



# Metropolitan Sewerage District

Regular Board Meeting

April 17, 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 February 21, 2024 Board Meeting</a>	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. <a href="#">Report of General Manager</a>	Hartye
	07. Consolidated Motion Agenda	Hartye
	a. <a href="#">Consideration of Bids – Joyner Avenue – Information Only</a>	Hartye
	b. <a href="#">Consideration of Developer Constructed Sewer Systems – MAHEC; Crossroads Ph. 1 Apts.; Reddick Road</a>	Hartye
	c. <a href="#">Cash Commitment/Investment Report-Month ended February 2024</a>	Powell
	08. Old Business	VeHaun
	09. New Business:	VeHaun
	10. Adjournment: (Next Meeting 5/15/2024)	VeHaun
	<a href="#">STATUS REPORTS</a>	

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**February 21, 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, February 21, 2024. Chairman Vebaun presided with the following members present: Bryson, Dearth, Kelly, Lapsley, Manheimer, Pelly, Pennington, Watts, Whitesides and Wisler. Ashley, Franklin, and Moore were absent.

Others present were William Clarke, General Counsel; Patty Beaver with CIBO; Joe Martin with Woodfin Sanitary Water & Sewer District; Jim McAllister with the Town of Woodfin; Tom Hartye, Hunter Carson, Scott Powell, Mike Stamey, Angel Banks, Ken Stines, Lisa Tolley, Pam Thomas, Meredith Troughton, 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 January 17, 2024 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the January 17, 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; Joe Martin with Woodfin Sanitary Water & Sewer District; and Jim McAllister with the Town of Woodfin.

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

None.

**7. Report of General Manager:**

Mr. Hartye reported that attached is a letter from Paul Glaser of the CBHT Brotherhood expressing appreciation for Chad Ledford for giving a group tour of the MSD Treatment Plant.

Mr. Hartye reported that MSD's training needs have significantly expanded over the last 20 years, and we have become a magnet for all types of regional training. Hence, we have repurposed our old Administration Building on the hill into a Training Center. That work was done in concert with the work on this Boardroom. Mr. Hartye presented slides showing the location of the Treatment Plant and the old Administration Building, which is above the Treatment Plant and built in 1977. It

has been rented out throughout the years to other businesses but after the last lease ran out, we decided to repurpose it as a training center. He stated that MSD's Building Trades folks have kept it up really well throughout the years and it is a really nice building with great views out over the plant and the dam and river. He presented slides of the conference rooms, offices and the old Boardroom with its wooden table and the training center area. He also presented a list and slides of all of the types of training that have taken place over the years, with 50% or more of that training being safety related, and all were previously held in this Mull Building Boardroom. That was why there were movable tables, carpet was worn out, etc. This training will now be held in the Training Center. Training over the years has included Collection System Operators and Wastewater Treatment Operators Training, they all have to be certified and have continuing education. MSD provides those classes, not only for MSD employees, but for a lot of Western North Carolina folks who come here instead of traveling to Raleigh or elsewhere for those classes. Some Safety Training has included blood borne pathogens, confined space, electrical shock, lock out/tag out, natural gas, emergency response, trenching and shoring and traffic control, and CPR, to name a few. MSD holds continuing education for Professional Engineers and Incinerator Training for operators and regulators. We have had EPA and State Representatives come to our training for the incinerator because it is highly technical. We have also had Engineering, surveying, electrical training, maintenance, computer, and budget training. All of those types of training will now be taking place at the new Training Center instead of this Boardroom. There will still be meetings held in this Boardroom but it won't see quite the amount of traffic as it did in the past.

In addition to what's going on at the Training Facility and here on Campus, MSD goes on the road as well to educate the community. He presented slides of employees taking equipment to the schools to get kids engaged in what goes on with construction, with trucks, cleaning out sewers, and that type of thing. MSD employees also have educational booths at realtor and builder shows. Mr. Hartye stated that he wanted to give a special thank you to Lisa Tolley who managed the training center project and manages most of MSD's training, in addition to her regular job which is managing the System Services Department. He also thanked Gerald Roberts and Building Trades for keeping the old Administration Building together all of this time. It is in great shape to be 40+ years old.

Mr. Hartye reported that attached are some graphs of SARA-Covid-2 testing in the wastewater. The NC Health and Human Services Dashboard for wastewater testing can be found at [Covid Wastewater Testing](#). There was a surge going on, it's a lagging indicator but informative if you should want to keep your eye on it.

Mr. Hartye reported that the next Regular Board Meeting will be held on March 20<sup>th</sup> at 2 pm. The February Right of Way Committee Meeting has been cancelled. The next Right of Way Committee Meeting will be held on March 27<sup>th</sup> at 9 am.

**8. Consolidated Motion Agenda:**

**a. Consideration of Bids for Materials Procurement: Incinerator Rehabilitation:**

Mr. Hartye reported that the existing fluidized bed incinerator (FBI) is located at the Treatment Plant. It was put into service in 1992 and has undergone several rebuilds over the years. The FBI is scheduled for heat exchanger and preheat burner system replacement in April, 2024, and a major internal rebuild in FY25-26. He presented various slides regarding the FBI functions. The heat exchanger was replaced in 2015, 8 years ago, and is at the end of its useful life. The item on the agenda for today is consideration of bids for procurement of materials for the incinerator itself. The incinerator was down for several weeks in the winter of 2022-2023 for replacement of the dome floor. Staff largely performed most of that work including replacing the tuyeres and rebuilding of the floor. The FY 25-26 FBI rehabilitation will consist of replacing the interior walls and corbel firebricks that are in poor condition due to sand erosion. These are all specialty bricks which have to be fabricated and have a very long lead time. That is why we are procuring these beforehand. The District will pre-purchase the materials and come back in FY25-26 for that rebuild. Basically, different parts of the whole system are being re-built every several years because they all don't last the same amount of time. The materials purchase was advertised and one bid was received on January 25, 2024 at 2:30 pm. The contract was then re-advertised (per NCGS formal bidding requirements) on February 1, 2024 at 4 pm, and one bid was received as follows: Industrial Furnace Company, Inc. in the amount of \$1,339,000.00. The apparent low bidder is Industrial Furnace Company, Inc., in the amount of \$1,339,000.00. They have extensive experience with MSD's FBI and have assisted MSD with numerous repairs. The quality of their work and materials has been exceptional. Sufficient funds are available in the project budget for these expenditures. Staff recommends that the District procure the specified incinerator materials as supplied by Industrial Furnace Company, Inc. in the amount of \$1,339,000.00.

**b. Consideration of Developer Constructed Sewer Systems – Julian Woods Retirement Community; Rydele Heights Phase I; Upper Grassy Branch Road:**

Mr. Hartye reported that the Julian Woods Retirement Community project is located off of Long Shoals Road in the City of Asheville and included relocating approximately 1,075 linear feet of 8-inch public gravity sewer along with abandoning approximately 630 linear feet of public sewer to accommodate 130 Senior Living Residential Units.

Mr. Hartye reported that the Rydele Heights Phase I project is located off Country Oak Drive in Buncombe County and included extending approximately 1,470 linear feet of 8-inch public gravity sewer to accommodate 48 homes in this phase of the residential development.

Mr. Hartye reported that the Upper Grassy Branch Road project is located off of Upper Grassy Branch Road in Buncombe County and included extending

approximately 250 linear feet of 8-inch public gravity sewer to serve 6 homes in this residential development.

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

**c. Consideration of Auditing Services Contract – FY 2024:**

Mr. Powell reported that Cherry Bekaert continues to provide excellent service and commits to work hard to control expenses and pass on any additional savings to the District. For the FY 2024 engagement, Cherry Bekaert's fee is \$47,000.00. Staff recommends approval of the FY 2024 Audit Contract with Cherry Bekaert, LLP, contingent upon review and approval by District Counsel. Mr. Kelly asked how this year compares to last year. Mr. Powell stated that it went up approximately \$3,000.00 but last year we were \$2,000.00 below the contract amount. To put the \$47,000.00 in perspective, if you go back in time, our 2008 audit was \$47,000.00. We have effectively gone 14 years with no increase in actual fees.

**d. Second Quarter Budget to Actual Review – FY 2024:**

Mr. Powell reported that Page 55 presents the District's second quarter Budget to Actual Review and Expenditure Report. Domestic User Fees and Industrial User Fees are at budgeted expectations. Facility and Tep Fees are above budgeted expectations due to unanticipated revenue from various developers that have put projects in the pipeline this year. Interest and miscellaneous income are above budgeted expectations due to actual short-term interest rates being higher than anticipated for the fiscal year. O&M expenditures are at 51.8% of budget. They include encumbered amounts which has elevated the Budget to Actual above 50%. Bond principal and interest expenditures are reflected at 80%. This reflects principal and semi-annual interest expenditures.

**e. Cash Commitment Investment Report – Month ended December, 2023:**

Mr. Powell reported that Page 58 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 59 presents the MSD Investment Manager's report as of the month of December. The weighted average maturity of the investment portfolio is 64 days and the yield to maturity is 5.26%. Page 62 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of January, the issue has saved the District rate payers over \$7.6 million in debt service since April of 2008.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Watts moved, Ms. Wisler seconded the motion. Roll call vote was as follows: 11 ayes; 0 Nays.

**9. Old Business:**

None.

**10. New Business:**

None.

**11. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:21 pm.

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Jackie W. Bryson, Secretary/Treasurer



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: April 12, 2024  
SUBJECT: Report from the General Manager

- Kudos
  - Roger Hibbard of 106 Lynch Cove Rd. in Black Mountain called to compliment MSD's First Responder who was extremely kind, courteous and very efficient in addressing the problem that he was having and wanted to let the management know. Thanks to Mike Rice.
  - Arras Hotel Managing Engineer, Aaron Dunn spoke high praises for MSD 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, Grey Clough and Greg Patton.

- FY 2025 Budget Process and Committee Meetings

As a part of developing the preliminary budget, the Personnel Committee will meet on April 23rd 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 and the FY 2023 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 FY23 Operating Budget and Sewer Rate recommendations.

- Board/Committee Meetings/Events

The Personnel Committee will meet 9am April 23<sup>rd</sup>. The CIP Committee will meet April 25<sup>th</sup> at 9:00am. The Finance Committee will meet May 2nd at 9 am. 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 22nd at 9am.

# Metropolitan Sewerage District of Buncombe County

## INFORMATION ONLY

**BOARD MEETING DATE:** April 17, 2024

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

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

**SUBJECT:** Consideration of Bids: Joyner Avenue @ Amboy Road Sanitary Sewer Rehabilitation Project, MSD Project No. 2021010

**BACKGROUND:** The Joyner Avenue @ Amboy Road project is located in west Asheville along Joyner Avenue, one street north of Amboy Road. The project runs from the Eblen Short Stop gas station (across from Riverlink's Karen Cragnolin Park) to Cultivate Climbing gym.

This project was identified in 2021 and added to MSD's 10-yr CIP due to concerns over hillside stabilization and poor stormwater conveyance. The project originally included the replacement of approximately 241 LF of 6-inch VCP running adjacent to a ravine between Joyner Ave. and Amboy Road (55 ft. below). This section of pipe was slated for replacement in FY25-26.

In January, 2024 during a significant rain event, the hillside/ravine experienced major erosion resulting in the 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 safely be 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.

The contract was advertised, and four bids were received on March 28, 2024 at 2:00pm in the following amounts:

<u>Contractor</u>	<u>Bid</u>
1) Thomas Construction Company	\$581,625.00
2) Hyatt Pipeline, LLC	\$470,587.90
3) T.P. Howard's Plumbing Co. Inc.	\$460,000.00
<b>4) Terry Brother Construction Co.</b>	<b>\$420,388.00</b>

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.



**FISCAL IMPACT:** No construction funds were budgeted in FY23-24 for this project. However, sufficient funds are available in contingency. Staff anticipates approximately one quarter of the project being completed this fiscal year. All remaining funds necessary will be budgeted in the FY24-25 CIP Budget.

**STAFF RECOMMENDATION:** 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.



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

**Joyner Avenue @ Amboy Road Sanitary Sewer Rehabilitation  
Project No. 2021010**

**BID TABULATION  
March 28, 2024**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>MBE Form</b>	<b>Bid Forms (Proposal)</b>	<b>TOTAL BID AMOUNT</b>
Thomas Construction Company Johnson City, TN	*	1	Yes	\$581,625.00
Hyatt Pipeline, LLC Canton, NC	5%	2	Yes	\$470,587.90
T.P. Howard's Plumbing Co. Inc. Fairview, NC	5%	1	Yes	\$460,000.00
Terry Brothers Construction Company Leicester, NC	5%	1	Yes	\$420,388.00

\* Contractor submitted incorrect bid bond. Therefore, their bid is rejected.

W. Hunter Carson, P.E.  
Director of Engineering  
Metropolitan Sewerage District of  
Buncombe County, North Carolina



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 PM on the 28th day of March, 2024, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bids (with the exception of one) were accompanied by acceptable bidders bond in the amount of 5% of the bid.

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

**BUDGET DATA SHEET - FY 2023 - 2024**

<b>PROJECT:</b> Joyner Ave @ Amboy Rd	<b>LOCATION:</b> Asheville
<b>TYPE:</b> General Sewer Rehab.	<b>PIPE RATING:</b> 68
<b>PROJECT NO.:</b> 2021010	<b>TOTAL LF:</b> 241
<b>PROJECT BUDGET:</b> \$120,500.00	<b>PROJECT ORIGIN:</b> Work Orders, Line Condition

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/22	EST. COST JAN - JUNE 2023	BUDGET FY 23-24
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$2,500.00			\$2,500.00
55330 - DESIGN				
55340 - PERMITS	\$500.00			
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$1,000.00			\$1,000.00
55370 - LEGAL FEES	\$2,000.00			
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$19,000.00			
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$94,000.00			
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$500.00			
55450 - SURVEY - ASBUILT	\$1,000.00			
<b>TOTAL AMOUNT</b>	<b>\$120,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,500.00</b>

<b>ENGINEER:</b> MSD	<b>SA</b>	<b>ESTIMATED BUDGETS - FY 25 - 33</b>	
<b>R.O.W. ACQUISITION:</b> MSD	<b># PLATS:</b> [ 2 ]	<b>FY 24-25</b>	\$21,500.00
<b>CONTRACTOR:</b>		<b>FY 25-26</b>	\$95,500.00
<b>CONSTRUCTION ADM:</b> MSD		<b>FY 26-27</b>	\$0.00
<b>INSPECTION:</b> MSD		<b>FY 27-28</b>	\$0.00
		<b>FY 28-29</b>	\$0.00
		<b>FY 29-30</b>	\$0.00
<b>PROJECT DESCRIPTION:</b> This project is located in West Asheville and is comprised of 241 LF of 8-inch ductile iron pipe. The existing line is aging 8" VCP and PVC in poor condition, exposed in a hillside with erosion issues.		<b>FY 30-31</b>	\$0.00
		<b>FY 31-32</b>	\$0.00
		<b>FY 32-33</b>	\$0.00

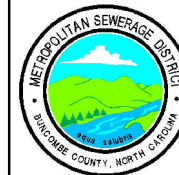
**SPECIAL PROJECT NOTES:**

OLD MAP



Joyner Avenue at Amboy Road  
Project No. 2021010

NOT TO SCALE

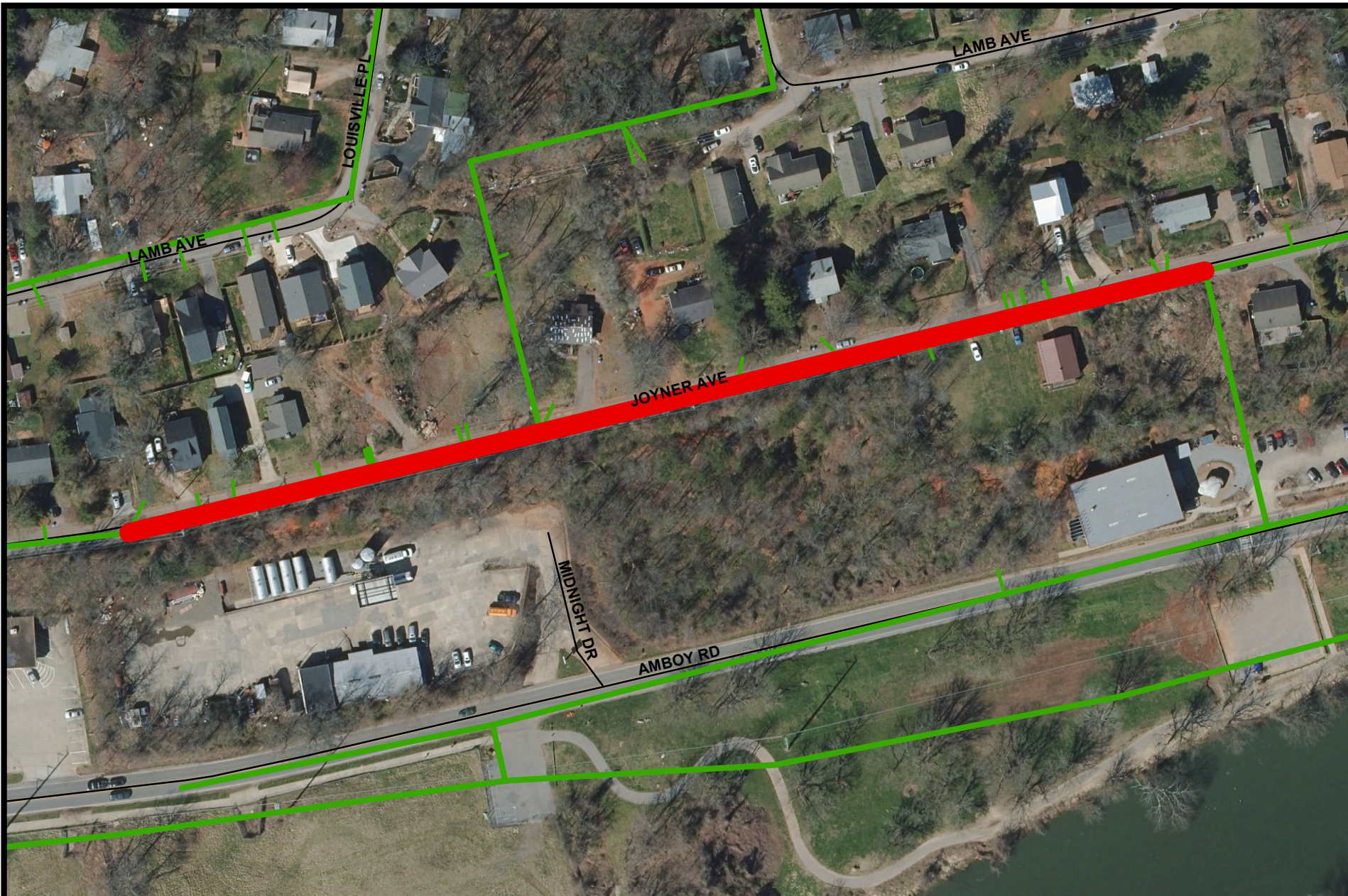


METROPOLITAN SEWERAGE DISTRICT  
of  
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

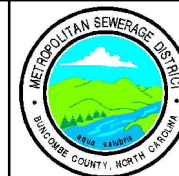


# NEW MAP - REDESIGN



## Joyner Avenue at Amboy Road Project No. 2021010

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT  
of  
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

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

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

**REVIEWED BY:** Hunter Carson, P.E. – Engineering Director

**PREPARED BY:** Kevin Johnson, P.E. - Planning and Development Manager

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the MAHEC Parking Deck Sewer Relocation, MSD Project No. 2021083

**BACKGROUND:** This project is located inside the District boundary off Hendersonville Road in the City of Asheville. The developer of the project is Jeffrey Heck of Mountain Area Health Education Center (MAHEC).

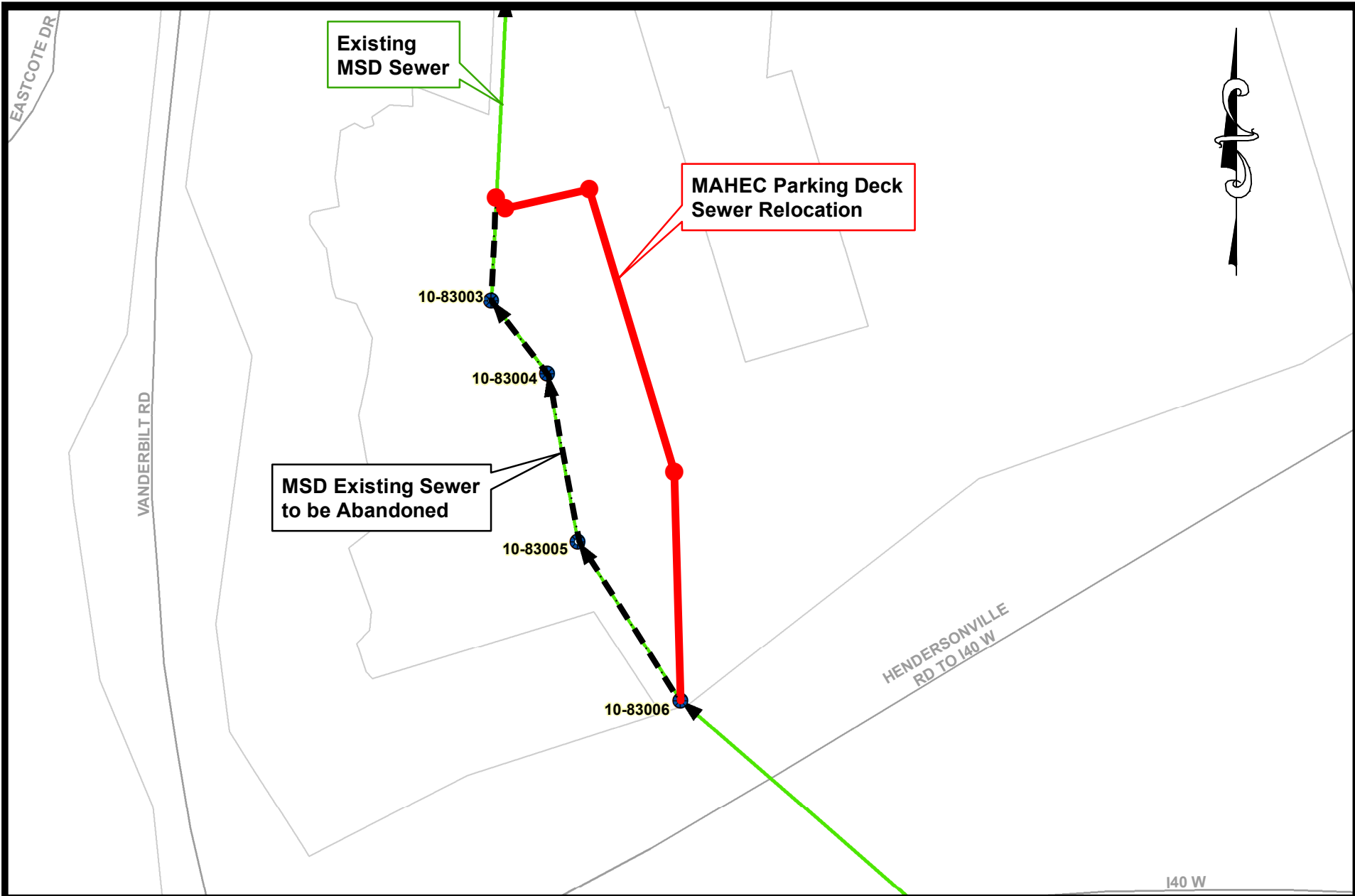
The project included relocating approximately 556 linear feet of 8-inch public gravity sewer along with abandoning approximately 510 linear feet of public sewer to accommodate the new parking deck.

The parking deck does not have plumbing. Therefore, no wastewater allocation was issued for the Commercial Development. The estimated cost of the sewer construction is \$140,000.00.

All MSD requirements have been met.

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





**MSD**  
Engineering Division

**MAHEC Parking Deck Sewer Relocation  
MSD Project # 2021083**

Metropolitan Sewerage District of Buncombe County

03/07/2024



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** April 17, 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 Crossroads Phase 1 Apartments Sewer Extension, MSD Project No. 2022068

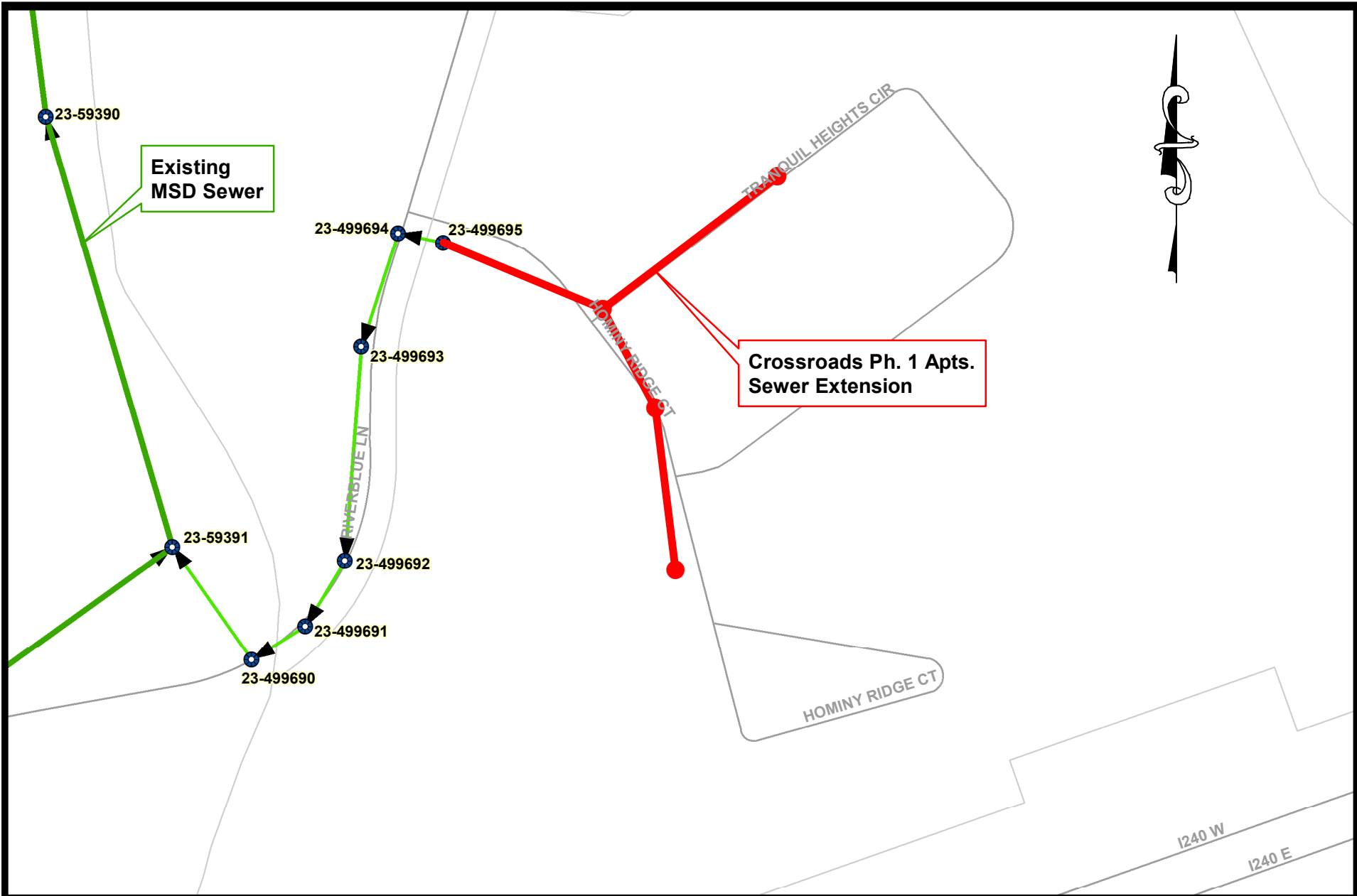
**BACKGROUND:** This project is located inside the District boundary off S. Bear Creek Road in Buncombe County. The developer of the project is Beau McIntosh of Catalyst Capital Partners.

The project included extending approximately 594 linear feet of 8-inch public gravity sewer to serve the Multi-Family Residential Development.

A wastewater allocation was issued in the amount of 78,600 GPD for the 262 Apartments for this phase of the residential development. The estimated cost of the sewer construction is \$180,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Crossroads Ph. 1 Apts. Sewer Extension  
MSD Project # 2022068**

Metropolitan Sewerage District of Buncombe County

04/03/2024

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** April 17, 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 Reddick Road Sewer Extension, MSD Project No. 2021108

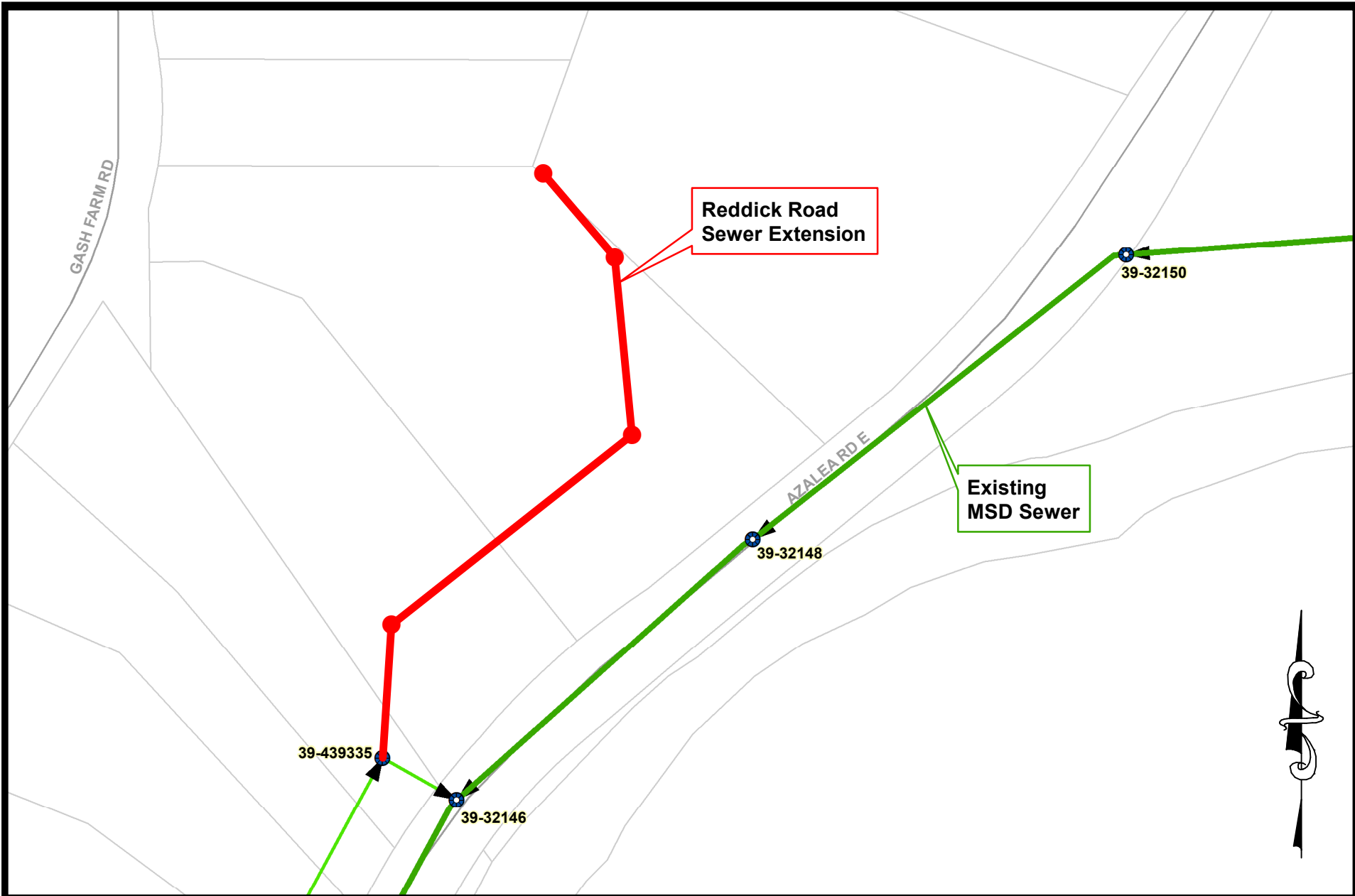
**BACKGROUND:** This project is located inside the District boundary off Gash Farm Road in Buncombe County. The developer of the project is Matt McMaster of McMaster Real Estate Group LLC.

The project included extending approximately 389 linear feet of 8-inch public gravity sewer to serve the Single-Family Residential Development.

A wastewater allocation was issued in the amount of 2,000 GPD for the five (5) homes in the residential development. The estimated cost of the sewer construction is \$82,000.00.

All MSD requirements have been met.

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



Reddick Road  
Sewer Extension

Existing  
MSD Sewer

39-439335

39-32146

39-32148

39-32150



**MSD**  
Engineering Division

**Reddick Road Sewer Extension  
MSD Project # 2021108**

Metropolitan Sewerage District of Buncombe County

04/03/2024

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

Meeting Date: April 17, 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 February 29, 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 February 29, 2024 were \$93,063,889. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.940%. 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 February 29, 2024 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of February 29, 2024 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$51,859,952.

Total Cash & Investments as of 02/29/2024		93,063,889
Less:		
Budgeted commitments (required to pay remaining FY24 budgeted expenditures from unrestricted cash		
Construction Funds	(14,552,283)	
Operations & Maintenance Fund	<u>(9,007,557)</u>	
		(23,559,840)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(84,207)	
FY24 Principal & Interest Due	<u>(7,217,246)</u>	
		(7,301,453)
District Reserve Funds		
Fleet Replacement	(1,440,131)	
Pump Replacement	(194,539)	
WWTP Replacement	(266,991)	
Maintenance Reserve	<u>(1,282,026)</u>	
		(3,183,687)
District Insurance Funds		
General Liability	(477,947)	
Worker's Compensation	(500,973)	
Post-Retirement Benefit	(2,781,932)	
Self-Funded Employee Medical	<u>(3,398,105)</u>	
		<u>(7,158,957)</u>
Designated for Capital Outlay		<u>51,859,952</u>

Meeting Date: April 17, 2024

Subject: Cash Commitment/Investment Report-Month Ended February 29, 2024

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Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

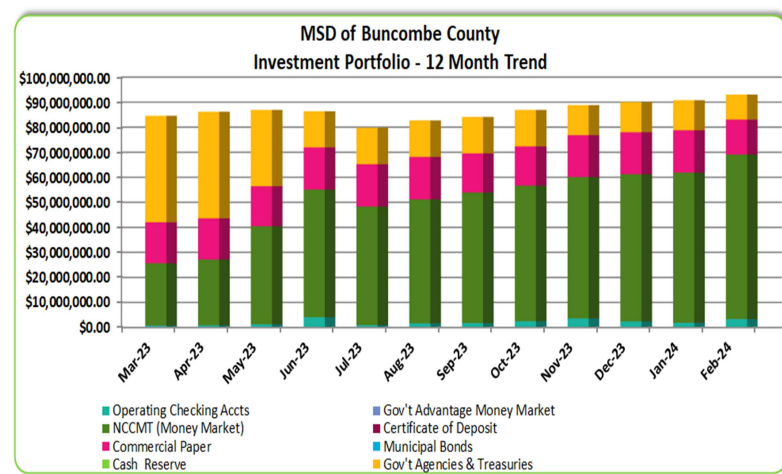
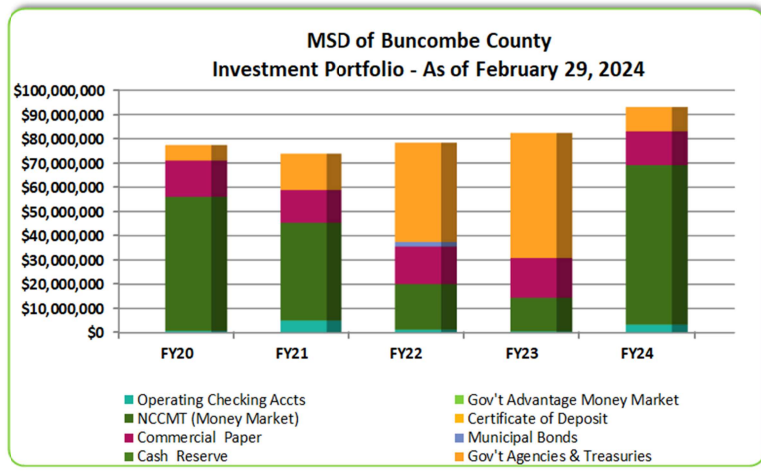
Follow-up required:

Person responsible:

Deadline:

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -		\$ 84,207			\$ -	\$ -		\$ 84,207
Held by MSD	3,341,447	46,704	65,615,957	-	13,934,338	-		10,041,236	92,979,682
	\$ 3,341,447	\$ 46,704	\$ 65,700,164	\$ -	\$ 13,934,338	\$ -	\$ -	\$ 10,041,236	\$ 93,063,889

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			No significant changes in the investment portfolio as to makeup or total amount.
Agencies and Instrumentalities	100%	10.79%	
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	14.97%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	70.60%	
Checking Accounts:	100%		
Operating Checking Accounts		3.59%	
Gov't Advantage Money Market		0.05%	



Meeting Date: April 17, 2024

Subject: Cash Commitment/Investment Report-Month Ended February 29, 2024

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## Metropolitan Sewerage District Investment Managers' Report On February 29, 2024

### Summary of Asset Transactions

	Original		Interest Receivable
	Cost	Market	
Beginning Balance	\$ 81,142,029	\$ 81,485,716	\$ 148,019
Capital Contributed (Withdrawn)	403,088	403,088	
Realized Income	264,778	264,778	(32,418)
Unrealized/Accrued Income		22,589	17,517
Ending Balance	\$ 81,809,895	\$ 82,176,171	\$ 133,118

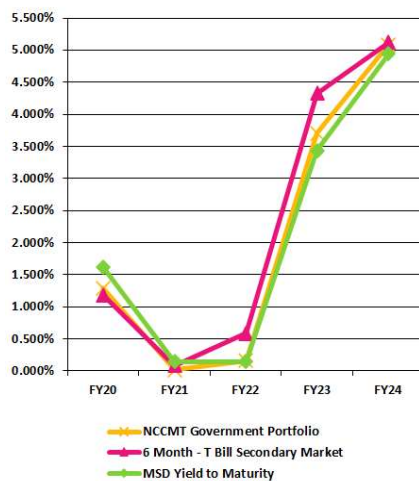
### Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 76,768,659	\$ 255,676
Securities/CD's 91 to 365 Days	3,657,621	12,182
Securities/CD's > 1 Year	1,383,615	4,608
	\$ 81,809,895	\$ 272,466

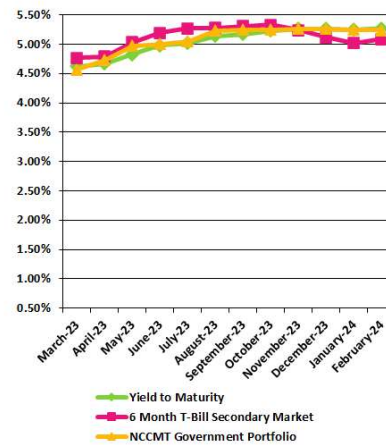
### Month End Portfolio Information

Weighted Average Maturity	46
Yield to Maturity	5.27%
6 Month T-Bill Secondary Market	5.09%
NCCMT Government Portfolio	5.24%

Metropolitan Sewerage District  
Annual Yield Comparison

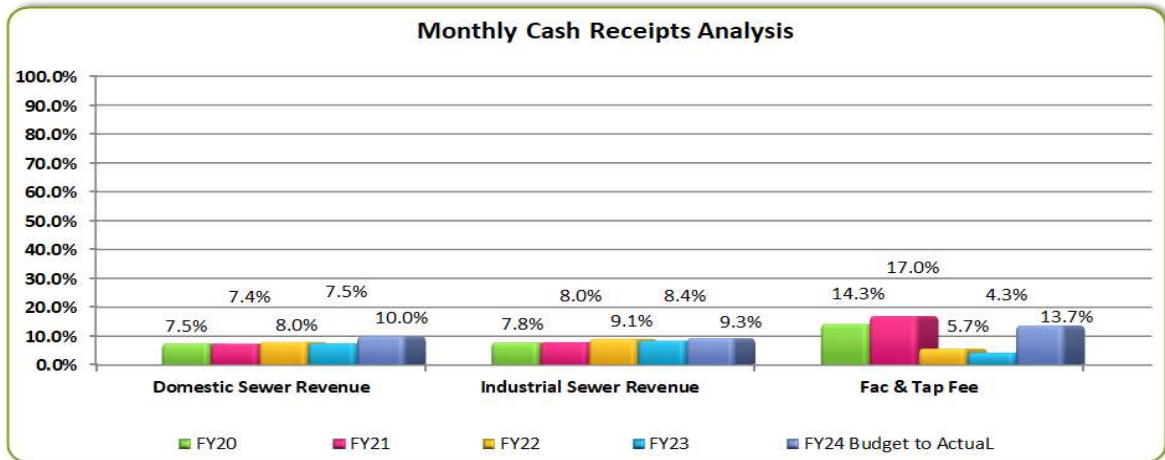


Metropolitan Sewerage District  
Yield Comparison - February 29, 2024



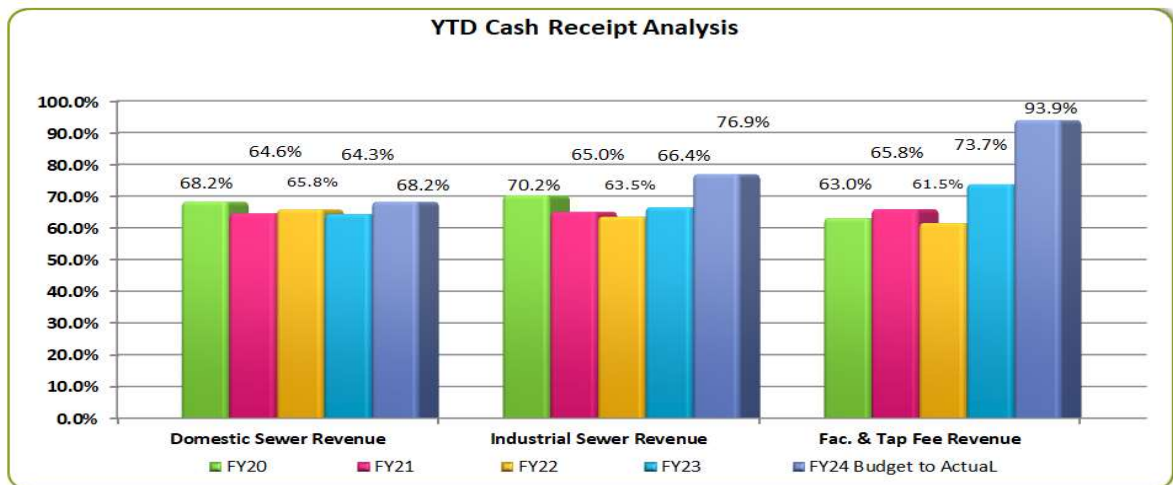


### Metropolitan Sewerage District Analysis of Cash Receipts As of February 29, 2024



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:

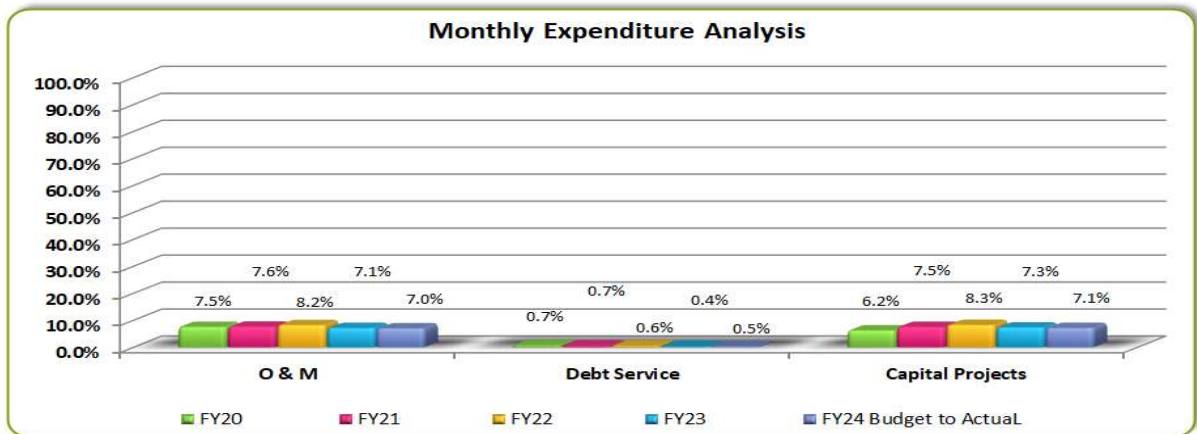
- \* YTD domestic sewer revenue is considered reasonable based on historical trends.
- \* YTD industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Meeting Date: April 17, 2024

Subject: Cash Commitment/Investment Report-Month Ended February 29, 2024

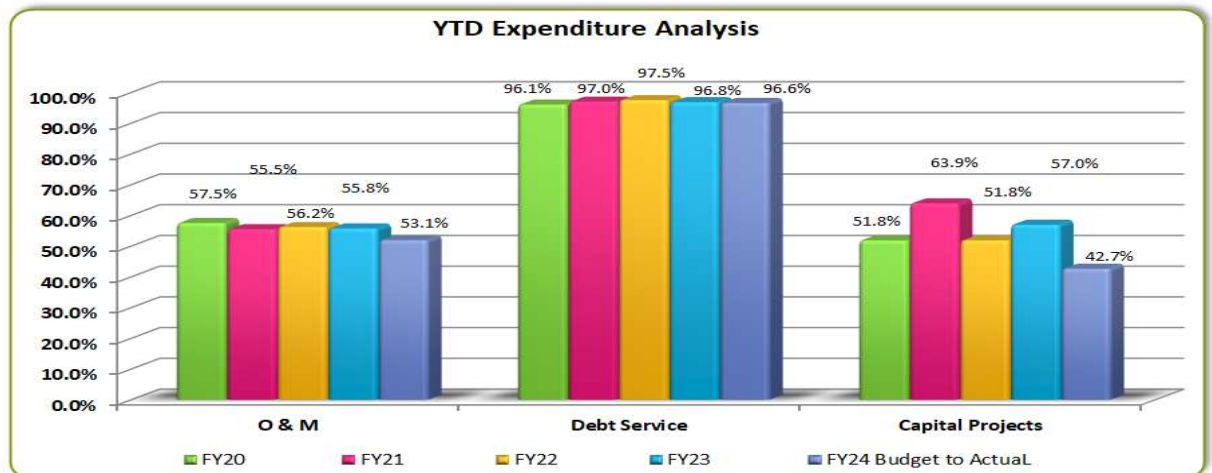
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### Metropolitan Sewerage District Analysis of Expenditures As of February 29, 2024



#### 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:

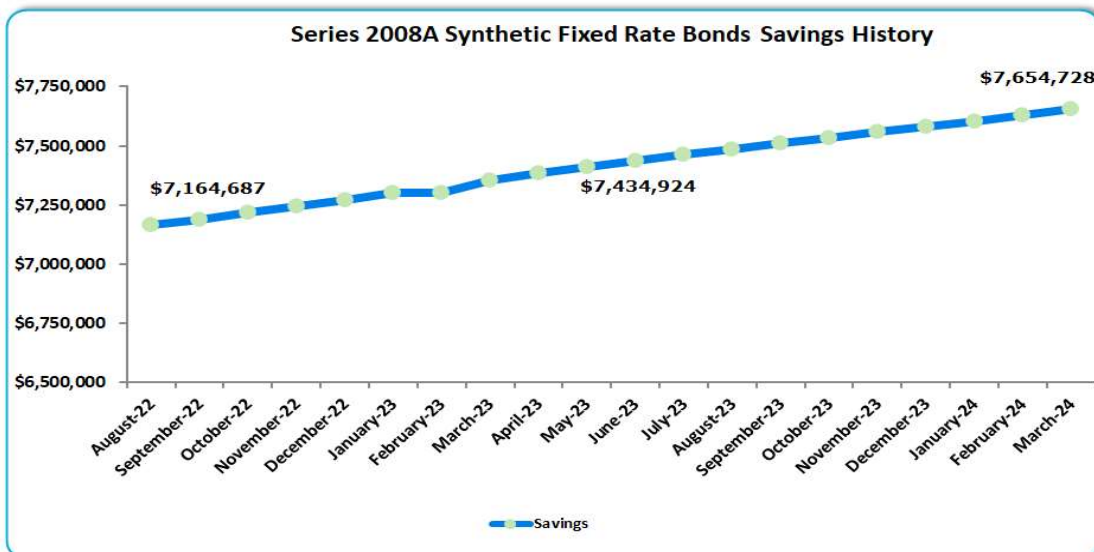
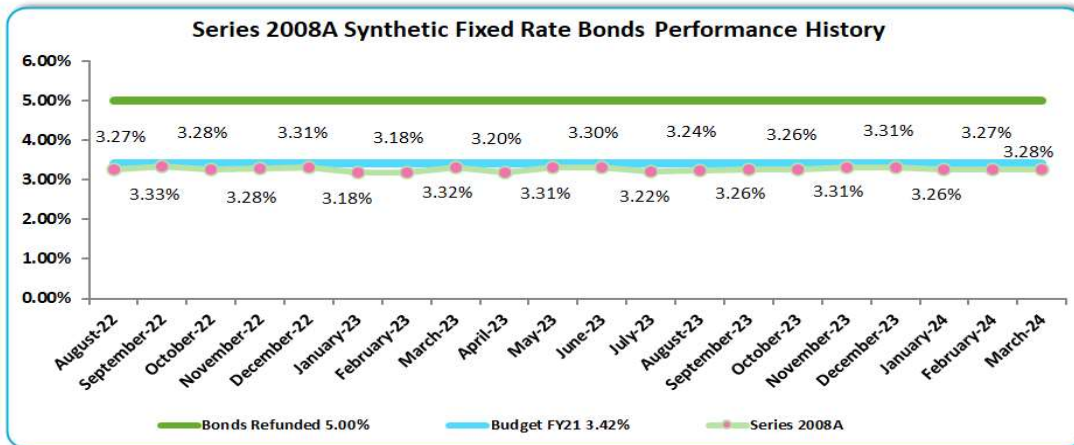
- \* YTD O&M expenditures are considered reasonable based on historical trends.
- \* Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- \* Due to nature and timing 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: April 17, 2024

Subject: Cash Commitment/Investment Report-Month Ended February 29, 2024

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



**Series 2008A:**

- \* Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,654,728 as compared to 4/1
- \* fixed rate of 4.85%.
- \* Assuming the rate on the Series 2008A Bonds continues at the current all-in rate of 3.7210%, MSD will achieve cash savings of \$4,670,000 over the life of the bonds.
- \* MSD would pay \$103,404 to terminate the existing Bank of America Swap Agreement.

# **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
Grindstaff Dr @ McDowell St	Asheville	28803	603	3/4/24 - 5/17/24	284606	McDevitt			20% complete
Knauth Rd Rehabilitation Ph. I	Asheville	28805	547	4/2/24 - 4/30/24	275867	Matthews			Construction underway
5 Golf Street	Asheville	28801	240	5/1/24 - 5/31/24	284586	Matthews			Ready for construction
Baker Place @ Carrier Street Sewer Rehabilitation	Asheville	28806	1300	FY 22-24	284574	TBA			Ready for construction
Old Fairview Rd @ Willington Road	Asheville	28803	732	FY 23/24	276005	TBA			Ready for construction
44 Galax Sewer Rehab	Asheville	28806	294	FY 23/24	280827	TBA			Ready for Construction
Norwood Ave Sewer Rehabilitation	Asheville	28804	1022	FY 23/24	275810	TBA			Ready for construction
48 Clarendon Road Sewer Rehabilitation	Asheville	28806	500	FY 23/24	258562	TBA			Preliminary Engineering



## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2023 to 2/29/2024

	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
<b>Grand Totals</b>	<b>189</b>	<b>70</b>	<b>1,056</b>	<b>4,736</b>	<b>100</b>	<b>175</b>	<b>72,020</b>	<b>431</b>	<b>1721</b>	<b>2972</b>	<b>21</b>	<b>94</b>	<b>5218</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
		<b>819</b>	<b>27</b>	<b>33</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
		<b>277</b>	<b>29</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
		<b>192</b>	<b>55</b>	<b>39</b>
<b>Grand Totals:</b>		<b>1,288</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 February 29, 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>Grand Total:</b>	<b>990,425</b>	<b>12,712</b>	<b>19,559</b>	<b>1,009,984</b>	<b>102,233</b>	<b>6,217</b>	<b>137,625</b>
<b>Avg Per Month:</b>	<b>123,803</b>	<b>1,589</b>	<b>2,445</b>	<b>126,248</b>	<b>12,779</b>	<b>777</b>	<b>17,203</b>



## *Right of Way Section 3rd Quarter Summary Open Projects*

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expends to Date</i>	<i>Comment</i>
Christian Creek Interceptor	\$100,477	\$91,885	Access 100% complete with 91% of Total Budget expended to date. Two condemnations filed. One case closed by Default Judgment. One case pending with Regal Hospitality.
Elk Mountain Place GSR	\$153,253	\$114,155	Access 97% complete with 74% of Total Budget expended to date. One condemnation filed.
Knauth Road Sewer Rehabilitation	\$29,860	\$14,786	Access 80% complete with 50% of total Budget expended to date.
Old County Home Road PSR	\$78,094	\$38,876	Access 73% complete with 50% of Total Budget expended to date.
Weaverville Pump Station Rehabilitation	\$51,884	\$13,703	Access 48% complete with 26% of Total Budget expended to date.

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**April 10, 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	42%	Pipe installation underway.
CHEROKEE ROAD	Asheville 28801	Terry Brothers Construction Co.	9/20/2023	10/2/2023	4/30/2024	\$822,907.00	75%	Pipeburst work at 60 Cherokee Road is scheduled for week of April 15th.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	5/31/2024	\$7,456,109.70	95%	Obtaining railroad approval for final MH installation and working on installing pipe in the last encasement area.
INCINERATOR REHABILITATION FY24	Woodfin	Fives North American; Industrial Furnace Company	Various	Various	4/12/2024	\$1,802,528.50	98%	New equipment installation complete. Final sand delivery 4/11/24. Contract amount includes hauling costs, preheat burner and HEX fab and installation.
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	Woodfin	Cove Utility, LLC	10/18/2023	6/20/2024	10/18/2024	\$558,620.70	0%	Preliminary site visit by contractor being scheduled. Shop drawings being reviewed.
JOYNER AVENUE @ AMBOY ROAD	Asheville 28806	TBA	TBA	TBA	TBA	TBA	0%	Project was bid on March 28th. Terry Brothers was the apparent low bidder. Project will be presented at April Board meeting.
LINING CONTRACT NO. 9	Buncombe County	Terry Brothers Construction Co.	1/18/2023	3/20/2023	5/15/2024	\$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	0%	Preconstruction meeting was held. NTP is scheduled for April 22nd.
SAND HILL ROAD ODOR CONTROL STATION	Asheville 28806	Keys Construction	11/16/2023	1/4/2024	4/30/2024	\$86,100.00	5%	Rebar installed. Concrete pour for piers scheduled for this week.
WEAVERVILLE PUMP STATION AND FORCEMAIN IMPROVEMENTS	Woodfin	Haren Construction Co.	1/17/2024	TBA	TBA	\$20,986,375.00	0%	NTP to be issued soon.

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

## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

April 4, 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	Ashcroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
4	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
5	North Bear Creek Subdivision Ph. I	2018117	Asheville	28806	5	105	9/6/2023	Waiting on Final Inspection
6	Pineview Subdivision	2018185	Asheville	28806	4	91	5/30/2023	Final Inspection complete, awaiting close-out docs
7	Lake Julian Crossing Phase I	2018271	Asheville	28704	Comm.	1,004	11/30/2022	Final Inspection complete, awaiting close-out docs
8	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
9	Millbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
10	3927 Sweeten Creek Rd (Rumi Way)	2019076	Asheville	28704	16	590	2/1/2023	Installing
11	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
12	Julian Woods Retirement Relocation	2019112	Asheville	28704	Comm.	1,083	3/17/2022	Waiting on Final Inspection
13	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Waiting on Testing
14	Onteora Blvd and May Street Relocate	2019207	Asheville	28803	0	16	1/17/2023	Pre-con held, construction not yet started
15	Villas at Pincroft (Amarx Beaverdam)	2020228	Asheville	28804	72	796	1/18/2024	Installing
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. I	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	16/18 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	Lake Julian Crossing Phase II	2023178	Asheville	28704	Comm.	130	11/30/2022	Installing
37	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
38	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
39	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
40	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
41	Tudor Croft - Phase 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
42	Owenby Lane	2023103	Black Mountain	28711	3	178	3/26/2024	Pre-con held, construction not yet started
43	NC DOT I-5504 NC 191/A-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
44	Liberty Oaks Ph. 1B	2018063	Buncombe Co.	28715	24	615	11/5/2021	Final Inspection complete, awaiting close-out docs
45	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
46	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Waiting on Final Inspection
47	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
48	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Waiting on final inspection
49	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Waiting on Testing
50	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
51	Hominy Creek Multi-Family	2021195	Buncombe Co.	28715	216	1,310	9/7/2023	Waiting on Final Inspection
52	Biltmore Terrace Development Phase 4	2021208	Buncombe Co.	28803	31	400	6/14/2023	Waiting on Paving
53	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
54	Belle Meadow	2021235	Buncombe Co.	28806	74	1,730	6/9/2023	Waiting on Testing
55	Farmstead at Olivette	2021247	Buncombe Co.	28804	33	1,280	2/7/2024	Installing
56	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Waiting on Testing
57	Brooks Cove Road	2022045	Buncombe Co.	28715	141	2,357	5/3/2023	Final Inspection complete, awaiting close-out docs
58	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	0	3,267	7/18/2023	Installing
59	Clayton Crossing	2022089	Buncombe Co.	28704	70	2,420	6/13/2023	Final Inspection complete, awaiting close-out docs
60	Edgewood Road S - OffSite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Pre-con held, construction not yet started
61	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Waiting on Testing
62	Montinail Land Co. Off-Site Extension	2023017	Buncombe Co.	28778	17	440	1/5/2024	Waiting on Final Inspection
63	Mulberry Street	2023128	Buncombe Co.	28804	5	426	3/13/2024	Pre-con held, construction not yet started
64	Edgewood Road S Subdivion Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Pre-con held, construction not yet started
65	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
66	Tap Root Phase 1	2020024	Fletcher	28732	198	8,397	4/29/2022	Final Inspection complete, awaiting close-out docs
67	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
68	Asheville Regional Airport	2022191	Fletcher	28732	Comm.	1,205	2/13/2024	Waiting on Testing
69	Henderson County EMS (Fletcher Facility)	2023083	Fletcher	28732	Comm.	130	10/25/2023	Final Inspection complete, awaiting close-out docs
70	Rutledge Road Subdivision Phase 2 (The Authors)	2023073	Fletcher	28732	36	1,285	1/17/2024	Installing
71	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	Pre-con held, construction not yet started
72	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Waiting on Final Inspection
73	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	Pre-con held, construction not yet started
74	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	Pre-con held, construction not yet started
75	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Pre-con held, construction not yet started
76	Mills River Townhomes (Jeffress Road)	2021253	Mills River	28759	150	3,267	6/6/2023	Waiting on Final Inspection
77	Haywood Park Subdivision	2022165	Mills River	28791	20	2,300	11/22/2023	Installing
78	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Installing
79	Palisades at Reems Creek	2020066	Weaverville	28787	132	1,020	3/24/2022	Waiting on Final Inspection
80	Union Chapel (Views at Reems Creek)	2021030	Weaverville	28787	11	650	8/2/2022	Final Inspection complete, awaiting close-out docs
81	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Final Inspection complete, awaiting close-out docs
82	9 Pleasant Grove Extension	2023098	Weaverville	28787	40	780	10/26/2023	Waiting on Final Inspection
83	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
84	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Final Inspection complete, awaiting close-out docs
85	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
86	Rydele Heights Phase 2	2021098	Woodfin	28804	24	412	3/1/2023	Waiting on Final Inspection
			<b>TOTAL</b>		<b>5,267</b>	<b>106,017</b>		