

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**JULY 16, 2008**

**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, July 16, 2008. Chairman Aceto presided with the following members present: Bellamy, Bryson, Creighton, Gantt, Kelly, Russell, Sobol and VeHaun. Mr. Bisette, Mr. Haner and Mr. Metcalf were absent.

Others present were: Thomas E. Hartye, General Manager, William Clarke, General Counsel, Leah Karpen with the League of Women Voters, Gary McGill with McGill Associates, Stan Boyd, Ed Bradford, Jim Hemphill, John Kiviniemi, Barry Cook, Cheryl Rice, Jim Naber, Sandra Moore, Peter Weed and Sondra Honeycutt.

**2. Election of Officers:**

Mr. Aceto called on Mr. Sobol to preside over the election of Chairman. Mr. Sobol called for nominations. Mr. Kelly nominated Mr. Aceto as Chairman. Mr. Gantt seconded the nomination. Mr. Sobol asked if there were any other nominations. There being none, Mr. Sobol called for a vote. Voice vote in favor of Mr. Aceto as Chairman was unanimous.

Mr. Aceto called for nominations for Vice Chairman. Mr. Kelly nominated Mr. Sobol. Ms. Bellamy seconded the nomination. With no further nominations, Mr. Gantt moved that the nominations be closed. Mr. VeHaun seconded the motion. Voice vote in favor of the motion was unanimous. Mr. Aceto asked if there were any objections to electing Mr. Sobol by acclamation. With no objections, Mr. Sobol was elected Vice Chairman by acclamation.

Mr. Aceto appointed Mr. Bryson to serve as Secretary/Treasurer of the Board. Mr. Aceto called for a vote to ratify the appointment by the Chair. By a show of hands the appointment was approved unanimously.

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

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

**4. Approval of Minutes of the June 11, 2008 Board Meeting and Public Hearing:**

Mr. Aceto asked if there were any objections to approving the Minutes of the May 14, 2008 meeting as presented. With no objections, the Minutes were approved by acclamation.

**5. Discussion and Adjustment of Agenda:**

None

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

Mr. Aceto welcomed Ms. Karpen.

**7. Report of General Manager:**

Mr. Hartye reported that in the sleeve of the Board book is a notice that went out with the water billing regarding MSD's sewer rate. This was amended at the request of Mr. Haner, to include MSD's reduction of SSO's.

Mr. Hartye expressed his congratulations to all MSD employees for a good Safety Record for 2007. He reported that MSD received the Gold Safety Award for the fifth consecutive year from the North Carolina Department of Labor, which translates into insurance savings for the District in the upcoming fiscal year.

Mr. Hartye presented a copy of the Budget/Rate Bullets for Fiscal Year 2009. He stated that this information is presented to the Board as a reference. In addition, he presented a graph of the annual number of Sanitary Sewer Overflows (SSO's) since MSD began keeping records in FY 1999. He reported that the graph shows significant reductions. He stated that the numbers are influenced by weather, but have been reduced mainly as a result of both the Districts' aggressive Capital Improvement Program and the preventive maintenance performed by System Services. He further stated that the entire organization shares in this accomplishment, from the Board on down. Ms. Karpen asked if the proposed 3.0% rate increase shown on the first page is the same as the increase approved by the Board in June. Mr. Hartye said yes. Mr. Sobol asked if the amount of flow being treated at the plant has gone down. Mr. Hartye stated that during the last calendar year the average daily flow was 16.7 mgd. Mr. Kiviniemi stated that during early morning and on holidays, the flow is down to about 10 mgd. Mr. Sobol asked if the turbines at the Hydro facility are affected by low flow. Mr. Kiviniemi stated that the turbines have not been shut down, but the power output had to be reduced.

Mr. Hartye presented articles from Southern City on Asheville award for actions to improve air quality and the NCLM Legislative Bulletin.

Mr. Hartye reported that the Personnel Committee will meet July 22<sup>nd</sup> at 9AM, the Right of Way Committee will meet July 23<sup>rd</sup> at 9AM and the next regular meeting of the Board will be held August 20<sup>th</sup> at 2PM. He further reported that a Finance Committee meeting will be scheduled for August.

**8. Consolidated Motion Agenda:**

**a. Consideration of Developer Constructed Sewer Systems:**

1. Overlook Office Park.
2. Reems Creek Golf – Phase 9
3. 456 Weaverville Road
4. Howard Street
5. Central Avenue
6. Pinebrook Farms
7. The Settings of Black Mountain – Phase 2

Mr. Hartye reported that staff recommends acceptance of the developer constructed sewer systems. All MSD requirements have been met.

**b. Cash Commitment/Investment Report:**

Mr. Hartye introduced Ms. Cheryl Rice, the District's new Accounting Manager, who was promoted from within MSD and who is responsible for this report.

Mr. Aceto called for a motion to approve the Consolidated Motion Agenda as presented. Ms. Bellamy made the motion. Mr. Russell seconded the motion. With no discussion, roll call vote was as follows: 9 Ayes; 0 Nays.

**9. Consideration of Cost Recovery Policy Changes:**

Mr. Hartye reported that at the March Board meeting, the Board asked Staff and Counsel to pursue a way in which the District may continue the Cost Recovery Policy

only for those projects that would qualify as “affordable housing.” He stated that Counsel advised the Board that it should seek support for a compelling governmental interest in affordable housing from its member entities in the form of resolutions adopted by the member agencies. Mr. Hartye further stated that the resolutions passed by the member agencies are attached along with letters of support from two of the primary builders of affordable housing in Buncombe County. Mr. Hartye further reported that staff recommends amending the Cost Recovery Policy to apply only to verifiable affordable housing developments. The reimbursement will still be eligible for on-site sewer lines that are to be publicly owned, operated, and maintained and will be capped for any one project at the current limit of \$40,000. Mr. VeHaun reported that the Town of Woodfin adopted its Resolution on July 15<sup>th</sup>. Mr. Aceto called for a motion. Ms. Bellamy moved that the Board adopt the Cost Recovery Policy Changes as recommended by staff. Mr. Gantt seconded the motion. Mr. Aceto asked for a clarification on the changes. Mr. Hartye stated that the policy will only apply to verifiable affordable housing developments. Mr. Aceto asked if MSD will still have cost sharing. Mr. Hartye said yes, that potentially cost sharing will be much heavier, particularly if there is an extension where a larger line is required then MSD will pay for the differential cost up to available funds. He stated that the focus is being switched from getting more people on the system to organized growth of the system. Mr. Aceto asked if anything is being done to inform the development community about this change. Mr. Hartye stated that the annual Developers meeting was recently held to bring them up to date on these changes. With no further discussion, voice vote in favor of the motion was unanimous.

**10. Old Business:**

None

**11. New Business:**

None

**12. Adjournment:**

With no further business, Mr. Aceto called for adjournment at 2:20PM.

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Jackie W. Bryson, Secretary/Treasurer

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

## AGENDA FOR 7/16/08

✓	Agenda Item	Presenter	Time	
	Call to Order and Roll Call	Aceto	2:00	
	01. Election of Officers	Aceto	2:05	
	02. Inquiry as to Conflict of Interest	Aceto	2:20	
	03. Approval of Minutes of the 6/11/08 Board Meeting.	Aceto	2:25	
	04. Discussion and Adjustment of Agenda	Aceto	2:30	
	05. Informal Discussion and Public Comment	Aceto	2:35	
	06. Report of General Manager	Hartye	2:40	
	07. Report of Committees - None			
	08. Consolidated Motion Agenda		2:55	
	a. Consideration of Developer Constructed Sewer Systems: <ol style="list-style-type: none"> <li>1. Overlook Office Park</li> <li>2. Reems Creek Golf – Phase 9</li> <li>3. 456 Weaverville Road</li> <li>4. Howard Street</li> <li>5. Central Avenue</li> <li>6. Pinebrook Farms</li> <li>7. The Settings of Black Mountain – Phase 2</li> </ol>	Hartye		
	b. Cash Commitment/Investment Report – Month ended May 31, 2008.	Hartye		
	09. Consideration of Amendment to Cost Recovery Policy	Hartye	3:10	
	10. Old Business:	Aceto	3:25	
	11. New Business:	Aceto	3:30	
	12. Adjournment (Next Regular Meeting 8/20/08)	Aceto	3:35	

# **ELECTION OF OFFICERS**

# **APPROVAL OF MINUTES**

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT  
JUNE 11, 2008**

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

The regular monthly meeting of the Metropolitan Sewerage District Board and Public Hearing on the final Budget, Rates and Fees for FY 2008-2009 was held in the Boardroom of MSD's Administration Building at 2:00 PM, Wednesday, June 11, 2008. Chairman Aceto presided with the following members present: Bellamy, Bissette, Creighton, Gantt, Haner, Kelly, Russell, Sobol and VeHaun. Ms. Bryson and Mr. Metcalf were absent.

Others present were: Thomas E. Hartye, General Manager, William Clarke, General Counsel, Leah Karpen with the League of Women Voters, Bill Mull, Dave Gildersleeve with Wade Trim, Joseph Martin with Woodfin Sanitary Water & Sewer District, Stan Boyd, Ed Bradford, John Kiviniemi, Angel Banks, Peter Weed, Barry Cook, Scott Powell, Mike Butler, Julie Willingham, Monty Payne and Sondra Honeycutt, MSD.

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

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

**3. Approval of Minutes of the May 14, 2008 Board Meeting:**

Mr. Aceto asked if there were any objections to approving the Minutes of the May 14, 2008 meeting as presented. With no objections, the Minutes were approved by acclamation.

**4. Discussion and Adjustment of Agenda:**

None

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

Mr. Aceto welcomed Ms. Karpen, Mr. Mull, Mr. Gildersleeve and Mr. Martin.

**6. Report of General Manager:**

Mr. Hartye reported that Ms. Katheryn Temple of 95 Houston Street called to say that Grady Brooks of System Services was awesome, super nice and gave great customer service. Mr. Harwood Bledsoe called from 239 Baird Cove Rd. to commend the following MSD employees for their help and great customer service on the dig-up at the street: Roy Lytle, Elton Camp, Eric Gillis, Shane Meadows, Eric Dawson, Chris Johnson and Linda Phillips. He further reported that a call was received from Ms. Genell Almond to thank Kay Farlow and the following system services crew who installed her sewer tap: Bobby Arrowood, McKinley Hensley, Lloyd Anders, Ray Lunsford, Randy Mull and Clement Crowe.

Mr. Hartye reported that MSD received the Platinum Peak Performance Award from NACWA for the eighth consecutive year with 100% NPDES compliance. He expressed his congratulations to the entire Wastewater Treatment Plant Staff.

Mr. Hartye reported that MSD has adopted a portion of the French Broad River extending through the MSD campus both to the north and to the south. He stated that on May 16<sup>th</sup> District employee volunteers pitched in to clean up along this area and picked up enough to fill 31 trash bags. He expressed his appreciation to all of the volunteers and especially to Jim Naber who headed up the effort and to the Woodfin Police who helped slow traffic along Riverside Drive.

Mr. Hartye reported that the Annual Industry (pretreatment) Meeting was held on May 21<sup>st</sup>. He stated that the meeting was well attended with 22 industries represented and 32 in attendance. The meeting covered regulations and their purpose, and such topics

as the Spill Control Response, Sampling Techniques and Confidentiality issues. He expressed his thanks to Monty Payne and Jon Van Hoff for both educating and providing an open venue for communication.

Mr. Hartye presented an article from the Asheville Citizen Times on Annexation; a NCLM Legislative Bulletin regarding proposed Drought legislation; a NY Times article regarding Los Angeles reuse of wastewater and a Southern City article on Wellness Programs featuring MSD.

Mr. Hartye reported that the Right of Way Committee meeting scheduled for June 25<sup>th</sup> at 9AM has been cancelled. The next regular Board Meeting will be held July 16<sup>th</sup> at 2PM.

**7. Report of Committees:**

**Right of Way Committee**

Mr. Kelly called on Mr. Sobol for a report. Mr. Sobol reported that the Right of Way Committee met May 28, 2008 to consider a Compensation Budget for the Delano Road 4" Main Rehabilitation Project and a Revised Compensation Budget for the Merrimon Avenue @ Ottari Road GSR Project. The Committee also considered Condemnation for the US 70 @ Parkway GSR Project and the Merrimon Avenue @ Ottari Road GSR Project. Regarding the Merrimon Avenue @ Ottari Road project, Mr. Sobol pointed out that Angel Banks and the Engineering Division worked very hard to address the concerns made by the property owner with revised alignments to improve ingress/egress to the owner's commercial property. Mr. Sobol stated that recommendations on these issues are addressed in the Consolidated Motion Agenda.

**8. Consolidated Motion Agenda:**

**a. Consideration of Bids for Sodium Hypochlorite Contract:**

Mr. Hartye reported that liquid Sodium Hypochlorite is used to disinfect the effluent prior to discharge into the French Broad River. He stated that the following bids were received on May 8, 2008: Whitaker with a total bid of \$0.890/gallon; Oltrin Solutions with a total bid of \$0.850/gallon; Brenntag SE with a total bid of \$0.720/gallon; Univar with a total bid of \$0.714/gallon and JCI Jones with a total bid of \$0.687/gallon. Staff recommends that the contract be awarded to the lowest bidder, JCI Jones of Charlotte, N.C. in the amount of \$0.687/gallon.

**b. Consideration of Bids for Sodium Bisulfite Contract:**

Mr. Hartye reported that Sodium Bisulfite is required to de-chlorinate the effluent prior to discharge into the French Board River. He stated that the following bids were received on May 8, 2008: Brenntag SE with a total bid of \$1.82/gallon; Whitaker with a total bid of \$1.79/gallon; Key Chemical with a total bid of \$1.4308/gallon; JCI Jones with a total bid of \$1.25/gallon and Univar with a total bid of \$1.10/gallon. Staff recommends that the contract be awarded to the lowest bidder, Univer of Spartanburg, S.C. in the amount of \$1.10/gallon.

**c. Consideration of Compensation Budget – Delano Road 4" Main Rehabilitation:**

Mr. Hartye reported that the Right of Way Committee recommends approval of the Compensation Budget for the Delano Road 4" Main Rehabilitation project.

**d. Consideration of Revised Compensation Budget – Merrimon Avenue @ Ottari Road GSR:**

Mr. Hartye reported that the Right of Way Committee recommends approval of the revised Compensation Budget for the Merrimon Avenue @ Ottari Road GSR project.



**e. Consideration of Condemnation – US 70 @ Parkway GSR:**

Mr. Hartye reported that the Right of Way Committee recommends authority to obtain appraisal, offer owner the appraised damages and if not accepted, proceed with condemnation filing two causes of action: one court requesting judicial determination of the validity of the old easement grant and one court per the Condemnation statutes to insure an immediate take and proper condemnation should the old easement grant fail.

**f. Consideration of Condemnation – Merrimon Avenue @ Ottari Road, GSR:**

Mr. Hartye reported that the Right of Way Committee recommends authority to obtain appraisal and proceed with condemnation on the Merrimon Avenue @ Ottari Road, GSR project.

**g. Consideration of Acceptance of Developer Constructed Sewer Systems – Tampa Boulevard Homes and Versant Subdivision Offsite:**

Mr. Hartye reported that staff recommends acceptance of the developer constructed sewer systems. All MSD requirements have been met.

**h. Consideration of MSD Paving Restoration Contract:**

Mr. Hartye reported that this contract is for the restoration of roads, driveways and sidewalks resulting from District maintenance activities. He stated that the following bids were received on May 29, 2008: Moore & Son Site Contractors, Inc. with a total bid of \$983,965.00; APAC-Atlantic, Inc. with a total bid of \$970,560.00 and French Broad Paving, Inc. with a total bid of \$900,355.00. Mr. Hartye stated that French Broad Paving, Inc. is a minority-owned business and has performed numerous paving projects for the District and has an excellent performance history. Staff recommends award of this contact to French Broad Paving, Inc. in the amount of \$900,355.00, contingent upon review and approval by District Counsel. Mr. Sobol asked how much of an increase this would be over last year due to the increase in cost of petroleum products. Mr. Hartye said very little. He stated that last year's contact was \$897,000.00.

**i. Consideration of Intermediate Pump Replacement Project – Design Contract:**

Mr. Hartye reported that this project was identified in the Facilities Plan and 10-year CIP. He explained that the pumps are used to lift water from the last RBC basin to the intermediate clarifier and consist of three hydraulically driven 300Hp pumps. He stated that this method of pumping is not only inefficient, but also poses a risk of contaminating the effluent with hydraulic fluid. He further reported that in 2007, Black & Veatch was selected for the design of the Secondary Microscreen replacement project after careful review and consideration of several qualified firms. He stated that since this project is immediately adjacent to the pumps, and has some potential commonality of control systems, that Black & Veatch would be best to design this project also. After receiving initial proposals for the engineering design, staff met with Black and Veatch and negotiated a reduced design fee in the amount of \$177,282.00. Staff recommends the District exempt the Intermediate Pump Replacement project from the requirements of GS 143-64.31, based on the reasons and circumstances presented, and enter into an engineering design contract with Black & Veatch in the amount of \$177,282.00, subject to review and approval by District Counsel.

**j. Cash Commitment/Investment Report – Month ended April 30, 2008:**

Presented as information only.

Mr. Aceto called for a motion to approve the Consolidated Motion Agenda as presented. Mr. Haner made the motion. Mr. Bissette seconded the motion. With no discussion, roll call vote was as follows: 10 Ayes; 0 Nays.

**9. Public Hearing – Consideration of Resolution Adopting the Final Budget and Rates & Fees for Fiscal Year 2008-2009:**

**MINUTES OF PUBLIC HEARING**

At 2:23 PM, Mr. Aceto declared the Public Hearing open on the Budget, Rates & Fees for Fiscal Year 2008-2009.

Mr. Hartye noted a typographical error on Page 2, Item 4. first line of the Resolution that should read “Insurance Funds” instead of “Internal Service Funds”. He stated that the format of the resolution is based on the flow of funds required in the District Bond Order. He further noted that a copy of the Final Budget was included with the Board Book. Mr. Hartye called on Mr. Powell for a report.

Mr. Powell referred to the Budget Summary on page 11, showing the sources and uses of the \$41,021,895 Budget for FY 2008-09. He reported that included in these numbers is a 3% sewer rate increase and a 2.5% rate of return on available funds. On the expenditure side, is an \$18.8 million CIP budget, a \$13.3 million O&M budget, which includes a 5% merit increase, a 6.4% increase in the self-insurance fund, a 5.6% increase in materials, supplies and services, that include a 44.5% increase in chemicals for the new de-chlorination treatment required by the NPDES Permit as well as a 54% increase in fuel costs for the coming year.

Mr. Aceto called for public comment on the proposed Budget, Rates & Fees for Fiscal Year 2008-2009. With no comment, Mr. Kelly moved that the hearing be closed at 2:26 PM. Mr. Haner seconded the motion. Voice vote in favor of the motion was unanimous.

Mr. Aceto called for a motion to approve the Resolution adopting the Final Budget, Rates & Fees for FY 2008-2009. Mr. Kelly moved that the Board approve the Resolution adopting the budget with the typographical correction noted by Mr. Hartye. Mr. VeHaun seconded the motion. With no discussion, Mr. Aceto called for the question. Roll call vote was as follows: 10 Ayes; 0 Nays.

**10. Old Business:**

None

**11. New Business:**

None

**12. Adjournment:**

With no further business, Mr. Aceto called for adjournment at 2:28 PM.

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Jackie W. Bryson, Secretary/Treasurer



# **REPORT OF GENERAL MANAGER**

## MEMORANDUM

TO: MSD Board  
 FROM: Thomas E. Hartye, P.E., General Manager  
 DATE: July 2, 2008  
 SUBJECT: Report from the General Manager

- Safety Award

- Congratulations to all MSD employees for a good Safety Record for 2007. MSD has received the Gold Safety Award for the fifth consecutive year from the North Carolina Department of Labor. This translates to insurance savings for the District in the upcoming fiscal year.

- Budget/Rate Bullets

Attached is a single two-sided sheet that relates the salient information regarding the Fiscal Year 2009 Budget along with rate information. This is provided particularly for the Board as a reference sheet.

- Sanitary Sewer Overflows

Attached is a graph of the annual number of Sanitary Sewer Overflows (SSO's) since we began keeping records in FY 1999. As you can see the District has had significant reductions and has been able to keep them down. These numbers are influenced by weather but have been reduced mainly as a result of both the Districts' aggressive Capital Improvement Program and the preventative maintenance performed by System Services. The entire organization shares in this accomplishment from the Board on down.

- Reading

- Southern City Article on Asheville award for actions to improve air quality.
  - NCLM Legislative Bulletin
  - Bill stuffer regarding rate increase will be in your board book sleeve

- Board/Committee Meetings

The next Regular Board Meeting will be held August 20<sup>th</sup> at 2pm.

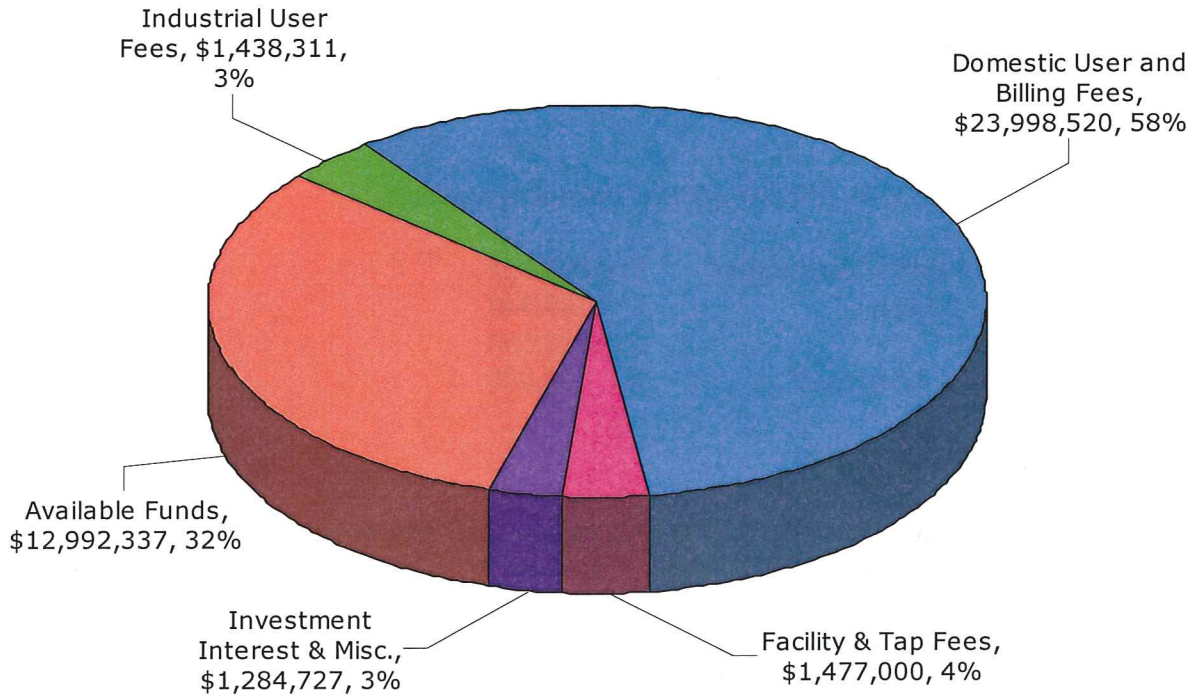
**MSD**  
**FY09 RATE/BUDGET BULLETS**

- Last 24 months - revenue Loss of \$ 1,850,000 per year due to loss of BASF, Lustrar, Anvil and Square D (represents 7.1% of operational revenue).
  
- Total Budget \$ 41,190,895 (63% Construction related)
  - CIP(Rehab Construction)      \$18,803,725
  - Debt Service                      \$ 8,160,540
  - O&M                                  \$13,520,550
  - Capital Equipment              \$ 706,000

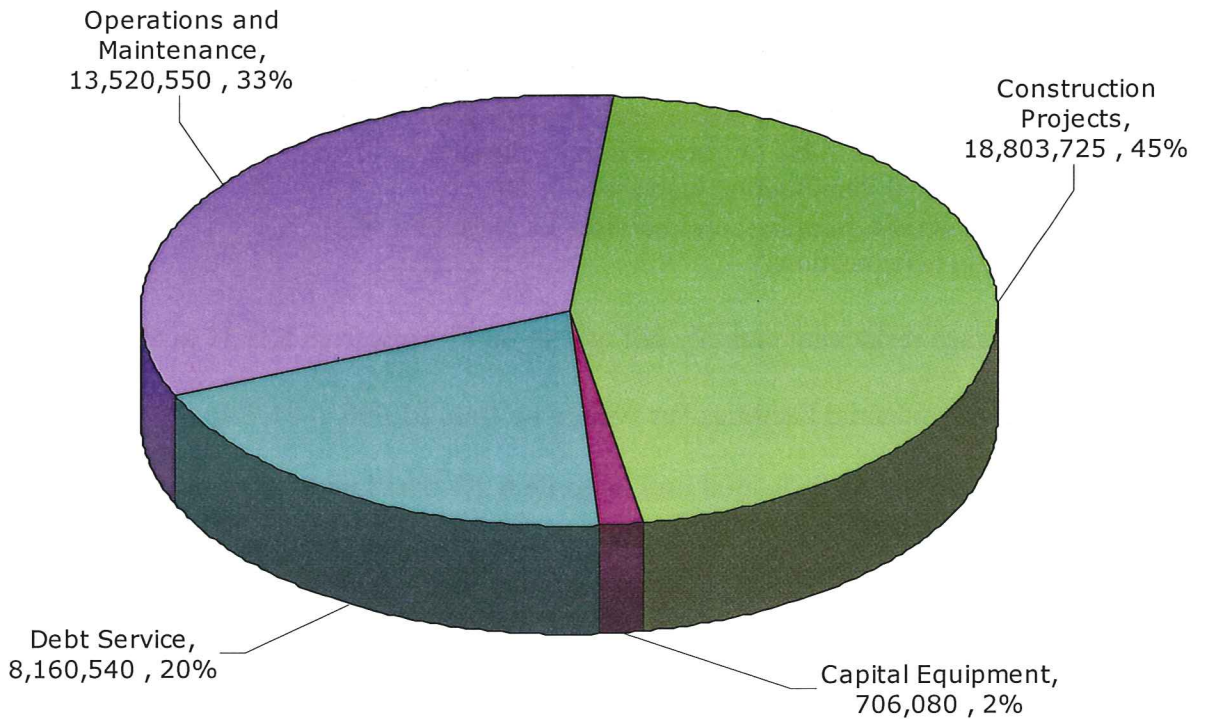
*See graphs other side*

- Proposed 3.0% rate increase is required to fund Sewer Main Rehabilitation Construction Program of 50,000 LF/YR as delineated by the Collection System Permit required by the State DENR.
  - \$18.8 million dollars this year
  - CIP = \$260 million over 20 years
  
- The rate adjustment is necessary to fund sewer system rehabilitation and sewer line replacement projects. The District's system consists of approximately 4.5 million feet of 6" to 66" pipe and over 28,000 manholes, much of which was constructed in the 1920's, 30's and 40's, and is in dire need of replacement or rehabilitation. It will be necessary to continue this program to eliminate leaking sewers, overflowing manholes and pollution of our streams, and to comply with EPA and NCDENR permit obligations.
  
- O&M budget includes
  - Recommended 5%merit pay + 0% COLA increase for next year
  - Increase of 44.5% in chemicals for new treatment required by State
  - Increase of 54% for fuel (primarily diesel)
  - Medical Plan funding increase of 6.4%.
  - Materials, Supplies, and Services increase of 5.1%.
  - No new positions
  
- Average residential monthly bill will go up 71 cents from \$23.27 to \$23.99
  
- New Residential Facilities Fee will go up from \$1,600 to \$1,900.
  
- Average bill for industrial user to go up 6.2% based upon the 20 year plan approved by the District Board.

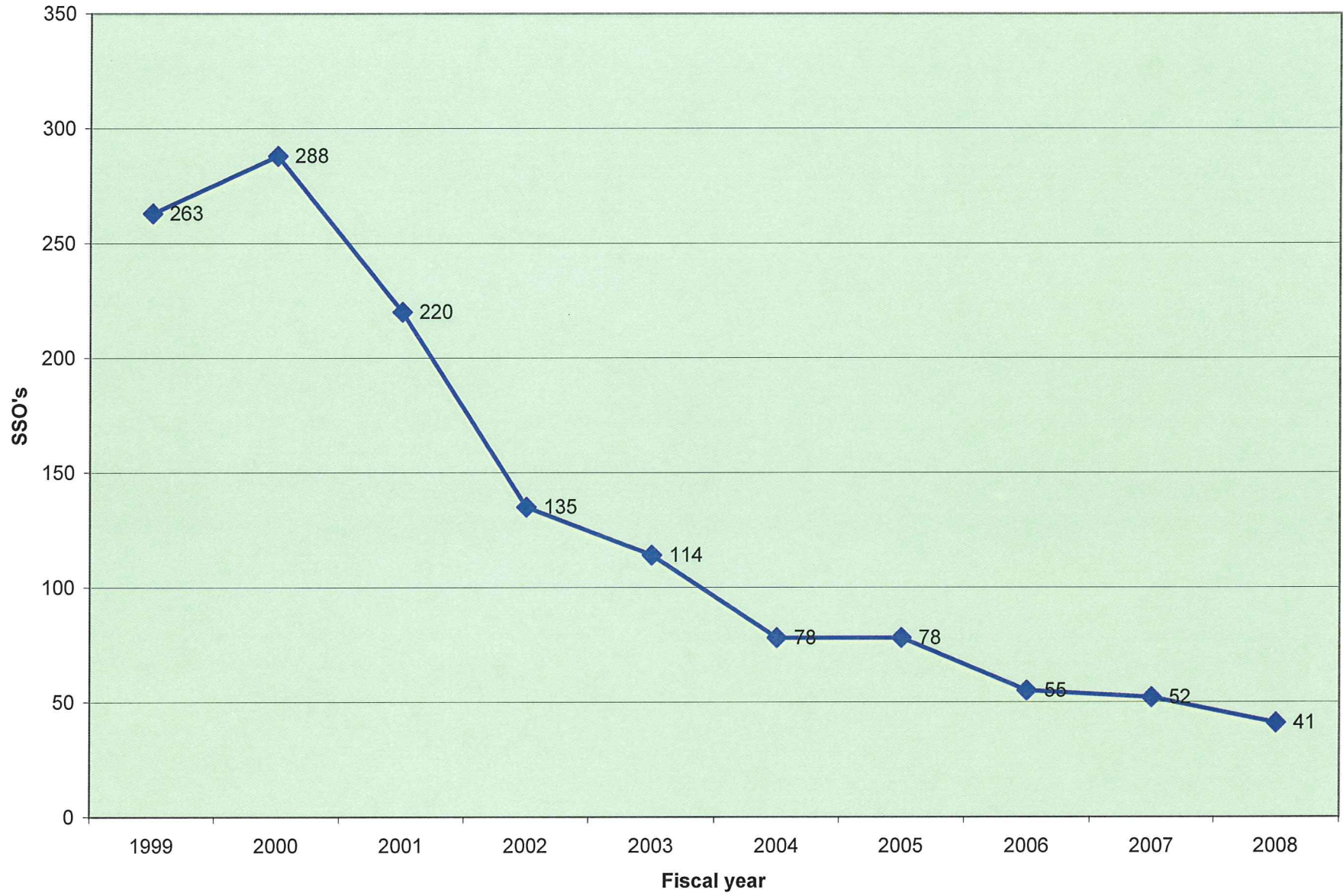
## FY 09 Budgeted Revenues \$41,190,895



## FY 09 Budgeted Expenditures \$41,190,895



### Sanitary Sewer Overflows





## Asheville receives award for actions to improve air quality

City of Asheville Fleet Manager Chris Dobbins on May 6 accepted the N.C. Mobile Clean Air Renewable Energy (CARE) award for the city's efforts to reduce transportation emissions. The N.C. Mobile CARE award is the state's highest recognition for public fleets. The city of Asheville incorporates multiple clean technologies into its fleet mix for a reduction in air pollutants, greenhouse gas emissions and the use of foreign oil.

The award cited the city's leadership in the use of alternative fuels and advanced technology vehicles, and named Dobbins as the driving force in this green fleet initiative. With the help of a grant, Asheville constructed the first public compressed natural gas (CNG) refueling station downtown and is converting a portion of its fleet to CNG, a clean-burning, low-carbon fuel. Dobbins recently applied for and received a \$40,000 grant from the N.C. Department of Environment and Natural Resources to fund a CNG-powered refuse truck. The city's fleet of GEM electric vehicles was the first in the region, and gas-electric hybrid vehicles have been added.

Last year, the Asheville city council adopted municipal carbon emission reduction goals. Dobbins uses software from the International Council for Local Environmental Initiatives to calculate and monitor the city's greenhouse emissions. Through Dobbins, the city of Asheville participates in the Land-of-Sky Regional Council's five-county Clean Vehicles Coalition and the Regional Clean Air Campaign committee.



# Legislative Bulletin

NCLM.ORG NORTH CAROLINA LEAGUE OF MUNICIPALITIES

P.O. BOX 3069 • RALEIGH, NC 27602-3069 • (919) 715-4000 • FAX (919) 733-9519

Bulletin No. 7

June 27, 2008

## Revised moratorium moves to House floor

**T**he House Judiciary II Committee adopted a revised version of *HB 2367 – Involuntary Annexation Moratorium* on Tuesday. The revised bill prohibits city-initiated annexation ordinances from becoming effective between July 31, 2008 and April 30, 2009.

This is an improvement over the previous version of the bill, although municipal officials still do not believe that an annexation moratorium is warranted and will continue to oppose a moratorium. We appreciate Rep. Dan Blue, chairman of the committee, for allowing an opportunity to address concerns about the impact of a moratorium on pending annexations.

HB 2367 is now on the calendar for a vote by the full House, and we expect the vote early next week. If it passes the House, it will then go to the Senate for consideration.

## Child information protection bill goes to conference

This week the House unanimously approved legislation to protect the identifying information of children involved in local parks and recreation programs. *SB 212 – Local Park and Rec Participant Records* would create an exception under the public records law so that a child's name, age, date of birth, home address, telephone number and other personal information would not be considered public record. Local governments could develop their own policies to allow disclosure, but they would not be required to release this information. Certain information, such as the

child's county, municipality, and zip code would remain public. The League supports the legislation as an important step toward protecting minors from predators.

The legislation was originally introduced as a local bill, *HB 2778*, sponsored by Reps. Alice Bordsen, Cary Allred and Karen Ray. Its provisions were made statewide and placed into a committee substitute for *SB 212*, which had passed the Senate last year as a bill on a different subject. On Thursday, the Senate voted not to concur in the House changes to the bill, so it will go to a conference committee. The N.C. Press Association has opposed the bill, asking that the names of the children remain a public record, so that is likely to be an issue that the conference committee must resolve. Senate conferees are Sens. Tony Foriest (chair), Doug Berger, Fletcher Hartsell and Ellie Kinnaird. House conferees have not yet been announced.

## Gang bill awaits Gov's signature

*SB 1358 – Street Gang/Prevention and Intervention* has been ratified by the General Assembly and awaits Governor Mike Easley's signature. One of two major anti-gang bills, this legislation focuses on local prevention and intervention measures. Anti-gang legislation has been a priority goal on the NCLM advocacy agenda. The other bill, *HB 274 – Street Gang Prevention Act*, amends the criminal laws to create new offenses and enhance penalties for gang activity. It remains in a conference committee. Both the House and the Senate included \$10 million in their budget proposals for implementation of gang legislation.

## Tip tax delay advances

The House Finance Committee approved *HB-2541 – Delay Solid Waste Tax Effective Date* this week. The bill would delay until January 1, 2009 the effective date of the \$2 per ton solid waste tip tax that is scheduled to go into effect on July 1. The General Assembly enacted the tip tax in the waning days of the 2007 session. The League supports the delay in the effective date of this tax to allow more time to prepare for implementation.

### NC General Assembly Information

Main Number (Any Legislator)	(919) 733-4111
Printed Bills Office	(919) 733-5648
Bill Status Desk	(919) 733-7779
Legislative Building	fax (919) 733-2599
Raleigh, NC 27601-1096	
Legislative Office Building	fax (919) 733-3113
Raleigh, NC 27603-5925	
<a href="http://www.ncleg.net">www.ncleg.net</a> (NC General Assembly Website)	
<a href="http://www.ncim.org">www.ncim.org</a> (NC League of Municipalities Website)	

**Drought discussion continues**

League staff members continue to negotiate on proposed legislation concerning drought issues. *HB 2499* and *SB 1879* -

*Drought/Water Management Recommendations* would shift the authority to declare water emergencies and to order the diversion of water from the Environmental Management Commission to the Governor. The legislation would also allow the EMC to adopt minimum conservation measures that local water systems in drought-designated areas would have to implement. Among other items, staff members are working to keep existing local participation provisions in the process for declaring a water emergency, retain local flexibility in choosing the best practices in responding to drought conditions, and protect local ability to set water system rates.

A draft proposal now under discussion would require reduction in water use by 10 percent for systems in areas of extreme drought, and 20 percent in areas of exceptional drought. Among the issues with such an approach is how to determine a baseline against which to measure reductions, how to credit those systems that have implemented year-round restrictions, how to avoid penalizing those that have invested substantial resources to increase their water supply, and how to address those that have effective shortage response plans unique to the circumstances of their watershed or basin. A substitute bill may be offered in committee next week.

**Coastal stormwater bill anticipated**

We anticipate that a bill revising the stormwater rules applicable in the 20 coastal counties will be offered in committee early next week. A committee substitute for *HB 2138 - Disapprove Coastal Stormwater Rule* is likely to be the vehicle for the legislation. Discussions in the stakeholders' negotiation group contributed to some progress on the draft legislation, although consensus could not be reached on all issues. League staff members have been participating in the meetings and were able to obtain some modifications to the draft to address concerns of member municipalities that are already under Phase II stormwater requirements. The legislation remains controversial and it is difficult to predict whether it will advance this session.

**Vehicle bill moves**

The House Transportation Committee approved *SB 1695 - Vehicle Size and Weight Changes*

this week, and the bill was re-referred to House Finance. The legislation, which has already passed the Senate unanimously, would allow longer trucks on most highways. It would also allow vehicles hauling certain commodities to be heavier, and allow wider boat trailers to be towed day or night without a permit. Opponents have raised safety concerns as well as concerns over damage to roads. The League is concerned about a provision that would eliminate the existing requirement for the Department of Transportation to get concurrence of the municipality when designating truck routes on portions of the state highway system that are within municipal limits.

Following are some of the bills that were acted upon this week. If you need a copy of these or other bills, please contact the Legislative Printed Bills Office at 919-733-5648 or the League. Remember that bills and legislative calendars are now available on the Internet at <http://www.ncleg.net>. Please contact the League staff if you have any particular interest or concern regarding any piece of legislation.

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**FINANCE & TAX**

**Bill:** **HB 2530**  
**Sponsors:** Luebke; Harrison; Harrell, T.; Thomas  
**Title:** TAX CREDIT FOR RENEWABLE ENERGY EQUIPMENT  
**Status:** H passed 2<sup>nd</sup> reading  
Allows tax credit to a taxpayer who donates money to a taxing entity to enable the entity to construct, purchase, or lease renewable energy property.

---

**Bill:** **SB 1716**  
**Sponsors:** Clodfelter  
**Title:** SUPPLEMENTAL PEG SUPPORT  
**Status:** Passed Senate; to House Public Utilities  
Clarifies the distribution of supplemental PEG channel support funding.

---

**Bill:** **SB 1878**  
**Sponsors:** Clodfelter  
**Title:** PROPERTY TAX MODIFICATIONS  
**Status:** H passed 2<sup>nd</sup> reading  
Among other things, excludes from property tax 80% of the appraised value of a solar energy electric system. Also provides that a low-income housing development allocated a federal tax credit is to be assessed using the income approach as the method of valuation, taking into account rent restrictions but not income tax credits.

Ellis Hankins  
Executive Director

Andrew L. Romanet, Jr.  
General Counsel

# **CONSOLIDATED MOTION AGENDA**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: July 16, 2008

SUBMITTED BY: Thomas Hartye, P.E., General Manager

PREPARED BY: Kevin Johnson, David Monteith,

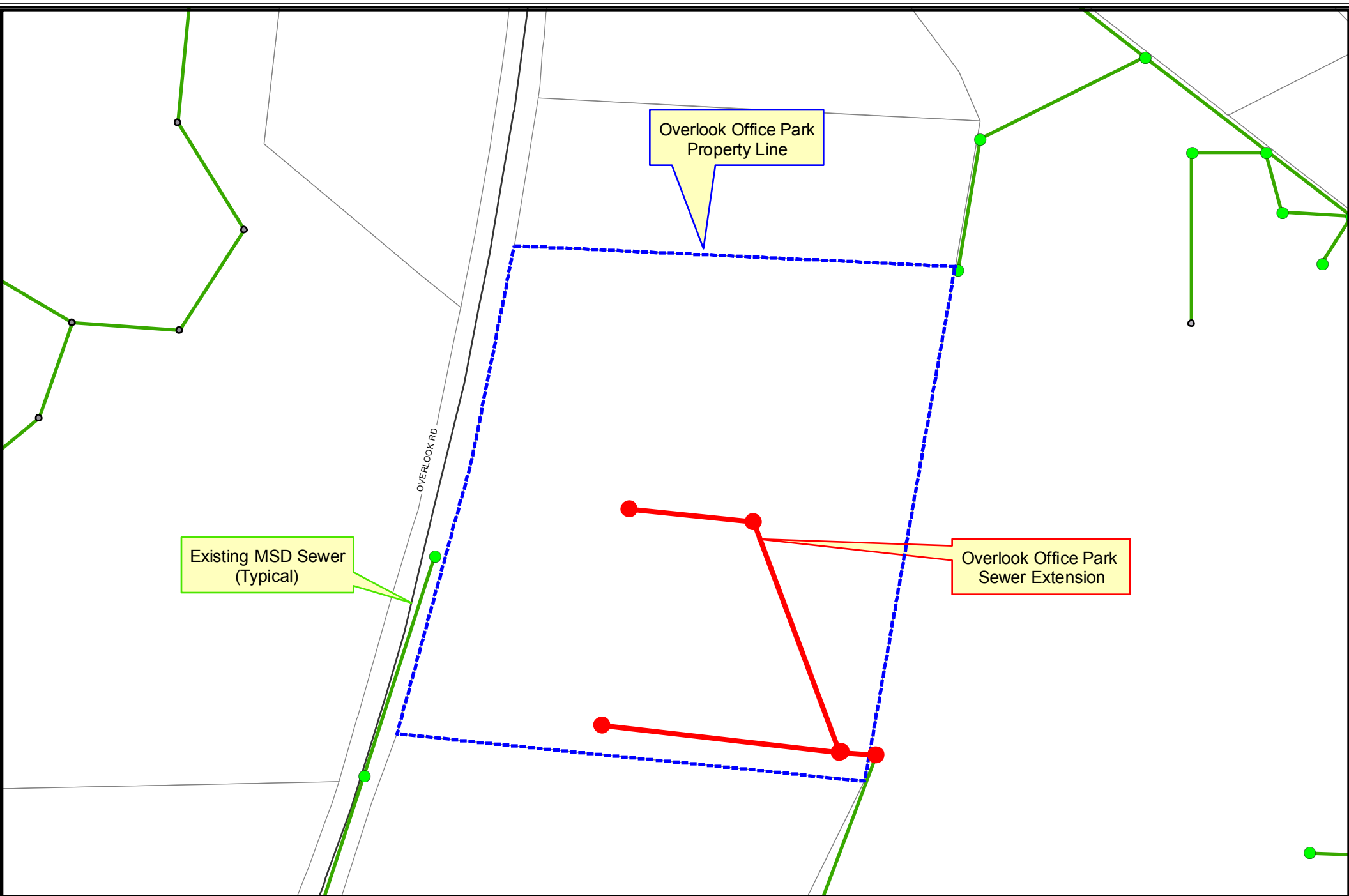
REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System  
Overlook Office Park

BACKGROUND: This project is located inside the District boundary off Overlook Road in Asheville, North Carolina. The developer of the project is Mr. Richard Green. The project included the installation of approximately 375 linear feet of 8" gravity sewer extension to serve office buildings. A wastewater allocation was issued in the amount of 4260 GPD for the project. The estimated cost of the sewer extension is \$15,000.00.

STAFF RECOMMENDATION: Acceptance of developer constructed sewer system.  
(All MSD requirements have been met)

<b>COMMITTEE ACTION TAKEN</b>	
Motion by :	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	
<b>BOARD ACTION TAKEN</b>	
Motion by	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	

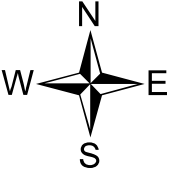


Existing MSD Sewer  
(Typical)

Overlook Office Park  
Property Line

Overlook Office Park  
Sewer Extension

OVERLOOK RD



**Project # 2006188**

NOT TO SCALE



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

**OVERLOOK OFFICE PARK  
Sewer Extension**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: July 16, 2008

SUBMITTED BY: Thomas Hartye, P.E., General Manager

PREPARED BY: Kevin Johnson, David Monteith,

REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System  
Reems Creek Golf Community – Phase IX

BACKGROUND: This project is located inside the District boundary off Union Chapel Road in Weaverville, North Carolina. The developer of the project is Mr. Lee King. The project included the installation of approximately 2361 linear feet of 8” gravity sewer extension to serve office buildings. A wastewater allocation was issued in the amount of 11,600 GPD for the project. The estimated cost of the sewer extension is \$123,000.00.

STAFF RECOMMENDATION: Acceptance of developer constructed sewer system.  
(All MSD requirements have been met)

<b>COMMITTEE ACTION TAKEN</b>	
Motion by :	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	
<b>BOARD ACTION TAKEN</b>	
Motion by	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	

Reems Creek Golf Community Phase 9  
Property Line

Reems Creek Golf Community Phase 9  
Sewer Extension

Existing MSD Sewer  
(Typical)

UNION CHAPEL RD

RIDGEMONT DR

HILLCREST DR

HILLCREST DR

BIRKDALE DR

HIGH BLUFF DR

HILLCREST DR

HIGH MEADOW DR

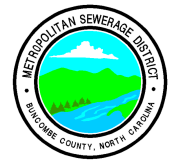
HIGH MEADOW DR

HILLCREST DR



**Project # 2006180**

NOT TO SCALE



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

**REEMS CREEK GOLF COMMUNITY PHASE 9**  
Sewer Extension



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: July 16, 2008

SUBMITTED BY: Thomas Hartye, P.E., General Manager

PREPARED BY: Kevin Johnson, David Monteith,

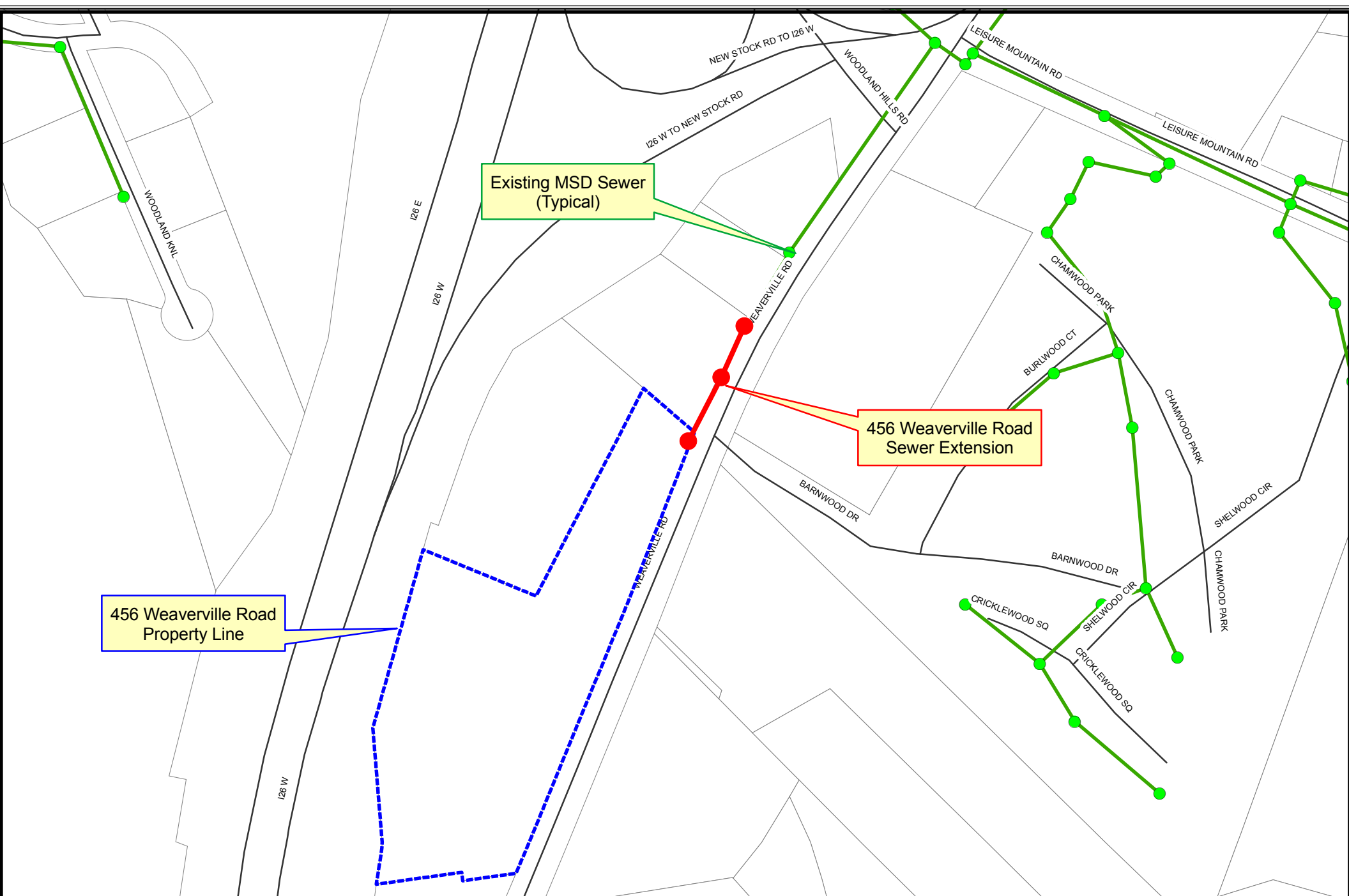
REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System  
456 Weaverville Road (Morosani Project)

BACKGROUND: This project is located inside the District boundary off Merrimon Avenue in Buncombe County, North Carolina. The developer of the project is Mr. George Morosani (M. Realty, LLC). The project included the installation of approximately 203 linear feet of 8" gravity sewer extension to serve a residential community. A wastewater allocation was issued in the amount of 45785 GPD for the project. The estimated cost of the sewer extension is \$15,366.30.

STAFF RECOMMENDATION: Acceptance of developer constructed sewer system.  
(All MSD requirements have been met)

<b>COMMITTEE ACTION TAKEN</b>	
Motion by :	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	
<b>BOARD ACTION TAKEN</b>	
Motion by	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	



Existing MSD Sewer  
(Typical)

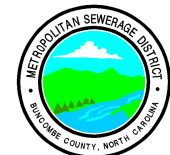
456 Weaverville Road  
Sewer Extension

456 Weaverville Road  
Property Line



**Project # 2007182**

NOT TO SCALE



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

**456 Weaverville Road  
Sewer Extension**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: July 16, 2008

SUBMITTED BY: Thomas Hartye, P.E., General Manager

PREPARED BY: Kevin Johnson, David Monteith,

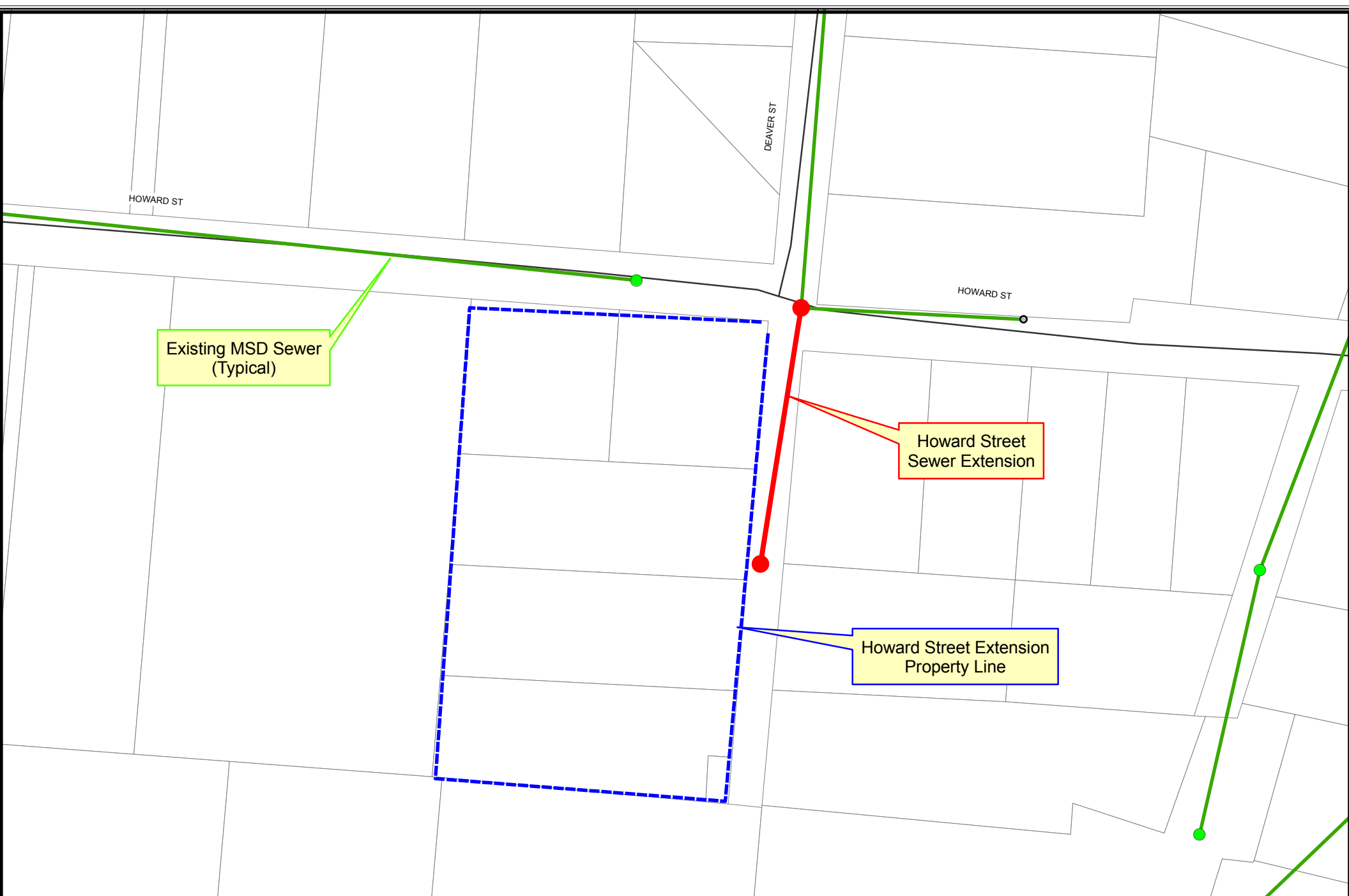
REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System  
Howard Street Sewer Extension

BACKGROUND: This project is located inside the District boundary off Howard Street in Asheville, North Carolina. The developer of the project is Mr. Tim Brigman. The project included the installation of approximately 134 linear feet of 8" gravity sewer extension to serve a residential community. A wastewater allocation was issued in the amount of 1200 GPD for the project. The estimated cost of the sewer extension is \$19,040.00.

STAFF RECOMMENDATION: Acceptance of developer constructed sewer system.  
(All MSD requirements have been met)

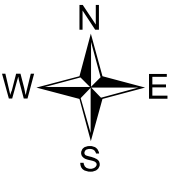
<b>COMMITTEE ACTION TAKEN</b>	
Motion by :	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	
<b>BOARD ACTION TAKEN</b>	
Motion by	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	



Existing MSD Sewer  
(Typical)

Howard Street  
Sewer Extension

Howard Street Extension  
Property Line



**Project # 2007150**

NOT TO SCALE



**METROPOLITAN SEWERAGE DISTRICT**  
of  
BUNCOMBE COUNTY, NORTH CAROLINA  
**HOWARD STREET  
Sewer Extension**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: July 16, 2008

SUBMITTED BY: Thomas Hartye, P.E., General Manager

PREPARED BY: Kevin Johnson, David Monteith,

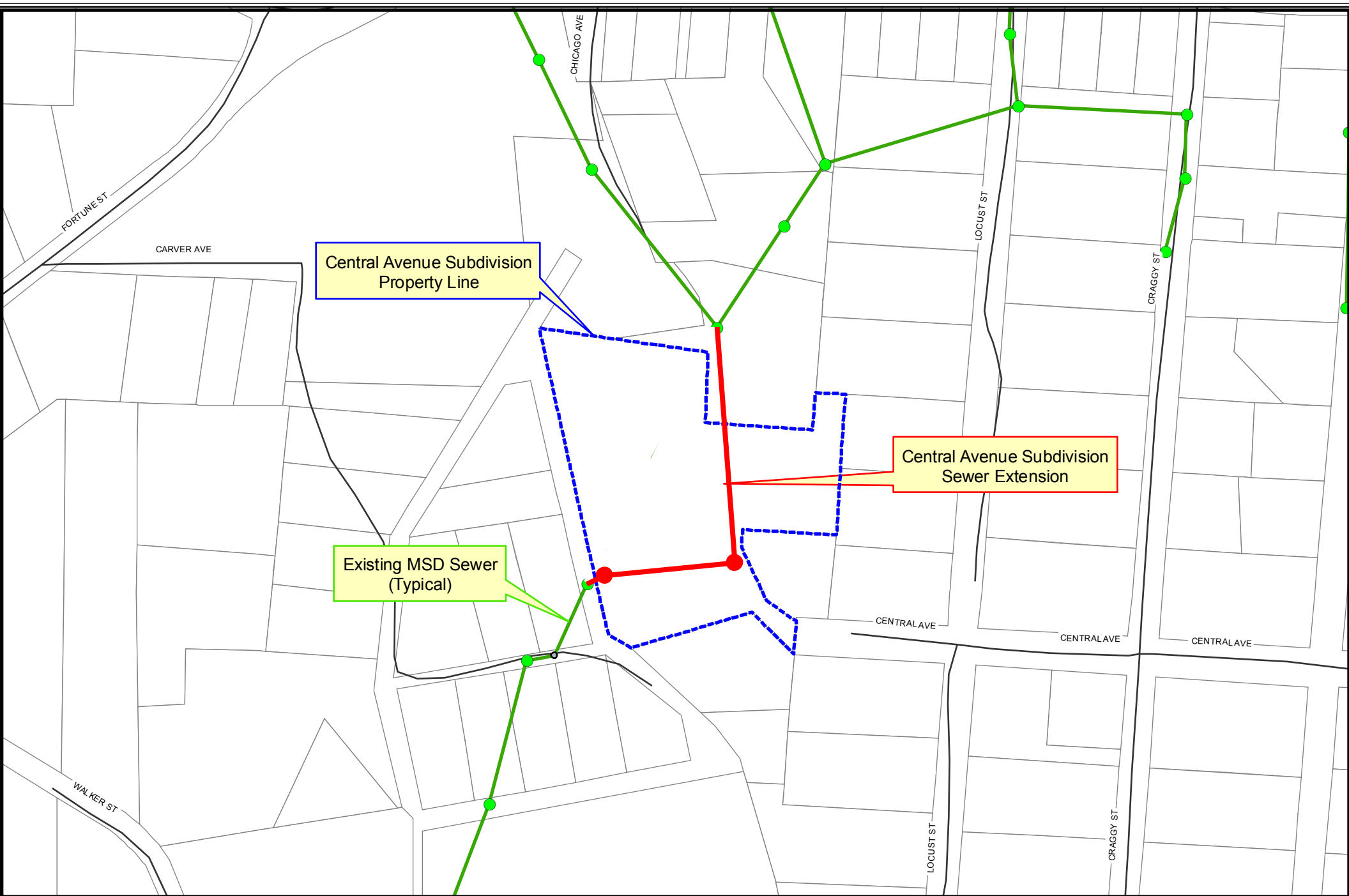
REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System  
Central Avenue Subdivision

BACKGROUND: This project is located inside the District boundary off Central Avenue in Black Mountain, North Carolina. The developer of the project is Mr. Joe Quinlan (Mountain Housing Opportunities). The project included the installation of approximately 509 linear feet of 8" gravity sewer extension to serve a residential community. A wastewater allocation was issued in the amount of 4400 GPD for the project. The estimated cost of the sewer extension is \$40,000.00.

STAFF RECOMMENDATION: Acceptance of developer constructed sewer system.  
(All MSD requirements have been met)

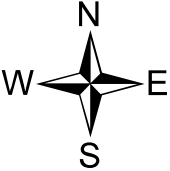
<b>COMMITTEE ACTION TAKEN</b>	
Motion by :	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	
<b>BOARD ACTION TAKEN</b>	
Motion by	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	



Central Avenue Subdivision  
Property Line

Central Avenue Subdivision  
Sewer Extension

Existing MSD Sewer  
(Typical)



**Project # 2005140**

NOT TO SCALE



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

**CENTRAL AVENUE SUBDIVISION**  
Sewer Extension

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: July 16, 2008

SUBMITTED BY: Thomas Hartye, P.E., General Manager

PREPARED BY: Kevin Johnson, David Monteith,

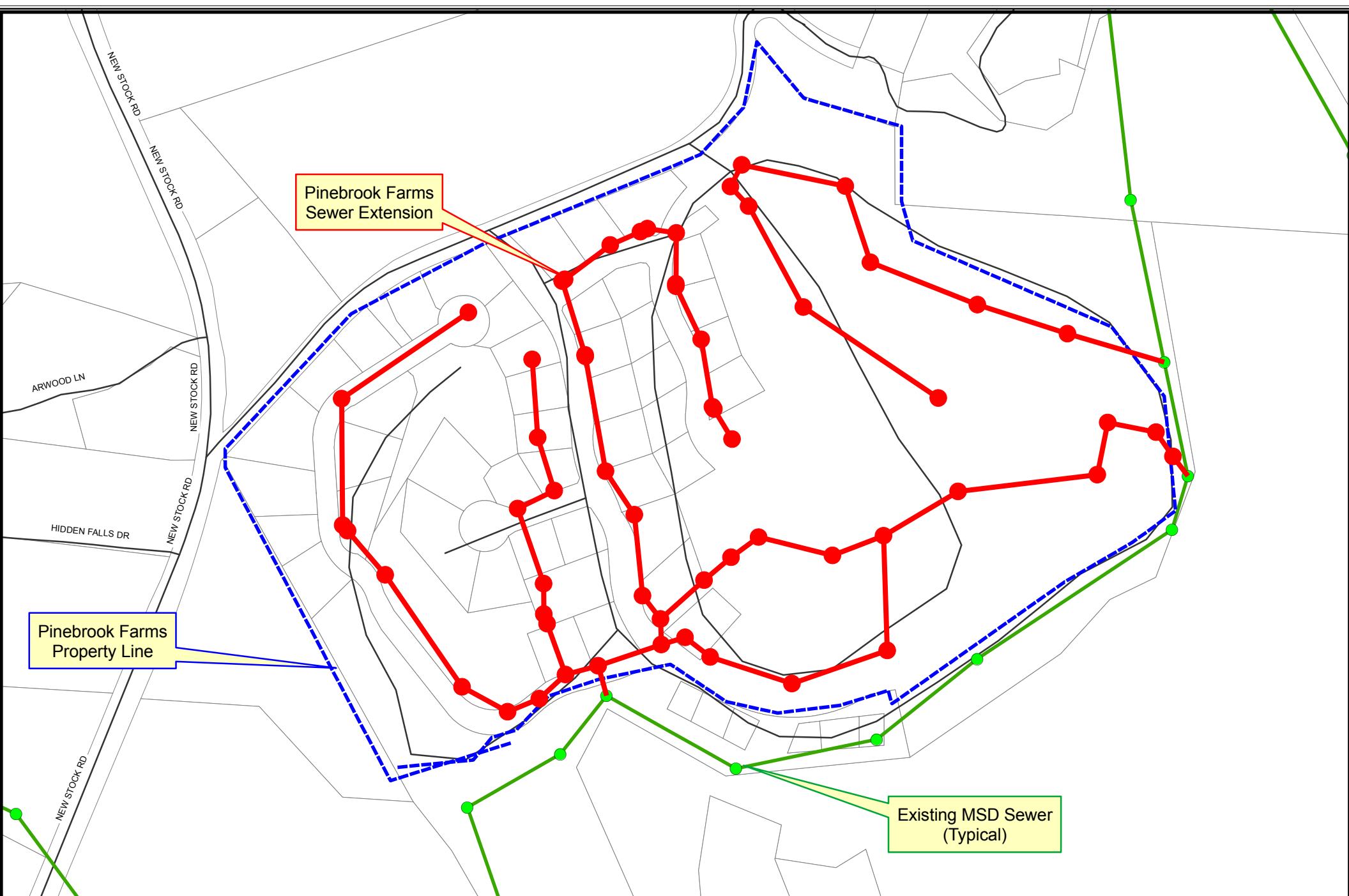
REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System  
Pinebrook Farms

BACKGROUND: This project is located inside the District boundary off Aiken Road in Buncombe County, North Carolina. The developer of the project is Mr. Bruce Alexander (Pinebrook Farms, LLC). The project included the installation of approximately 6796 linear feet of 8" gravity sewer extension to serve a residential community. A wastewater allocation was issued in the amount of 45000 GPD for the project. The estimated cost of the sewer extension is \$600,000.00.

STAFF RECOMMENDATION: Acceptance of developer constructed sewer system.  
(All MSD requirements have been met)

<b>COMMITTEE ACTION TAKEN</b>	
Motion by :	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	
<b>BOARD ACTION TAKEN</b>	
Motion by	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	



Pinebrook Farms  
Sewer Extension

Pinebrook Farms  
Property Line

Existing MSD Sewer  
(Typical)



**Project # 2005169**

NOT TO SCALE



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

**PINEBROOK FARMS  
Sewer Extension**



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: July 16, 2008

SUBMITTED BY: Thomas Hartye, P.E., General Manager

PREPARED BY: Kevin Johnson, David Monteith,

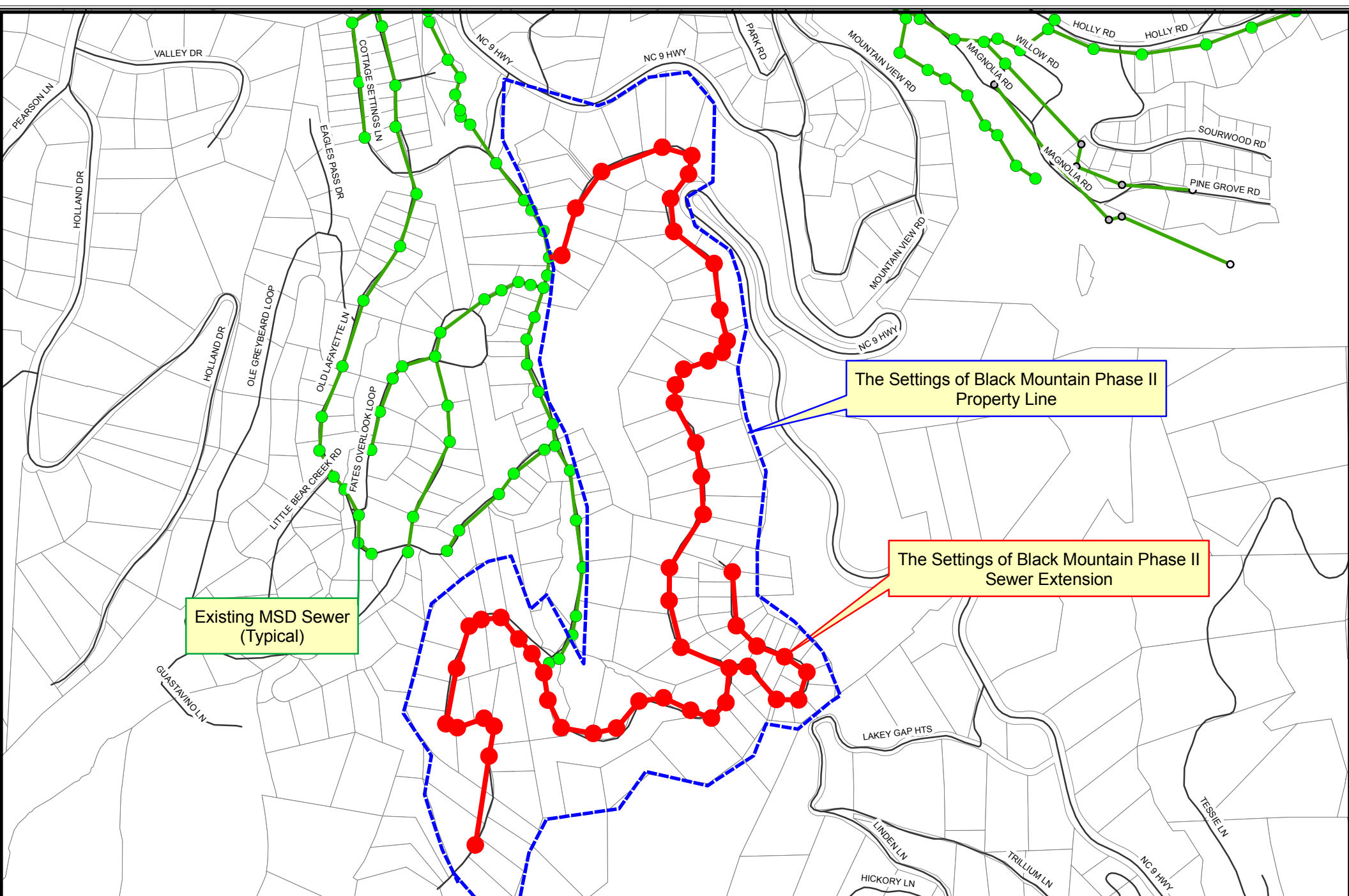
REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System  
The Settings of Black Mountain Phase II

BACKGROUND: This project is located inside the District boundary off Highway #9 in Black Mountain, North Carolina. The developer of the project is Mr. Chip Knight (The Settings Development Companies, LLC). The project included the installation of approximately 8016 linear feet of 8" gravity sewer extension to serve a residential community. A wastewater allocation was issued in the amount of 91,000 GPD for the project. The estimated cost of the sewer extension is \$600,000.00.

STAFF RECOMMENDATION: Acceptance of developer constructed sewer system.  
(All MSD requirements have been met)

<b>COMMITTEE ACTION TAKEN</b>	
Motion by :	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	
<b>BOARD ACTION TAKEN</b>	
Motion by	To: <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by:	<input type="checkbox"/> Table <input type="checkbox"/> Send back to staff
<input type="checkbox"/> Other:	



Existing MSD Sewer  
(Typical)

The Settings of Black Mountain Phase II  
Property Line

The Settings of Black Mountain Phase II  
Sewer Extension



**Project # 2006054**

NOT TO SCALE



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

**The Settings of Black Mountain Phase II  
Sewer Extension**

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

**Meeting Date:** July 15, 2008  
**Submitted By:** Thomas E. Hartye, PE., General Manager  
**Prepared By:** W. Scott Powell, Director of Finance  
**Subject:** Cash Commitment/Investment Report-Month Ended May 31, 2008

### 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 May 31, 2008 were \$40,120,797. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.415%. 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 May 31, 2008 does not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of May 31, 2008 reduced by contractual commitments, bond funds and District reserve funds. The balance available for future capital outlay is \$21,439,741.

<b>Total Cash &amp; Investments as of 05/31/2008</b>	40,120,797
<b>Less:</b>	
Budgeted Commitments (Required to pay remaining FY08 budgeted expenditures from unrestricted cash)	
Construction Funds	(3,258,253)
Operations & Maintenance Fund	<u>(2,001,185)</u>
	(5,259,438)
 Bond Restricted Funds	
Bond Service (Funds held by trustee):	
Funds in Principal & Interest Accounts	(1,784,865)
Debt Service Reserve	(5,019,060)
Remaining Principal & Interest Due	<u>(3,520,139)</u>
	(10,324,064)
 District Reserve Funds	
Fleet Replacement	(977,379)
WWTP Replacement	(781,763)
Maintenance Reserve	<u>(789,832)</u>
	(2,548,974)
 Self-Funded Employee Medical	<u>(548,580)</u>
<b>Designated for Capital Outlay</b>	<u><u>21,439,741</u></u>

### Staff Recommendation

None. Information Only.

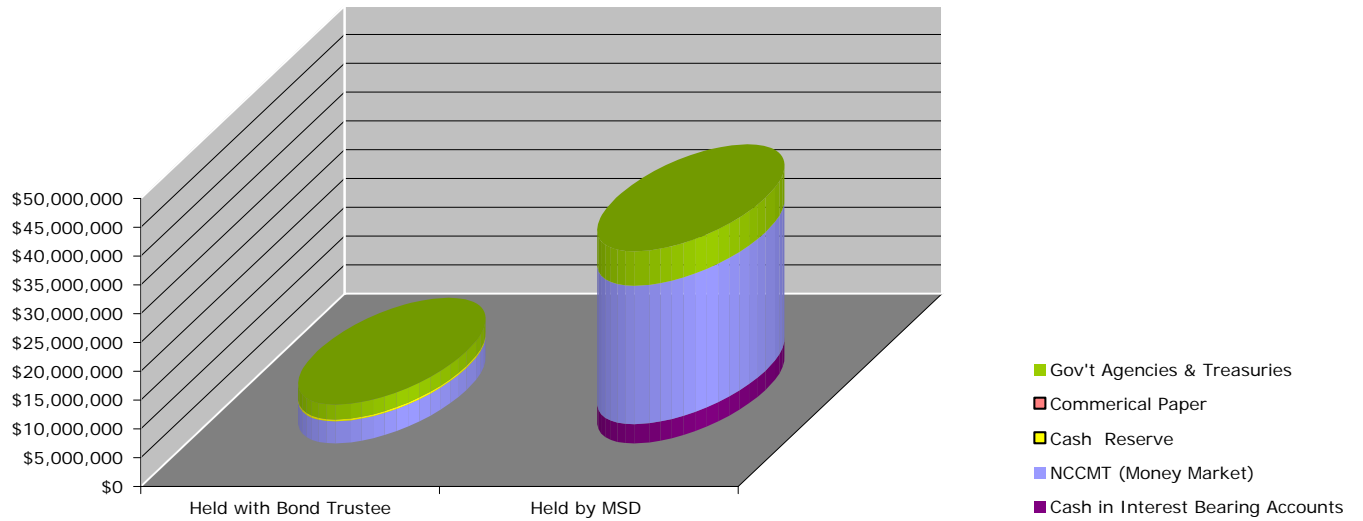
### Action Taken

<b>Motion by:</b>	to	Approve	Disapprove
<b>Second by:</b>		Table	Send to Committee
<b>Other:</b>			
<b>Follow-up required:</b>			
<b>Person responsible:</b>			<b>Deadline:</b>

**Metropolitan Sewerage District of Buncombe County  
Investment Portfolio**

	<b>Cash in Interest Bearing Accounts</b>	<b>NCCMT (Money Market)</b>	<b>Commercial Paper</b>	<b>Cash Reserve</b>	<b>Gov't Agencies &amp; Treasuries</b>	<b>Total</b>
Held with Bond Trustee	\$ -	\$ 3,822,958		\$ 346,826	\$ 2,570,805	\$ 6,740,589
Held by MSD	3,351,822	24,044,206	0		5,984,180	33,380,208
	<u>\$ 3,351,822</u>	<u>\$ 27,867,164</u>	<u>\$ -</u>	<u>\$ 346,826</u>	<u>\$ 8,554,985</u>	<u>\$ 40,120,797</u>

**MSD of Buncombe County  
Investment Portfolio by Location  
As of May 31, 2008**



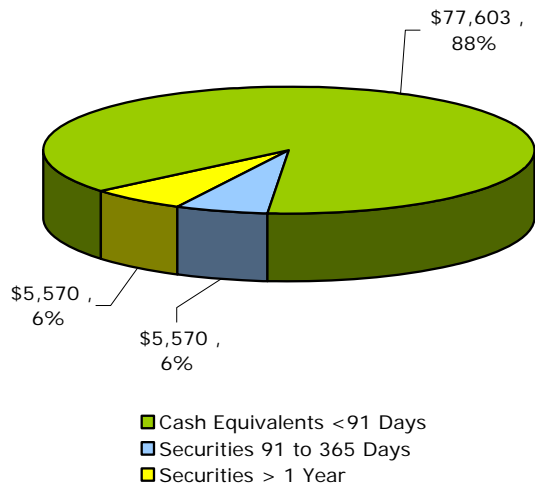
# MSD Investment Managers' Report at May 31, 2008

<u>Summary of Asset Transactions</u>	<u>Original Cost</u>	<u>Market</u>
Beginning Balance	\$ 32,301,154	\$ 32,416,267
Capital Contributed (Withdrawn)	(526,996)	(526,996)
Realized Income	88,744	88,744
Unrealized/Accrued Income	0	(49,292)
Ending Balance	\$ 31,862,902	\$ 31,928,723

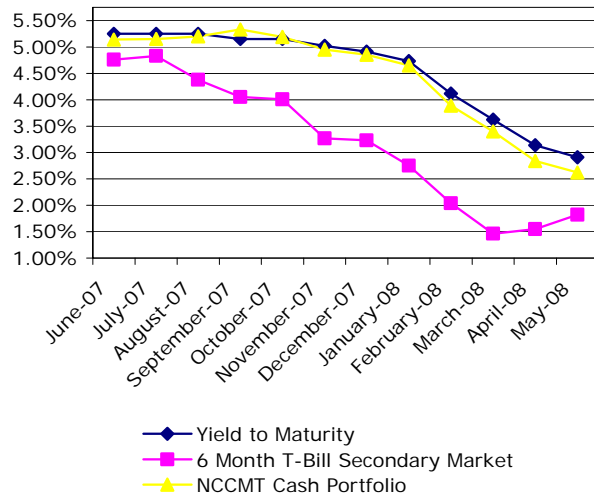
<u>Value and Income by Maturity</u>	<u>Original Cost</u>	<u>Income</u>
Cash Equivalents <91 Days	\$ 27,862,902	\$ 77,603
Securities 91 to 365 Days	2,000,000	\$ 5,570
Securities > 1 Year	2,000,000	\$ 5,570
	\$ 31,862,902	\$ 88,744

<u>Month End Portfolio Information</u>	
Weighted Average Maturity	99 Days
Yield to Maturity	2.91%
6 Month T-Bill Secondary Market	1.82%
NCCMT Cash Portfolio	2.62%

**Metropolitan Sewerage District of Buncombe Co.  
Investment Portfolio Income by Maturity  
May 31, 2008**



**Metropolitan Sewerage District of Buncombe Co.  
Yield Comparison  
May 31, 2008**



# **COST RECOVERY POLICY**

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**Meeting Date:** July 2, 2008

**Submitted By:** Thomas E. Hartye – General Manager

**Subject:** Consideration of Cost Recovery Policy Changes

**Background:** At the March Board meeting the Board asked Staff and Counsel to pursue a way in which the District may continue the Cost Recovery Policy only for those who build what would qualify as “affordable housing.” Counsel advised the Board that it should seek demonstrations of a compelling governmental interest in affordable housing from its member entities in the form of resolutions adopted by the member entities.

Attached are copies of resolutions passed by our member agencies supporting such a policy. In addition there are two letters of support from two of the primary builders of affordable housing in Buncombe County indicating the need for such a program.

**Recommendation:** Proceed to amend the Cost Recovery Policy to apply only to verifiable affordable housing developments. The reimbursement will still be eligible for on-site sewer lines that are to be publicly owned, operated, and maintained and will be capped for any one project at the current limit of \$40,000.



## RJH DEVELOPMENT, LLC

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1200 Ridgfield Blvd., Suite #160 • Asheville, NC 28806

Telephone (828) 670-9772 • Fax (828) 670-1227

To: Stan Boyd, Metropolitan Sewerage District

Our ability to develop a quality product at an affordable price hinges on three main factors:

First of all, affordable product starts with affordable land. In WNC, land with appropriate zoning, water and sewer commands a premium price per acre in the open market. Therefore, our strategy is to acquire less expensive, larger parcels of land, within a close proximity to water and sewer.

Secondly, with the ever-increasing cost of construction materials, labor, permits, insurance, etc., our formula of applying high density (12-16 units per acre) allows us to minimize land cost and produce a more affordable product to the end user.

Finally, reducing the cost of infrastructure is perhaps the most challenging element in developing a truly affordable product. Bringing water and sewer to the property at a reasonable cost, allows us to significantly lower the overall price per unit.

Our development team believes that providing affordable housing insures that employees considered the "backbone" of this community can prosper. Upon completion of Brickton Village this year, we will have completed and sold 336 units of affordable housing over a 4 year period. All units have been priced & sold below established affordability guidelines.

To date, the most significant incentive we utilize comes from MSD through reduced sewer facility fees. MSD has set an example for others and for that we are very grateful.

Recent capital market troubles have dealt affordable housing numerous severe setbacks. Fannie Mae and Freddie Mac have tightened credit/income/down payment guidelines, while development lenders have become ultraconservative on underwriting of any new projects.

At present, the future of truly affordable development is uncertain. In today's market, participation by entities like MSD is more important than ever. If MSD can assist bringing sewer to an affordable development while offsetting its upfront costs by future sewer usage, RJH Development will continue to explore new ways to advance affordable housing in WNC.

We thank you for your continued support of affordable development in our area, and look forward to working with you in the near future.

Sincerely,

  
Rod Hubbard  
RJH Development, LLC

*April 8, 2008*





**MOUNTAIN HOUSING OPPORTUNITIES, INC.**

64 Clingman Avenue  
Suite 101  
Asheville, NC 28801

Phone 828-254-4030  
Fax 828-254-0120

www.mtnhousing.org

April 11, 2008

Mr. Stan Boyd  
Metropolitan Sewerage District  
2028 Riverside Drive  
Asheville, NC 28804

Dear Stan,

Thank you for the opportunity to comment on the Sewer Line Extension Cost Recovery Program at the Metropolitan Sewerage District (MSD).

This is an invaluable resource for affordable housing. While others have talked about assisting in affordable housing, MSD had this very important program in place and on the ground and has made it extremely user friendly.

The Cost Recovery Program has assisted Mountain Housing Opportunities on many of our affordable housing projects. The funds that we have recovered have gone straight to the bottom line, thereby making our units more affordable to the families who work in our community—nursing aides, construction workers, tourism workers and many others working hard at the low end of the wage scale.

If there is any way to increase the amount that can be recovered under this program, that would be terrific. As construction costs rise, we are again challenged with making the bottom line work for our families whose wages are not keeping pace with the cost of living.

Recently I have had the pleasure of proposing to the City of Asheville that they institute a similar cost recovery program for water line extensions. The City is considering a program of this type and MSD's program is a valuable model for their proposal.

Finally, the staff of MSD has always been a professional and supportive group to work with. Development work is fraught with challenges and problems and we are always grateful when the folks that we are working with have a flexible approach, a willingness to help and a sense of humor.

We have always had that with MSD.

Please do not hesitate to contact me if you need any additional information.

Best Regards,

Cindy Visnich Weeks  
Manager of Community Investments  
Mountain Housing Opportunities, Inc

**MHO Board of Directors**

*Chair*

**Patrick Carver**

*Area Representative,  
First Citizens Bank*

*Vice Chair*

**Trina Boyd**

*Board and Residents Council,  
City of Asheville Housing Authority*

*Secretary*

**Paula Leatherwood**

*Broker,  
Keller-Williams Realty*

*Treasurer*

**Steven Watson**

*Billmore Estate*

*Executive Director*

**Scott Dedman**

**Jessie Coleman**

*Retired*

*Head Start Community*

*Action Opportunities*

**Joseph Fioccola**

*WECAN Neighborhood Association*

**John Hayes**

*NAACP Branch President,  
Youth Empowerment Program  
& ERC-WRES*

**W. James Johnson**

*Attorney,  
Van Winkle Law Firm*

**Janet Moore**

*Director, Community Relations  
Mission Hospitals*

**Mary R. Ritter**

*Retired*

The mission of MHO  
is to build and improve  
homes, neighborhoods,  
communities – and lives.



**RESOLUTION**

**WHEREAS**, the Town of Black Mountain is a member entity of the Metropolitan Sewerage District of Buncombe County ("MSD"); and

**WHEREAS**, the Town of Black Mountain believes there is a compelling governmental interest in encouraging the development of affordable housing in Black Mountain; and

**WHEREAS**, MSD currently has in place two programs to encourage the development of affordable housing, 1) A reduced facility fee and 2) A cost recovery program wherein MSD contributes a portion of the cost of extending the public sewer to the property on which the affordable housing is located (the "Property"), or the cost of constructing the public sewer on the Property, such contribution being limited to the net revenues to be derived from sewer use charges collected in the first five years of the project; and

**WHEREAS**, the two programs have enabled and assisted in the development of Affordable Housing within the MSD service area.

**NOW, THEREFORE BE IT RESOLVED THAT:**

1. There is a compelling governmental interest in the development and expansion of Affordable Housing in the MSD Service Area.
2. MSD's current Programs to encourage the development of Affordable Housing have resulted in increased development of Affordable Housing in the MSD service area.
3. The Town of Black Mountain requests that MSD continue and keep in place programs to encourage the development of Affordable Housing.

I move the adoption of the foregoing resolution:


  
Alderman

**READ, APPROVED AND ADOPTED**, this 9<sup>th</sup> day of June 2008.

**ATTEST:**

  
Shirley J. Raines, Town Clerk

  
Carl R. Bartlett, Mayor

  
Anthony N. Caudle, Town Manager

RESOLUTION NO. 08- 95

RESOLUTION SUPPORTING THE METROPOLITAN SEWERAGE DISTRICT'S  
PROGRAMS TO ENCOURAGE DEVELOPMENT OF AFFORDABLE HOUSING

WHEREAS, the City of Asheville is a member entity of the Metropolitan Sewerage District of Buncombe County ("MSD"); and

WHEREAS, the City of Asheville believes there is a compelling governmental interest in encouraging the development of affordable housing in the City of Asheville, affordable housing being defined in accordance with the criteria attached hereto as Exhibit A and being referred to herein as "Affordable Housing"; and

WHEREAS, MSD currently has in place two programs to encourage the development of affordable housing, 1) A reduced facility fee and 2) A cost recovery program wherein MSD contributes a portion of the cost of extending the public sewer to the property on which the affordable housing is located (the "Property"), or the cost of constructing the public sewer on the Property, such contribution being limited to the net revenues to be derived from sewer use charges collected in the first five years of the project; and

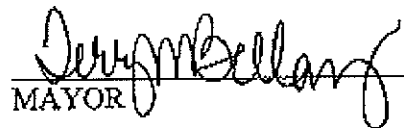
WHEREAS, the two programs have enabled and assisted in the development of Affordable Housing within the MSD service area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

1. There is a compelling governmental interest in the development and expansion of Affordable Housing in the MSD Service Area.
2. MSD's current Programs to encourage the development of Affordable Housing have resulted in increased development of Affordable Housing in the MSD service area.
3. The Asheville City Council requests that MSD continue and keep in place programs to encourage the development of Affordable Housing.

Read, approved and adopted this 13<sup>th</sup> day of May, 2008.

  
CITY CLERK

  
MAYOR

Approved as to form:

  
CITY ATTORNEY

## EXHIBIT A

### Definition of Projects Qualifying as Affordable, for the Purposes of the Fee Rebate Program

- A. Housing for Sale – new single family or condominium-type units that meet state building code (not manufactured HUD homes) and are priced within the following limits:

<u>Number of Bedrooms</u>	<u>Maximum Sale Price</u>
0 (Efficiency Unit)	\$ 110,000
1	\$ 120,000
2	\$ 135,000
3 or more	\$ 150,000

- B. Rental Housing – new housing that is developed with assistance from a local, state or federal program requiring it to remain affordable for tenants below 80% of median income.

## Resolution Supporting Affordable Housing Efforts In Weaverville

**WHEREAS**, the Town of Weaverville is a member entity of the Metropolitan Sewerage District of Buncombe County ("MSD"); and

**WHEREAS**, the Weaverville Town Council believes there is a compelling governmental interest in encouraging the development of affordable housing in Weaverville and Buncombe County, affordable housing being defined in accordance with the criteria stipulated by Buncombe County and being referred to herein as "Affordable Housing"; and

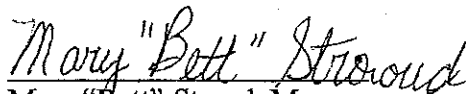
**WHEREAS**, MSD currently has in place two programs to encourage the development of affordable housing, 1) A reduced facility fee and 2) A cost recovery program wherein MSD contributes a portion of the cost of extending the public sewer to the property on which the affordable housing is located (the "Property"), or the cost of constructing the public sewer on the Property, such contribution being limited to the net revenues to be derived from sewer use charges collected in the first five years of the project; and

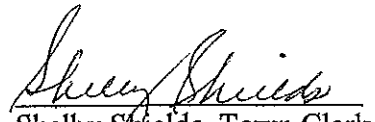
**WHEREAS**, the two programs have enabled and assisted in the development of Affordable Housing within the MSD service area.

### It Is Now Therefore, Resolved as follows:

1. There is a compelling governmental interest in the development and expansion of Affordable Housing in the MSD Service Area.
2. MSD's current Programs to encourage the development of Affordable Housing have resulted in increased development of Affordable Housing in the MSD service area.
3. The Weaverville Town Council requests that MSD continue and keep in place programs to encourage the development of Affordable Housing.

Adopted this 19th day of May, 2008.

  
Mary "Bett" Stroud, Mayor

  
Shelby Shields, Town Clerk

## RESOLUTION

**WHEREAS**, The Town of Biltmore Forest is a member entity of the Metropolitan Sewerage District of Buncombe County ("MSD"); and

**WHEREAS**, The Town of Biltmore Forest believes there is a compelling governmental interest in encouraging the development of affordable housing in Buncombe County; and

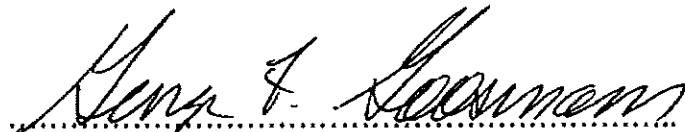
**WHEREAS**, MSD currently has in place two programs to encourage the development of affordable housing, 1) A reduced facility fee and 2) A cost recovery program wherein MSD contributes a portion of the cost of extending the public sewer to the property on which the affordable housing is located (the "Property"), or the cost of constructing the public sewer on the Property, such contribution being limited to the net revenues to be derived from sewer use charges collected in the first five years of the project; and

**WHEREAS**, the two programs have enabled and assisted in the development of Affordable Housing within the MSD service area.

**It Is Now Therefore, Resolved as follows:**

1. There is a compelling governmental interest in the development and expansion of Affordable Housing in the MSD Service Area.
2. MSD's current Programs to encourage the development of Affordable Housing have resulted in increased development of Affordable Housing in the MSD service area.
3. The Town of Biltmore Forest requests that MSD continue and keep in place programs to encourage the development of Affordable Housing.

Adopted this 20<sup>th</sup> day of May, 2008.



George F. Goosmann  
Mayor Town of Biltmore Forest

Resolution #08-05-02

Resolution in Support of Metropolitan Sewerage District Affordable Housing Programs

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**WHEREAS,** Buncombe County is a member entity of the Metropolitan Sewerage District ("MSD"); and

**WHEREAS,** Buncombe County Commissioners believe there is a compelling governmental interest in encouraging the development of affordable housing in the County, affordable housing being defined in accordance with the criteria attached hereto as Exhibit A and being referred to herein as "Affordable Housing"; and

**WHEREAS,** MSD currently has in place two programs to encourage the development of affordable housing:

- 1) A reduced facility fee; and
- 2) A cost recovery program wherein MSD contributes a portion of the cost of extending the public sewer to the property on which the affordable housing is located (the "Property"), or the cost of constructing the public sewer on the Property, such contribution being limited to the net revenues to be derived from sewer use charges collected in the first five years of the project; and

**WHEREAS,** these two programs have enabled and assisted in the development of Affordable Housing within the MSD service area.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners for the County of Buncombe as follows:

1. That this Board feels that there is a compelling governmental interest in the development and expansion of Affordable Housing in the MSD Service Area.
2. That this Board feels that MSD's current programs to encourage the development of Affordable Housing have resulted in increased development of Affordable Housing in the MSD service area.
3. That this Board does hereby request that MSD continue and keep in place programs to encourage the development of Affordable Housing.

Adopted this 13th day of May, 2008.

ATTEST



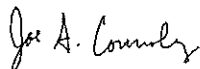
KATHY HUGHES, CLERK

BOARD OF COMMISSIONERS FOR THE  
COUNTY OF BUNCOMBE

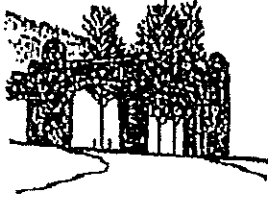


NATHAN RAMSEY, CHAIRMAN

APPROVED AS TO FORM



JOE CONNOLLY, COUNTY ATTORNEY



**Town of Montreat**  
P.O. Box 423, Montreat, North Carolina 28757  
Phone: (828) 669-8002 • Fax: (828) 669-3810  
[www.townofmontreat.org](http://www.townofmontreat.org)

Resolution #08-05-0001

**RESOLUTION SUPPORTING THE DEVELOPMENT AND  
EXPANSION OF AFFORDABLE HOUSING IN THE  
METROPOLITAN SEWERAGE DISTRICT SERVICE AREA**

**WHEREAS**, The Town of Montreat is a member entity of the Metropolitan Sewerage District of Buncombe County ("MSD"); and,

**WHEREAS**, the Town of Montreat believes there is a compelling governmental interest in encouraging the development of affordable housing, and,

**WHEREAS**, MSD currently has in place two programs to encourage the development of affordable housing:

- 1) A reduced facility fee
- 2) A cost recovery program wherein MSD contributes a portion of the cost of extending the public sewer to the property on which the affordable housing is located (the "Property"), or the cost of constructing the public sewer on the Property, such contribution being limited to the net revenues to be derived from sewer use charges collected in the first five years of the project; and,

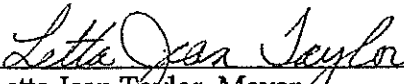
**WHEREAS**, these two programs have enabled and assisted in the development of Affordable Housing within the MSD service area;

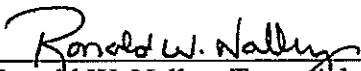
**NOW, THEREFORE, BE IT RESOLVED** that the Town of Montreat Board of Commissioners:

- 1) There is a compelling governmental interest in the development and expansion of Affordable Housing in the MSD Service Area, and
- 2) MSD's current Programs to encourage the development of Affordable Housing have resulted in increased development of Affordable Housing in the MSD service area, and
- 3) The Town of Montreat requests that MSD continue and keep in place programs to encourage the development of Affordable Housing.



**READ, APPROVED AND ADOPTED**, this 8<sup>th</sup> day of May, 2008.

  
\_\_\_\_\_  
Letta Jean Taylor, Mayor

  
\_\_\_\_\_  
Ronald W. Nalley, Town Administrator

**ATTEST:**

I hereby certify this is a true and correct copy of this Resolution, duly adopted by the Town of Montreat on the 8<sup>th</sup> day of May, as it appears of record in the official minutes.

  
\_\_\_\_\_  
Misty R. Gedlinske, Town Clerk

**A RESOLUTION RECOGNIZING MSD's AFFORDABLE HOUSING EFFORTS.**

WHEREAS, the Woodfin Sanitary Water & Sewer District is a member agency of the Metropolitan Sewerage District of Buncombe County; and

WHEREAS, MSD has requested its member agencies consider the following resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Woodfin Sanitary Water and Sewer District as follows:

**SECTION I:** The Board of Trustees hereby agree to support the efforts of MSD to encourage the development of affordable housing as delineated within the attached MSD resolution.

Passed     Failed    this 28<sup>th</sup> day of April, 2008

Aye James Latimore  
 Nay James Latimore, Chair

Aye Marjorie L Meares  
 Nay Marjorie Meares, Secretary

Aye Keith Snyder  
 Nay Keith Snyder

## RESOLUTION

WHEREAS, WSWSD is a member entity of the Metropolitan Sewerage District of Buncombe County ("MSD"); and

WHEREAS, WSWSD believes there is a compelling governmental interest in encouraging the development of affordable housing in THE DISTRICT, affordable housing being defined in accordance with the criteria attached hereto as Exhibit A and being referred to herein as "Affordable Housing"; and

WHEREAS, MSD currently has in place two programs to encourage the development of affordable housing, 1) A reduced facility fee and 2) A cost recovery program wherein MSD contributes a portion of the cost of extending the public sewer to the property on which the affordable housing is located (the "Property"), or the cost of constructing the public sewer on the Property, such contribution being limited to the net revenues to be derived from sewer use charges collected in the first five years of the project; and

WHEREAS, the two programs have enabled and assisted in the development of Affordable Housing within the MSD service area.

### It Is Now Therefore, Resolved as follows:

1. There is a compelling governmental interest in the development and expansion of Affordable Housing in the MSD Service Area.
2. MSD's current Programs to encourage the development of Affordable Housing have resulted in increased development of Affordable Housing in the MSD service area.
3. WSWSD requests that MSD continue and keep in place programs to encourage the development of Affordable Housing.

Adopted this 28<sup>th</sup> day of May, 2008.

# **STATUS REPORTS**

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**Current as of July 7, 2008**

PROJECT	AWARD DATE	NOTICE TO PROCEED	*COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
ALTA AVENUE - PRP 34010	TBA	TBA	TBA	TBA	0%	Project is in advertisement and will be presented at the August Board.
DUNWELL AVENUE	5/15/08	5/29/08	11/24/08	\$396,008.00	15%	Construction has begun. Two crews are laying pipe.
EVERGREEN AVENUE	TBA	TBA	TBA	TBA	0%	Project is in advertisement and will be presented at the August Board.
FAIR OAKS ROAD - PRP 19001	2/20/08	4/2/08	6/30/08	\$97,512.00	100%	Project completed and in close out.
GREELEY STREET	TBA	TBA	TBA	TBA	0%	Project is in advertisement and will be presented at the August Board.
LENOX STREET	TBA	TBA	TBA	TBA	0%	Project is in advertisement and will be presented at the August Board.
LOWER SMITH MILL CREEK INTERCEPTOR	6/14/06	7/5/06	12/31/07	\$3,178,317.00	98%	Mainline construction is complete and ready for punch list above Leicester Hwy.
MARDELL CIRCLE FOUR INCH	5/15/08	5/29/08	8/27/08	\$123,015.50	90%	Mainline construction is complete. Waiting on City of Asheville to complete the water line project before final paving can be done.
PENLEY AVENUE	TBA	TBA	TBA	TBA	0%	Project is in advertisement and will be presented at the August Board.
REEMS CREEK INTERCEPTOR	TBA	TBA	TBA	TBA	0%	Project is in advertisement and will be presented at the September Board.
REESE ROAD	TBA	TBA	TBA	TBA	0%	Project is in advertisement and will be presented at the August Board.
SHELBURNE ROAD INTERCEPTOR	1/16/08	1/28/08	5/26/08	\$537,197.00	98%	Mainline construction is complete and contractor is working on punch list.
SWEETEN CREEK @ ROCK HILL ROAD PHASE 2	9/19/07	11/12/07	8/17/08	\$1,616,013.58	95%	Mainline construction is complete. Clean up and restoration in progress
WRF - GRIT AND GREASE (SCHREIBER REHAB & RETROFIT PROJECT)	3/21/07	4/1/07	8/1/08	\$351,300.00	92%	Working through air supply issues.

\*Updated to reflect approved Change Orders and Time Extensions

Planning and Development Projects  
Status Report July 9, 2008

Status	Project Name	Project Number	Work Location	Units	LF	Pre-Construction Conference Date	Comments
Complete-Waiting on Final Documents	Ashley Woods Phase 3	1999066	Avery's Creek		2,008	7/14/2005	Complete-Waiting on final documents
	Gene Bradley Subdivision	2004022	Fletcher	9	420	3/3/2005	Complete-Waiting on final documents
	The Ramble Block B Phase 1	2003175	Asheville	380	5,741	1/27/2005	Complete-Pending Board Acceptance
	Craggy View Cottages Phase 3	2004187	Swannanoa	10	193	2/22/2004	Complete-Waiting on final documents
	Franklin Road Sewer Extension	2004020	Swannanoa	1	263	5/26/2005	Complete-Waiting on final documents
	Acton Woods Apartments	2002195	Enka	20	0	1/27/2003	Complete-Waiting on final documents
	Davidson Road Sewer Extension	2004154	Asheville	3	109	12/15/2004	Complete-Waiting on final documents
	Givens Estates	2001143	S. Asheville	116	267	7/16/2003	Complete-Waiting on final documents
	Falconwood Subdivision	2004122	Enka	23	502	12/6/2005	Complete-Waiting on final documents
	Reynolds Mountain Phase IV	1995126	Asheville	37	2,036	7/6/2005	Complete-Waiting on final documents
	Riverbend Urban Village	2004206	Asheville	260	1250	8/29/2006	Complete-Waiting on final documents
	Meadows at Bradley Branch	1999110	Skyland	132	9,820	1/21/2005	Complete-Waiting on final documents
	Northpoint Commons Phas 2	2000120	Woodfin	5	101	8/24/2006	Complete - Waiting on final documents
	N. Bear Creek Road Subdivision	2005137	Asheville	20	127	7/11/2006	Complete - Waiting on final documents
	Winterberry Subdivision	2005040	Arden	24	847	9/8/2006	Complete - Waiting on final documents
	Woodfin Manor	2003154	Woodfin	60	575	10/11/2006	Complete - Waiting on final documents
	Willowcreek Village Ph.3	2003110	Asheville	26	597	4/21/2006	Complete - Waiting on final documents
	Westmore Subdivision	2003003	West Asheville	92	1163	8/29/2006	Complete - Waiting on final documents
	Rock Hill Road Subdivision	2005153	Asheville	2	277	8/7/2006	Complete - Waiting on final documents
	Ken Higgins	199153	Asheville	-	240	6/15/2007	Complete - Waiting on final documents
	Monticello Commons	2006305	Weaverville		835	4/13/2007	Complete - Waiting on final documents
	Sisters of Mercy Tract	2006092	Asheville	Comm.	1,600	5/3/2007	Complete - Waiting on final documents
	Chapel Park	2007083	Asheville	8	263	10/18/2007	Complete - Waiting on final documents
	Waightstill Mountain Ph-2-A	2003158	Arden	50	5011	10/14/2005	Complete - Waiting on final documents
	Waightstill Mountain Ph.2	2003158	Arden	32	5,011	5/5/2006	Complete - Waiting on final documents
	Waightstill Mountain PH-9	2006026	Arden	80	1878	8/7/2006	Complete - Waiting on final documents
	Jim Beck	2003003	West Asheville	future	75	12/12/2000	Complete - Waiting on final documents
	Hudson Street Cottages	2005147	Asheville	8	141	6/7/2006	Complete- Waiting on final documents
	Crowell Park	2006082	Asheville	74	860	8/2/2007	Complete- Waiting on final documents
	Bee Tree Village Phase 3a	2007042	Swannanoa	31	2,347	8/21/2007	Complete- Waiting on final documents
Indian Branch Phase 2	2006171	Asheville	20	571	2/26/2007	Ready for final inspection	
Pinebrook Farms	2005169	Weaverville	145	6796	9/8/2006	Complete- Waiting on final documents	
Craven Street Sewer Extension	2007098	Asheville	4	382	12/4/2007	Complete - Waiting on final documents	
Ridgefield Business Park	2004188	Asheville	18	758	2/16/2005	Complete-Waiting on final documents	
			Subtotal	1690	53,064		

Planning and Development Projects  
Status Report July 9, 2008

Status	Project Name	Project Number	Work Location	Units	LF	Pre-Construction Conference Date	Comments
Under Construction	Bell Road	2007159	Black Mtn	5	285	11/28/2007	Pre-con held, ready for construction
	Crayton Creek Green	2006282	Asheville	10	482	3/15/2007	Ready for final inspection
	Southcliff On-Site PH-2	2004220	Fairview		6008	7/20/2006	Ready for final inspection
	Walmart (Airport Rd.)	2006144	Asheville	Comm.	2624	12/4/2007	Installing
	Grove Park Cove Subdivision	2004101	Asheville	14	1122	6/28/2006	Pre-con held ready for construction
	The Settings (6 Acre Outparcel)	2004192	Black Mountain	21	623	3/15/2006	Ready for final inspection
	Northridge Commons	2006198	Weaverville	-	5,826	6/15/2007	Installing
	McGinnis Sewer Extension	2004225	Asheville	9	48	5/19/2005	In redesign.
	Falcon Ridge	2004240	Asheville	38	3,279	10/11/2006	Pre-con held- construction on hold
	Waightstill Mountain PH-8	2006277	Arden	66	3,387	7/26/2007	testing
	Artisan Park	1998125	West Asheville	133	4,529	4/26/2001	Changed Engineer - work to restart soon
	Byrd Street Condos	2007085	Asheville	14	300	7/31/2007	Ready for final inspection
	Scenic View	2006194	Asheville	48	534	11/15/2006	Ready for final inspection
	Reynolds Road Townhomes	2004178	Asheville	22	564	2/21/2007	Ready for final inspection
	Asheville Rental Commercial Ctr.	2006286	Asheville	Comm.	331	8/22/2007	Punchlist Pending
	Ingles	2007214	Black Mtn.	Comm.	594	3/4/2008	Pre-con held, ready for construction
	Reems Creek Townhomes - PH IV	2007279	Weaverville	8	796	12/11/2007	testing
	Lake Julian Trails Ph. 3,4, & 5	2006223	Asheville	74		8/2/2007	Pre-con held, waiting on connection point.
	Grandview Phase II	2007036	Asheville	7	352	2/13/2007	Testing
	Versant Phase I	2007008	Woodfin	64	12,837	2/14/2007	Installing
	Canoe Landing	2007137	Woodfin	4	303	5/12/2008	Ready for construction
	Central Valley	2006166	Black Mtn	12	472	8/8/2007	Punchlist pending
	Biltmore A6	2006227	Asheville	40	6,635	12/12/2007	Installing
	Biltmore Park Town Square II-1	2007076	Arden	-	967	6/21/2007	Installing
	Biltmore Park Town Square II-2	2007077	Arden	-	1,331	6/21/2007	Installing
	Biltmore Park Town Square II-3	2007078	Arden	-	527	6/21/2007	Installing
	Bitmore Park Town Square II-4	2007079	Arden	-	481	6/21/2007	Installing
	Haw Creek Tract	2006267	Asheville	49	1,817	10/16/2007	Installing
	Montreat-Chapman	2007275	Montreat	5	1096	5/12/2008	Pre-con held, ready for construction
	Hominy Valley Center	2005010	Candler	5	433	8/9/2005	Punchlist pending
	Kenilworth Cottages	2008031	Asheville	11	177	5/12/2008	Ready for construction
	CVS-Acton Circle	2005163	Asheville	4	557	5/3/2006	Ready for final inspection
	The Settings Phase 2	2004192	Black Mountain	100	8016	6/15/2006	Ready for final inspection
	Hamburg Mountain Phase 3	2004086	Weaverville	13	844	11/10/2005	Ready for final inspection
	UNCA New Science Building	2005039	Asheville	5	538	10/28/2005	Ready for final inspection
	Bostic Place Sewer Relocation	2005102	Asheville	3	88	8/25/2005	Ready for final inspection
	Franklin Road Sewer Extension	2004020	Swannanoa	1	263	5/26/2005	Ready for final inspection
	Kyfields	2003100	Weaverville	35	1,118	5/10/2004	Ready for final inspection
	Holiday Inn	2001068	Asheville	1	474	8/11/2003	Ready for final inspection
	Brotherton Co-Housing	1999162	West Asheville	32	152	1/24/2003	Ready for final inspection
Whitney Heights Off-Site	2006008	Asheville	-	584	2/7/2007	Ready for final inspection	

Planning and Development Projects  
Status Report July 9, 2008

Status	Project Name	Project Number	Work Location	Units	LF	Pre-Construction Conference Date	Comments
	Teems Road Subdivision	2007143	Asheville	40	1,308	5/27/2008	Ready for construction
	Thom's Estate	2006309	Asheville	40	3,422	1/24/2008	Pre-con held, ready for construction
	Thom's Estate - Phase II	2008071	Asheville	40	3,701	6/10/2008	Pre-con held, ready for construction
	Carolina Day School	2007090	Asheville	1	1,827	3/10/2008	Pre-con held, ready for construction
	Residences at Biltmore	2006162	Asheville	16	277	3/14/2008	Pre-con held, ready for construction
	The Cottages on Liberty Green	2007297	Asheville	7	124	5/30/2008	Ready for construction
	MWB Sewer Extension	2008046	Asheville	Comm.	285	5/12/2008	Ready for construction
	Buncombe County Animal Shelter	2007216	Asheville	Comm.	78	5/1/2008	Ready for construction
	Skyland Apartments	2007117	Arden	63	96	4/23/2008	Ready for construction
	Leicester Village Townhomes	2007291	Weaverville	56	427	4/15/2008	Ready for construction
	Reynolds Village Phase V	2006250	Woodfin	Comm.	4,786	4/3/2008	Pre-con held, ready for construction
	Moore Street Sewer Extension	2008047	Weaverville	7	336	4/9/2008	Installing
	Biltmore Lake Block D2	2006228	Asheville	103	2,600	6/13/2008	Pre-con held, ready for construction
	Oak Crest Place	2004056	West Asheville	27	791	12/3/2004	Ready for final inspection
	Subtotal			3110	152,452		
	Total Units:			4,800			
	Total LF:				205,516		