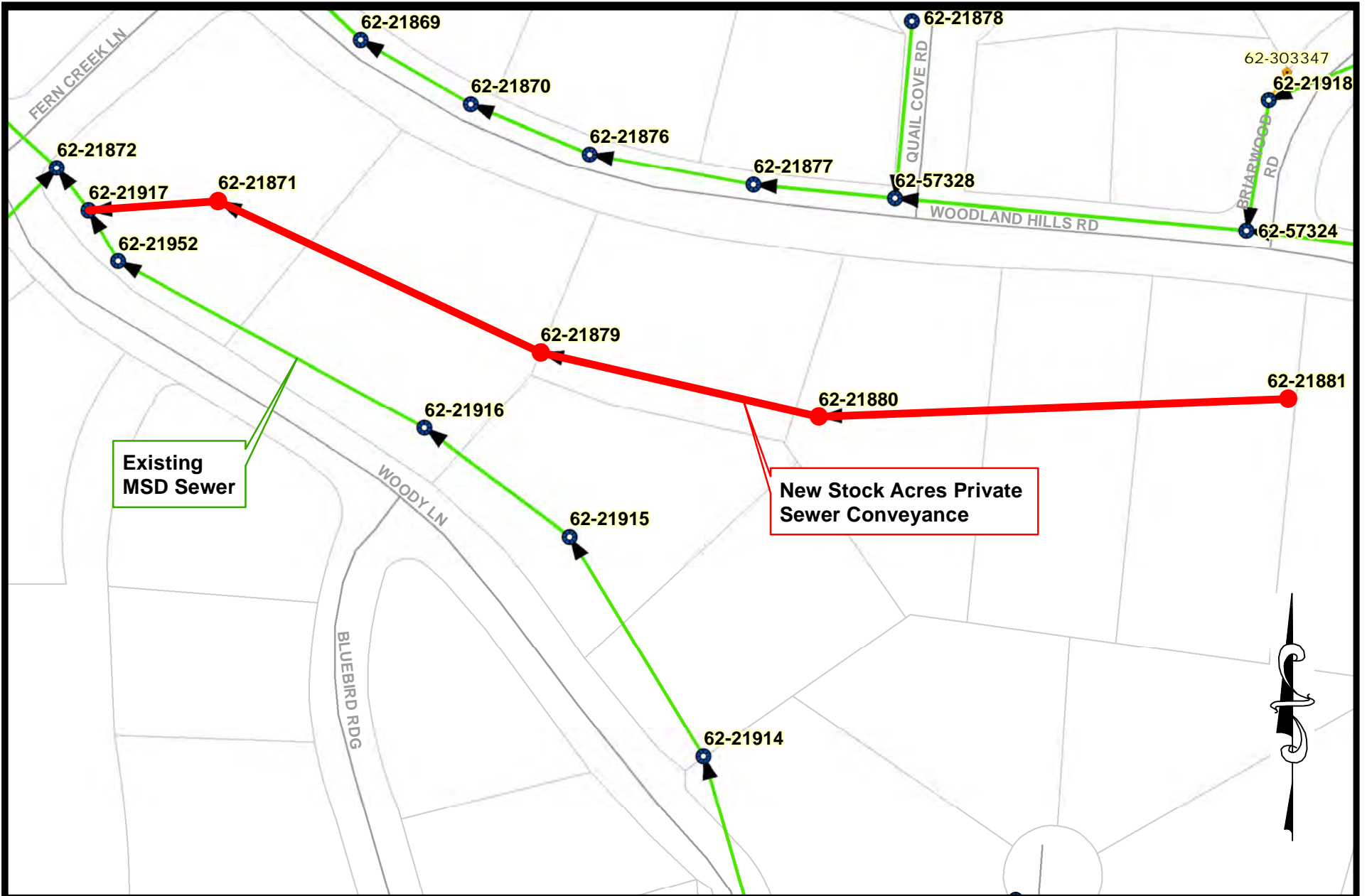
**BACKGROUND:** This project is located inside the District boundary along Woodland Hills Rd in Buncombe County. The property-ownership group (Mr. Paul Ranucci - Main Contact) being served by the private collection system contacted MSD to request a system evaluation and to consider acceptance of ownership and maintenance responsibilities. After the evaluation, MSD determined the system was in good condition and did not require any updates. The system was surveyed and platted by Mr. Thomas Mulloy, PLS with a 20'-wide permanent easement and conveyed to MSD. Grantors of the Conveyance included each property owner (7 total) whose property was crossed by the system and easement.

The private collection system includes approximately 1,040 linear feet of 8-inch gravity sewer currently serving a total of seven (7) Single-Family Residences.

The estimated value of the sewer system using recent project costs and using a 100-year straight line depreciation was calculated to be \$108,160.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**New Stock Acres Private Sewer Conveyance  
MSD Project # 1989201**

Metropolitan Sewerage District of Buncombe County

12/30/2024

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** January 15, 2025

**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, E.I. – Engineering Support Technician II

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Rutledge Road Subdivision Phase II (The Authors) Sewer Extension, MSD Project No. 2023073.

**BACKGROUND:** This project is located inside the District boundary along North Christie Court in Henderson County. The developer of the project is Scott Street of Windsor Built Homes.

The project included extending approximately 1,284 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The wastewater allocation for this phase of the development is 13,200 GPD for the forty-four (44) Single-Family Residences. The estimated cost of the Phase II sewer construction is \$170,000.00.

All MSD requirements have been met.

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



**Rutledge Rd. Ph 2  
Sewer Extension**

**Existing  
MSD Sewer**

15-498793

15-505937

15-505929

15-505928



**MSD**  
Engineering Division

**Rutledge Rd. Ph 2 Sewer Extension  
MSD Project # 2023073**

Metropolitan Sewerage District of Buncombe County

12/31/2024



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** January 15, 2025

**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, E.I. – Engineering Support Technician II

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Unadilla Avenue Sewer Extension, MSD Project No. 2023106.

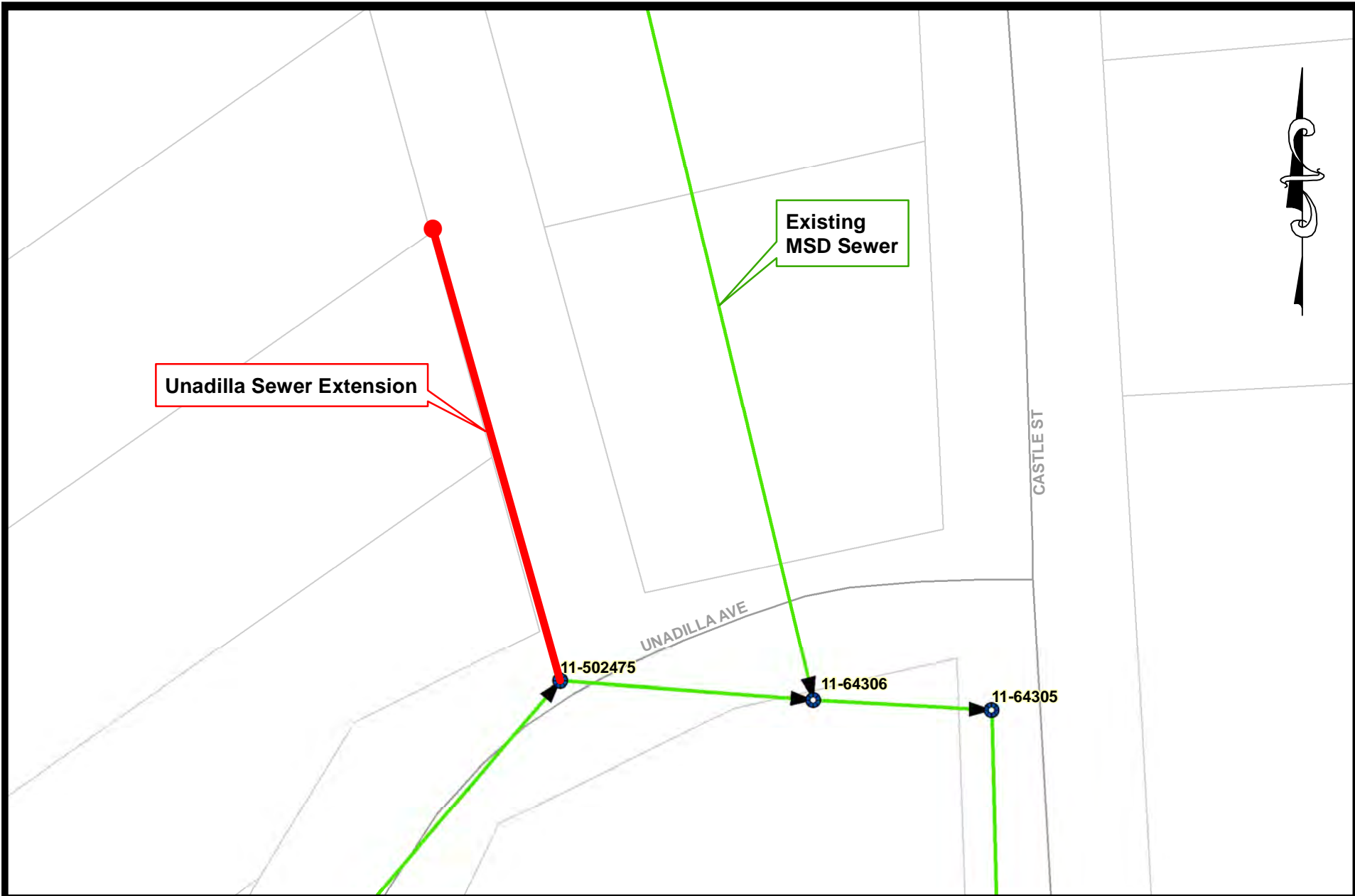
**BACKGROUND:** This project is located inside the District boundary along Unadilla Avenue in Buncombe County. The developer of the project is Kevin Scarmack of East West Land Developers.

The project included extending approximately 105 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

The wastewater allocation for the development is 900 GPD for the three (3) Single-Family Residences. The estimated cost of the sewer construction is \$30,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Unadilla Sewer Extension  
MSD Project # 2023106**

Metropolitan Sewerage District of Buncombe County

12/31/2024

## **Metropolitan Sewerage District of Buncombe County Board Action Item**

**Meeting Date:** January 13, 2025

**Subject:** Procurement of New 2025 Crane Truck - Fleet Replacement

**Submitted by:** Tom Hartye, General Manager

**Reviewed by:** Scott Powell, CLGFO; Finance Director  
Billy Clarke, District Counsel

**Prepared by:** Heather Odom; Purchasing Supervisor  
David Witt; Fleet Manager

**Background:** 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 (1) New 2025 Crane Truck, as presented to this Board for approval. Funds for this purchase were included in the 2024-2025 Budget.

**Discussion:** Pursuant to North Carolina Purchasing Statutes and MSD Procedures, bids for the crane truck were emailed to six (6) truck dealerships with an initial advertisement being placed in the Asheville Citizen Times with a publication date of November 19, 2024. The first solicitation for bids yielded no results.

A subsequent ad was placed in the Asheville Citizen Times with a publication date of December 12, 2024, which yielded one (1) bid response. The sole bidder, Friendship Ford was deemed the lowest responsive, responsible bidder to the MSD specifications. Their bid came in at \$95,942.00.

Because the cost of this crane truck procurement exceeds \$90,000.00, the contract must receive Board approval for award.

**Fiscal Impact:** The total cost of this contract will be \$95,942.00. The amount budgeted for this line item in the 2024-2025 Fleet Replacement Fund and funds are available for this purchase.

**Staff Recommendation:** Staff recommends that the bid from Friendship Ford be awarded.

**ROBERTS  
& STEVENS**  
ATTORNEYS AT LAW

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

CITY CENTRE BUILDING  
301 COLLEGE STREET, SUITE 400 (28801)  
POST OFFICE BOX 7647  
ASHEVILLE, NORTH CAROLINA 28802  
TELEPHONE (828) 252-6600  
FACSIMILE (828) 258-6955  
[www.roberts-stevens.com](http://www.roberts-stevens.com)

GRACIE K. PAULSON  
CINDY M. RICE  
JORDAN P. BARNETTE  
L. KATHLEEN POTTER HARGROVE  
DAVID C. HAWISHER  
ABBIE N. HORNBERGER  
CARLY K. GILLINGHAM  
BRYANT G. CROSS  
BENJAMIN H. VAN STEINBURGH  
DENISE A. LOCKETT

LANDON ROBERTS, FOUNDER (1921-2007)  
JOHN S. STEVENS, FOUNDER (1933-2019)  
WYATT S. STEVENS (1989-2024)  
GREGORY D. HUTCHINS (1982-2024)

*Writer's Direct No.: 828/258-6919*  
*Writer's E-mail: [bclarke@roberts-stevens.com](mailto:bclarke@roberts-stevens.com)*

January 6, 2025

Ms. Heather Young  
MSD Purchasing Supervisor  
2028 Riverside Drive  
Asheville, NC 28804

*Via E-mail: [hyoung@msdbc.org](mailto:hyoung@msdbc.org)*

*Re: Purchase of Crane Truck*

Dear Ms. Young:

It is our understanding that MSD advertised, in accordance with the requirements of North Carolina General Statute §143-129, for the purchase of a 2024 or 2025 Crane Truck. In response to the first advertisement, the District received no bids. When the District re-advertised, it received one bid from Friendship Ford in Bristol, Tennessee. The proposal from Friendship Ford appears to comply with the requirements in the bid package. MSD may award a contract for the purchase of the 2024 / 2025 Crane Truck to Friendship Ford of Bristol.

Please let me know if you have questions, or if you need additional information.

Sincerely,

ROBERTS & STEVENS, P.A.



William Clarke

BC/sh



**QUOTATION FORM**  
as per specifications previously outlined in this package

Date: 11/8/2024

**Cost for New 2024 or 2025 350 or 3500Truck per Specifications:**

**2025 Ford F350 Chassis with Options**

<b>Total: All Options Included in This Price:</b>	<b>\$ <u>95,942.00</u></b>
<b>Price Option #1</b>	<b>\$ <u>12,825.00</u></b>
<b>Price Option #2</b>	<b>\$ <u>1,435.00</u></b>
<b>Price Option #3 Requires Option #1(Service Body)</b>	<b>\$ <u>27,900.00</u></b>

**Payment Terms:** Net 30

**Lead Time:** 1st. Quarter 2025

By Signing and Submitting this Proposal, the undersigned declares that they have examined the complete requirements of this Request for Quotation and, if awarded the system(s), will furnish and deliver to the Metropolitan Sewerage District all equipment and services as listed in the MSD Specifications and all Bidder-supplied Documentation including, but not limited to specifications/exceptions/options/schematics.

Bidding Company: Friendship Ford of Bristol

Authorized Representative Todd Love

Signature *Todd Love*

Address 3192 West State Street, Bristol TN. 37620

Phone: 423-388-8500 Fax: N/A

Email: tlove@friendshipauto.com

This bid shall be awarded to the lowest responsive, responsible bidder, taking into consideration quality, performance and time of delivery. MSD reserves the right to reject any and all bids, including, without limitation, the right to reject any or all non-conforming, non-responsive, unbalanced or conditional bids, and to reject the bid of any bidder if MSD believes that it would not be in the best interest of MSD to make an award to that bidder. MSD also reserves the right to waive informalities.



Preview Order M002 - F3H 4x4 Reg Chas Cab DRW: Order Summary Time of Preview: 11/01/2024 09:45:09 Receipt: NA

Dealership Name: Friendship Ford

Sales Code : F47419

Dealer Rep.	Joshua Love	Type	Fleet	Vehicle Line	Superduty	Order Code	M002
Customer Name	MSD BUNCOME C	Priority Code	M3	Model Year	2025	Price Level	515

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F350 4X4 CHASSIS CAB DRW/145	\$55155	50 STATE EMISSIONS	\$0
145 INCH WHEELBASE	\$0	SNOW PLOW PREP PACKAGE	\$250
TOTAL BASE VEHICLE	\$55155	JOB #1 ORDER	\$0
OXFORD WHITE	\$0	SPARE TIRE AND WHEEL	\$350
VINYL 40/20/40 SEATS	\$0	TRAILER BRAKE CONTROLLER	\$300
MEDIUM DARK SLATE	\$0	CENTER HIGH MOUNT STOP LAMP	\$0
PREFERRED EQUIPMENT PKG.640A	\$0	JACK	\$0
.XL TRIM	\$0	40 GAL AFT OF AXLE FUEL TNK	\$0
.AIR CONDITIONING -- CFC FREE	\$0	250 AMP ALTERNATOR	\$0
.AM/FM STEREO MP3/CLK	\$0	REAR VIEW CAMERA & PREP KIT	\$415
.7.3L DEVCT NA PFI V8 ENGINE	\$0	360 DUAL WARNING STROBE AMBER	\$650
10-SPEED AUTO TORQSHIFT	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
LT245/75R17E BSW ALL-TERRAIN	\$165	SPECIAL FLEET ACCOUNT CREDIT	\$0
4.30 RATIO LIMITED SLIP AXLE	\$385	FUEL CHARGE	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
FRONT LICENSE PLATE BRACKET	\$0	PRICED DORA	\$0
PLATFORM RUNNING BOARDS	\$320	ADVERTISING ASSESSMENT	\$0
14000# GVWR PACKAGE	\$0	DESTINATION & DELIVERY	\$1995
SKID PLATES	\$100		

Quote meets MSRP  
 spec okay *David* with \$60085  
 NA \$60085

ORDERING FIN: QA075 END USER FIN: QA075

Customer Name:  
 Customer Address:

Customer Email:  
 Customer Phone:







# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

Meeting Date: January 15, 2025  
 Submitted By: Thomas E. Hartye, PE., General Manager  
 Prepared By: W. Scott Powell, CLGFO, Director of Finance  
 Cheryl Rice, Accounting Manager  
 Subject: Cash Commitment/Investment Report-Month Ended November 30, 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 November 30, 2024 were \$96,884,585. The detailed listing of accounts is available upon request. The average rate of return for all investments is 5.038%. These investments comply with North Carolina General Statutes, Board written investment policies, and the District's Bond Order.

The attached investment report represents cash and cash equivalents as of November 30, 2024 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of November 30, 2024 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$41,890,275.

Total Cash & Investments as of 11/30/2024		96,884,585
Less:		
Budgeted Commitments (Required to pay remaining FY25 budgeted expenditures from unrestricted cash)		
Construction Funds	(27,989,654)	
Operations & Maintenance Fund	<u>(14,136,538)</u>	
		(42,126,192)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(85,967)	
FY24 Principal & Interest Due	<u>(1,472,537)</u>	
		(1,558,504)
District Reserve Funds		
Fleet Replacement	(1,775,750)	
Pump Replacement	(165,032)	
WWTP Replacement	(440,297)	
Maintenance Reserve	<u>(1,332,014)</u>	
		(3,713,093)
District Insurance Funds		
General Liability	(163,452)	
Worker's Compensation	(612,922)	
Post-Retirement Benefit	(3,120,207)	
Self-Funded Employee Medical	<u>(3,699,940)</u>	
		<u>(7,596,521)</u>
Designated for Capital Outlay		<u>41,890,275</u>

Meeting Date: January 15, 2025

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

Page 2

Staff Recommendation  
None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

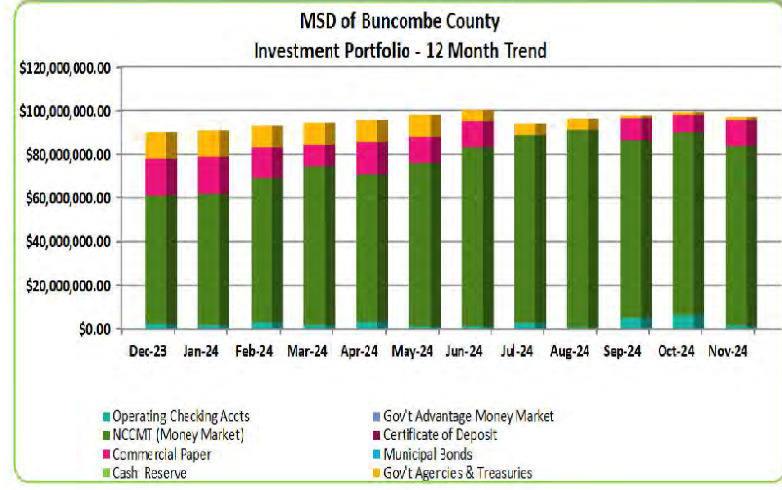
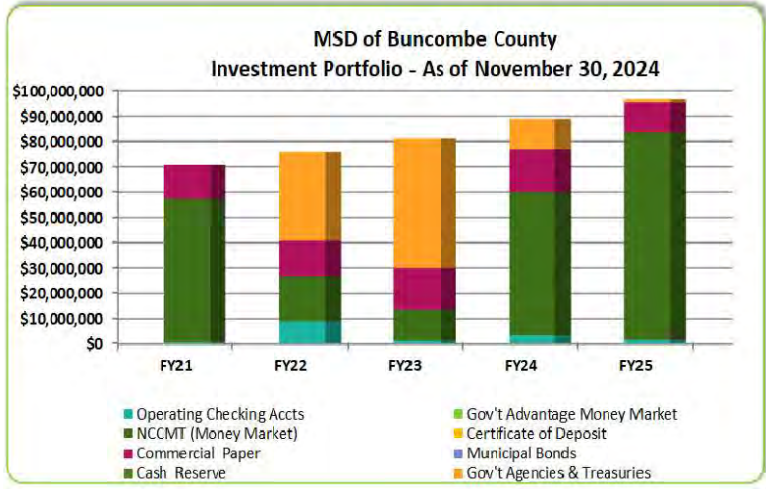
Follow-up required:

Person responsible:

Deadline:

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -		\$ 85,967			\$ -	\$ -		\$ 85,967
Held by MSD	1,567,998	0	81,998,447	-	11,848,558	-		1,383,615	96,798,618
	\$ 1,567,998	\$ -	\$ 82,084,414	\$ -	\$ 11,848,558	\$ -	\$ -	\$ 1,383,615	\$ 96,884,585

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	1.43%	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%	12.23%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	84.72%	
Checking Accounts:	100%		
Operating Checking Accounts		1.62%	
Gov't Advantage Money Market		0.00%	



Meeting Date: January 15, 2025

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

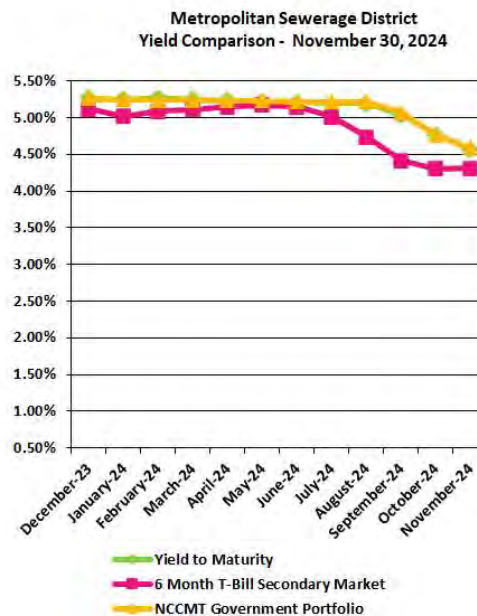
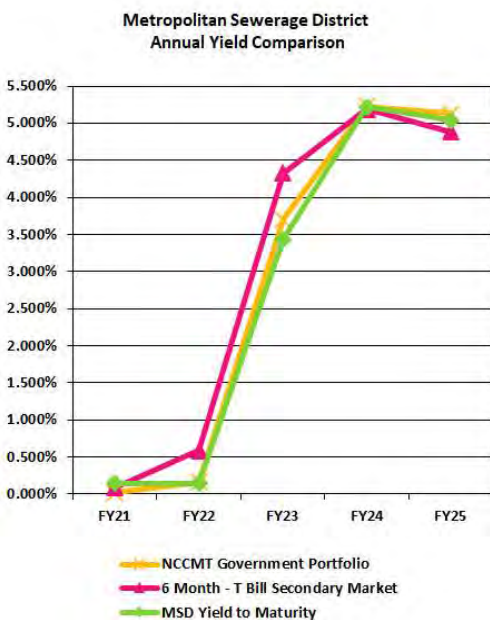
Page 4

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

	Original		Interest Receivable
	Cost	Market	
Beginning Balance	\$ 84,643,988	\$ 84,646,675	\$ 6,319
Capital Contributed (Withdrawn)			-
Realized Income	283,589	283,589	
Unrealized/Accrued Income		9,027	4,213
Ending Balance	\$ 84,927,577	\$ 84,939,291	\$ 10,532

	Original Cost	Income
Cash Equivalents <91 Days	\$ 85,683,131	\$ 292,111
Securities/CD's 91 to 365 Days	1,383,615	\$ 4,717
Securities/CD's > 1 Year	-	\$ -
	\$ 87,066,746	\$ 296,828

Month End Portfolio Information	
Weighted Average Maturity	40
Yield to Maturity	4.57%
6 Month T-Bill Secondary Market	4.31%
NCCMT Government Portfolio	4.59%

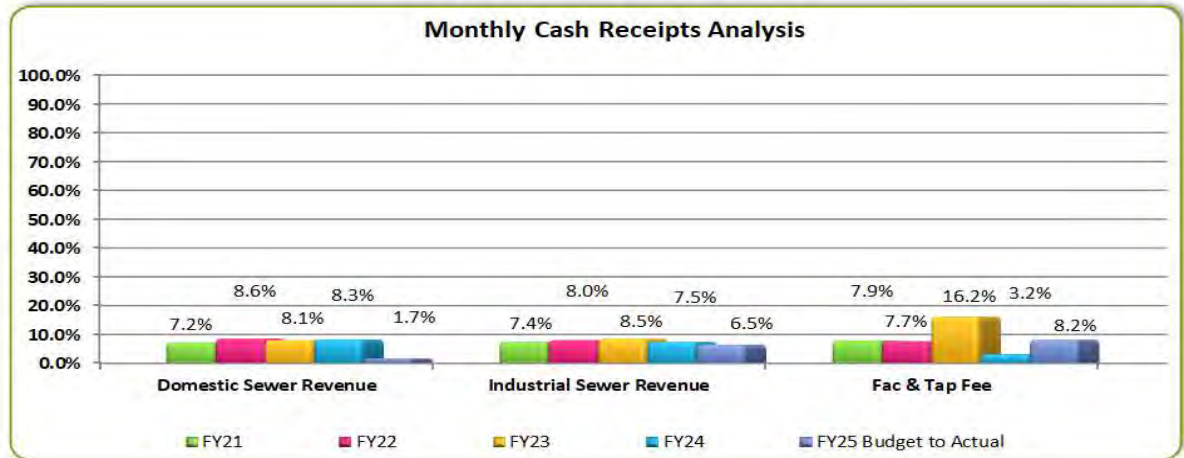


Meeting Date: January 15, 2025

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

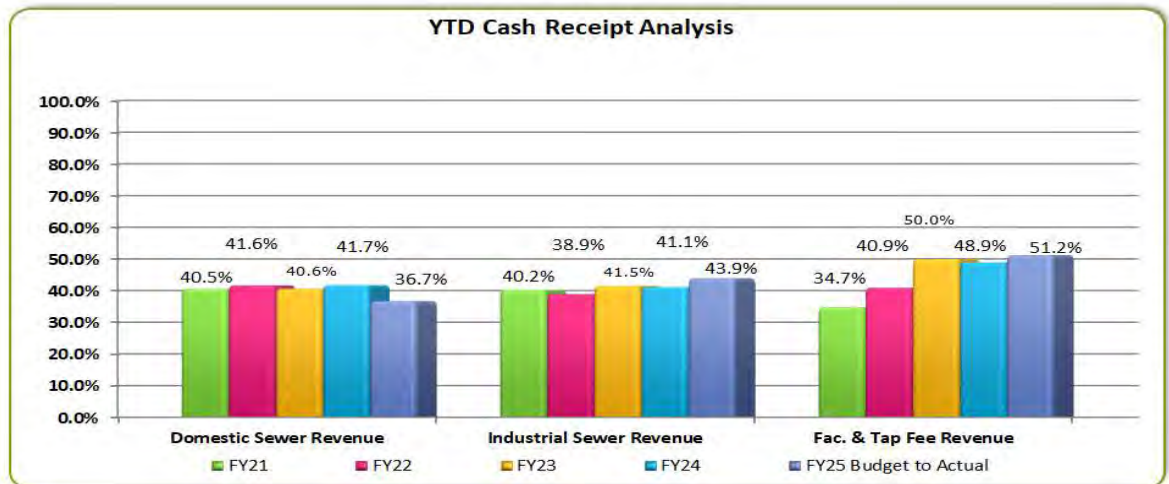
Page 5

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



#### Monthly Cash Receipts Analysis:

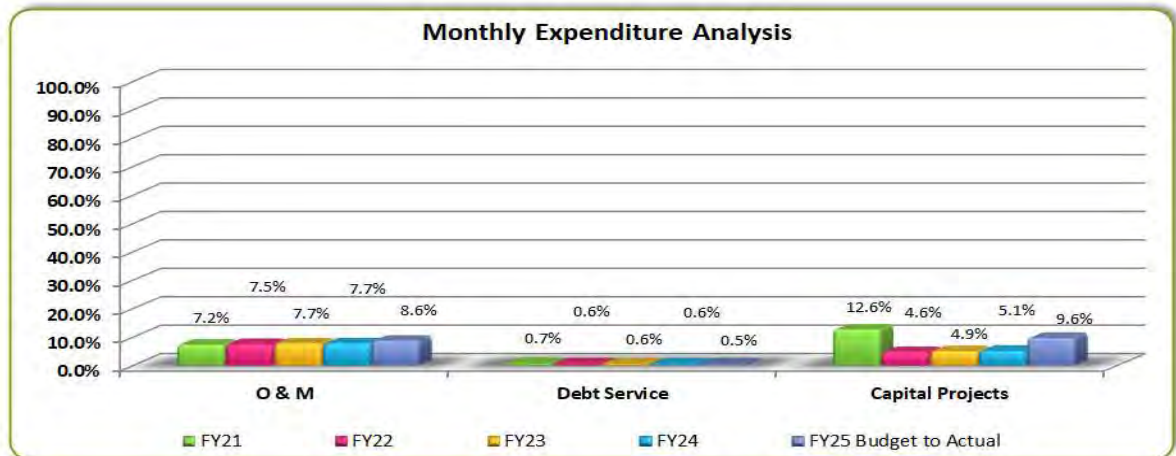
- \* Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods.
- \* Monthly industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility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



#### YTD Actual Revenue Analysis:

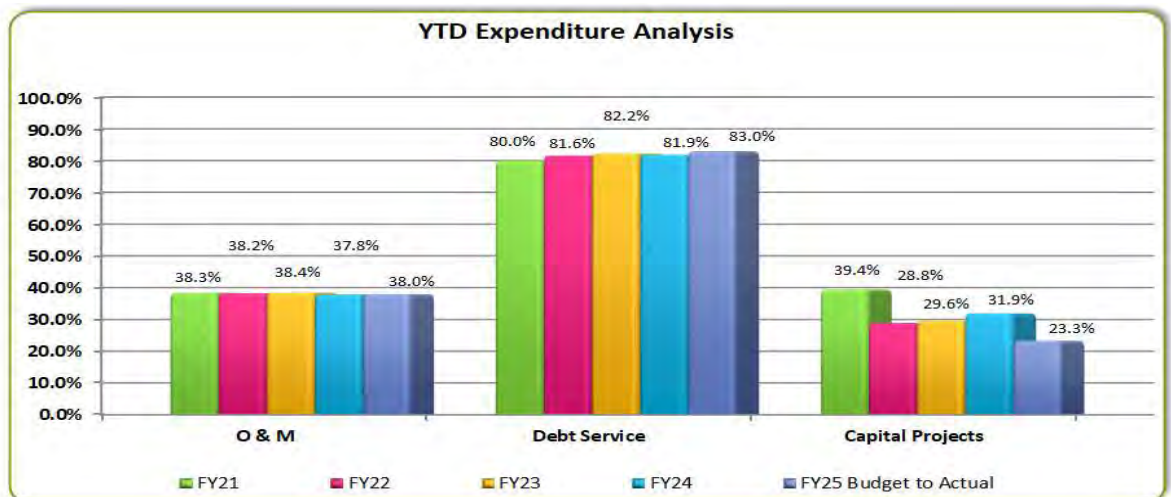
- \* YTD domestic sewer revenue is considered reasonable based on historical trends.
- \* YTD industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

### Metropolitan Sewerage District Analysis of Expenditures As of November 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:**

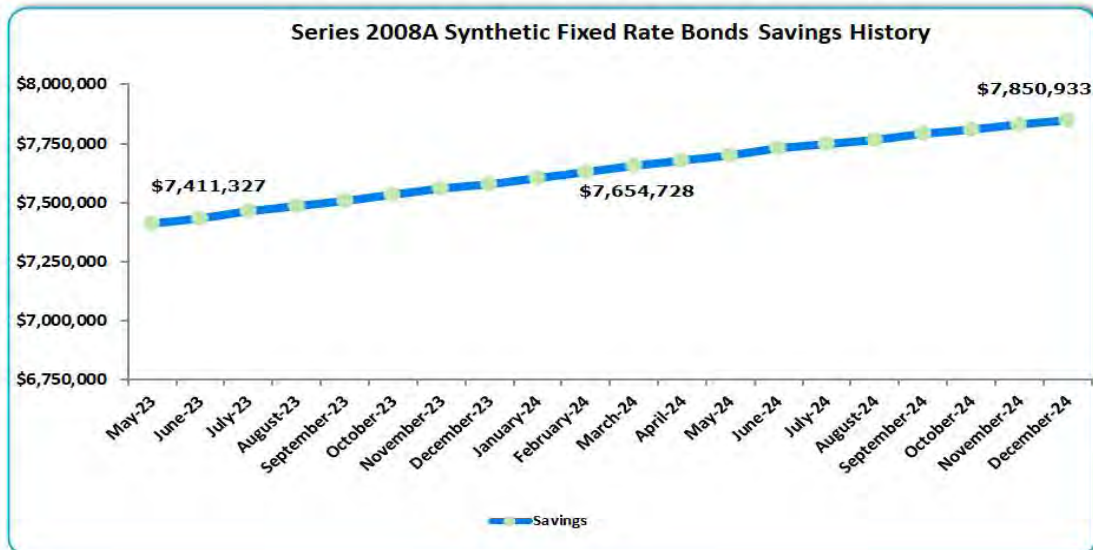
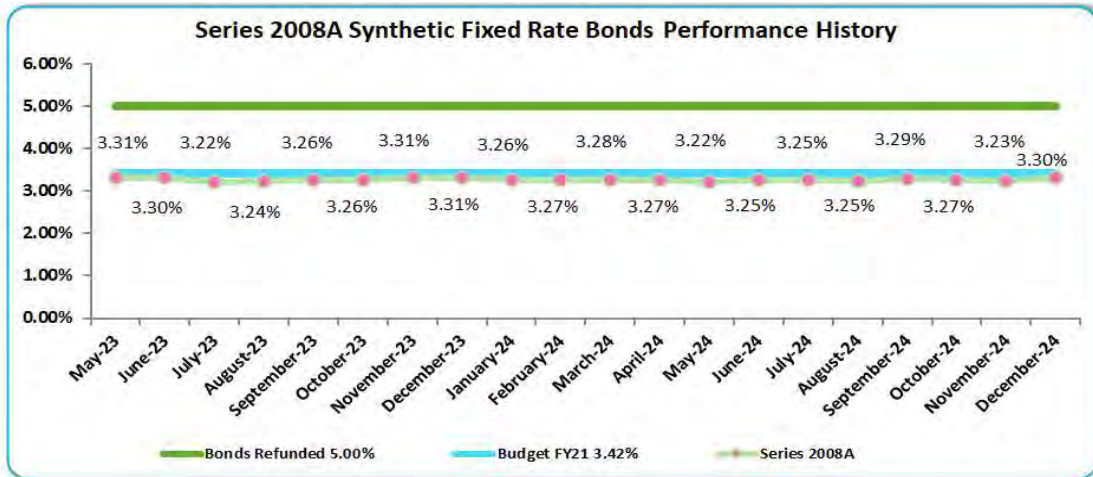
- \* YTD O&M expenditures are considered reasonable based on historical trends.
- \* Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- \* Due to nature and timing 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: January 15, 2025

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

Page 7

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



**Series 2008A:**

- \* Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,850,933 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 \$108,756 to terminate the existing Bank of America Swap Agreement.

# **STATUS REPORTS**



**MSD System Services In-House Construction**

**FY 2024-2025**

<b>PROJECT NAME</b>	<b>LOCATION</b>	<b>ZIP CODE</b>	<b>ESTIMATED FOOTAGE</b>	<b>ESTIMATED PROJECT DATES</b>	<b>WO#</b>	<b>CREW</b>	<b>COMPLETION DATE</b>	<b>ACTUAL FOOTAGE</b>	<b>NOTES</b>
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
1 Arboretum Road Manhole Installation	Biltmore Forest	28803	8	11/6/2024	255226	Cantrell	11/6/2024	8	Complete
Swannanoa River Road @ Azalea Rd (Flood Repair)	Asheville	28805	834	10/14/24 - 10/23/24	307215	TP Hward	10/23/2024	834	Complete
Bee Tree Road (Flood Repair)	Swannanoa	28778	1591	10/9/24 - 11/6/14	1/18/2741	Huntley Const.	11/6/2024	1591	Complete
Ridgefield Pump Station #2 FM Repair	Asheville	28806	55	11/21/2024	7/22/2745	B. Cantrell	11/20/2024	55	Complete
41 Robinhood Road	Asheville	28804	145	11/22/24 - 12/15/24	262264	Matthews	11/22/2024	169	Complete
Old Toll Road @ I-40 Sewer Rehabilitation	Black Mountain	28711	30	FY 24/25	306852	Matthews			Construction to begin 1/2/25
10 Balsam Rd Sewer Rehabilitation	Ridgecrest	28770	410	1/9/25 - 2/28/25	275803	Matthews			Construction to begin 1/9/25
350 Old Haw Creek Road Sewer Rehabilitation	Asheville	28805	1300	FY 24/25	47802	McDevitt			Ready for construction
Kimberely Avenue @ Sedley Ave (Step Portion)	Asheville	28804	224	FY 24/25	301859	Matthews			Ready for construction
Vandalia Ave Sewer Rehabilitation	Asheville	28806	1325	FY 24/25	248041	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
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
Applewood Drive @ New Haw Creek Road Sewer Rehab	Asheville	28805	360	FY 24/25	291537	TBA			Preliminary Engineering
55 Congress Street Sewer Rehabilitation	Asheville	28801	823	FY 24/25	247631	TBA			Preliminary Engineering



## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2024 to 11/30/2024

	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
October 2024	46	11	440	780	99	8	1,730	0	1058	834	0	0	1892
November 2024	27	5	102	506	34	17	1,591	0	1815	8	3	0	1823
<b>Grand Totals</b>	<b>129</b>	<b>44</b>	<b>685</b>	<b>2,870</b>	<b>198</b>	<b>79</b>	<b>44,540</b>	<b>180</b>	<b>3561</b>	<b>2812</b>	<b>12</b>	<b>0</b>	<b>6553</b>

\* Used to calculate Total Rehab Footage



## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2024 to November 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>	116,397	2,129	1,130	117,527	27,291	400	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>October</b>	51,397	2,735	793	52,190	7,684	0	0
<b>November</b>	44,121	2,096	1,029	45,150	7,203	50	4,596
<b>Grand Total:</b>	<b>408,341</b>	<b>10,140</b>	<b>6,825</b>	<b>415,166</b>	<b>85,805</b>	<b>2,396</b>	<b>75,668</b>
<b>Avg Per Month:</b>	<b>81,668</b>	<b>2,028</b>	<b>1,365</b>	<b>83,033</b>	<b>17,161</b>	<b>479</b>	<b>15,134</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
	October, 2024	203	36	28
	November, 2024	147	28	31
		<b>632</b>	<b>29</b>	<b>31</b>
<b>NIGHT 1ST RESPONDER</b>				
	July, 2024	35	28	21
	August, 2024	39	23	22
	September, 2024	34	25	20
	October, 2024	26	36	22
	November, 2024	45	37	33
		<b>179</b>	<b>30</b>	<b>24</b>
<b>ON-CALL CREW *</b>				
	July, 2024	28	37	36
	August, 2024	33	78	57
	September, 2024	26	45	78
	October, 2024	84	49	32
	November, 2024	76	69	29
		<b>247</b>	<b>57</b>	<b>40</b>
<b>Grand Totals:</b>		<b>1,058</b>	<b>36</b>	<b>32</b>

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

## *Right of Way Section 2nd Quarter Summary Open Projects*

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expends to Date</i>	<i>Comment</i>
Avon Avenue @ Haywood Road GSR	\$21,286	\$12,026	Access 67% complete with 56% of budget expended to date.
Christian Creek Interceptor	\$100,477	\$91,885	Access 100% complete with 91% of Total Budget expended to date. Two condemnations filed. One case closed by Default Judgment. One case pending with Regal Hospitality.
Jonestown Rd. @ Riverside Dr. GSR	\$32,754	\$20,932	Access 80% complete with 64% of budget expended to date.
Kimberly Avenue @ Sedley Avenue	\$78,921		Intro Letters went out on December 12, 2024 with 0% of Budget expended to date.
Montford Ave. @ Montford Park	\$87,109	\$2,405	Access 20% with 3% of budget expended to date.
Sand Hill Road @ Baker Place Sewer Replacement	\$70,808	\$51,865	Access 100% complete with 73% of Total Budget expended to date.
Weaverville Pump Station Rehabilitation	\$51,884	\$28,260	Access 93% complete with 55% of Total Budget expended to date.

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)
BUCHANAN AVENUE	Asheville 28801	Terry Brothers Construction Co.	11/15/2023	2/12/2024	9/30/2024	\$899,369.40	100%
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	9/30/2024	\$7,456,109.70	99%
ELK MOUNTAIN PLACE	Woodfin	Terry Brothers Construction Co.	8/21/2024	9/9/2024	6/6/2025	\$1,252,278.00	20%
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	WRF	Cove Utility, LLC	10/18/2023	6/20/2024	12/1/2024	\$558,620.70	20%
JOYNER AVENUE @ AMBOY ROAD	Asheville 28806	Terry Brothers Construction Co.	4/18/2024	7/8/2024	9/30/2024	\$420,388.00	100%
MSD MULL BUILDING HVAC RENOVATIONS PHASE 3	Woodfin	Bolton Construction	11/16/2023	4/22/2024	9/1/2024	\$193,286.00	100%
SAND HILL ROAD ODOR CONTROL STATION	Asheville 28806	Keys Construction	11/16/2023	1/4/2024	9/1/2024	\$97,201.35	100%
WEAVERVILLE PUMP STATION AND FORCEMAIN IMPROVEMENTS	Woodfin	Haren Construction Co.	1/17/2024	4/15/2024	7/4/2026	\$20,986,375.00	18%
BEE TREE @ SMOKEY MTN DRIVE (FLOOD RELATED)	Swannanoa 28778	Huntley Construction	10/2/2024	10/9/2024	11/6/2024	\$264,894.00	100%
SWANNANOA RIVER RD @ AZALEA RD (FLOOD RELATED)	Asheville 28805	TP Howard	10/7/2024	10/14/2024	10/23/2024	\$123,188.61	100%

\*Updated to reflect approved Change

**January 8, 2025**

<b>COMMENTS</b>
Project complete and in close out.
Punchlist work complete, close out underway.
Pipe installation has begun.
Sandblasting and painting underway, Continue to remove troughs.
Project complete and in close out.
Project complete and in close out.
Project complete and in close out.
ROW Cleared, Vertical construction at Weaverville pump station underway, by-pass pipe installation underway.
Project complete and in close out.
Project complete and in close out.

**Orders and Time Extensions**

## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

January 6, 2025

No.	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
2	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
3	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
4	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
5	North Bear Creek Subdivision Ph. I	2018117	Asheville	28806	5	105	9/6/2023	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 Pincroft (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	Reserve at McIntosh	2021207	Asheville	28806	228	2,475	12/14/2023	Waiting on Final Inspection
14	Old Home Road Subdivision	2021094	Asheville	28804	21	1,790	5/4/2022	Waiting on Final Inspection
15	Woodfield (RAD Lofts)	2021063	Asheville	28801	235	403	6/8/2022	Waiting on Final Inspection
16	Fairfax and Maple	2021154	Asheville	28806	8	250	1/8/2024	Final Inspection complete, awaiting close-out docs
17	Reed Creek Mixed Use	2022008	Asheville	28801	49	295	2/23/2023	Final Inspection complete, awaiting close-out docs
18	Randolph Avenue Commercial	2021149	Asheville	28806	Comm.	650	6/30/2022	Final Inspection complete, awaiting close-out docs
19	The Avery	2021206	Asheville	28801	200	161	11/8/2023	Final Inspection complete, awaiting close-out docs
20	Long Shoals Apartments (The Meridian)	2022039	Asheville	28704	3	400	6/14/2023	Waiting on Final Inspection
21	Habitat New Heights Phase 2	2022042	Asheville	28806	60	1,810	6/9/2023	Final Inspection complete, awaiting close-out docs
22	Busbee Phase 1A	2022102	Asheville	28803	179	1,325	1/24/2024	Waiting on Testing
23	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
24	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
25	Star Point (aka restaurant Ct)	2023003	Asheville	28801	70	22	11/8/2024	Pre-con held, construction not yet started
26	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	In construction
27	1191 Bleachery Blvd	2023056	Asheville	28803	7	400	3/26/2024	Waiting on Final Inspection
28	Fairhaven Summit Apartments	2023061	Asheville	28803	77	530	8/27/2024	In construction
29	West Haywood Street Apartments	2023117	Asheville	28801	46	215	7/16/2024	Pre-con held, construction not yet started
30	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
31	Crestview Extension	2023176	Asheville	28803	5	204	4/10/2024	Final Inspection complete, awaiting close-out docs
32	Westview Village	2023183	Asheville	28806	26	824	8/14/2024	Waiting on Testing
33	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	In construction
34	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
35	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
36	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
37	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
38	Tudor Croft - Phase 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
39	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
40	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
41	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
42	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Waiting on final inspection
43	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
44	Hominy Creek Multi-Family	2021195	Buncombe Co.	28715	216	1,310	9/7/2023	Waiting on Final Inspection
45	Biltmore Terrace Development Phase 4	2021208	Buncombe Co.	28803	31	400	6/14/2023	Waiting on Paving
46	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
47	Belle Meadow	2021235	Buncombe Co.	28806	74	1,730	6/9/2023	Final Inspection complete, awaiting close-out docs
48	Farmstead at Olivette	2021247	Buncombe Co.	28804	33	1,280	2/7/2024	In construction
49	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Final Inspection complete, awaiting close-out docs
50	Brooks Cove Road	2022045	Buncombe Co.	28715	141	2,357	5/3/2023	Final Inspection complete, awaiting close-out docs
51	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	0	3,267	7/18/2023	Waiting on Final Inspection
52	Arden Pines	2022069	Buncombe Co.	28704	244	2,020	8/14/2024	In construction
53	Argento on Broad	2022174	Buncombe Co.	28704	216	484	8/14/2024	Waiting on Testing
54	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Final Inspection complete, awaiting close-out docs
55	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Waiting on Final Inspection
56	Prestige Subaru Extension	2022134	Buncombe Co.	28806	Comm.	635	6/4/2024	Waiting on Final Inspection
57	Moninial Land Co. Off-Site Extension	2023017	Buncombe Co.	28778	17	440	1/5/2024	Final Inspection complete, awaiting close-out docs
58	The Ramble Block H, Phase 2	2023043	Buncombe Co.	28803	6	1,389	8/27/2024	Waiting on Testing
59	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Pre-con held, construction not yet started
60	Mulberry Street	2023128	Buncombe Co.	28804	5	426	3/13/2024	Final Inspection complete, awaiting close-out docs
61	Cottages at Weston Road	2023138	Buncombe Co.	28803	8	280	5/7/2024	Final Inspection complete, awaiting close-out docs
62	Edgewood Road S Subdivision Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Final Inspection complete, awaiting close-out docs
63	Crystal Country aka Sky Ridge Development	2023168	Buncombe Co.	28804	16	784	10/22/2024	In construction
64	Old Charlotte Apartments Phase 1	2023216	Buncombe Co.	28803	210	1,723	10/22/2024	Waiting on Testing
65	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
66	1452 Sand Hill Rd (All American Pet Resort)	2024066	Buncombe Co.	28715	Comm.	150	9/27/2024	Pre-con held, construction not yet started
67	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	Pre-con held, construction not yet started
68	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	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 Final Inspection
71	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
72	Asheville Regional Airport	2022191	Fletcher	28732	Comm.	1,205	2/13/2024	Waiting on Final Inspection
73	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	In construction
74	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Waiting on Final Inspection
75	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Pre-con held, construction not yet started
76	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	Pre-con held, construction not yet started
77	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	Pre-con held, construction not yet started
78	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
79	Mills River Townhomes (Jeffers Road)	2021253	Mills River	28759	150	3,267	6/6/2023	Final Inspection complete, awaiting close-out docs
80	Haywood Park Subdivision	2022165	Mills River	28791	20	2,300	11/22/2023	Waiting on Final Inspection
81	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
82	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
83	480 Reems Creek Rd (Encore @ Reems Crk)	2022203	Weaverville	28787	139	3,190	9/17/2024	In construction
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>					5,360	88,842		