

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**May 15, 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, May 15, 2024. Chairman VeHaun presided with the following members present: Ashley, Bryson, Dearth, Franklin, Kelly, Manheimer, Pennington and Watts. Lapsley, Moore, Pelly, Whitesides and Wisler were absent.

Others present were Billy Clarke, General Counsel; Patty Beaver with CIBO; Seth Eckard with Woodfin Sanitary Water and Sewer District; Jim McAllister with the Town of Woodfin; Tom Hartye, Hunter Carson, Scott Powell, Lisa Tolley, Pam Thomas, Spencer Nay and Pam Nolan, MSD.

**2. Inquiry as to Conflict of Interest:**

Mr. VeHaun asked if there were any conflicts of interest with the agenda items. No conflicts were reported.

**3. Approval of Minutes of the April 17, 2024 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the April 17, 2024 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Pennington 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 with Woodfin Sanitary Water and Sewer District; and Jim McAllister with the Town of Woodfin.

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

**7. Report of Committees:**

**a. Personnel Committee – April 23, 2024:**

Ms. Bryson reported that the Personnel Committee met on April 23, 2024. Ms. Thomas and Ms. Troughton gave a great presentation. There will be one additional member added to the Personnel Committee and Chris Pelly has agreed to serve in this position. Mr. Hartye added that the Staff Recommendation is a 3.7% wage increase for all employees starting July 1, 2024. Also recommended is a living wage adjustment for lower-level employees to bring them up to the current \$22.10 living wage along with relieving associated compression issues. There is no recommended increase in the self-insured medical plan. There is a 5.8% increase in State required contributions for the NC Retirement Plan. Ms. Bryson stated that

there was not a quorum at this meeting therefore Personnel Committee could not adopt Staff's recommendation but could recommend Staff's recommendation to the full Board.

Mr. VeHaun asked if the Salary Recommendation included Mr. Hartye this year or if anyone would like to make a motion to include his salary adjustment with this package. Mr. Watts made the motion that Mr. Hartye be included in this total package. Ms. Manheimer seconded the motion. Roll call vote was as follows: 9 ayes; 0 Nays.

**b. CIP Committee – April 25, 2024:**

Mr. Watts reported that the CIP Committee met on April 25, 2024. There was a wonderful presentation, and this meeting was well attended. Information included the Ten-Year estimated \$610 Million Capital Improvement Program.

CIP Committee recommends approval of Staff's recommendation of Endorsement of the CIP Budget for FY 24-25 in the total amount of \$37,475,712 and the 10 year-CIP.

**c. Finance Committee – May 2, 2024:**

Mr. Kelly reported that the Finance Committee met on May 2, 2024 and had a fabulous meeting. Mr. Powell, Mr. Hartye, and the Finance Department presented information included in the attached Finance Committee Minutes.

The Finance Committee recommends approval of Staff's recommendation as presented.

Mr. VeHaun called for a motion to move items a, b, and c to the final budget presentation to be voted on at one time. Mr. Kelly moved, Mr. Watts seconded. Roll call vote was as follows: 9 ayes; 0 Nays.

**8. Report of General Manager:**

Mr. Hartye reported that Mr. Powell will present the proposed FY 2025 Preliminary Budget. A big chunk of that is \$37.5 Million in Construction and a big part of that is the Weaverville Pump Station which is over \$20 Million. On the pro forma side, our business plan, we are recommending a 5% rate increase mainly because of our \$610 Million Capital Improvement Plan over the next 10 years. Mr. Powell will give a presentation on these components and in June he would like Mr. Carson to give an overview of some of the major projects coming up in the CIP. This will involve some of the other Member Agencies.

Mr. Hartye reported that Mr. Smith from Meyers Avenue called to compliment the crew working on the Lilac Street job. He said they did a great

job and MSD should be proud to have these people working for us. Thanks to Billy Cantrell, McKinley Hensley, Gilbert Karn, Jimmy Brooks, Ronnie Buckner, and Jake Seymour.

Mr. Hartye reported that MSD's Annual Comprehensive Financial Report has met the requirements to be awarded the Certificate of Achievement for Excellence by the GFOA. Much thanks to Scott Powell and Jody Germaine.

Mr. Hartye reported that attached is an article regarding manhole trivia from the Answer Woman in the Asheville Citizen Times. Hunter Carson and Mike Stamey did a good job answering this question and getting some public service type things in the article.

Mr. Hartye reported that the next Regular Board Meeting will be held on June 12<sup>th</sup> at 2 pm. The May Right of Way Committee Meeting is cancelled. The next Right of Way Committee Meeting will be held on June 26<sup>th</sup> at 9 am.

**9. Consolidated Motion Agenda:**

**a. Consideration of Developer Constructed Sewer Systems – Palisades at Reems Creek; Porter Road Subdivision:**

Mr. Hartye reported that the Palisades at Reems Creek project is located off Merrimon Avenue in the Town of Weaverville and included extending approximately 1,040 linear feet of 8-inch public gravity sewer to serve 132 apartments in this residential development.

Mr. Hartye reported that the Porter Road Subdivision project is located off Porter Road in the City of Asheville and included extending approximately 210 linear feet of 8-inch public gravity sewer to serve 9 homes in this residential development.

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

**b. Cash Commitment Investment Report – Month ended March, 2024:**

Mr. Powell reported that Page 28 presents the makeup of the District's Investment Portfolio. There has been no change in the makeup of the portfolio from the prior month. Page 29 presents the MSD Investment Manager's report as of the month of March. The weighted average maturity of the investment portfolio is 41 days and the yield to maturity is 5.25%. Page 30 presents the District's Analysis of Cash Receipts. Monthly and YTD domestic and industrial sewer revenue are considered reasonable based on timing of cash receipts in their respective fiscal periods. YTD facility and tap fees are above historical trends due to the timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 31 presents the Districts analysis of expenditures.

Monthly and YTD O&M expenditures are considered reasonable based on historical trends. Due to the nature of the variable rate bond market, monthly and YTD expenditures can vary year to year. Based on the current variable interest rates, debt service expenditures are considered reasonable. Due to the nature and timing of capital projects, YTD expenditures can vary from year to year. Based on the current outstanding capital projects, YTD capital expenditures are considered reasonable. Page 32 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of April, the issue has saved the District rate payers over \$7.7 million in debt service since April of 2008. Mr. Kelly asked when this swap agreement terminates. Mr. Powell stated 2031.

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

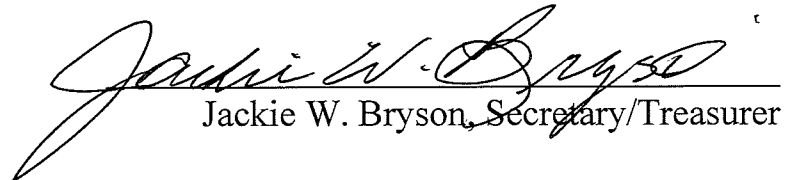
**10. Consideration of Resolution adopting Preliminary Budget for FY 2025 and the Schedule of Sewer Rates and Fees.**

Mr. Powell reported that the proposed budget for FY24-25 is \$69.2 Million. This includes an Operation and Maintenance Budget of \$21.8 Million, a Construction Budget of \$37.5 Million, a Capital Equipment Budget of \$1.3 Million, and Bond Principal and Interest payments of \$8.6 Million. The budget incorporates the following. There is a 4.7% increase in Salaries and Benefits which has an impact of \$809,093 and includes Personnel Committee recommendations of a 3.7% COLA Salary Adjustments, living wage adjustment for lower-level employees, funding of self-insurance at FY 24 levels, GASB 75 OPEB Funding as well as 5.8% State required retirement contribution and unemployment funding. The Operations Budget includes a 2.5% increase in materials, supplies and service which has an impact of \$222,000. This includes adjustments to address regulatory and operational needs including the High-Rate Primary Treatment Process which was completed in 2022 and is currently undergoing performance testing. The proposed budget also includes CIP Committee recommendations for FY 2024-2025 of \$37.8 Million. Capital Equipment Replacement funding is approximately \$1.3 Million. Debt service for this fiscal year is at approximately \$8.7 Million. Regarding Revenue highlights, Staff has made the following assumptions to formulate the 5% proposed rate increase: 0.75% growth in residential accounts as well as 0.75% increase in domestic consumption for FY 25. This includes facility and tap fee revenue at \$3.3 Million and a 4% rate of return on investments. Staff recommends no increase in sewer system development fees. Staff recommends a 5% domestic rate increase which is approximately \$1.76 increase in the average single family monthly bill. The average monthly bill will go from \$35.83 to \$37.59.

Mr. VeHaun called for a motion to approve the Resolution adopting the Preliminary Budget for FY 24-25 and the Schedule of Sewer Rates and Fees. Mr. Watts moved. Mr. Ashley seconded the motion. Roll call vote was as follows: 9 ayes; 0 nays.

11. **Old Business:** None.
12. **New Business:** None.
13. **Adjournment:**

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

  
Jackie W. Bryson, Secretary/Treasurer



# Metropolitan Sewerage District

Regular Board Meeting

May 15, 2024 @ 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 April 17, 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. Report of Committees	
	a. <a href="#">Personnel Committee – April 23, 2024</a>	Bryson
	b. <a href="#">CIP Committee – April 25, 2024</a>	Watts
	c. <a href="#">Finance Committee – May 2, 2024</a>	Kelly
	07. <a href="#">Report of General Manager</a>	Hartye
	08. Consolidated Motion Agenda	Hartye
	a. Consideration of Developer Constructed Sewer Systems – <a href="#">Palisades at Reems Creek; Porter Road Subdivision</a>	Hartye
	b. <a href="#">Cash Commitment/Investment Report-Month ended March, 2024</a>	Powell
	09. <a href="#">Consideration of Resolution Adopting Preliminary Budget for FY 2025 and Schedule of Sewer Rates and Fees</a>	Powell
	10. Old Business	VeHaun
	11. New Business:	VeHaun
	12. Adjournment: (Next Meeting 6/12/24)	VeHaun
	<a href="#">STATUS REPORTS</a>	

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

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Others present were William Clarke, General Counsel; Forrest Westall, PE, with McGill Associates; Patty Beaver with CIBO; Seth Eckard with Woodfin Sanitary Water & Sewer District; Jim McAllister with the Town of Woodfin; Tom Hartye, Hunter Carson, Bart Farmer, Ken Stines, Pam Thomas, Mike Stamey, Scott Powell, Spencer Nay and Pam Nolan, MSD.

**2. Inquiry as to Conflict of Interest:**

Mr. VeHaun asked if there were any conflicts of interest with the agenda items. No conflicts were reported.

**3. Approval of Minutes of the February 21, 2024 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the February 21, 2024 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Whitesides seconded the motion. Voice vote in favor of the motion was unanimous.

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

**5. Introduction of Guests:**

Mr. VeHaun welcomed Patty Beaver with CIBO; Seth Eckard, Executive Director, Woodfin Sanitary Water & Sewer District; Jim McAllister, Mayor, Town of Woodfin; and Forrest Westall, PE, McGill Associates.

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

**7. Report of General Manager:**

Mr. Hartye reported that Roger Hibbard of 106 Lynch Cove Road in Black Mountain called to compliment MSD's First Responder who was very kind, courteous and efficient in addressing the problem he was having. Thanks to Mike Rice.

Mr. Hartye reported that the Arras Hotel Managing Engineer, Aaron Dunn, spoke high praises for MSD's response to a back-up that was impacting the hotel system. He was genuinely shocked at how fast MSD Personnel got there and how quickly the problem was resolved. Thanks to Wayne Rice, Chase Jones, Greg Clough, and Greg Patton.

Mr. Hartye reported that as a part of developing the preliminary budget, the Personnel Committee will meet on April 23<sup>rd</sup> to consider Cost of Living Adjustments and Benefit Allocations (i.e. Self-funded Medical & Dental Program). The CIP Committee will meet on April 25<sup>th</sup> to consider an update of the Ten-Year Capital Improvement Program, which is now over \$600 Million, and the FY 2025 Construction Fund Budget. The Finance Committee will meet May 2<sup>nd</sup> to consider a Preliminary Budget with an updated 10-year Business Plan which will incorporate the recommendations from the other Committees along with the proposed FY25 Operating Budget and Sewer Rate recommendations.

Mr. Hartye reported that the next Regular Board Meeting will be held on May 15<sup>th</sup> at 2 pm. The next Right of Way Committee Meeting will be held on May 22<sup>nd</sup> at 9 am.

**8. Consolidated Motion Agenda:**

**a. Consideration of Bids: Joyner Avenue @ Amboy Road – Information Only:**

Mr. Hartye reported that the Joyner Avenue at Amboy Road project is located in West Asheville. The project was identified in 2021 and added to MSD's 10-year CIP due to concerns over hillside stabilization and poor stormwater conveyance. In January, 2024, during a significant rain event, the hillside/ravine experienced major erosion resulting in a failure and washout of the sewer line. MSD responded immediately to assess the condition of the hillside and sewer line and determined that a permanent repair could not be safely accomplished. A temporary, above-ground pipe reroute was constructed and remains in place today. A redesign was expedited to route flow to the west along Joyner Avenue. The project now consists of replacing approximately 1,025 LF of 6-inch VCP with new 8-inch DIP and eliminates the potential for future failures due to stormwater-related erosion. Mr. Hartye stated that he would like to commend the Engineering Department, they hopped right on it and got a design out and got it bid out, so we are on our way to resolving this. The contract was advertised, and four bids were received on March 28, 2024 at 2pm as follows: Thomas Construction Company in the amount of \$581,625.00; Hyatt Pipeline, LLC in the amount of \$470,587.90; T.P. Howard's Plumbing Company Inc. in the amount of \$460,000.00 and Terry Brothers Construction Company in the amount of \$420,388.00. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$420,388.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and continues to provide excellent workmanship. This project is added to the existing year's budget, and sufficient funds are available in contingency. This project will extend beyond this fiscal year so there is also attached a capital ordinance for approval. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$420,388.00, contingent upon review and approval by District Counsel.

**b. Consideration of Developer Constructed Sewer Systems – MAHEC; Crossroads Ph. 1 Apts.; Reddick Road:**



Mr. Hartye reported that the Reddick Road Sewer Extension project is located off of Gash Farm Road Buncombe County and included extending approximately 389 linear feet of 8-inch public gravity sewer to serve 5 homes in this residential development.

Mr. Hartye reported that the MAHEC Parking Deck Sewer Relocation project is located off of Hendersonville Road in the City of Asheville and included relocating approximately 556 linear feet of 8-inch public gravity sewer along with abandoning approximately 510 linear feet of public sewer to accommodate the new parking deck.

Mr. Hartye reported that the Crossroads Phase 1 Apartments Sewer Extension project is located off South Bear Creek Road in Buncombe County and included extending approximately 594 linear feet of 8-inch public gravity sewer to accommodate 262 apartments for this phase of the residential development.

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

**c. Cash Commitment Investment Report – Month ended February, 2024:**

Mr. Powell reported that Page 23 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 24 presents the MSD Investment Manager's report as of the month of February. The weighted average maturity of the investment portfolio is 46 days and the yield to maturity is 5.27%. Page 25 presents the District's Analysis of Cash Receipts. Domestic User Fees and 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 fiscal year. Page 26 presents the District'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 27 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of March, the issue has saved the District rate payers over \$7.7 million in debt service since April of 2008.

Mr. Kelly stated that last year, in connection with Finance and other Committee reports, he pointed out that the COLA reports received from Buncombe County, Biltmore Forest, Asheville, etc., look like they have already been adopted. He stated that what he sees here at MSD is that Biltmore Forest has already adopted a 2.5% COLA but that hasn't yet been passed. He goes to Biltmore Forest and sees that MSD is going to do a similar COLA and that hasn't been passed either. In the future can it be noted that these are recommendations rather than already passed. Mr. Hartye stated yes, that these are proposed COLAs. When that information is brought to the Personnel Committee it will have those COLAs listed as proposed. Everybody checks with everybody else beforehand so that they may have some perspective on what's being proposed. Mr. Kelly also asked who is the COLA proposed by? Mr. Hartye stated usually by Staff.

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

**9. Old Business:** None.

**10. New Business:** None.

**11. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:13 pm.

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Jackie W. Bryson, Secretary/Treasurer

# PERSONNEL COMMITTEE MEETING

April 23, 2024

9:00 a.m.

## 1. Call to Order

Jackie Bryson called the meeting to order at 9:16 am. Board members attending: Jackie Bryson, Chair, Doug Dearth, Jerry VeHaun, Billy Clarke. Staff members attending: Tom Hartye, Scott Powell, Pam Thomas and Meredith Troughton.

## 2. Inquiry as to Conflict of Interest

Mrs. Bryson inquired but there were none noted at this time.

## 3. Human Resource Activities

Mrs. Troughton gave a presentation to the committee members highlighting employee events held in 2023.

Events included the following:

- Kona Ice Day
- Celebration for Mother's Day
- Celebration for Father's Day
- Employee Appreciation Lunch
- 2023 Employee Picnic
- Employee Halloween Celebration
- Employee Christmas Lunch
- St. Patrick's Day Celebration

Mrs. Troughton reported to the Committee on current Wellness initiatives and ideas for the upcoming year.

- Meals on Wheels
- Wellness Fair
- Cosmetic updates to the Wellness room
- Looking into weight management programs

There were no questions after the presentation. Mrs. Bryson thanked Mrs. Troughton for her presentation and for all MSD does for its employees.

## 4. Consideration of Self-Insured Health Plan & Pay Adjustments

Mrs. Thomas presented staff statistics:

- Average years of age is 45.
- The average year of service is 11.
- Current Full-time employees- 152 (1 new position is being added to our Pretreatment Department for a total of 153 starting July 1, 2024)

- The turnover rate is 3.3%. This includes 5 total.
- 10 -year turnover average – 4.5%

Mrs. Thomas presented the project health care cost for MSD:

- Medical & drug cost inflation trend for the south region
  - 7% for medical
  - 12% for drug
  - Proposed increase 0%
- In-house PA one day a week free of charge to employees
- Advent Advantage meetings. A nurse comes on site to provide educational information for chronic conditions. This has increased from last year from 17 to 27.
- Wellness Activities
- Required physicals and flu shots.
- Workout & weight rooms and healthy activities

Mrs. Thomas presented the insurance changes over the last 5 years:

- Partnered with Advent Hospital to offer higher discounts that save the district and employee's significant cost.
- Working with the Pharmacy Benefit Manager (PBM) has reduced drug costs.
- Requiring that working spouses be covered as "primary" by their employers.
- Increased specialist and Urgent Care co-pays to \$40.
- Partnered with Range Urgent Care to offer discounts that saved the district and employees significant costs.
- Pharmacy Overlay program for cost savings, since inception, of \$ \$278,859.
- Savings of \$ 298,294 for having MedWatch involved in case management for employees' medical care.

Mrs. Thomas referred to Attachment 1 which showed the projected health care cost for MSD. This includes medical, dental and drug costs. Over the past 5 years, MSD has been able to maintain a healthy reserve, despite having significant claims. The insurance reserve has allowed the district not to increase the Self-Insured Medical Plan for the upcoming year.

Mrs. Thomas informed the Committee that MSD has made the following changes to the FMLA policy.

Paid 4 weeks of the 12 weeks of FMLA for the following serious health conditions:

1. The birth of a child and to care for the child.
2. The placement of a child for adoption or foster care and to care for the newly placed child.
3. To care for a spouse, same-sex partner, domestic partner, child, or parent with a serious health condition.
4. The serious health condition of the employee.

## **Salary Information**

Mrs. Thomas presented a slide that showed the past 13 years of the Consumer Price Index (CPI).

Mrs. Thomas also presented the Personnel Committee with a chart, referenced as attachment #2, that showed the projected increase in other municipalities, and the private sector. This information is based upon conversations with respective managers which have not yet been approved.

Mrs. Thomas and Mr. Hartye spoke about the living wage in the area, referencing that Buncombe County was listed as \$22.10 and that North Carolina is \$21.56. Mr. Hartye indicated that typically MSD performs a pay and class study every 5 years and it has only been a couple years since the last one was conducted. Because of the inflationary environment impact on the Living Wage he worked with staff to develop an adjustment for the lowest paid employees to bring them up to the current Living Wage along with relieving associated compression issues. MSD has a step program for most entry-level positions that will help move new employees to a living wage as well.

In summary staff is recommending that the Board:

Grant a minimum of 3.7% wage adjustment(COLA), a Living Wage adjustment for lower-level employees, 0% increase for the Self-Insured Medical Plan, and 5.8% increase in **State required** contributions for the NC Retirement Plan. (An increase is planned for the Retirement Plan every year until a desired level fund is achieved.)

### **Fiscal Impact:**

The proposed salary and benefit adjustment costs are approximately \$806,000.

## **5. Motion:**

Before the Chairwoman could call for a motion Mr. Clark informed the committee that with only 2 committee members in attendance, the committee could make a motion to recommend MSD staff's recommendations to the full Board, but they could not adopt staff's recommendations at this time.

A motion was made by Mr. Dearth to recommend MSD staff's recommendations to the Board. Mrs. Bryson seconded the motion. Voice vote was in favor of the motion.

## **6. Other**

Mr. Dearth recommended that MSD add another member to the Personnel Committee to make securing a quorum of the committee easier. Mr. Hartye will work with the Chair, Mr. VeHaun to find an additional member for the committee.

## **7. Adjourn**

With no further business, Mrs. Bryson adjourned at 9:38 AM. No future meeting has been scheduled.

# **CAPITAL IMPROVEMENT PROGRAM COMMITTEE**

## **Minutes**

**April 25, 2024**

**9:00 a.m.**

The Capital Improvement Program Committee of the Metropolitan Sewerage District met on Thursday, April 25, 2024 at 9:00 AM in the MSD Administration Building. Chairman Bob Watts presided with the following MSD CIP Committee members present: Matt Ashley, William Lapsley, Chris Pelly, Nathan Pennington; and the following Member Agencies representatives present: Harry Buckner with the Town of Biltmore Forest, Marcus Jones with Henderson County, Adrienne Isenhower with the Town of Woodfin and Seth Eckerd with Woodfin Sanitary Water and Sewer District.

Others present were William Clarke, General Counsel; Melanie Kemp and Lauren Armeni with NCDEQ; Tom Hartye, Hunter Carson, Scott Powell, Darin Prosser, Tim Hensley, Mike Stamey, Brendan Davey, Angel Banks, Lisa Tolley, Jason Capizzi, and Pam Nolan, MSD.

### **1. Call to Order**

Mr. Watts called the meeting to order at 9:00 a.m.

Mr. Hartye welcomed everyone. He explained that the CIP Committee was developed as part of Consolidation in the 1990's when the collection systems were donated to MSD. There were master plan lines and annexation projects, etc. that were identified by the municipalities that MSD took responsibility for. The CIP Committee meets annually to go over the projects for the next 10 years and to review the upcoming Construction Budget. An important part of this meeting is coordination. MSD will show you where we will be over the next 10 years with all of the projects. Now is a good time to see what is going on in your area such as water, paving, etc. that we can work together on. The first item on the Agenda will be Highlights of the Current and Proposed Capital Improvement Program and the second will be the Review of the 10-year CIP and next years' Construction Budget and getting an endorsement from this Committee. Mr. Hartye then turned the meeting over to Hunter Carson.

### **2. Highlights of the Current and Proposed Capital Improvement Program**

Mr. Carson began with an overview of the coming fiscal year's proposed budget of \$37,475,712 Million. A large amount of this is allocated toward Treatment Plant, Pump Station and General Capital Improvement projects. Approximately \$74,000.00 is allocated for Private Sewer Rehabilitation, approximately \$9.3 Million is allocated to General Sewer Rehabilitation, approximately \$422,000.00 is allocated to Interceptor and Wet Weather Rehabilitation, approximately \$183,000 to Reimbursement Projects, approximately \$3.4 Million to Design, ROW and Construction Management Expenses which are associated with the Capital Improvement Program. Again, this year there is a flat Contingency of \$1 Million for any change orders or unknown projects. Mr. Hartye added that in the past contingency was added to each project of about 15%. That ended up being several million dollars each year that was not used. The \$1 Million contingency is enough even though it is a small percentage of the total. Mr. Carson stated that all of the information presented in this meeting is available on the MSD Website.

MSD's CIP Program is planned out 10 years or more in the future and is a very large CIP Program with an estimate of \$610.7 Million. The majority of which is associated with the Treatment Plant and Pump Stations. Since consolidation in 1990, MSD has expended

approximately \$502 Million. MSD now serves a little over 205,500 people via 59,000 customer accounts. The service district is about 264 square miles. MSD currently owns and maintains 1,155 miles of sewer lines, 34,643 manholes and 39 pump stations and continues to grow. System growth in the last 10 years is at approximately 1.4% annually in customer accounts and approximately 37,000 LF, or 7 miles, is added to the system on average each year. MSD does not expand it's own system and this is all developer driven.

MSD's pipe network consists of 245 miles of small diameter (6") pipe; 825 miles of sewer mains and small interceptors (8"-21'); and 81 miles of large interceptors (24"-66"). A lot of this infrastructure was built in the 1920's and 1930's. MSD is always replacing pipes and maintains a very aggressive CIP Program. MSD has a goal of rehabilitating 40,000 LF of pipe every single year. About 15,000 LF of that is performed by System Services in-house crews. The other 25,000 LF is contracted out. From consolidation in 1990 until now, MSD has replaced or rehabilitated about 1.4 million LF of pipe, which equates to 267.6 miles. At the time of consolidation MSD inherited over 800 miles of sewer lines. Since that time, MSD has replaced about 30% of the inherited system, or a little less than 1% per year. Of the approximate \$500 million MSD has spent since consolidation, \$427 million of that has been dedicated just to the collection system. Mr. Carson presented a graph of sanitary sewer overflows over the years and stated that closer to the beginning of consolidation there were hundreds of SSO's and last year there were 25. This is a testament to the investments made in MSD's collection system.

Mr. Carson then discussed how CIP projects are identified and prioritized. MSD Staff are out in the field every day CCTV'ing and cleaning lines and responding to customer service requests. Staff then turns in various projects to the Engineering Division. Projects are then prioritized and scheduled according to their pipe ratings. Pipe rating includes the following aspects: SSO and overflow history, structural condition, customer service requests, monitoring schedule by MSD Staff and proximity to streams and waterways. These projects are then assigned a value from 0 to 100 with 100 having a greater consequence if it failed and a greater likelihood of failure. The higher pipe rated projects get constructed ahead of those with a lower pipe rating. Mr. Carson presented a graph showing the 10-year CIP Projects prioritized by pipe rating with the projects.

MSD In-house rehabilitation has 20 projects completed in FY 23-24 out of 28 total projects. Mr. Carson presented maps and before and after pictures of In-house Rehabilitation Projects completed this fiscal year and explained some of the difficulties. The Stuyvesant Road project is located in Biltmore Forest and was completed in November of 2023. The project consisted of replacing approximately 750 LF of pipe with new 8" DIP, followed by asphalt trench restoration in the roadway. This was a joint venture with the Town of Biltmore Forest. The Town intends to replace 3,200 LF of the existing storm drainage system in this same area soon. The NCDOT I-26 Project was an old force main which was converted to a gravity system. This is located in Fletcher along US25-Asheville Highway at Exit 44. The work was coordinated with the I-26 project being performed by the NCDOT. MSD in-house crews converted approximately 700 LF of existing sewer force main (previously serving Naples pump station) to a gravity system now served by the Mud Creek Interceptor Ph. II project. This project was completed in March of 2024.

Mr. Carson then presented maps and before and after construction pictures of rehabilitation projects contracted out over this past fiscal year. The Cherokee Road project is located off of

Charlotte Street, south of the Grove Park Inn and consisted of replacing about 1,960 LF of 6-inch and 8-inch VCP that was in poor condition and has had numerous SSO's. This project is almost complete. Terry Brothers Construction Company was awarded the contract in the amount of \$704,000.00. This project has been difficult all around. It is located in Asheville's Albemarle Park Historic District and many of the streets were built with brick pavers. Also, Cherokee Road is lined with treasure trees, large diameter Ash Trees which have been threatened by the emerald ash borer, so we had to contend with not injuring those trees. The sewer pipe was installed in about 1906 and during this project, we realized it was not installed in a straight line. There were a lot of utility conflicts, including gas lines. There were numerous contentious property owners on this project but there were no condemnations. A lot of the brick pavers had been paved over. Darin Prosser, MSD's In-house Engineer and Project Manager for this project, had numerous meetings with the City's Historic Preservation office. If MSD were to dig through Cherokee Street, they were going to require us to remove the brick pavers, clean them up and replace them without asphalt which was a very tedious, laborious process. MSD elected to replace some of pipe via pipe bursting in lieu of a traditional dig and replace. There were a variety of pipe installations used on this project including Cured-In-Place (CIPP Lining), Pipe Bursting and Dig and Replace. Mr. Carson presented videos and explained these processes. The Christian Creek Interceptor Project is located in East Asheville and has been going on since March, 2022. This is the largest gravity job that MSD has had in quite some time at over 12,000 LF. The existing pipe was 8-inch clay and serves a large area, so it was quite undersized. This system has been upgraded to 12-inch, 16-inch and 18-inch pipe. This is an ongoing project and MSD hopes for completion in a few months. Buckeye Bridge LLC is the contractor, and this is a \$7.4 Million contract. There have been four bores on this project which are under NCDOT roads (two of which are under I-40) and two bores under Norfolk Southern Railroad train tracks. Mr. Carson stated that paving will occur in May of this year and also mentioned that last fiscal year MSD spent \$1.9 Million on asphalt paving.

Mr. Carson then presented maps and pictures of contracted projects to be completed in FY24-25 and beyond. The Joyner Avenue @ Amboy Road Project is located in Asheville, adjacent to the Cultivate Climbing gym on Amboy Road. About 3 years ago MSD identified this line on its 10-yr CIP knowing that it had minimal coverage and was located in a ravine that had experienced storm water erosion. In January, a large rain event washed the pipe out and a repair cannot be made in that location due to the magnitude of erosion. This pipe will be re-routed to the west on Joyner Avenue. Due to the emergency condition of the pipe, Staff expedited survey and design and it has already been bid out. Portions of the project will be done this fiscal year, but the majority will be done next fiscal year. There is currently a bypass around the area with 8-inch PVC pipe and work should be starting within the next month. The Sand Hill Road @ Baker Place project is located in West Asheville, adjacent to Trinity Baptist Church and consists of almost 1,600 LF of 6-inch clay pipe replacement. The line has multiple structural problems and access issues due to being underneath several houses. The total project cost is approximately \$940,000.00. The Sweeten Creek @ Buck Shoals Road project is located south in the Royal Pines area. It includes replacement of approximately 790 LF of 6-inch VCP which is in poor condition, is undersized, and has experienced numerous SSO's. The total cost of this project is approximately \$519,000.00. The Elk Mountain Place project is located in Woodfin and is MSD's largest gravity line project for the upcoming fiscal year, consisting of replacing approximately 4,100 LF of 6-inch clay pipe with 8-inch DIP. This line has had a lot of SSO's over the past decade. The total cost of this project is approximately \$1.74 Million.



The Weaverville Pump Station Replacement Project is also coming up in FY24-25. CDM is the project consultant assisting MSD on this project. This pump station was originally constructed in the 1980's and has undergone a couple of capacity upgrades. The current capacity is 2.8 MGD. Including all of the development allocations that have been given out for that station, the current demand is 3.1 MGD. When allocations exceed capacity, it triggers a DEQ requirement for MSD to include either an upgrade or a replacement in our CIP, which is what we are doing with this project. The new station is sized for 50-year flow projections and wet weather events. There will also be approximately 18,000 LF of 24-inch force main replaced. Haren Construction Company was awarded the project in the amount of \$20.9 Million. The total project cost is over \$24 Million. In the near term the pump station will be constructed as 5 MGD but will be expandable to 6 MGD. The 6 MGD is the flow projected for 2070. The pump station will be built beside the existing station, which will be demolished once the new station and force main is complete. Unlike the current system, this new station will pump directly to the Treatment Plant. There is a 30" aerial creek crossing that will be re-laid beneath Reems Creek. There are 30 easements to be acquired for this project, which is about half complete and should be wrapped up in August. MSD is now in an administrative period with the contractor which allows them to review shop drawings and order materials and equipment which have long lead times. By the time right of way acquisition is complete, we will have the needed equipment ready to hit the ground running.

The Carrier Bridge Pump Station Replacement Project is located at the confluence of the French Broad and Swannanoa River, next to the French Broad River Park in the Amboy Road area. This is MSD's largest pump station with a current capacity of 22 MGD. It was originally constructed in 1966 and serves a very large part of MSD's total service area including a lot of west Buncombe County, all of south Asheville and northern Henderson County. This station will be replaced with a 40 MGD station to accommodate a 50-year planning horizon. Approximately 4-5 years ago MSD purchased a piece of property from Duke Energy adjacent to the current pump station which is where the new station will be located. HDR is the design consultant for this project, design is currently underway and is anticipated to be 90% complete by this summer. Construction is anticipated for Fall of 2025. The total construction project cost is estimated at \$80 Million. Since this project is located close to City parks, greenways and the French Broad River Park, the pump station will be totally enclosed and will have a carbon odor control system. There will also be large diameter (60-inch) inlet piping. During this project, the existing 54-inch interceptor on the east side of the river will be rehabilitated with CIPP lining. The project will include two open cuts of the French Broad River, one upstream across from Carrier Park and another just north of the pump station. Both have been approved by NCDEQ and the Army Corps of Engineers. These open cuts across the river will be performed using cofferdams and allow the pump station to be constructed at a more shallow depth. Mr. Carson presented slides and explained this process.

The Swannanoa Equalization Tank Project is a future project. The "EQ tank" is a large tank that helps mitigate surcharging in the system. In a large rain event, the interceptors fill up and sometimes cause surcharging of the manholes and on some occasions, they overflow because there is not enough capacity. This tank allows some of the water to be withdrawn from the interceptors, contain it until the storm waters recede, and then it is reintroduced into the system. Ultimately, this tank helps control wet weather events and reduce SSO's. This tank has a storage capacity of approximately 8 MG and is 200' in diameter. Some of the components include an EQ pump station, tank washdown and odor control system. At least 5 acres is

needed and it needs to be located next to the river and interceptor. Initially, MSD shortlisted 3 potential sites for this tank. Resources have been exhausted on 2 of those sites. Currently, Staff is having conversations with the City regarding a site near the JBL Soccer Complex off of Azalea Road in East Asheville. There will be more information coming on this project in the future.

Mr. Carson reported that anyone may, at any time, go onto MSD's GIS site and see any of the Collection System Projects and CIP Projects at <https://geo.msdbc.org/msdqisviewer/>.

Mr. Carson then reported on projects ongoing or completed this past year at the Water Reclamation Facility. The plant is permitted for 40 mgd and last fiscal year we treated about 21 mgd. Our wastewater biological treatment system is considered "attached growth". Microorganisms grow on the surface of Rotating Biological Contactors (RBC's). The RBCs provide over 400 acres of surface area for these microorganisms to grow on. Essentially, what we are doing replicates what would be done in nature, just in a much smaller footprint. MSD has a Fluidized Bed Incinerator for solids disposal. MSD's is one of four incinerators in the State of North Carolina. MSD is permitted to burn 3,300 pounds per hour or about 40 tons of solids per day.

The Solids Handling Preliminary Engineering Report (PER) is a project underway at the treatment plant. Solids Handling processes are unit processes that enable reduction of the volume of solids generated during wastewater treatment and also stabilization and disposal of them. The processes at MSD's treatment plant are specifically sludge thickening, dewatering (belt filter press) and disposal (incinerator). Hazen & Sawyer is helping with this PER which is expected to be complete this coming Fall. These solids handling processes at the plant are old nearing the end of their service life and they don't have the capacity to support future growth. There is \$86 Million budgeted for Solids Handling Improvements in the 10-year plan. Mr. Carson presented pictures and explained the Gravity Thickeners, Belt Filter Presses and Fluidizing Bed Incinerator. There are 2 Gravity Thickeners which are about 40 years old. Waste sludge is pumped to the thickeners from the clarifiers and disk filter system and the sludge is thickened by gravity settling. Thickened solids are then pumped to the Belt Filter Presses which are devices that help dewater the sludge prior to being burned in the incinerator. The Fluidizing Bed Incinerator is about 32 years old and has undergone multiple rebuilds and upgrades. There is another internal rebuild planned for the Incinerator in early 2026. The order for the materials has already been made and it takes about a year to fabricate.

The Incinerator Heat Exchanger Replacement project was completed a few weeks ago. This was a very expensive unit at a cost of approximately \$1.1 Million just for the piece of equipment. Mr. Carson explained how the heat exchanger works and showed photos of the replacement project. He stated that the preheat burner fuel skid was another piece of equipment replaced during the shutdown period in early April.

The Biological Treatment Replacement project is the final project to report on. This project is being driven by a new NPDES regulatory requirement for ammonia removal. At this time, we do not have an ammonia compliance level but one will be implemented in 2037. Also, the RBCs are 34 years old and are nearing the end of their service life. They are not designed to remove ammonia to the extent that we will have to comply with. The total budget for this project is currently \$229 Million. The project is in a preliminary engineering report phase with Hazen & Sawyer who are evaluating future flow projections, and future BOD and suspended solids load

projections coming into the plant. They are also doing a condition assessment of existing infrastructure to determine what can be reused for this project during construction in 2030-2037. Hazen & Sawyer is also evaluating treatment technologies that can replace the RBC's and enable us to get to the 8.5 mg/L ammonia level that we will have to meet in 2037. Hazen & Sawyer will also assist with preliminary permitting, constructability, and maintenance of plant operations. There is an extremely tight footprint at the plant, and we have to remain in compliance and continue to keep the wastewater flowing during the entire project. Mr. Carson presented a schedule outlining the procedures for this project from FY24-FY37.

Mr. Carson reported that over the past 25 years just over \$75 Million has been spent at the treatment plant. Over the next 10 years MSD intends to spend approximately \$219 Million with the majority of that coming from the Biological Treatment Replacement and Solids Handling.

Mr. Carson then reviewed the financial aspects of the Capital Improvement Program. MSD operates a balanced budget, all revenue that comes in goes out as expenditures. The current FY23-24 total estimated budgeted revenue is \$56.5 Million and estimated expenditures are also at \$56.5 Million. Approximately two-thirds of all expenditures are project related.

Mr. Ashley asked how all of this will affect user rates. MSD anticipates 5% increases per year for the next 10 years.

There were no further comments or questions.

### 3. Capital Improvement Program Priorities & Review of the Ten-Year CIP Document

Mr. Carson presented the CIP Priorities and a review of the Ten-Year CIP.

This full budget document, with detailed information for each project, is posted on the main page of the District's website at [www.msdbc.org/cip/php](http://www.msdbc.org/cip/php).

There are 100 projects in the 10-year CIP in the six different areas. Staff is proposing \$422,392 for 7 Interceptor and Wet Weather projects; \$9,348,195 for 67 General Sewer Rehabilitation projects; \$74,000 for 3 Private Sewer Rehabilitation projects; \$23,043,287 for 21 Treatment Plant, Pump Station and General Capital Improvement projects; \$3,404,838 for Design, Right of Way and Construction Management Expenses; \$183,000 for Developer Reimbursements. The subtotal for the proposed budget for FY24-25 is \$36,475,712. A flat contingency of \$1,000,000 is proposed. This brings the total proposed CIP Budget for FY24-25 to \$37,475,712 and is the amount for which staff is seeking this Committee's endorsement, in addition to endorsement of the proposed 10-Year CIP.

Mr. Pennington moved to approve Staff's recommendation of Endorsement of the CIP Budget for FY 24-25 in the total amount of \$37,475,712 and the 10-Year CIP. Mr. Watts seconded. Voice vote was unanimous.

Mr. Carson thanked Shaun Armistead, Brendan Davey, Tim Hensley and Darin Prosser, MSD's Engineers/Project Managers; Angel Banks, Right of Way Manager; Wesley Banner, up-coming Right of Way Manager; Cheryl Rice and the Finance Department; Pam Nolan and Daniel Marsh.

There was no further business or discussion. The meeting was adjourned at 10:13 a.m.

# Finance Committee Minutes

## May 2, 2024

### Call to Order

The Finance Committee of the Metropolitan Sewerage District met in the Boardroom of the Administration Building on Monday, May 2, 2024. Chairman Kelly presided and called the meeting to order at 9:00 am with the following members present; Sheila Franklin, Al Whitesides, Nathan Pennington, Jackie Bryson, Gwen Wisler, and Esther Manheimer.

Others present were Jerry Vebaun, Board Chair; Thomas Hartye, General Manager; Billy Clarke, Board Legal Counsel; Scott Powell, Director of Finance; and other MSD staff.

### 1. Third Quarter Budget to Actual Review

Scott Powell started with a PowerPoint presentation of the Third Quarter Budget to Actual. Both domestic revenue and industrial revenue are above budgeted expectations. Facility Fees are higher due to receiving unanticipated revenue from various developers. Interest and Miscellaneous income are above expectations due to higher short-term interest rates above what was anticipated. Operation and Maintenance expenditures and Capital Projects expenditures are below budgeted expectations due to low chemical use with the high-rate treatment process and hydro generated electricity. Bond and principal interest are at 97%, which reflect principal and semi-annual interest payments. Capital equipment expenditures are at 95%. Year-end projections are in line with or better than budget expectations for domestic, industrial revenue, and facility fees. Operation and Maintenance expenditures will be in line or slightly below budget. CIP expenditures are on target for budgeted amounts.

### 2. FY2025 Proposed Budget

Mr. Powell continued with highlights of the FY2025 Proposed Budget. The Operations and Maintenance budget is \$21.8 million, CIP \$37.5 million, Capital Equipment Replacement \$1.3 million, and Debt Service \$8.7 million for a total of approximately \$69 million.

Operations & Maintenance budget includes an 5.6% increase in salaries and benefits with a total budget impact of \$809,093. This includes a 3.7% COLA salary increase for all employees, a living wage adjustment for lower-level employees, self-insurance funding, GASB 45/75 OPEB funding, unemployment compensation funding, and a state mandated increase in North Carolina Retirement funding of 5.8%. Materials, Supplies, and Services include a 2.5% increase of \$221,934. The increase is to address regulatory and operational needs. Ms. Wisler inquired as to the nature of the District's living wage adjustment. Mr. Hartye responded that in Buncombe County the living wage is \$22.10. He also stated that North Carolina's living wage is \$21.56. Staff and management looked at employees who were below the aforementioned living wages. Adjustments will be made to these employees with salary compression in mind.

# Finance Committee Minutes

## May 2, 2024

Finance Chairman Kelly had a general question as to the use of facility fee revenue in excess of budgeted amounts. Mr. Powell stated that excess amounts go into reserves and would be used in future CIP. This has a direct impact on the amount of debt that would be required to fund the capital improvement plan in future budget years. For FY2025, the budget includes \$3 million for facility fees.

Mr. Powell next discussed information on Personnel Growth and Trends in Health Care Cost. Personnel Growth has trended downward since 2001 with current staffing holding steady at 152 employees. There will be one new position being added for FY2025, increasing the total number of positions to 153. This position will be in the Industrial Waste group and will be part of the grease trap inspection program. There has been an increasing number of restaurants that require these types of inspections, and we currently only have one inspector. Ms. Manheimer inquired as to the drop in staffing since 2001. Mr. Hartye stated that there were some staffing changes that year and as staff retired, many positions are re-engineered to better meet the needs of the District. Mr. Powell continued with current health care cost trend and stated that due to the current renewal he is requesting that funding should stay at FY2024 levels.

Ms. Wisler asked the question as to the cost saving related to in-house versus contracted construction. Mr. Powell stated after conversing with the engineering department and the in-house construction department the District saves approximately 50% on a linear foot perspective. Currently, it cost approximately \$375 to rehab a linear foot of pipe. He further stated that state statute limits the use of internal forces to projects with less than \$200,000 in labor cost and a total cost of \$500,000. Mr. Hartye added that having an in-house construction department along with our engineering department ensures a quick response time to emergencies as they occur.

The FY2025 proposed Capital Improvement Program budget is \$37.48 million. Major Capital Improvement projects for FY2025 are \$15.9 million on Weaverville Pump Station, \$1.5 million on Elk Mountain Place, \$1.5 million on Intermediate Clarifier Effluent Trough Rehab, and \$1.2 million on Incinerator Rehabilitation.

Capital Equipment Replacement includes Operations & Maintenance at \$162,825; Fleet Replacement requests at \$716,432; Pump Station Replacement at \$107,500, and Water Reclamation Facility \$303,500. Fleet replacement includes a CCTV-Van expected to cost approximately \$400,000.

The District's debt composition as of June 30, 2024 will be \$76 million in total, with 76% (\$58.03 million) in traditional fixed income, and 24% (\$18.36 million) in synthetic fixed debt. Mr. Powell noted we are at the same level of debt we were at 20 years ago. FY2025 debt service is \$8.69 million, which consists of \$5.8 million in principal and \$2.87 million for interest.

# Finance Committee Minutes

## May 2, 2024

Proposed Expenditures for FY2025 are expected to be \$69.2 million. Approximately two-thirds of expenditures are related to the CIP Program - Construction Projects at \$37.5 million (54.1%) and Debt Service at \$8.7 million (12.6%). Roughly a third of the budget pertains to Operations at \$21.8 million (31.4%) and Capital Equipment at \$1.3 million (1.9%).

Mr. Powell continued his presentation discussing Revenue Highlights. We anticipate a 0.75% growth in residential users, 0.75% growth in domestic consumption, facility and tap fees are projected at \$3.3 million (5.1%), \$3 million in facility fees, \$300,000 in tap fees, and a 4.0% rate of return. To maintain a balanced budget, proposed revenues of \$69.2 million are made up of \$44.3 million (64.0%) in domestic user fees, \$3.5 million (5.1%) in industrial user fees, \$14 million (20.3%) other sources and uses, and \$4 million (5.8%) in interest and miscellaneous.

### 3. Business Plan

The Business Plan is a long-term (ten-year) plan for projected sewer rates and revenues, operating expenses, CIP needs, and debt coverage ratio. Staff uses the District's master plan objectives, regulatory requirements, liquidity and debt service requirements, the CPI, and other indexes to decide on the level incremental sewer rate increases and equalize the rates over the 10-year period. Budget assumptions used include 0.75% growth in residential users, 0.75% increase in domestic consumption, facility and tap fees budgeted at \$3.3 million, and a 4.0% rate of return on investments in the current year.

For reference, Mr. Powell noted funding of the CIP for the last 10 years has been 86% Pay as You Go and 14% Debt Issuance.

In the next ten years, the District will be investing \$610.7 million into its infrastructure at a ratio of 48% Pay as You Go and 52% Debt Issuance. Over the 20-year period, this aligns with our goal to maintain a 50/50 mixture of Pay as You Go to Debt Issuance. Due to the nature of upcoming regulatory requirements as well as the end of the useful life of the Wastewater Treatment Plant (WWTP), heavy investment in the WWTP will be required through issuing debt and/or raising rates. To modulate rate increases, issuing debt enables generational sharing of the system costs allowing the rate increases to be gradual vs. sudden. The current 10-year CIP is \$610.7 million. Last year at this time, the 10-year projected CIP was \$532 million. Most of this increase is due to investment required at the WWTP.

Mr. Pennington asked if the investment is PFAS and or ammonia related. Mr. Hartye confirms that it is mainly ammonia but adds that the RBCs are at the end of their useful life and there are multiple factors at play with that replacement. The lay of the land with rock and hillside and keeping the plant operational while construction is underway will add to the costs. Ms. Wisler asked if there is a way to delineate specifically how rate increases pay for specific projects, i.e. unfunded mandate/regulatory requirements vs. other projects. Mr. Hartye noted that while, yes, most projects at the plant are driven by regulatory

# Finance Committee Minutes

## May 2, 2024

requirements; the RBCs have reached the end of their useful life and must be replaced in order to keep the plant functioning with the expectations of future requirements. The regulatory mandate has been extended from 2030 to 2037, allowing MSD to keep rate increases consistent and low, rather than having a huge increase in rates to target a specific project. Mr. Clarke also noted regarding other municipal units (i.e Atlanta and Knoxville) who have exorbitantly high average monthly bills as a direct result of ignoring capital needs over time.

Cost reduction measures and value engineering have resulted in Incinerator Rehabilitation Projects to move out \$80 million replacement, river crossing via open cut to shallow up Carrier Bridge replacement, regulatory negotiations and a phased approach to Treatment Plant Improvements to move out \$230 million RBC Upgrade. Total Operations and Maintenance expenditures have averaged 4.1% annually over the last 10 years, of which 60% is salary driven. Materials, supplies, and service expenditures have averaged 2.8% annually over the last 10 years.

The District expects steady slow growth in user charges. System development fees are projected conservatively due to changing economic cycles as it has a direct impact on rates going forward. Additionally, the District's business plan projects four debt issuances over the course of the next 10 years with Debt coverage ratios meeting our 1.5% target rate. Additionally, interest rates on the future debt issuances are conservatively projected at 4.5% to 5%.

#### 4. Rate Information

Mr. Powell continued stating the District uses NACWA as an information source because they give average monthly bills, including both flow and maintenance costs. Based on data for EPA Region IV – Southeast, the District's average monthly residential bill compares favorably. Additionally, the District's average monthly bill compares favorably to other North Carolina AA and AAA sewer providers.

Staff recommend no increase in our Sewer System Development Fee. Staff also recommends a 5% increase in the Domestic Flow Rate and Base Meter Charge; this would be a \$1.76 increase in average single-family monthly bill (\$21.12/year) bringing the average bill from \$35.83 to \$37.59.

The District's proposed rate increase is to provide funding for the CIP Program, maintain favorable debt service ratio to minimize future interest expense, and to keep rate increases small and uniform per industry standards and previous District Board directions.

In closing, Mr. Powell gave special thanks to Division Heads and respective staff, his finance team, and Jody Germaine, Budget Analyst.

# Finance Committee Minutes

## May 2, 2024

### Recommendation for Proposed FY2025 Budget and Schedule of Rates & Fees for FY2025

Following Mr. Powell's presentation, the floor was opened to questions or comments. With no further questions, Mr. Powell directed the Committee's attention to the two action items on the agenda, The Proposed Budget/ Budget Resolution for FY2025 and the Proposed Schedule of Rates and Fees for FY2025. Chairman Kelly calls for any additional questions or comments. Chairman Kelly deferred to board counsel if the two resolutions can be handled with one vote, due to the nature of the Committee's advice to the full Board being purely recommendatory. Mr. Clarke agreed that one vote would be sufficient. Chairman Kelly recommended to the full board the proposed FY2025 Budget/Budget Resolution and proposed FY2025 Schedule Rates and Fees. Nathan Pennington seconds. With no further discussion, the motion was carried unanimously.

### Adjournment

With no further discussion, Chairman Kelly called for adjournment at 9:42 am.





## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: May 09, 2024  
SUBJECT: Report from the General Manager

- FY 2025 Preliminary Budget

The proposed FY 2025 Preliminary Budget of \$69.22 Million will be presented which includes \$37.5 Million in Construction along with a \$21.8 Million Operating Budget and \$8.7 Million in Debt payments. The proposed Sewer Rate increase is 5.0% as required by our business plan to fund the \$610 Million ten-year Capital Improvement Plan (CIP).

- Kudos

- Mr. Smith from Meyers Ave. called to compliment the crew working on the Lilac Street job. He said the crew did a great job and that MSD should be proud to have these people working for us. Thanks to Billy Cantrell, McKinley Hensley, Gilbert Karn, Jimmy Brooks, Ronnie Buckner, and Jake Seymour.
- MSD's annual comprehensive financial report for FY2023 has met the requirements to be awarded the certificate of achievement for excellence by the GFOA. Much thanks to Scott Powell and Jody Germaine.

- Manhole Trivia

Attached is an article in AC-T about MSD's manhole covers.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be held on June 12<sup>th</sup> at 2 pm. The May Right of Way Committee meeting is cancelled. The next Right of Way Committee meeting will be held on June 26<sup>th</sup> at 9am.



# MOUNTAINS

## Who makes decorative manhole covers?



### Answer Woman

Tiana Kennell  
Asheville Citizen Times

ASHEVILLE – A reader asks about the image imprinted on the city's manhole covers. Have other questions for our staff? Email Executive Editor Karen Chávez at [KChavez@citizentimes.com](mailto:KChavez@citizentimes.com) and your question could appear in an upcoming column.

**Question:** "I was recently walking along the river on a beautiful afternoon when I came across one of the beautiful manhole covers depicting our area with the river, mountains and the sky. They are part of the Metropolitan Sewerage District. Where is the foundry that makes these? How many are in the metropolitan sewerage district? What percentage of the total number of manhole covers do these represent? How much do they each cost and how does it compare to a manhole covers without the decoration?"

**Answer:** The logo design is a functional and artistic choice for the Metropolitan Sewerage District of Buncombe County and its service area.

Hunter Carson, engineering director, said MSD owns and operates the collection system and wastewater treatment plant for Buncombe County and parts of northern Henderson County.

Carson said, that in 2010, MSD's logo became a part of the manhole cover design.

"The manhole cover promotes the beauty of our environment, showing the mountains and the river," Carson said. "There's also a logo on the bottom, 'aqua salubris' which means 'healthy water.' We're advocates of the environment and clean water bodies in our area. That is our main mission — to improve water quality in the French Broad River basin."

Michael Stamey, construction director for the Metropolitan Sewerage District, a non-profit, publicly owned utility created and established in 1962 by the North Carolina State Stream Sanitation Committee, said the logo helps to identify MSD's manholes so the agency can be contacted sooner and directly if there is an issue.

Stamey said he's seen other municipalities with different designed covers representing their area and the images vary from town to town.

Carson said an estimated 34,600 sewer manhole covers are in the MSD of Buncombe County's district.

Stamey said an estimated 5,000 logo manhole covers have been installed since 2010.

Stamey said MSD only allows the logo manhole frame cover — plain covers are not an option.

East Jordan Iron Works based in East Jordan, Michigan and U.S. Foundry, headquartered in Medley, Florida, manufactures the manhole covers.

The cast-iron covers are 24 inches in diameter, weigh about 80 pounds and cost an estimated \$450 each — or approximately \$1,200, including the purchase and installation labor.

Carson said most of the manhole covers in the area remain the former, generic checkered-plated cast-iron lids, which reads "sanitary sewer," because, in 1990, MSD inherited the bulk of the system that it oversees



One of the Metropolitan Sewerage District of Buncombe County's current manhole covers is installed in a roadway in its sewer system.

PROVIDED BY METROPOLITAN SEWERAGE DISTRICT



An aged manhole cover was installed before the Metropolitan Sewerage District of Buncombe County introduced newer covers with its logo design in 2010.

PROVIDED BY METROPOLITAN SEWERAGE DISTRICT



An older manhole cover before the Metropolitan Sewerage District of Buncombe County began to roll out covers with the logo design in 2010.

PROVIDED BY METROPOLITAN SEWERAGE DISTRICT



A painted version of the Metropolitan Sewerage District of Buncombe County's logo-designed manhole cover that is for display only.

PROVIDED BY METROPOLITAN SEWERAGE DISTRICT

today from other districts.

The older lids are replaced with newer covers if they are damaged or allow rainwater to enter the sewer system.

"We operate a pretty aggressive capital improvement program here so we're always out replacing sewer lines. We replace about 40,000 linear feet of pipe in our system every year," Carson said. "Our ultimate mission is to improve water quality by reducing releases of wastewater out into the environment. The mission is to contain wastewater, transport it, convey it to the treatment plant without any overflows, properly treat it and discharge it back into the French Broad River."

Currently, MSD is running a Christian Creek Interceptor Project in East Asheville and will soon begin a project on Joyner Avenue, which runs parallel to Am-

boy Road, behind Cultivate Climbing, Carson said.

MSD employs two in-house construction crews and contracts companies for capital improvement projects, emergency repairs, installing new service taps and other projects.

Residents may report sewer system issues to MSD at 828-255-0061.

Tiana Kennell is the food and dining reporter for the Asheville Citizen Times, part of the USA Today Network. Email her at [tkennell@citizentimes.com](mailto:tkennell@citizentimes.com) or follow her on Instagram @PrincessOfPage. Please support this type of journalism with a subscription to the Citizen Times.



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Palisades at Reems Creek Sewer Extension, MSD Project No. 2020066

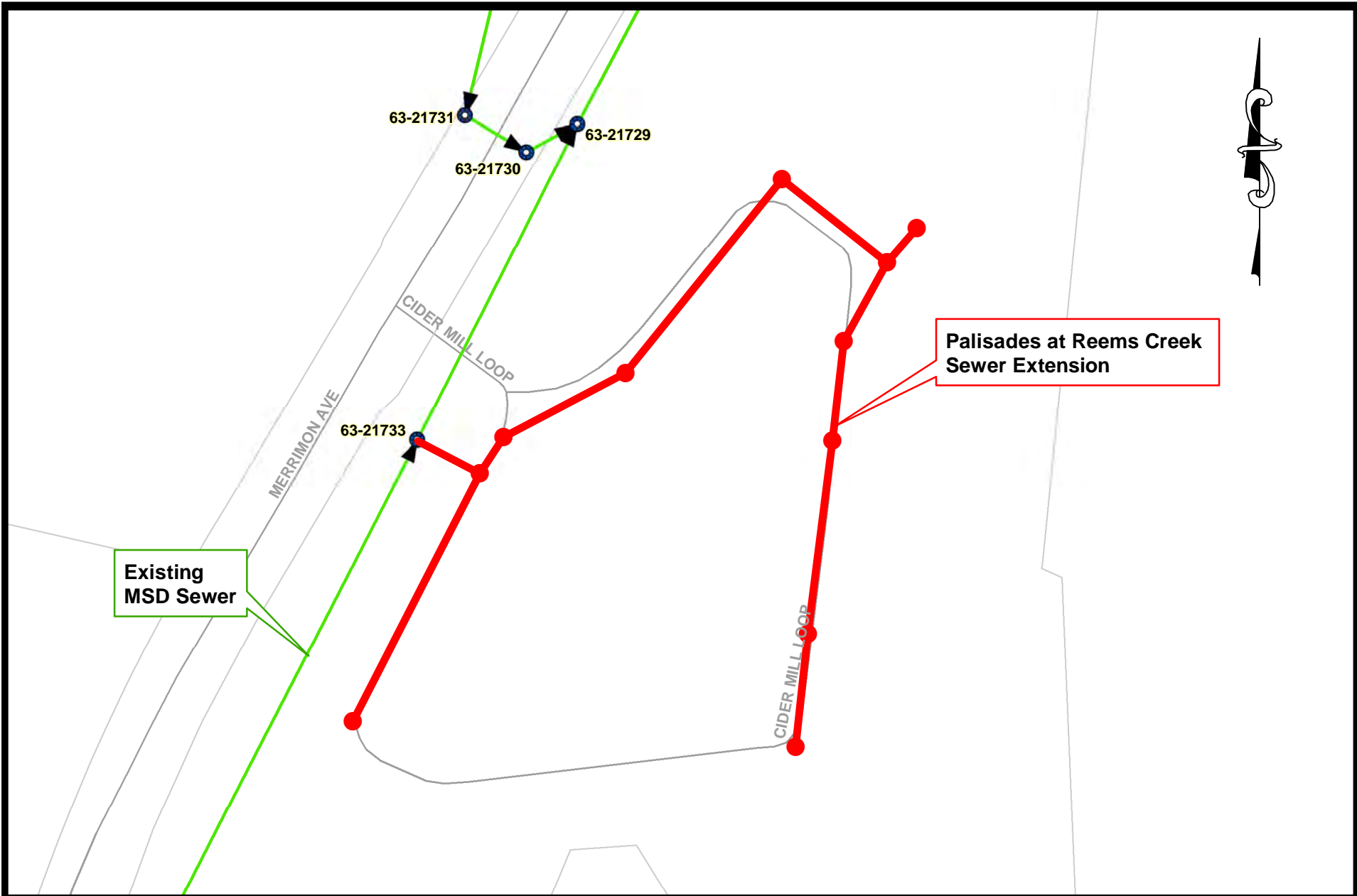
**BACKGROUND:** This project is located inside the District boundary off Merrimon Avenue in the Town of Weaverville. The developer of the project is William Ratchford of Southwood Realty Company.

The project included extending approximately 1,040 linear feet of 8-inch public gravity sewer to serve the Multi-Family Residential Development.

A wastewater allocation was issued in the amount of 24,120 GPD for the 132 Apartments for the residential development. The estimated cost of the sewer construction is \$141,328.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Palisades at Reems Creek Sewer Extension  
MSD Project # 2020066**

Metropolitan Sewerage District of Buncombe County

05/02/2024

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Porter Road Subdivision Sewer Extension, MSD Project No. 2019022

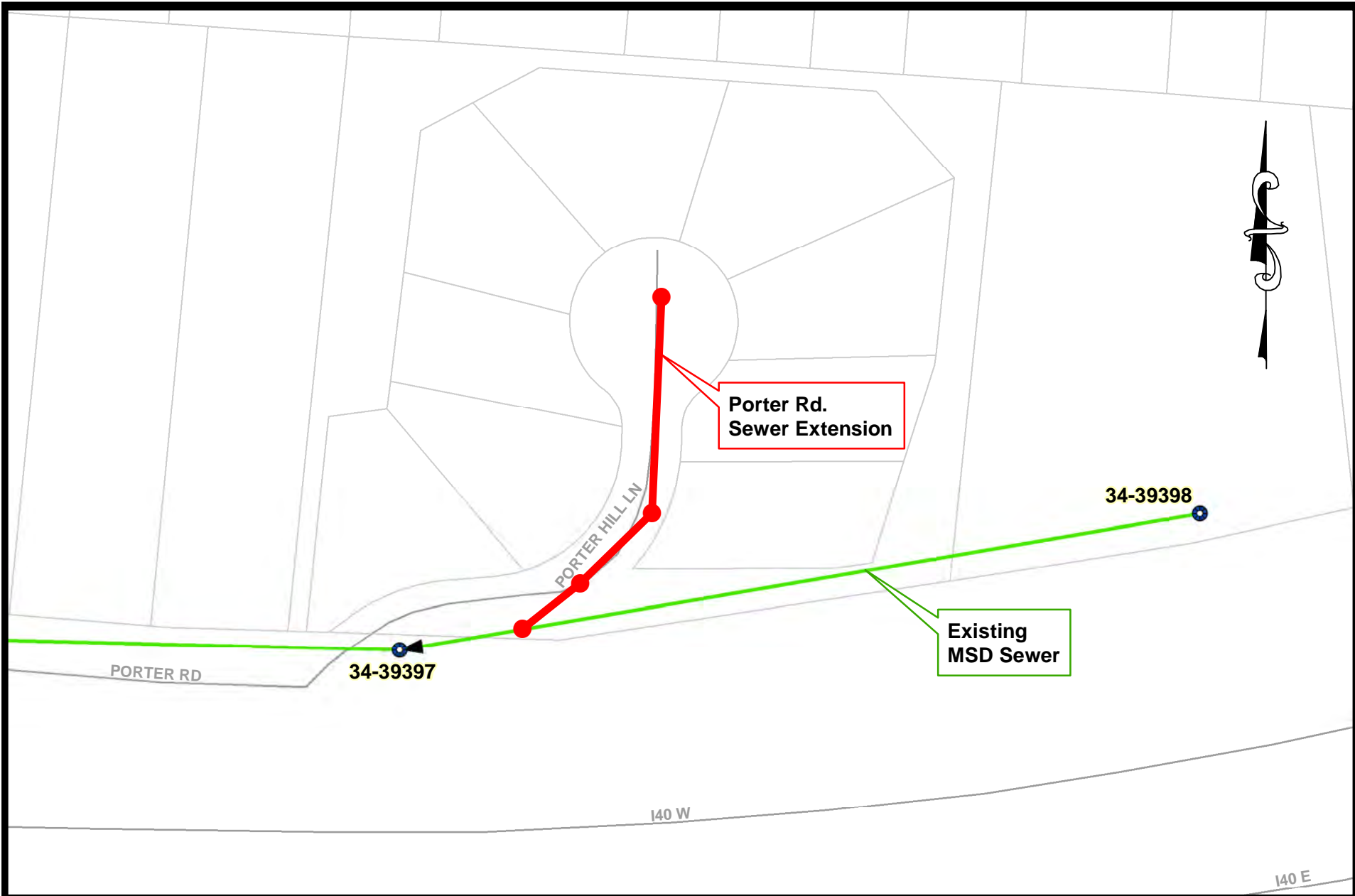
**BACKGROUND:** This project is located inside the District boundary off Porter Road in the City of Asheville. The developer of the project is Dana Cure of Porter Hill, LLC/ Twilight Developments, Inc.

The project included extending approximately 210 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 2,700 GPD for the nine (9) Homes in the residential development. The estimated cost of the sewer construction is \$159,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Porter Rd. Sewer Extension  
MSD Project # 2019022**

Metropolitan Sewerage District of Buncombe County

05/02/2024

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

Meeting Date: May 15, 2024  
 Submitted By: Thomas E. Hartye, PE., General Manager  
 Prepared By: W. Scott Powell, CLGFO, Director of Finance  
 Cheryl Rice, Accounting Manager  
 Subject: Cash Commitment/Investment Report-Month Ended March 31, 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 March 31, 2024 were \$94,354,772. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.984%. 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 March 31, 2024 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of March 31, 2024 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$55,506,794.

Total Cash & Investments as of 02/29/2024		93,354,772
Less:		
Budgeted commitments (required to pay remaining FY24 budgeted expenditures from unrestricted cash		
Construction Funds	(13,463,260)	
Operations & Maintenance Fund	<u>(7,530,908)</u>	
		(20,994,168)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(84,500)	
FY24 Principal & Interest Due	<u>(7,161,321)</u>	
		(7,245,821)
District Reserve Funds		
Fleet Replacement	(1,495,923)	
Pump Replacement	(194,581)	
WWTP Replacement	(288,999)	
Maintenance Reserve	<u>(1,287,729)</u>	
		(3,267,232)
District Insurance Funds		
General Liability	(523,160)	
Worker's Compensation	(524,141)	
Post-Retirement Benefit	(2,817,243)	
Self-Funded Employee Medical	<u>(3,476,213)</u>	
		<u>(7,340,757)</u>
Designated for Capital Outlay		<u>55,506,794</u>

Meeting Date: May 15, 2024

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

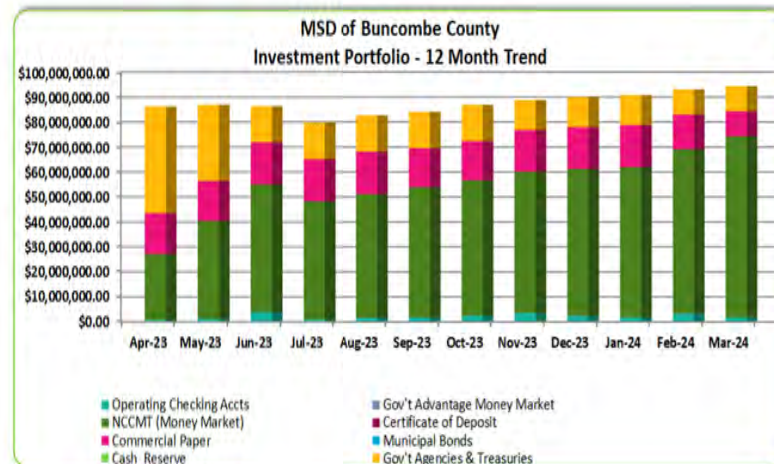
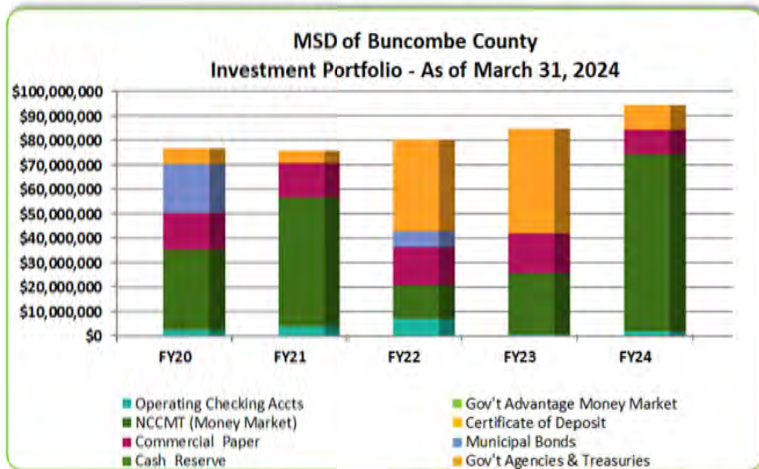
Person responsible:

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	\$ -		\$ 84,500			\$ -	\$ -		\$ 84,500
Held by MSD	1,847,717	46,705	72,345,949	-	9,988,665	-		10,041,236	94,270,272
	\$ 1,847,717	\$ 46,705	\$ 72,430,449	\$ -	\$ 9,988,665	\$ -	\$ -	\$ 10,041,236	\$ 94,354,772

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	10.64%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	10.59%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	76.76%	
Checking Accounts:	100%		
Operating Checking Accounts		1.96%	
Gov't Advantage Money Market		0.05%	



Meeting Date: May 15, 2024

Subject: Cash Commitment/Investment Report-Month Ended March 31, 2024

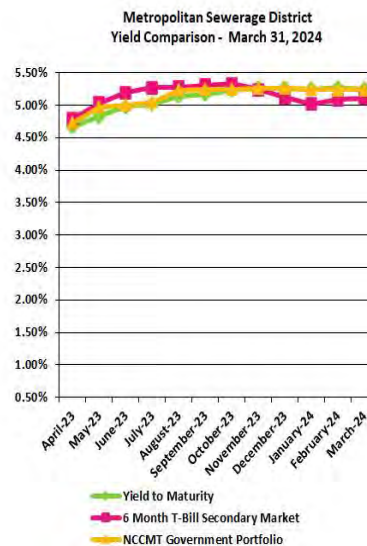
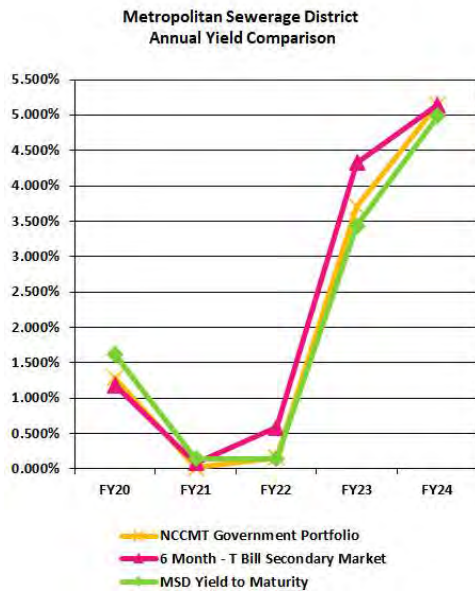
Page 4

## Metropolitan Sewerage District Investment Managers' Report On March 31, 2024

	Original		Interest Receivable
	Cost	Market	
Beginning Balance	\$ 81,809,895	\$ 82,025,671	\$ 133,118
Capital Contributed (Withdrawn)	2,431,808	2,431,808	
Realized Income	293,535	293,535	(25,276)
Unrealized/Accrued Income		90,356	42,658
Ending Balance	\$ 84,535,238	\$ 84,841,370	\$ 150,500

	Original Cost	Income
Cash Equivalents <91 Days	\$ 79,494,002	\$ 377,343
Securities/CD's 91 to 365 Days	3,657,621	17,362
Securities/CD's > 1 Year	1,383,615	6,568
	\$ 84,535,238	\$ 401,272

Month End Portfolio Information	
Weighted Average Maturity	41
Yield to Maturity	5.25%
6 Month T-Bill Secondary Market	5.11%
NCCMT Government Portfolio	5.24%

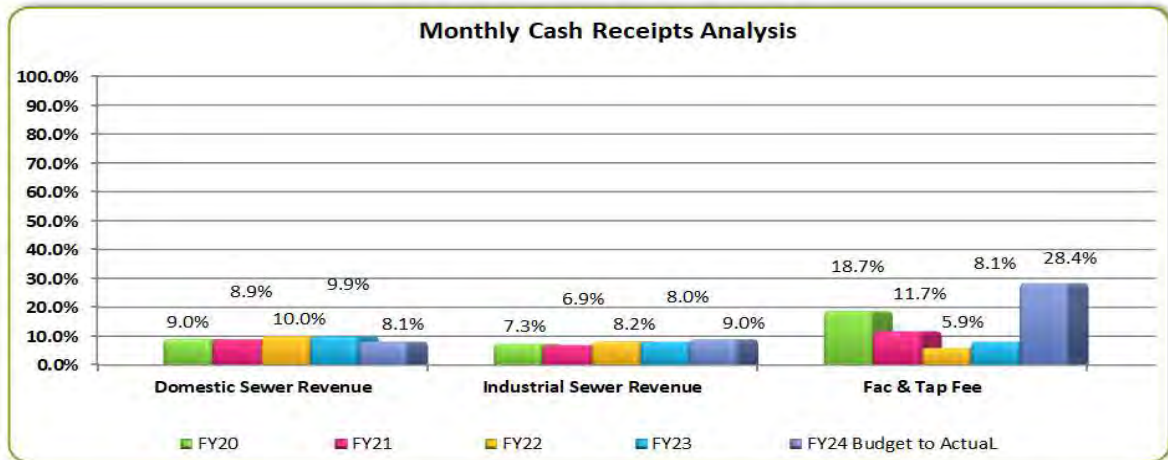


Meeting Date: May 15, 2024

Subject: Cash Commitment/Investment Report-Month Ended March 31, 2024

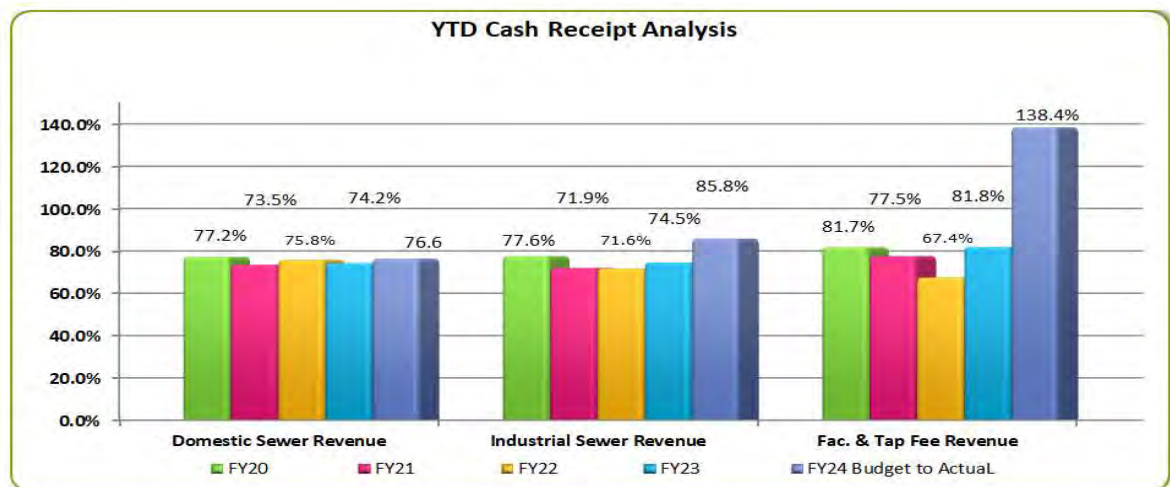
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### Metropolitan Sewerage District Analysis of Cash Receipts As of March 31, 2024



#### 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.

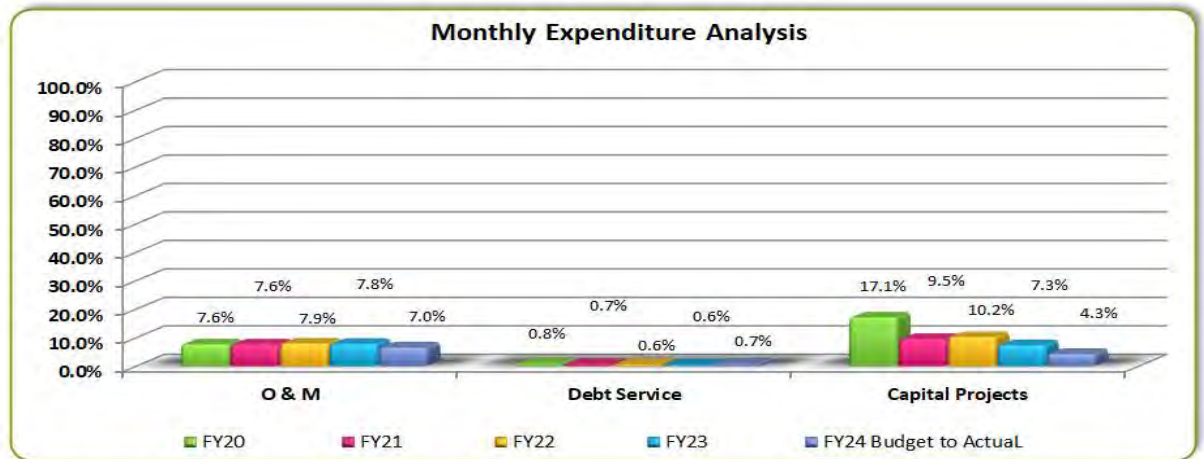


#### YTD Actual Revenue Analysis:

- \* 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.

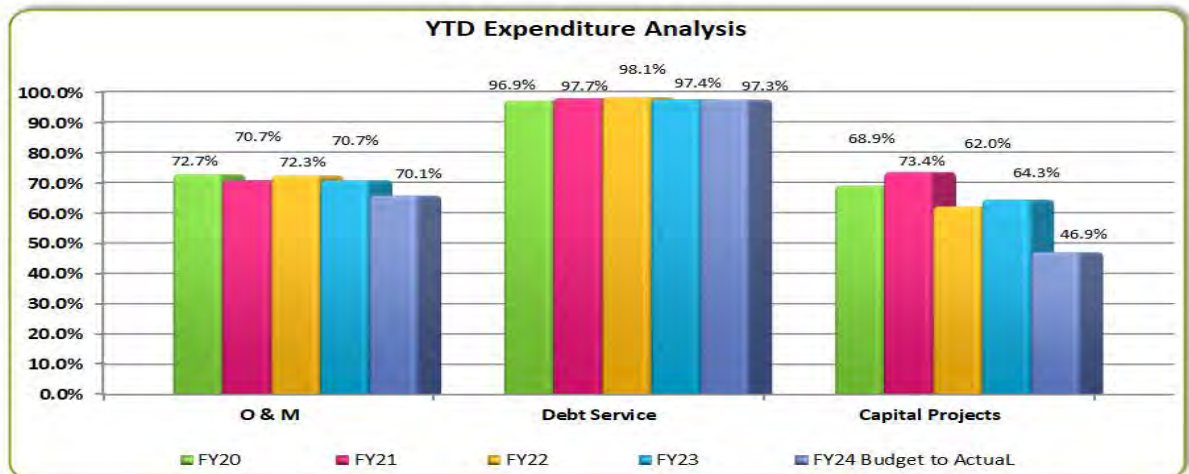


### Metropolitan Sewerage District Analysis of Expenditures As of March 31, 2024



#### 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 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:

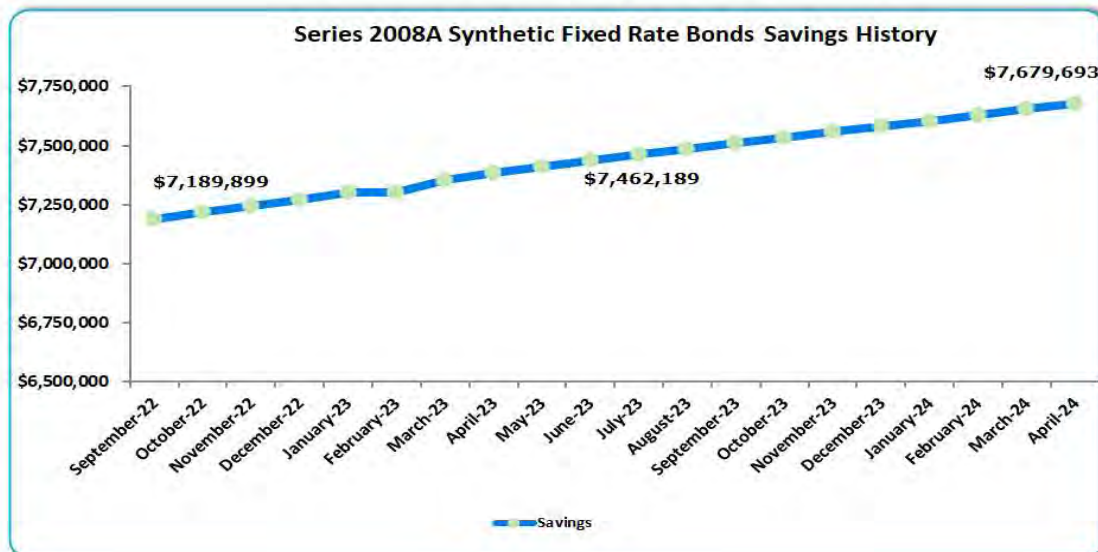
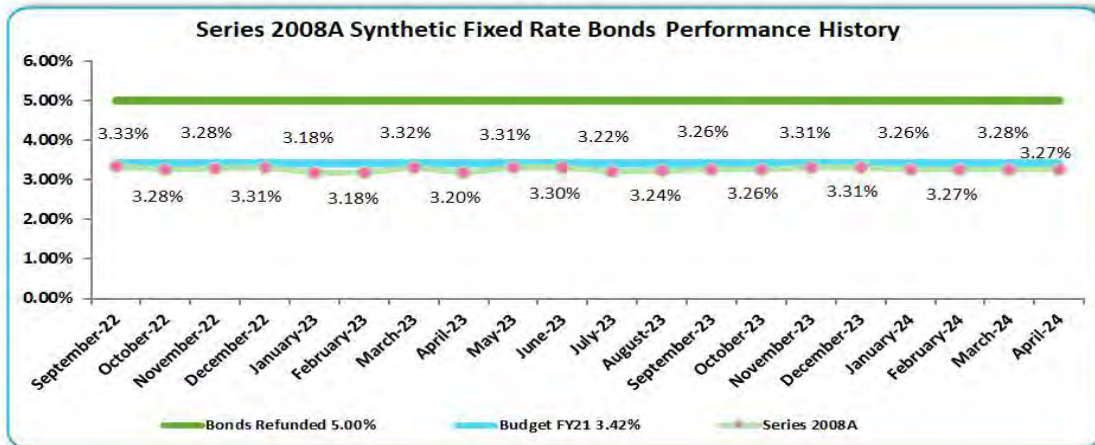
- \* YTD O&M expenditures are considered reasonable based on historical trends.
- \* Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- \* Due to nature and timing 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: May 15, 2024

Subject: Cash Commitment/Investment Report-Month Ended March 31, 2024

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### Metropolitan Sewerage District Variable Debt Service Report As of April 30, 2024



**Series 2008A:**

- \* Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,679,693 as compared to 4/1 fixed rate of 4.85%.
- \* Assuming the rate on the Series 2008A Bonds continues at the current all-in rate of 3.7210%, MSD will achieve cash savings of \$4,670,000 over the life of the bonds.
- \* MSD would receive \$31,270 to terminate the existing Bank of America Swap Agreement.

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

Meeting Date: May 15, 2024

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

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

Reviewed By: Billy Clarke, Legal Counsel

Subject: Consideration of the Resolution Adopting the Preliminary Budget for FY 2024-2025 and the Schedule of Sewer Rates & Fees

### Background

The District Budget process must comply with North Carolina General Statutes and the MSD Revenue Bond Order. The Bond order requires that the District adopt its final budget on or before June 15 of each year. The North Carolina General Statutes required that an annual balanced budget ordinance, based upon expected revenues, along with a budget message, to be presented to the governing board no later than June 1 of each year.

### Staff/Committee Recommendations

#### BUDGET:

The Finance Committee unanimously approved staff's recommendation to forward to the Board for approval of the attached [FY2024-2025 Preliminary Budget](#) along with the Preliminary Budget Resolution.

#### SEWER RATES & FEES:

The Finance Committee unanimously approved staff's recommendation to forward to the Board for approval of the attached Proposed Schedule of Fees and Charges – FY2025.

#### Action Taken

Motion by:

Second by:

Other:

Follow-up Required:

to

Approve  
Table

Disapprove

Send to Committee

Person Required:

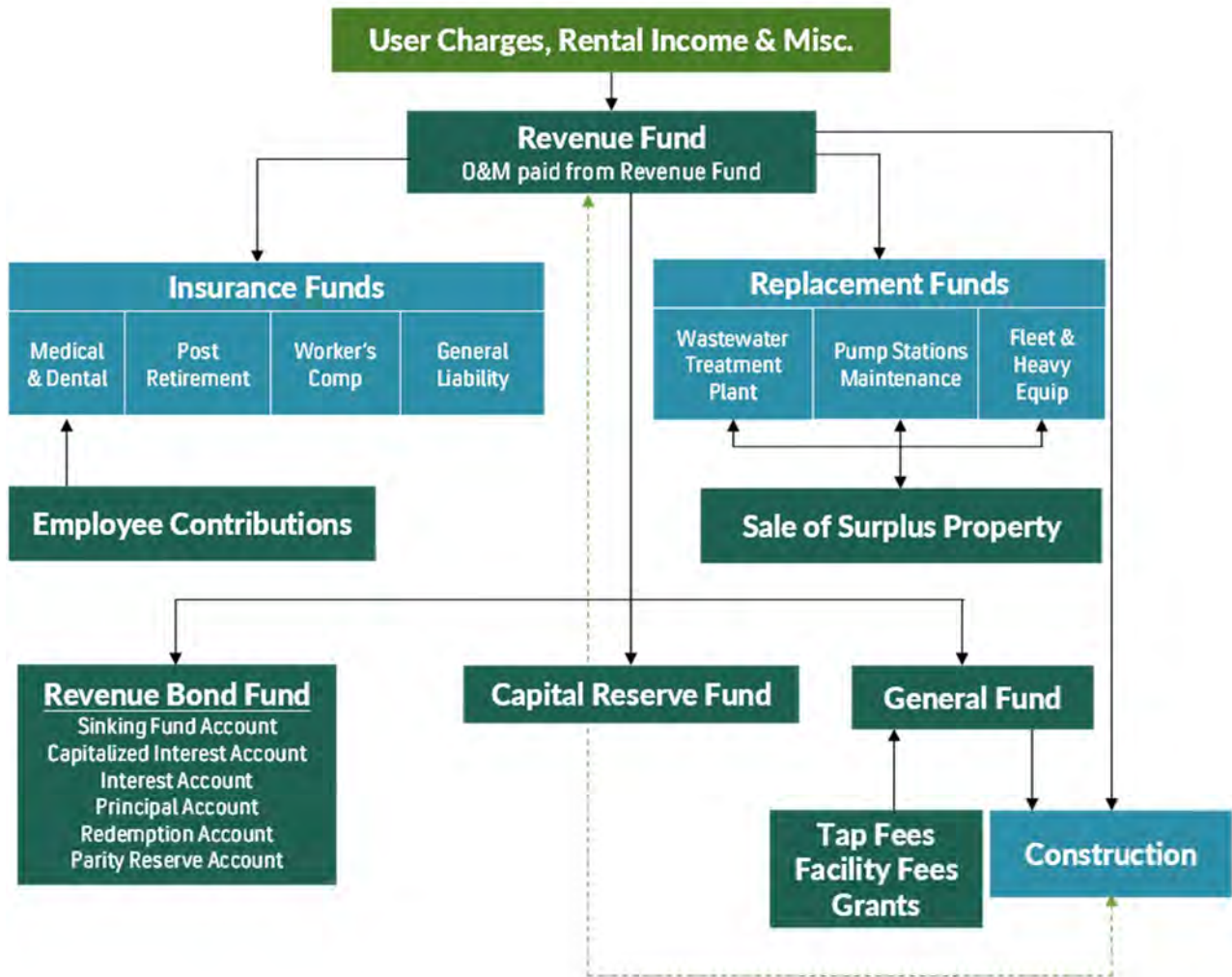
Deadline:

# Consolidated Budget Summary FY2025

	FY 2023 Actual Total	FY 2024 Amended Budget	FY 2025 Proposed Budget	Increase (Decrease)	% Change
<b>REVENUES &amp; FINANCING SOURCES</b>					
Domestic User Fees	\$ 38,717,598	\$ 38,928,326	\$ 43,125,740	\$ 4,197,414	10.78%
Industrial User Fees	3,805,064	3,410,895	3,536,962	126,067	3.70%
Billing and Collection	1,060,476	1,157,474	1,203,773	46,299	4.00%
Facility and Tap Fees	5,343,261	3,200,000	3,300,000	100,000	3.13%
Interest and Misc. Income	3,280,269	2,902,076	3,567,310	665,234	22.92%
Rental Income	100,255	96,000	96,000	-	0.00%
City of Asheville (Enka Bonds)	27,962	35,000	-	(35,000)	-100.00%
Employee Contributions to Health Fund	374,628	385,800	355,000	(30,800)	-7.98%
Use of (Contributions to) Available Funds	(3,554,937)	6,704,394	14,036,931	7,332,537	109.37%
<b>Total Revenues &amp; Financing Sources</b>	<b>\$ 49,154,576</b>	<b>\$ 56,819,965</b>	<b>\$ 69,221,716</b>	<b>\$ 12,401,751</b>	<b>21.83%</b>
<b>EXPENDITURES</b>					
Operations and Maintenance	\$ 18,017,722	\$ 20,862,488	\$ 21,759,010	\$ 896,522	4.30%
Construction	21,142,388	26,377,993	37,475,712	11,097,719	42.07%
Capital Equipment	436,694	844,817	1,290,257	445,440	52.73%
Bond Principal and Interest	9,557,772	8,734,667	8,696,737	(37,930)	-0.43%
Other Long-Term Obligation	-	-	-	-	N/A
<b>Total Expenditures</b>	<b>\$ 49,154,576</b>	<b>\$ 56,819,965</b>	<b>\$ 69,221,716</b>	<b>\$ 12,401,751</b>	<b>21.83%</b>

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

# Flow of Funds Chart



## Priority of expenditures per Bond Order

1. Current Expenditures
2. Debt Service
3. Capital Reserve
4. Any Lawful Purpose

- Income Sources
- Trustee Funds
- Expenditures

————— Flow of Funding

- - - - - Flow of Funding if required for emergency repairs or maintenance



# Budget Resolution

RESOLUTION ADOPTING PRELIMINARY BUDGET AND SEWER USE CHARGES  
FOR THE  
METROPOLITAN SEWERAGE DISTRICT  
OF BUNCOMBE COUNTY, NORTH CAROLINA  
FOR THE FISCAL YEAR July 1, 2024 THRU June 30, 2025

WHEREAS, the Board of Directors has reviewed the Operations and Maintenance, Bond, Reserves, Construction Expenditures of the District, and the sources of revenue and allocations (uses) of expenditures for the 2024-2025 fiscal year; and

NOW, THEREFORE, BE IT RESOLVED:

**1** The following amounts are hereby appropriated in the Revenue Fund for the Operations and Maintenance of the District and for transfers to the Debt Service, General Fund, and Insurance Funds for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Operating and Maintenance Expenses	\$ 17,670,274
Transfer to Insurance Accounts	\$ 4,212,615
Transfer to Fleet & Heavy Equipment Fund	\$ 595,000
Transfer to Wastewater Treatment Plant Reserve	\$ 250,000
Transfer to Pump Station Maintenance	\$ 60,000
Subtotal O&M	\$ 22,787,889
Transfer to the General Fund	\$ 34,150,712
Transfer to Debt Service Fund	\$ 8,696,737
	<u>\$ 65,635,338</u>

It is estimated that the following revenues will be available in the Revenue Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Domestic User Fees	\$ 43,125,740
Industrial User Fees	\$ 3,536,962
Billing and Collection Fees	\$ 1,203,773
Investment Interest	\$ 3,045,052
Rental Income	\$ 96,000
Appropriated from Net Position	\$ 14,627,811
	<u>\$ 65,635,338</u>

**2** The following amounts are hereby appropriated in the General Fund for the transfers to the Construction Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Transfer into Construction	<u>\$ 37,475,712</u>
----------------------------	----------------------

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Facility and Tap Fees	\$	3,300,000
Investment Income	\$	1,000
Transfer In from Revenue Fund	\$	34,150,712
Appropriated from Net Position	\$	24,000
	\$	<u>37,475,712</u>

3 The following amounts are hereby appropriated in the Construction Fund for Capital Improvement Plan expenditures for the fiscal year beginning July 1, 2024 and ending June 30, 2025.

Capital Improvements Projects	\$	<u>37,475,712</u>
-------------------------------	----	-------------------

It is estimated that the following revenues will be available to the Construction Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025.

Investment Income	\$	20,000
Transfer In from General Fund	\$	37,475,712
Contribution to Net Position	\$	(20,000)
	\$	<u>37,475,712</u>

4 The following amounts are presented as the financial plan of the Insurance Funds that are used to provide insurance services. Estimated operating expenditures for the fiscal year beginning July 1, 2024 and ending June 30, 2025 are:

Operating Expenditures	\$	<u>4,251,561</u>
------------------------	----	------------------

It is estimated that the following revenues will be available in the Insurance Funds for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Transfer In from the Revenue Fund	\$	4,212,615
Investment Income	\$	290,000
Employee/Retirees Medical Contributions	\$	355,000
Contribution To Net Position	\$	(606,054)
	\$	<u>4,251,561</u>

5 The following amounts are presented as the financial plan of the Fleet & Heavy Equipment Fund designated for capital equipment expenditures for the fiscal year beginning July 1, 2024 and ending June 30, 2025 estimated as follows:

Capital Equipment	\$	<u>716,432</u>
	\$	<u>716,432</u>

It is estimated that the following revenues will be available in the Fleet & Heavy Equipment Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Transfer In from the Revenue Fund	\$	595,000
Sale of Surplus Property	\$	71,643
Investment Income	\$	61,402
Contribution To Net Position	\$	(11,613)
	\$	<u>716,432</u>

- 6 The following amounts are presented as the financial plan of the Wastewater Treatment Plant Replacement Fund designated for wastewater treatment plant capital expenditures for the fiscal year beginning July 1, 2024 and ending June 30, 2025 estimated as follows:

Capital Equipment	\$	<u>303,500</u>
-------------------	----	----------------

It is estimated that the following revenues will be available in the Wastewater Treatment Plant Replacement Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Transfer In from the Revenue Fund	\$	250,000
Investment Income	\$	14,089
Appropriated from Net Position	\$	39,411
	\$	<u>303,500</u>

- 7 The following amounts are presented as the financial plan in the Pump Station Replacement Fund designated for pump capital expenditures for the fiscal year beginning July 1, 2024 and ending June 30, 2025 estimated as follows:

Capital Equipment	\$	<u>107,500</u>
	\$	<u>107,500</u>

It is estimated that the following revenues will be available in the Pump Station Replacement Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Transfer In from the Revenue Fund	\$	60,000
Investment Income	\$	8,624
Appropriated from Net Position	\$	38,876
	\$	<u>107,500</u>

- 8 The following amounts are hereby appropriated in the Debt Service Fund for principal and interest payments for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Debt Service	\$	<u>8,696,737</u>
--------------	----	------------------



It is estimated that the following revenues will be available in the Debt Service Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Transfer In from the Revenue Fund	\$	8,696,737
Investment Income	\$	500
Contribution To Net Position	\$	(500)
	\$	<u>8,696,737</u>

- 9 That the Board of the Metropolitan Sewerage District does hereby approve an increase in the Budgets to the amount necessary to reflect any contributions to the Debt Service Reserve Fund or Capital Reserve Fund as determined by the Bond Trustee to be necessary to comply with covenants in the Bond Order.
- 10 The General Manager is hereby authorized to transfer appropriations as contained herein under the following conditions:
- a. He may transfer amounts without limitation between departments in a fund.
  - b. He may transfer any amounts within Debt Service and Reserve Funds designated as excess by the Trustee into another fund.
  - c. He may transfer up to 10% of Insurance Fund reserves to meet current year expenditures in excess of budget.
- 11 That the attached Schedule of Fees and Charges be adopted as effective July 1, 2024.
- 12 That this resolution shall be entered in the minutes of the District and within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G.S. 159-13 (d).

Adopted this 15th day of May 2024

---

M. Jerry VeHaun, Chairman  
Metropolitan Sewerage District of  
Buncombe County, North Carolina

Attest:

---

Jackie Bryson  
Secretary/Treasurer

**Metropolitan Sewerage District of Buncombe County, North Carolina  
Schedule of Rates, Fees, and Charges - FY2025**

Effective July 1, 2024

	<b>ADOPTED FY2024 RATE</b>	<b>PROPOSED FY2025 RATE</b>
<b>Collection Treatment Charge</b>		
Residential & Commercial Volume Charges (per CCF) Inside	\$ 5.26	\$ 5.52
Industrial Volume Charges (per CCF) Inside	5.26	5.52
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Inside	0.300	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Inside	0.250	0.250
Residential & Commercial Volume Charges (per CCF) Outside	\$ 5.27	\$ 5.53
Industrial Volume Charges (per CCF) Outside	5.27	5.53
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Outside	0.300	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Outside	0.250	0.250
<b>Base Meter/Maintenance Charge &amp; Billing Fee</b>		
5/8"	\$ 8.11	\$ 8.52
3/4"	11.79	12.38
1"	20.94	21.99
1 1/2"	47.88	50.27
2"	84.68	88.91
3"	187.79	197.18
4"	335.12	351.88
6"	754.92	792.67
8"	1,340.43	1,407.45
10"	2,099.04	2,203.99
Billing Fee (per bill)	2.83	2.93
<b>Sewer System Development Fees</b>		
This impact fee is for allotted capacity in the treatment and transmission system. A differential fee will be charged for increases to an existing meter size.		
<b>Residential</b>		
Per Unit	\$ 2,836.00	\$ 3,568.00
Mobile Home	2,836.00	3,568.00
Multifamily Unit	1,900.00	2,390.00
Affordable Housing	670.00	844.00

**Metropolitan Sewerage District of Buncombe County, North Carolina  
Schedule of Rates, Fees, and Charges - FY2025**

Effective July 1, 2024

	<b>ADOPTED FY2024 RATE</b>	<b>PROPOSED FY2025 RATE</b>
<b>Sewer System Development Fees</b> <i>(continued)</i>		
<i>Nonresidential</i>		
5/8"	\$ 2,836.00	\$ 3,568.00
3/4"	4,254.00	5,352.00
1"	7,090.00	8,919.00
1 1/2"	14,180.00	17,839.00
2"	22,688.00	28,542.00
3"	45,376.00	57,084.00
4"	70,900.00	89,194.00
6"	141,800.00	178,387.00
8"	226,800.00	285,319.00
10"	595,560.00	749,226.00
12"	751,540.00	945,452.00
 <b>Sewer Connection Fees</b>		
The Sewer Connection Fee will apply to all new construction, as well as existing structures which have been demolished/rebuilt and sewer service is reinstated under new property ownership.		
MSD will install sewer connections where the public main is on the same side of the street as the residence or business		
MSD requires that a licensed utility contractor install any sewer connection/service line within public rights-of-way extending over 75 feet or that requires pavement disturbance or boring to reach across a paved thoroughfare. The installation shall be constructed to MSD Standards. All work will be subject to MSD inspection.		
Sewer Connection by MSD	\$ 1,300.00	\$ 1,300.00
Contractor installed Sewer Connection	Varies	Varies
Inspection Fee for Utility Contractor Installed Sewer Connection	\$ 140.00	\$ 140.00
 <b>Manhole Installation/Replacement</b>		
Cost per foot	\$ 250.00	\$ 250.00
Pavement replacement (if required)	1,800.00	1,800.00

**Metropolitan Sewerage District of Buncombe County, North Carolina  
Schedule of Rates, Fees, and Charges - FY2025**

Effective July 1, 2024

	<b>ADOPTED FY2024 RATE</b>	<b>PROPOSED FY2025 RATE</b>
<b>Other Fees</b>		
Allocation Fee	170.00	170.00
Non-Discharge Permit	200.00	200.00
Plan Review Fee	450.00	450.00
Plan re-review Fee	350.00	350.00
Pump Station Acceptance Fee	Note 1	Note 1
Note 1--See policy for details of computation of O&M and equipment replacement costs for upcoming 20 years; 50% discount for affordable housing.		
<b>Bulk Charges</b>		
Volume Charge for Septic Haulers (per 1,000 Gal.)	\$ 45.00	\$ 45.00
Biochemical Oxygen Demand >250 mg/l (per lb.)	0.300	0.300
Total Suspended Solids >250 mg/l (per lb.)	0.250	0.250
<b>Returned Check Charge</b>		
Returned Check (per event)	\$ 25.00	\$ 25.00
Dishonored Draft (per event)	25.00	25.00
<b>Copy/Printing Fees/Miscellaneous (each)</b>		
8x11 first print of standard GIS inquiry	\$ 1.00	\$ 1.00
8x14 first print of standard GIS inquiry	1.00	1.00
11x17 first print of standard GIS inquiry	2.00	2.00
24x36 first print of standard GIS inquiry	7.00	7.00
34x44 first print of standard GIS inquiry	12.00	12.00
36x48 first print of standard GIS inquiry	14.00	14.00
8x11 or 8x14 copies after first print	0.11	0.11
11x17 copies after first print	0.20	0.20
24x36 copies after first print	0.94	0.94
34x44 copies after first print	1.76	1.76
36x48 copies after first print	2.03	2.03
Foam Core mounting per sq. foot	3.00	3.00
Data CD	30.00	30.00
Shipping for CD	5.00	5.00
Permit Decals for Septic Haulers	50.00	50.00

# **STATUS REPORTS**



**MSD System Services In-House Construction**

**FY 2023-2024**

<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>
573 Merrimon Ave Construction Rehabilitation	Asheville	28804	120	7/27/2023	297830	Cantrell	7/27/2023	120	Complete
Briarcliff Dr at Oakwilde Dr Construction Rehab Ph. 2	S. Asheville	28803	257	7/31/23 - 8/4/23	285342	McDevitt	8/8/2023	115	Complete
298 Hazel Mill Road	Asheville	28806	94	8/15/2023	298011	Cantrell	8/15/2023	94	Complete
Independence Boulevard IRS Rehabilitation	E. Asheville	28805	318	8/4/23 - 8/25/23	287247/297426	Matthews	8/21/2023	318	Complete
96 Lookout Road Sewer Rehabilitation	Woodfin	28804	100	8/28/23 - 9/8/23	292101	McDevitt	8/28/2023	225	Complete
712 N Rugby Road Construction (Point Repair) Rehabilitation	Hendersonville	28791	660	9/5/2023	298698	G. Hensley	9/5/2023	660	Complete
19 Independence Blvd IRS Rehabilitation	E. Asheville	28805	113	9/7/2023	298714	Matthews	9/7/2023	113	Complete
6 Cottage Street Sewer Rehabilitation	Woodfin	28748	250	9/4/23-9/15/23	287819	Matthews	9/15/2023	100	Complete
Somerset Place Sewer Rehabilitation	Arden	28704	633	9/6/23 - 10/1/23	298716	McDevitt	9/28/2023	567	Complete
Onteora Blvd @ Cleveland Ave Ph. II	Asheville	28803	500	10/2/2023 - 10/13/23	299035	Matthews	10/6/2023	485	Complete
Onterora Blvd @ Cleveland Avenue Ph. I	Asheville	28803	157	8/28/23 - 10/10/23	292512	McDevitt	10/17/2023	146	Complete
5 Creekside Ct Construction Rehabilitation	Asheville	28803	159	11/28/2023	300314	G. Hensley	11/28/2023	159	Complete
Stuyvesant Road Rehabilitation	Biltmore Forest	28803	752	10/16/23-11/17/23	298321	McDevitt	11/30/2023	750	Complete
5 Forest View Drive Construction Rehab	Asheville	28804	155	12/21/2023	300702	Meadows	12/21/2023	155	Complete
60 Elk Mountain Scenic Hwy Rehabilitation	Asheville	28804	25	1/26/2024	301414	G. Hensley	1/26/2024	27	Complete
135 Aurora Drive Sewer Rehabilitation Ph. 1	Asheville	28803	700	12/4/23 - 1/31/24	28731	McDevitt	1/31/2024	702	Complete
135 Aurora Drive Sewer Rehabilitation Ph. 2	Asheville	28803	483	2/1/24 - 2/20/24	28731	Matthews	2/23/2024	482	Complete
3 Frontier Court Construction Rehabilitation	E. Asheville	28805	137	3/5/2024	298396	Matthews	3/5/2024	137	Complete
Naples FM (Gravity) Conversion Ph. 2	Cane Creek	28760	714	3/6/24 - 3/15/24	302583	Matthews	3/18/2024	714	Complete
3 Riverstone Construction Rehabilitation	Asheville	28805	238	3/21/2024	302747	Cantrell	3/21/2024	238	Complete
1 Eastwood Rd Repair	Biltmore Forest	28803	73	3/27/2024	302944	Cantrell	3/27/2024	73	Complete
4 Lilac Street Construction Rehab	Asheville	28806	165	4/18/2024	303191	Cantrell	4/18/2024	165	Complete
99 Choctaw Street Construction Rehab	Asheville		56	4/19/24 - 4/22/24	303522	Cantrell	4/22/2024	56	Complete
220 Hominy Creek Road Repair	Asheville	28806	254	4/23/24-4/24/24	303592	Matthews	4/24/2024	254	Complete
45 S Griffing Const. Rehab	Asheville	28804	120	4/25/2024	303687	Meadows	4/25/2024	120	Complete
Knauth Rd Rehabilitation Ph. I	Asheville	28805	547	4/2/24 - 4/30/24	275867	Matthews	4/30/2024	532	Complete
Grindstaff Dr @ McDowell St	Asheville	28803	603	3/4/24 - 5/17/24	284606	McDevitt			40% complete
Norwood Ave Sewer Rehabilitation	Asheville	28804	1022	5/13/24 - 6/14/2024	275810	Matthews			Construction set to begin
Old Fairview Rd @ Willington Road	Asheville	28803	732	5/18/24 - 6/21/24	276005	McDevitt			Ready for construction
5 Golf Street	Asheville	28801	240	6/15/24 - 7/1/24	284586	Matthews			Ready for construction
44 Galax Sewer Rehab	Asheville	28806	294	FY 23/24	280827	TBA			Ready for Construction



## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2023 to 3/31/2024

	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 2023	15	5	173	490	22	20	9,974	0	120	0	0	0	120
August 2023	25	9	46	980	8	33	20,859	318	115	225	6	94	752
September 2023	22	11	54	826	8	25	41,142	113	660	667	2	0	1440
October 2023	23	11	114	311	16	15	20	0	485	146	2	0	631
November 2023	28	7	301	753	12	25	0	0	159	750	7	0	909
December 2023	17	7	43	594	10	27	0	0	155	0	0	0	155
January 2024	25	13	211	328	15	12	20	0	27	702	4	0	729
February 2024	34	7	114	454	9	18	5	0	0	482	0	0	482
March 2024	30	9	164	649	15	23	0	0	1162	0	4	0	1162
<b>Grand Totals</b>	<b>219</b>	<b>79</b>	<b>1,219</b>	<b>5,385</b>	<b>115</b>	<b>198</b>	<b>72,020</b>	<b>431</b>	<b>2883</b>	<b>2972</b>	<b>25</b>	<b>94</b>	<b>6380</b>

\* Used to calculate Total Rehab Footage



## CUSTOMER SERVICE REQUESTS

### Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>DAY 1ST RESPONDER</b>				
	July, 2023	94	28	35
	August, 2023	112	23	32
	September, 2023	100	26	38
	October, 2023	83	25	38
	November, 2023	88	30	35
	December, 2023	101	30	35
	January, 2024	119	32	25
	February, 2024	122	23	33
	March, 2024	104	28	35
		<b>923</b>	<b>27</b>	<b>34</b>
<b>NIGHT 1ST RESPONDER</b>				
	July, 2023	27	36	26
	August, 2023	26	28	17
	September, 2023	32	22	32
	October, 2023	42	33	23
	November, 2023	26	22	31
	December, 2023	32	33	29
	January, 2024	46	28	24
	February, 2024	46	30	21
	March, 2024	36	32	22
		<b>313</b>	<b>30</b>	<b>25</b>
<b>ON-CALL CREW *</b>				
	July, 2023	21	45	31
	August, 2023	13	74	44
	September, 2023	21	46	38
	October, 2023	21	45	42
	November, 2023	24	72	42
	December, 2023	38	48	45
	January, 2024	32	60	33
	February, 2024	22	55	42

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



## CUSTOMER SERVICE REQUESTS Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>ON-CALL CREW *</b>				
	March, 2024	36	62	36
		<b>228</b>	<b>56</b>	<b>39</b>
<b>Grand Totals:</b>		<b>1,464</b>	<b>32</b>	<b>33</b>

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



## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2023 to March 31, 2024

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
<b>2023</b>							
<b>July</b>	134,561	1,149	580	135,141	10,100	0	36,583
<b>August</b>	160,454	1,318	2,633	163,087	16,079	1,298	9,969
<b>September</b>	151,665	1,563	927	152,592	5,419	0	14,896
<b>October</b>	154,578	1,122	3,317	157,895	15,226	200	4,565
<b>November</b>	115,538	1,598	1,362	116,900	13,402	550	20,825
<b>December</b>	105,715	1,563	1,085	106,800	13,478	0	7,964
<b>2024</b>							
<b>January</b>	85,201	2,259	3,567	88,768	13,847	0	19,176
<b>February</b>	82,713	2,140	6,088	88,801	14,682	4,169	23,647
<b>March</b>	63,692	1,909	2,773	66,465	13,472	880	7,530
<b>Grand Total:</b>	<b>1,054,117</b>	<b>14,621</b>	<b>22,332</b>	<b>1,076,449</b>	<b>115,705</b>	<b>7,097</b>	<b>145,155</b>
<b>Avg Per Month:</b>	<b>117,124</b>	<b>1,625</b>	<b>2,481</b>	<b>119,605</b>	<b>12,856</b>	<b>789</b>	<b>16,128</b>

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**May 8, 2024**

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
BUCHANAN AVENUE	Asheville 28801	Terry Brothers Construction Co.	11/15/2023	2/12/2024	7/11/2024	\$882,134.40	56%	Pipe installation underway.
CHEROKEE ROAD	Asheville 28801	Terry Brothers Construction Co.	9/20/2023	10/2/2023	6/1/2024	\$822,907.00	95%	Pipeline work complete. Paving restoration being scheduled.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	5/31/2024	\$7,456,109.70	95%	Last manhole being set May 6th. Pavement restoration being scheduled.
HRPT WASTE SLUDGE BYPASS	WRF	IPC Structures, LLC	4/4/2024	4/23/2024	6/4/2024	\$81,665.00	40%	Concrete top slab removal complete. Wall cuts being performed May 7th.
INCINERATOR REHABILITATION FY24	Woodfin	Fives North American; Industrial Furnace Company	Various	Various	5/31/2024	\$1,802,528.50	99%	In close-out
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	Woodfin	Cove Utility, LLC	10/18/2023	6/20/2024	10/18/2024	\$558,620.70	5%	Preliminary site investigation and measurements complete. Parts being fabricated.
JOYNER AVENUE @ AMBOY ROAD	Asheville 28806	Terry Brothers Construction Co.	4/18/2024	TBA	TBA	\$420,388.00	0%	Project was awarded. Contracts are in process. Work anticipated to begin in June.
LINING CONTRACT NO. 9	Buncombe County	Terry Brothers Construction Co.	11/18/2023	3/20/2023	6/30/2024	\$2,320,993.31	98%	Final inspection at work sites is underway.
MSD MULL BUILDING HVAC RENOVATIONS PHASE 3	Woodfin	Bolton Construction	11/16/2023	4/22/2024	6/21/2024	\$190,154.00	25%	Old equipment removed. Installation of new equipment in progress.
SAND HILL ROAD ODOR CONTROL STATION	Asheville 28806	Keys Construction	11/16/2023	1/4/2024	6/1/2024	\$87,100.00	20%	Columns poured. Steel being set.
WEAVERVILLE PUMP STATION AND FORCEMAIN IMPROVEMENTS	Woodfin	Haren Construction Co.	1/17/2024	4/15/2024	7/4/2026	\$20,986,375.00	5%	Administrative and submittal work in progress. Construction anticipated to begin in September.

\*Updated to reflect approved Change Orders and Time Extensions

## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

May 3, 2024

No.	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
2	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
3	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
4	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
5	North Bear Creek Subdivision Ph. 1	2018117	Asheville	28806	5	105	9/6/2023	Waiting on Final Inspection
6	Pineview Subdivision	2018185	Asheville	28806	4	91	5/30/2023	Final Inspection complete, awaiting close-out docs
7	Lake Julian Crossing Phase I	2018271	Asheville	28704	Comm.	1,004	1/30/2022	Final Inspection complete, awaiting close-out docs
8	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
9	Milbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
10	3927 Sweeten Creek Rd (Rumi Way)	2019076	Asheville	28704	16	590	2/1/2023	Installing
11	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
12	Julian Woods Retirement Relocation	2019112	Asheville	28704	Comm.	1,083	3/17/2022	Waiting on Final Inspection
13	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Waiting on Testing
14	Ontoora Blvd and May Street Relocate	2019207	Asheville	28803	0	16	1/17/2023	Pre-con held, construction not yet started
15	Villas at Pinecroft (Amarx Beaverdam)	2020228	Asheville	28804	72	796	1/18/2024	Waiting on Testing
16	Burton Street	2021048	Asheville	28806	4	64	10/29/2021	Pre-con held, construction not yet started
17	Ingles #31 - Sherwin Williams	2021049	Asheville	28806	Comm.	200	5/23/2023	Final Inspection complete, awaiting close-out docs
18	Beloved Asheville	2021070	Asheville	28805	12	272	4/29/2022	Final Inspection complete, awaiting close-out docs
19	Reserve at McIntosh	2021207	Asheville	28806	228	2,475	12/14/2023	Installing
20	Busbee Ph. 1	2021245	Asheville	28803	210	4,245	4/26/2022	Waiting on Testing
21	Old Home Road Subdivision	2021094	Asheville	28804	21	1,790	5/4/2022	Installing
22	Woodfield (RAD Lofts)	2021063	Asheville	28801	235	403	6/8/2022	Waiting on Final Inspection
23	Fairfax and Maple	2021154	Asheville	28806	8	250	1/8/2024	Waiting on Testing
24	Reed Creek Mixed Use	2022008	Asheville	28801	49	295	2/23/2023	Final Inspection complete, awaiting close-out docs
25	Oak Hill Development	2022065	Asheville	28806	10	313	3/23/2023	Final Inspection complete, awaiting close-out docs
26	Randolph Avenue Commercial	2021149	Asheville	28806	Comm.	650	6/30/2022	Final Inspection complete, awaiting close-out docs
27	The Avery	2021206	Asheville	28801	200	161	11/8/2023	Waiting on Final Inspection
28	The Ramble - Block K	2022015	Asheville	28803	38	4,516	1/25/2023	Waiting on Final Inspection
29	Long Shoals Apartments (The Meridian)	2022039	Asheville	28704	3	400	6/14/2023	Waiting on Final Inspection
30	Habitat New Heights Phase 2	2022042	Asheville	28806	60	1,810	6/9/2023	Waiting on Final Inspection
31	Busbee Phase 1A	2022102	Asheville	28803	179	1,325	1/24/2024	Installing
32	16 1/8 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
33	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
34	Pennsylvania Avenue (Asheville Wesleyan)	2022260	Asheville	28806	7	113	1/11/2024	Final Inspection complete, awaiting close-out docs
35	1191 Bleachery Blvd	2023056	Asheville	28803	7	400	3/26/2024	Pre-con held, construction not yet started
36	Crestview Extension	2023176	Asheville	28803	5	204	4/10/2024	Pre-con held, construction not yet started
37	Lake Julian Crossing Phase II	2023178	Asheville	28704	Comm.	130	11/30/2022	Installing
38	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
39	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
40	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
41	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
42	Tudor Croft - Phase 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
43	Owenby Lane	2023103	Black Mountain	28711	3	178	3/26/2024	Installing
44	NC DOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
45	Liberty Oaks Ph. 1B	2018063	Buncombe Co.	28715	24	615	11/5/2021	Final Inspection complete, awaiting close-out docs
46	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
47	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Waiting on Final Inspection
48	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
49	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Waiting on final inspection
50	Rokberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Waiting on Testing
51	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
52	Hominy Creek Multi-Family	2021195	Buncombe Co.	28715	216	1,310	9/7/2023	Waiting on Final Inspection
53	Biltmore Terrace Development Phase 4	2021208	Buncombe Co.	28803	31	400	6/14/2023	Waiting on Paving
54	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
55	Belle Meadow	2021235	Buncombe Co.	28806	74	1,730	6/9/2023	Final Inspection complete, awaiting close-out docs
56	Farmstead at Olivette	2021247	Buncombe Co.	28804	33	1,280	2/7/2024	Installing
57	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Final Inspection complete, awaiting close-out docs
58	Brooks Cove Road	2022045	Buncombe Co.	28715	141	2,357	5/3/2023	Final Inspection complete, awaiting close-out docs
59	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	0	3,267	7/18/2023	Installing
60	Clayton Crossing	2022089	Buncombe Co.	28704	70	2,420	6/13/2023	Final Inspection complete, awaiting close-out docs
61	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Pre-con held, construction not yet started
62	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Waiting on Testing
63	Montain Land Co. Off-Site Extension	2023017	Buncombe Co.	28778	17	440	1/5/2024	Waiting on Final Inspection
64	Mulberry Street	2023128	Buncombe Co.	28804	5	426	3/13/2024	Pre-con held, construction not yet started
65	Edgewood Road S Subdivision Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Pre-con held, construction not yet started
66	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
67	Seasons at Cane Creek Phase 2	2022170	Cane Creek	28732	84	566	5/1/2024	Pre-con held, construction not yet started
68	Tap Root Phase 1	2020024	Fletcher	28732	198	8,397	4/29/2022	Final Inspection complete, awaiting close-out docs
69	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
70	Asheville Regional Airport	2022191	Fletcher	28732	Comm.	1,205	2/13/2024	Final Inspection complete, awaiting close-out docs
71	Henderson County EMS (Fletcher Facility)	2023083	Fletcher	28732	Comm.	130	10/25/2023	Final Inspection complete, awaiting close-out docs
72	Rutledge Road Subdivision Phase 2 (The Authors)	2023073	Fletcher	28732	36	1,285	1/17/2024	Installing
73	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	Pre-con held, construction not yet started
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	Pre-con held, construction not yet started
79	Mills River Townhomes (Jeffress Road)	2021253	Mills River	28759	150	3,267	6/6/2023	Waiting on Final Inspection
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	Union Chapel (Views at Reems Creek)	2021030	Weaverville	28787	11	650	8/2/2022	Final Inspection complete, awaiting close-out docs
83	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Final Inspection complete, awaiting close-out docs
84	9 Pleasant Grove Extension	2023098	Weaverville	28787	40	780	10/26/2023	Waiting on Final Inspection
85	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
86	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Final Inspection complete, awaiting close-out docs
87	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
88	Rydele Heights Phase 2	2021098	Woodfin	28804	24	412	3/1/2023	Waiting on Final Inspection
			<b>TOTAL</b>			5,224	106,042	