

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT  
DECEMBER 17, 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 P.M., Wednesday November 19, 2008. Mr. Aceto presided with the following members present: Bellamy, Bisette, Bryson, Creighton, Gantt, Haner, Kelly, Metcalf, Russell, Sobol and VeHaun.

Others present were: Thomas E. Hartye, General Manager, William Clarke, General Counsel, Gary McGill with McGill Associates, Leah Karpen with the League of Women Voters, Joseph Martin with Woodfin Sanitary Water & Sewer District, Russell Coleman with Cherry, Bekaert & Holland, L.L.P., Stan Boyd, Ed Bradford, Jim Hemphill, Scott Powell, John Kiviniemi, Peter Weed, Ken Stines, Angel Banks, Julie Willingham, Mike Butler 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 November 19, 2008 Board Meeting:**

Mr. Aceto asked if there were any objections to approving the Minutes of the November 19, 2008 Board 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. Martin and Mr. Coleman.

**6. Report of General Manager:**

Mr. Hartye called on Mr. Coleman for a presentation of the Audit & CAFR. Mr. Coleman reported that Cherry, Bekaert & Holland issued an unqualified (clean opinion) on the financial statements with no reservations, limitations, or scope restrictions. He stated that, in addition to the standards required by the American Certified Public Accountants, the audit is performed under government auditing standards, which requires them to study laws and regulations that might have an effect on the operation of the utility district and actually test to make sure the District complies with those laws. He further stated nothing came to their attention to indicate the District did not comply with all the laws and regulations which would have a material impact on its financial statements. He confirmed that Cherry, Bekaert & Holland has no relationship with the District other than the audit relationship and is independent with respect to the District.

Mr. Coleman reported that there are two (2) significant accounting estimates that are part of the District's financial statements. First, is an allowance for uncollectible receivables, which can vary from year to year. Second, is the estimate for depreciation. He stated that as part of the audit, Mr. Powell was asked to make an inconsequential adjustment to the accrual for health insurance claims of about \$61,000.00, but there were no other audit differences that required an audit adjustment. Mr. Coleman further reported that the District adopted GASB Statement No. 48, which affects the disclosure of pledged revenues for debt service under its revenue bonds. He stated that over the next two fiscal years, three (3) new pronouncements will become effective: GASB Statement No. 45, effective next year, for accounting for postretirement benefits other than

than pensions; GASB Statement No. 49, reporting for pollution remediation obligations, and GASB Statement No. 53, effective in two years, having to do with reporting for derivative instruments.

Regarding financial statement highlights, Mr. Coleman reported the District's total assets increased by \$9.4 million; current and other assets decreased \$3.3 million and capital assets increased by \$12.7 million. Total liabilities decreased by \$4.2 million; debt and other liabilities decreased by \$3.5 million, as a result of debt service and the effect of the refunding in March of 2008. Net assets increased by \$13.6 million in 2008 to \$274.5 million, with the largest amount being invested in capital assets. He further reported that operating revenues and expenses changed very little, and actually offset each other. Non-operating revenues and expenses also changed very little from 2007. He stated that all of the decrease in net income or change in net assets comes from capital contributions, which are down by \$2.2 million over 2007. Operating income, plus an adjustment for depreciation, resulted in positive cash flow of approximately \$16.3 million. Capital plant additions, required debt service, and costs associated with debt refinancing consumed \$21.7 million dollars. Investment earnings and net sales of investments provided \$14.0 million, and cash increased by about \$8.6 million. He stated that the District was able to fund all of its capital additions out of operations, and the change in investment, provided enough cash to pay down the debt service.

Mr. Coleman reported that internal changes and financial market issues placed pressures on management in 2008. However, with the assistance of Scott Powell, they were able to focus attention on risks identified in planning sessions and perform a true audit. He stated that the audit went exceptionally smooth because of the help provided by Scott Powell and management staff. With regard to GASB 53 (derivative instruments) Mr. Sobol said it seems MSD is limited in what it can invest its funds in. Mr. Coleman said this is true, that the only place there is derivatives is in interest rate swaps, and right now, MSD does not adjust them to fair market value in the financial statements, but must do so in the future. Mr. Aceto asked how MSD compares to similar districts. Mr. Coleman stated that he serves three other utilities and MSD is financially well positioned; having enough un-restricted net assets to finance part of its operations for a period of time. As far as MSD's internal operations, it runs smoothly and the audit process is the best. Mr. Aceto asked about the financial challenges MSD is facing. Mr. Coleman stated that almost all of the clients he is responsible for are deferring projects; slowing down on unnecessary maintenance, and delaying major projects from one year to two. He further stated that things will be somewhat uncomfortable for a while, and people will be very cautious for the next six to eighteen months. Mr. Sobol asked if there is anything more MSD needs to do. Mr. Coleman said he does not think so, since MSD is in a good position. With no further questions, Mr. Aceto expressed his appreciation to Mr. Coleman for his presentation.

Mr. Hartye expressed his congratulations to Mr. Creighton and Ms. Bryson for re-appointment to the MSD Board.

Mr. Hartye presented copies of letters from NACWA to Governor Easley, Senator Dole and Congressman Shuler regarding MSD receiving the Excellence in Management Award for 2008.

Mr. Hartye reported that Mr. James Thomas of 9 Covington Street called to praise the following staff for promptness and good customer service: Linda Phillips in dispatch and Grady Brooks, first responder. Also, a letter was received from Joe Martin of the Woodfin SWSD, expressing his appreciation for assistance provided by the following system services crew at the water plant: Ken Stines, Shaun Buckner and Rick Bradley. Mr. Hartye further reported that a letter was received from Mr. Tom Witherspoon of Johnson City who visited MSD to learn more about how MSD operates. Mr. Hartye

expressed his appreciation to Barry Cook and Stan Boyd for facilitating the information exchange.

Mr. Hartye presented a notice from NACWA regarding the Stimulus Package from 11/21/08.

Mr. Hartye announced that MSD recently passed the ISO re-registration audit. He expressed his appreciation to Jim Naber, Sandra Moore and MSD staff for a job well done.

Mr. Hartye reported the next regular Board Meeting will be held January 21<sup>st</sup> at 2pm. The Employee Christmas Lunch will be held December 18<sup>th</sup> at 11:45 a.m. in the Atrium.

**7. Report of Committees:**

**Right of Way Committee**

Mr. Kelly reported that the Right of Way Committee met November 26, 2008 to consider compensation budgets for the Forest Hills Drive #2 PRP and the Oakland Avenue Rehabilitation projects. Also the Committee considered condemnation on the Merrimon Avenue @ Ottari Road Project.

**8. Consolidated Motion Agenda:**

**a. Consideration of Compensation Budget – Forest Hills Drive #2 PRP:**

Mr. Hartye reported that the Right of Way Committee recommends approval of the Compensation Budget.

**b. Consideration of Compensation Budget – Oakland Avenue Rehabilitation:**

Mr. Hartye reported that the Right of Way Committee recommends approval of the Compensation Budget.

**c. Consideration of Condemnation – Merrimon Avenue @ Ottari Road.**

Mr. Hartye reported that the Right of Way Committee recommends authority to obtain appraisal and proceed with condemnation.

**d. Consideration of Bids for Sanitary Sewer Rehabilitation (Pipe Bursting) Projects: Rogers Place, Monroe Place and Haywood Street @ Indigo Hotel:**

Mr. Hartye reported that the three projects will utilize pipe-bursting due to work within a railroad right of way, highly restrictive/tight work areas, and location within a busy street intersection. Limited dig and replace will also be utilized. He further reported that the following bids were received on December 4, 1008: Carolina Specialties with a total bid of \$532,718.69; Kenneth R. Greene Utilities with a total bid of \$506,650.00; Southeast Pipe Survey with a total bid of \$490,142.00; T&K Utilities with a total bid of \$473,692.00; Atlantic Coast Contractors with a total bid of \$460,975.20; Midsouth Trenchless with a total bid of \$459,900.00; Portland Utilities with a total bid of \$423,016.74 and Terry Brothers Construction, Co., with a total bid of \$362,434.00. Staff recommends award of this contract to Terry Brothers Construction Co., Inc., in the amount of \$362,434.00, subject to review and approval by District Counsel.

**e. Consideration of Bids for Two (2) 2009 Dodge Ram 3500ST Cab/Chassis Trucks:**

Mr. Hartye reported that the following bids were received on November 21, 2008: Buchanan & Young with a total bid of \$53,448.00; Egolf Motors with a total bid of \$54,942.00 and Asheville Dodge with a total bid of \$60,002.00. Staff recommends award of the bid to Buchanan & Young of Burnsville, NC in the amount of \$53,448.00.

**f. Consideration of Developer Constructed Sewer Systems - Biltmore Park Town Square Phase II- Sections 1, 2 and 3:**

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

**g. Presentation of Audit & CAFR – Fiscal Year Ended June 30, 2008:**

Previously reported.

**h. Cash Commitment/Investment Report – Month Ended October 31, 2008:**

Mr. Aceto asked Mr. Powell to address the Board as to why the investment report shows negative numbers. Mr. Powell said the report shows MSD's liquid assets and the total commitment for those assets, but does not show the amount of revenues coming in. Therefore, depending on the time of year, the numbers will always be negative until the fourth quarter of the fiscal year. The only amount coming out of the \$37 million, as far as a budgeted number, is approximately \$8-9 million dollars for construction projects. He further stated that the purpose of this report is to show assets on hand and the total commitment MSD is obligated to pay and/or what is budgeted for. Mr. Hartye stated that the investment report was put together to show the commitments against the \$37 million.

Mr. Russell moved that the Board approve the Consolidated Motion Agenda as presented. Mr. Kelly seconded the motion. With no discussion, roll call vote was as follows: 11 Ayes; 0 Nays. Mr. Gantt was absent during the vote.

**9. Old Business:**

Regarding the Stimulus Funding package for wastewater projects, Mr. Sobol reported that NACWA has met again with the transition team and it looks like the \$10 billion dollar package will be up to the politicians to decide. He stated that NACWA is being told this package will come out as a combination of infrastructure grants and SRF loans. Mr. Sobol encouraged Board Members to send letters to Congressional representatives requesting that sewer funding be put out as grants, as opposed to SRF loans. Mr. Sobol asked staff to send the local addresses to Board Members.

**10. New Business:**

At 2:40 p.m., Mr. VeHaun moved that the Board go into closed session to consult with the attorney. Mr. Bissette seconded the motion. Voice vote in favor of the motion was unanimous.

At 3:05 p.m., the Board went back into open session.

Mr. Gantt moved that the Board approve settlement of the Casey LeSawyer Hartye case by disbursing insurance proceeds of \$100,000 as follows: (1) reimburse out

of pocket \$2,253.74; (2) reduce the lien for medical expenses paid by the Employee Benefit Plan by 1/3 (\$16,161.46); (3) Pay the balance of \$65,423.24 to the beneficiary. Regarding the Kayla Barba case, authorize counsel to offer to settle the Barba claim as follows: The MSD Employee Benefit Plan should pay Kayla Barba's eligible medical expenses. The insurance proceeds recovered from the automobile accident would then be disbursed 1/3 to Kayla Barba, 1/3 to the attorney who represented her in the automobile claim and 1/3 to reimburse the MSD Employee Benefit Plan. Mr. Metcalf seconded the motion. With no discussion, roll call vote was as follows: 11 Ayes; 0 Nays. Mr. Kelly was absent during the vote.

Mr. Aceto called for a motion to adopt the resolution in appreciation of Mr. Gantt for service on the MSD Board. Mr. Bissette moved that the Board approve the resolution and that it be entered into the MSD minutes. Ms. Bryson seconded the motion. Voice vote in favor of the motion was unanimous.

Mr. Aceto presented a gold painted manhole puller and clock expressing the Board and Staff's appreciation to Mr. Gantt for nine years of service. Mr. Gantt expressed his appreciation to the Board and Staff for their support during his tenure on the Board. Mary Alice Hunter presented a poem she wrote and sang in honor of Mr. Gantt.

**9. Adjournment:**

With no further business, Mr. Aceto called for adjournment at 3:15 p.m.

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Jackie W. Bryson, Secretary/Treasurer

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

## AGENDA FOR 12/17/08

✓	Agenda Item	Presenter	Time
	Call to Order and Roll Call	Aceto	2:00
	01. Inquiry as to Conflict of Interest	Aceto	2:02
	02. Approval of Minutes of the November 19, 2008 Board Meeting.	Aceto	2:07
	03. Discussion and Adjustment of Agenda	Aceto	2:12
	04. Informal Discussion and Public Comment	Aceto	2:14
	05. Report of General Manager	Hartye	2:16
	06. Report of Committees a. Right of Way Committee – 11/26/08 – Mr. Kelly	Aceto	2:25
	07. Consolidated Motion Agenda		2:35
	a. Consideration of Compensation Budget – Forest Hills Drive #2 PRP Project.	Hartye	
	b. Consideration of Compensation Budget – Oakland Avenue Rehabilitation.	Hartye	
	c. Consideration of Condemnation – Merrimon Avenue @ Ottari Road.	Hartye	
	d. Consideration of Bids for Sanitary Sewer Rehabilitation Projects: Rogers Place, Monroe Place and Haywood Street @ Indigo Hotel.	Hartye	
	e. Consideration of Bids for Purchase of Two (2) 2009 Dodge Ram 3500ST Cab/Chassis Trucks.	Hartye	
	f. Consideration of Developer Constructed Sewer Systems: Biltmore Park Town Square Phase II- Sections 1, 2, 3.	Hartye	
	g. Presentation of FY 07-08 Comprehensive Annual Financial Report.	Hartye	
	h. Cash Commitment/Investment Report – Month ended October 31, 2008.	Hartye	
	08. Old Business:	Aceto	3:05
	09. New Business:	Aceto	3:10
	10. Adjournment (Next Regular Meeting 1/21/09)	Aceto	3:15

# **APPROVAL OF MINUTES**

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT  
NOVEMBER 19, 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 P.M., Wednesday, November 19, 2008. Mr. Aceto presided with the following members present: Bissette, Bryson, Creighton, Gantt, Haner, Kelly, Metcalf, Russell, Sobol and VeHaun. Ms. Bellamy was absent.

Others present were: Thomas E. Hartye, General Manager, William Clarke, General Counsel, Gary McGill with McGill Associates, Leah Karpen with the League of Women Voters, Mr. Henry Leissing, Intern with the law firm of Steven T. Aceto, Ed Bradford, Jim Hemphill, Scott Powell, Barry Cook, Ken Stines, Angel Banks, Peter Weed, Julie Willingham 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 October 15, 2008 Board Meeting:**

Mr. Aceto asked if there were any objections to approving the Minutes of the October 15, 2008 Board 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 and Mr. Leissing.

**6. Report of General Manager:**

Mr. Hartye reported that MSD was once again selected as an honoree for the 2008 Excellence in Management Award for its innovation and achievement in effective utility management from the National Association of Clean Water Agencies (NACWA). He expressed his appreciation to Ed Bradford for gathering the information for this award and his congratulations to everyone from the Board on down. He stated that MSD's commitment to clean water includes everything from how MSD is doing with SSO's, ISO Certification, financial management, customer service initiatives, etc.

Mr. Hartye presented a letter of thanks from the United Way for an overall campaign contribution of approximately \$22,000. He expressed his appreciation to Peter Weed, Jim Naber and Sandra Moore for heading up this effort. He also expressed his appreciation to Mike Schraven, Mike Butler and John Kiviniemi for their help with the United Way golf tournament.

Mr. Hartye reported that a letter was received from Jo Lynn of Forest Court expressing her appreciation to Jesse Hunter and Randy Mull for a job well done. Also, a call was received from Jeff Schmidt of Honeycomb Circle expressing his appreciation to Bobby Arrowood, Clement Crowe, Lloyd Anders, McKinley Hensley and Robert Denny for their quick response (45 minutes) on a sink hole problem.

Mr. Hartye presented letters from the State Treasurer on October 13<sup>th</sup> and October 16<sup>th</sup> regarding the pension fund, and notices from NACWA from 10/17, 10/24 and 10/31



regarding a Stimulus Bill, with a significant infrastructure component. He stated that MSD has prepared a “ready to go” list of projects in case there is a stimulus package. He further stated that Mr. Sobol is on a conference call with NACWA to discuss the timing of this Bill.

Mr. Hartye presented a copy of the Metro Lite and called on Mr. Hemphill for a report on the Health Fair and other programs the Human Resources Department provides to employees. Mr. Hemphill reported that the Health Fair was attended by 91 employees and 15 family dependents, who took advantage of information and screening provided by Memorial Mission Hospital, Three Streams Medical Services, with flu shots, 401-K representatives, Credit Unions, and On-Track Financial Services. He further reported that last week, 33 employees participated in MSD’s annual physicals, which included stress testing, EKG’s, etc. Of the total who participated, 5 employees will require follow-up treatment for heart issues, which will have an impact on insurance savings. In addition, seminars have been held on financial planning and credit reporting. Ms. Bryson said it is very encouraging to see the Board support the Health Fair as part of MSD’s Wellness Program.

Mr. Aceto expressed congratulations to David Gantt, for his election as Chairman of the Buncombe County Board of Commissioners. Mr. Gantt stated that his term on the MSD Board will be up in December. He has enjoyed serving on the Board. MSD is a good example of a Board that is regional; it does the right things for the right reasons, and gets things done. On behalf of the Board, Mr. Aceto expressed his appreciation to Mr. Gantt for his service on the Board. Mr. Hartye expressed his appreciation on behalf of staff.

Mr. Hartye reported that the next ROW Committee meeting will be held November 26<sup>th</sup> at 9 a.m. The next regular Board Meeting will be held December 17<sup>th</sup> at 2 p.m.

**7. Consolidated Motion Agenda:**

**a. Consideration of Developer Constructed Sewer Systems: Franklin Road Sewer Extension, Hudson Street Cottages, Whitney Heights Subdivision, Shelburne Road Cottages, Old West Chapel Road, Holcombe Village, Riverwalk Subdivision, Phase 11 and Montreat-Chapman Subdivision:**

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

**b. Consideration of Bids for Purchase and Installation of Closed Circuit TV Equipment:**

Mr. Hartye reported that System Services has an on-going inspection program utilizing van-mounted CCTV Equipment. Crews inspect the condition of sewer lines, digitally recording the video, and storing that data on District computers. He further reported that the following bids were received and opened on October 9, 2008: Adams Equipment with a total bid of \$100,525.00; Public Works Equipment, no bid on this option, 2000 ft. cable not available, and Jet-Vac Sewer Equipment with a total bid of \$163,869.60. He stated that staff recommends award of the contract to Adams Equipment in the amount of \$100,525.00.

**c. Consideration to Rescind Equipment Procurement Authorization – Final Microscreen Replacement:**

Mr. Hartye reported that at the September 17<sup>th</sup> regular Board Meeting, the Board approved the purchase of equipment for the Final Microscreen Replacement project.

He stated that because of the economy, staff recommends rescinding the authorization to procure this equipment based on the fact that the authorization would obligate not only \$5 million for equipment procurement, but another \$5 million for construction, which would put the District on a course for another Bond issue in 12-18 months. Another factor is that NACWA is working on including wastewater projects in an anticipated stimulus package. This project along with others is on MSD's "ready to go" list which totals approximately \$24 million. Mr. Hartye stated that as far as trends and how the economy will affect the District, staff will know more six months from now, at the time of the budget, but will keep the Board apprised of the trends. Mr. Clarke stated that since the Board took formal action to authorize the procurement, it should take formal action to rescind the purchase. Ms. Karpen asked if the cost of the equipment is guaranteed. Mr. Hartye stated that staff requested the manufacturer to extend the original price for 60 days. The manufacturer agreed to hold the price until December.

**d. First Quarter Budget to Actual Review:**

Mr. Hartye presented a budget to actual comparison of revenues and expenditures for the first quarter of the fiscal year ending June 30, 2009, based on cash revenues and invoices received prior to November 1, 2008. He stated that on the Revenue side, Residential and Commercial User Charges account for the majority at \$24 million, followed by Industrial User Charges at \$1.4 million, Facility Fees at \$1.3 million and Bond Proceeds plus Pay-as-go funds at \$12.8 million. On the Expense side, CIP Construction is at \$18.8 million this year. He noted that a lot of this work is done in-house by the System Services Division, Engineering and Inspections staff. Operations Expense is at \$13.3 million. Of this amount, \$10 million is in salaries. Principal and Interest Expense paid each year on the Bonds is \$8.2 million. Mr. Hartye stated that MSD is doing well compared to budget. He noted that residential and commercial user charges shown at 25.67%, is under the projected first quarter amount of 26.6%. He further noted that Facility and Tap Fees, conservatively budgeted, are often significantly higher than budget. The unusually large variance is due to receiving an unanticipated check for \$608,000 from a single new development.

**e. Cash Commitment/Investment Report – Month Ended September 30, 2008:**

Mr. Hartye presented a Variable and Fixed Rate Market History as of October 31, 2008, and a Variable Debt Performance History from September 3, 2008 thru November 12, 2008 for both the Series 2008A synthetic fixed rate Bonds and 2008B variable rate Bonds.

Mr. Gantt moved that the Board approve the Consolidated Motion Agenda as presented. Mr. Bisette seconded the motion. Mr. Aceto called for discussion. With no discussion, roll call vote was as follows: 10 Ayes; 0 Nays. Mr. Sobol was absent during the vote.

**8. Master Plan Endorsement:**

Mr. Hartye stated that each Board Member was sent a CD with Mr. McGill's power point presentation and the complete Master Plan document for review. Also sent was a copy of the Executive Summary. From this information, staff is asking the Board for its endorsement of the plan. Ms. Karpen asked if the Cliffs at High Carolina are included in the Master Plan. Mr. Boyd said that half of the project is included. Mr. Haner asked if this is a 20-year Master Plan. Mr. McGill stated that the Collection System Master Plan includes areas within the current MSD boundary not served with public sewer service, potential service areas identified in the Buncombe County Land Use Plan, and potential services areas identified by other MSD member agencies and their respective land use planning. He further stated that this is a build-out plan, so that MSD

will not find itself with pipes that are too small in 20 years, and shows how MSD will provide service to every tract of land that currently exists in those planning areas. Mr. Haner asked if this Plan will need to be looked at again in several years. Mr. McGill said conceptually, no, but the numbers will change. He stated that the Plan will be continually updated because there are hydraulic models in the Plan that will show any changes, and at that point, adjustments can be made without having to do another plan. Mr. Hartye stated other impacts that affect the Master Plan are policy changes, wet and dry weather modeling. Mr. McGill stated that the power point presentation defines where MSD is in the bigger picture, in order to be in a position to support the efforts of its member agencies. Mr. Vehaun moved that the Board adopt the Collection System Master Plan. Mr. Kelly seconded the motion. Mr. Aceto called for discussion. With no discussion, roll call vote was as follows: 10 Ayes; 0 Nays. Mr. Sobol was absent during the vote.

Regarding the Master Plan presentation, Mr. Haner reported that he and Mr. Kelly attended the national Water Environment Federation Technical Conference in Chicago and feels this type of presentation would be well received. He stated that the entire Board and Management should take the opportunity to attend this conference since MSD is interested, not so much in the technical side of the conference, but in the public policy side. He reported that a lot of emphasis was placed on “going green”, which MSD is already involved in, and there was a good deal of discussion on value based rate structures. He stated that MSD is represented well and has an excellent presence at the State Conference, and should have the same presence at the national conference and feels the return is worth the expense. Mr. Hartye stated he has attended many water and wastewater conferences over the years, but feels there are other agencies that represent the wastewater industry better; NACWA is one that is very active and is geared more toward management, as well as the State Conference. He further stated that because it is very expensive to attend the national convention, staff is rotated, so it is not always the same staff attending each year. Mr. Aceto stated that although it would be of some benefit for Board Members to attend the national convention, he asked staff to recommend a few useful conferences that Board Members could attend if they were interested. Mr. Hartye recommended the State Conference, where he and Ed Bradford and Roger Watson presented a paper on MSD’s Septage Facility.

Mr. Aceto called on Mr. Sobol for a report on the Stimulus Bill. Mr. Sobol reported that if the stimulus bill had passed this year, there was \$6.5 billion for the Clean Water State Revolving Fund (CWSRF). NACWA has urged both Senate and House staff to increase this number to \$10 billion in the form of grants, for “ready to go” projects. He stated that the emphasis would be on the environment, so anything that deals with “green” projects will need to be at the top of the list. MSD will need to contact its Representatives and Senators urging support for a stimulus package with a significant wastewater funding component. With regard to the Clean Water Trust Fund, Mr. Sobol stated the General Accounting Office will come back with an oral report in January, but will not have a written report until March or April; as to the revenue stream that they see as a way of trying to fund this. He further stated that the main goal of NACWA is to try and get something through the stimulus package, then work on legislation for the Trust Fund at a later date.

**9. Old Business:**

None

**10. New Business:**

None

**11. Adjournment:**

With no further business, Mr. Aceto called for adjournment at 2:50 P.M.

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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: December 11, 2008  
SUBJECT: Report from the General Manager

- Excellence in Management Award to MSD

As a follow up to the announcement last month NACWA sent the attached letters to Governor Easley, Senator Dole and Congressman Shuler.

- Kudos

- James Thomas of 9 Covington St. called to file praise for the promptness and good customer service. He was very appreciative of the efforts of Linda Phillips in dispatch and of Grady Brooks our first responder.
- Letter from Joe Martin from Woodfin SWSD expressing his appreciation for the assistance provided by our system services crew at the water plant. Much thanks to Ken Stines, Shaun Buckner and Rick Bradley.
- Letter from Tom Witherspoon of Johnson City who once again made the trip down to learn more about how MSD does things. Much thanks to Barry Cook and Stan Boyd for facilitating the information exchange.

- Reading

- NACWA notice regarding Stimulus Package from 11/21.

- Board/Committee Meetings

The next Regular Board Meeting will be held January 21st at 2pm.

- Employee Christmas Lunch will be held December 18<sup>th</sup> at 11:45 in the Atrium.



EXECUTIVE COMMITTEE

PRESIDENT

**Marian A. Orfeo**  
*Director of Planning  
& Coordination*  
Massachusetts Water  
Resources Authority  
Boston, MA

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Sewer District  
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East Bay Municipal  
Utility District  
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**Christopher M. Westhoff**  
*Assistant City Attorney -  
Public Works General Counsel*  
City of Los Angeles  
Los Angeles, CA

EXECUTIVE DIRECTOR

**Ken Kirk**

December 8, 2008

The Honorable Michael F. Easley  
Governor  
State of North Carolina  
20301 Mail Service Center  
Raleigh, NC 27699-0301

Dear Governor Easley:

It gives me great pleasure to inform you that the Metropolitan Sewerage District of Buncombe County will be receiving the National Association of Clean Water Agencies' (NACWA) 2008 *Excellence in Management Recognition Award*. NACWA's *Excellence in Management Recognition Program* recognizes public clean water utilities that implement progressive management initiatives and thereby advance the goals of the Clean Water Act. The Utility is being honored for their commitment to clean water and their dedication maximizing the utilities effectiveness and efficiency during a time of rising costs and ever expanding water quality challenges.

The Metropolitan Sewerage District of Buncombe County will be honored at a ceremony on February 4 in Atlanta, Georgia during NACWA's 2009 Winter Conference.

Again, we are pleased to commend the Metropolitan Sewerage District of Buncombe County for their clear commitment to our nation's waters.

Sincerely,

Philip L. Friess  
Chair, NACWA Award Committee  
Departmental Engineer  
Sanitation Districts of Los Angeles County, CA

cc: Thomas E. Hartyle, General Manager, Metropolitan Sewerage District of Buncombe County



December 8, 2008

EXECUTIVE COMMITTEE

PRESIDENT

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*Director of Planning  
& Coordination*  
Massachusetts Water  
Resources Authority  
Boston, MA

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**Jeff Theerman**  
*Executive Director*  
Metropolitan St. Louis  
Sewer District  
St. Louis, MO

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*Director of Wastewater*  
East Bay Municipal  
Utility District  
Oakland, CA

PAST PRESIDENT

**Christopher M. Westhoff**  
*Assistant City Attorney -  
Public Works General Counsel*  
City of Los Angeles  
Los Angeles, CA

EXECUTIVE DIRECTOR

**Ken Kirk**

The Honorable Elizabeth Dole  
United States Senate  
401 N. Main Street  
Suite 200  
Hendersonville, NC 28792

Dear Senator Dole:

It gives me great pleasure to inform you that the Metropolitan Sewerage District of Buncombe County will be receiving the National Association of Clean Water Agencies' (NACWA) 2008 *Excellence in Management Recognition Award*. NACWA's *Excellence in Management Recognition Program* recognizes public clean water utilities that implement progressive management initiatives and thereby advance the goals of the Clean Water Act. The Utility is being honored for their commitment to clean water and their dedication maximizing the utilities effectiveness and efficiency during a time of rising costs and ever expanding water quality challenges.

The Metropolitan Sewerage District of Buncombe County will be honored at a ceremony on February 4 in Atlanta, Georgia during NACWA's 2009 Winter Conference.

Again, we are pleased to commend the Metropolitan Sewerage District of Buncombe County for their clear commitment to our nation's waters.

Sincerely,

Philip L. Friess  
Chair, NACWA Award Committee  
Departmental Engineer  
Sanitation Districts of Los Angeles County, CA

cc: Thomas E. Hartyle, General Manager, Metropolitan Sewerage District of Buncombe County



**EXECUTIVE COMMITTEE**

**PRESIDENT**

**Marian A. Orfeo**  
*Director of Planning  
& Coordination*  
Massachusetts Water  
Resources Authority  
Boston, MA

**VICE PRESIDENT**

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*Executive Director*  
Milwaukee Metropolitan  
Sewerage District  
Milwaukee, WI

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Metropolitan St. Louis  
Sewer District  
St. Louis, MO

**SECRETARY**

**David R. Williams**  
*Director of Wastewater*  
East Bay Municipal  
Utility District  
Oakland, CA

**PAST PRESIDENT**

**Christopher M. Westhoff**  
*Assistant City Attorney -  
Public Works General Counsel*  
City of Los Angeles  
Los Angeles, CA

**EXECUTIVE DIRECTOR**

**Ken Kirk**

December 8, 2008

The Honorable Heath Shuler  
U.S. House of Representatives  
356 Biltmore Avenue  
Suite 400  
Asheville, NC 28801

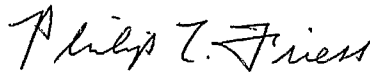
Dear Mr. Shuler:

It gives me great pleasure to inform you that the Metropolitan Sewerage District of Buncombe County will be receiving the National Association of Clean Water Agencies' (NACWA) 2008 *Excellence in Management Recognition Award*. NACWA's *Excellence in Management Recognition Program* recognizes public clean water utilities that implement progressive management initiatives and thereby advance the goals of the Clean Water Act. The Utility is being honored for their commitment to clean water and their dedication maximizing the utilities effectiveness and efficiency during a time of rising costs and ever expanding water quality challenges.

The Metropolitan Sewerage District of Buncombe County will be honored at a ceremony on February 4 in Atlanta, Georgia during NACWA's 2009 Winter Conference.

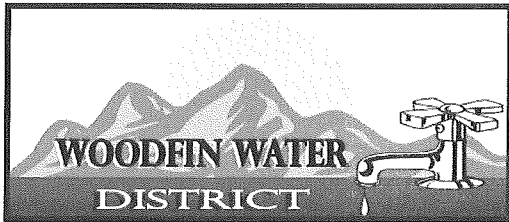
Again, we are pleased to commend the Metropolitan Sewerage District of Buncombe County for their clear commitment to our nation's waters.

Sincerely,



Philip L. Friess  
Chair, NACWA Award Committee  
Departmental Engineer  
Sanitation Districts of Los Angeles County, CA

cc: Thomas E. Hartyle, General Manager, Metropolitan Sewerage District of Buncombe County



122 Elkwood Avenue, PO Box 8452 Asheville, NC 28814  
Tel-828-253-5551 / [www.woodfinwater.com](http://www.woodfinwater.com) / Fax-828-253-5590

December 3, 2008

Stephen Aceto, Chair  
Metropolitan Sewerage District of Buncombe County  
2028 Riverside Drive  
Asheville, NC 28804

Dear Mr. Aceto:

I am writing today with regards to assistance we received from MSD's staff in October of this year.

At the District's reservoir, we have a large conduit (48") that houses the raw water intake pipes leading to our water treatment plant. Lately, we had noticed an increase in natural seepage within that conduit. We subsequently had an engineering firm come in to do a physical inspection; however, due to the confined space nature and difficult working conditions, only a small section of the conduit could be inspected. This is where your staff comes in.

I contacted General Manager Tom Hartye, who graciously offered the use of not only MSD's CCTV inspection equipment but also trained staff members to assist us. We were able to coordinate a date for several MSD technicians to visit the site. They ingeniously devised a manner to allow the robotic camera to travel on an angle along one of the raw water intakes in order to film the conduit. Thanks to their assistance and expertise, we were able to inspect and videotape nearly the entire conduit, which has been invaluable as we move forward with maintenance and repair plans.

On behalf of the District, I would like to sincerely complement Tom Hartye, Stan Boyd, Ken Stines, and the technicians who performed the inspection, Shaun Buckner and Rick Bradley. Their expertise and professionalism impart a standard of excellence that reflects positively on your entire organization.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Martin", is written over the typed name.

Joseph Martin  
Director

cc: Tom Hartye, General Manager



# City of Johnson City, Tennessee

## Department of Water and Sewer Services

December 1, 2008

### ADMINISTRATION

601 East Main Street  
P.O. Box 2150  
Johnson City, Tennessee 37605  
Phone: 423-434-6062  
Fax: 423-461-1657  
h2oadmin@johnsoncitytn.org

### CUSTOMER SERVICE/ BILLING/METER READING

601 East Main Street  
P.O. Box 2150  
Johnson City, Tennessee 37605  
Phone: 423-461-1640  
Fax: 423-434-6087  
h2osrvc@johnsoncitytn.org

### ENGINEERING CONNECTIONS & EXTENSIONS

901 Riverview Road  
P.O. Box 2466  
Johnson City, Tennessee 37605  
Phone: 423-461-1646  
Fax: 423-975-2653  
h2oengin@johnsoncitytn.org

### LINE MAINTENANCE & CONSTRUCTION

901 Riverview Road  
P.O. Box 2466  
Johnson City, Tennessee 37605  
Phone: 423-461-1645  
Fax: 423-975-2619  
h2olmc@johnsoncitytn.org

### WATER PLANT/WASTEWATER TREATMENT PLANTS & FACILITY MAINTENANCE

857 Riverview Road  
P.O. Box 2466  
Johnson City, Tennessee 37605  
Phone: 423-461-1642  
Fax: 423-975-2612  
h2ofm@johnsoncitytn.org

### CIP MANAGEMENT

203 Dalewood Drive  
P.O. Box 2466  
Johnson City, Tennessee 37605  
Phone: 423-975-2622  
Fax: 423-975-2653  
bigguy@preferred.com

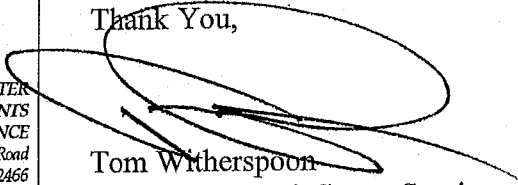
Stan Boyd P.E.  
Director of Engineering Services – Planning & Development  
Metropolitan Sewer District of Buncombe County  
2028 Riverside Dr  
Asheville, NC 28804

Dear Stan:

On behalf of the City of Johnson city Water & Sewer Services Department, I would like to express our appreciation for your time and hospitality for our recent visit. I realize that taking the time out of your day for this type of activity is difficult, but it was certainly worthwhile for our staff to visit and discuss MSD's operations. There were a number of programs which we have implemented since the first visit approximately five years ago. I anticipate after this visit we will continue our improvement process based on your organizational model. Your customers should be proud of the proficiency and professionalism your agency exhibits in the provision of sanitary sewer services.

Please pass along our thanks to all of the employees involved in making this a special trip. If we can ever return the favor, please do not hesitate to contact us.

Thank You,

  
Tom Witherspoon  
Director Water & Sewer Services

TW:rcm

xc: Thomas E. Hartye, General Manager, MSD of Buncombe County  
M. Denis Peterson, City Manager, City of Johnson City,



# Clean Water Current

November 21, 2008

## NACWA Web Seminar to Examine Impacts & Opportunities from Economic Downturn

NACWA will convene interested Public Agency Members for a free web seminar on Dec. 11 from 2:00 – 3:00 pm Eastern Time to explore the impacts and potential opportunities for nation's clean water agencies resulting from the ongoing economic downturn. *The Economic Downturn – Impacts & Opportunities* will feature two municipal finance experts who will provide their perspectives on the issue. John Friar, executive professor of entrepreneurship at Northeastern University in Boston, Mass., will provide a preview of the findings of a white paper he is developing for NACWA which examines and analyzes how public wastewater utilities have been impacted thus-far by the economic downturn. NACWA's recent questionnaire on key impacts at the utility level has helped to inform and advise this effort. Tom Paolicelli, executive director of the New York City Municipal Water Finance Authority, and formerly with one of the nation's largest bond rating agencies, will provide a frontline municipal finance perspective. While the lending markets seem to be in a tailspin, Mr. Paolicelli believes that there may be significant opportunities for municipalities after the dust settles.

Registration for *The Economic Downturn – Impacts & Opportunities* web seminar is complimentary and available only to NACWA Public Agency Members. Space is limited – so interested utilities should register without delay at [www.nacwa.org](http://www.nacwa.org).

This important web seminar provides a preview of the more in-depth discussions that will take place at NACWA's 2009 Winter Conference, *Controlling Chaos: Managing Capital Costs in an Uncertain Economic Environment*, taking place in Atlanta, February 3-6. An exceptional program is planned. Registration information for the 2009 Winter Conference is now available at [www.nacwa.org/09winter](http://www.nacwa.org/09winter). A narrative agenda and additional information will be posted next week.

## NACWA Seeks Additional Clean Water Funding in Economic Stimulus Bill

NACWA ramped up efforts this week to broaden support in Congress for a strong wastewater infrastructure component in the second economic stimulus package – with its growing list of ready-to-go projects providing compelling evidence of the need to proceed. On Monday, Senate Majority Leader Harry Reid (D-Nev.) and Senate Appropriations Committee Chairman Robert C. Byrd (D-W.Va.) released a draft \$100.3 billion economic recovery package that includes \$1.75 billion in funding for wastewater provided through the Clean Water State Revolving Fund (CWSRF). The House stimulus bill (H.R. 7110) meanwhile, had \$6.5 billion for wastewater projects, also through the CWSRF. NACWA has urged both Senate and House to increase this number to \$10 billion and make it available in the form of grants. The Association is concerned that this deference to states in prioritizing stimulus funding could result in the unintended consequence of rendering municipalities that made the legitimate decision to fund projects through the bond market or through other non-CWSRF sources ineligible for stimulus funding. NACWA is urging the inclusion of language in the stimulus bill that makes eligible all ready-to-go projects as defined in the legislation, including those projects under consent decree, to help ensure that the best projects are ultimately undertaken, whether they have undergone the CWSRF application process or not.

In the meantime, the Association has recommended that agencies that have not currently applied for CWSRF funding, take steps to do so now in the event that the legislative language narrowly limits funding to projects on the CWSRF Intended Use Plan list. Additionally, Association members are encouraged to use the *Write Congress Now* feature of NACWA's website to send letters to their Representatives and Senators urging support for a stimulus package with a significant wastewater funding component. The opportunity also exists to set

up meetings with legislators during the Congressional recess, which begins today. Please see *Legislative Alert 08-06* for additional information.

NACWA also organized a meeting this week with representatives from the EPA Office of Water and other municipal organizations on priority clean water issues. The discussion focused on the stimulus package, with NACWA emphasizing the need to make sure that whatever funding mechanism is chosen, communities with ready-to-go projects are given the opportunity to seek stimulus package funds. EPA told NACWA and the other municipal groups that the Agency will be in close contact as efforts on the stimulus package progress.

### NACWA Plans Meetings with EPA Transition Officials

NACWA this week worked to schedule meetings with key members of the review team handling the transition process at the EPA for the incoming administration of President-Elect Barack Obama. The Association was front and center at an association outreach meeting at EPA this week to gather information about that transition. Former EPA Administrator Carol Browner will head the policy working group for the Energy and Environment cluster, which includes EPA, the Department of Agriculture, the Department of Energy, the Department of Interior, and the Federal Energy Regulatory Commission. David Hayes, former chair of the Environment, Land and Resources Department at Latham & Watkins, is heading the Agency Review Working Group responsible for the energy and natural resources agencies. The EPA review team leaders are Robert Sussman, former EPA deputy administrator in the Clinton administration; Lisa Jackson, secretary of New Jersey's Department of Environmental Protection, and Cecilia Estolano, former senior advisor in the EPA Office of Air & Radiation and current head of the Community Redevelopment Agency of Los Angeles. Others on the review team include former EPA Assistant Administrator (AA) for Water Chuck Fox; Jonathan Cannon, former AA for administration; Nancy Sutley, a senior advisor to Browner; and Dan Esty, who served in a variety of positions at EPA and is an environmental law professor at Yale.

The individuals overseeing the transition at EPA have been set up in temporary offices at the Agency and are charged with evaluating the budget, establishing a strategic direction, and identifying areas for specific emphasis when the new administration comes in. President-Elect Obama has already said that the economy is a top priority. He also spoke about climate change, via video link, to a climate change summit earlier this week. In his remarks he committed the administration to advancing emission reductions and re-entering international negotiations on the issue. EPA officials working with the transition team expect the Agency to focus significantly on the link between energy and the environment, and building a green economy. The Association sent a letter to Carol Browner outlining its priorities for the new administration. NACWA will ensure that each transition team member receives a copy of the Association's letter, as meetings with team members are being secured.

At a separate meeting this week top EPA water officials said they expect a new administrator for water will be announced by early January, and will be confirmed and in place by Obama's Jan. 20 inauguration. In addition, it was reported that said Michael Shapiro, deputy assistant administrator in the Office of Water, will serve as acting AA upon Ben Grumbles departure and until a permanent appointment is made.

### **NACWA Continues Collaboration with Groups to Draft Green Infrastructure Bill**

NACWA met this week with representatives from the Natural Resources Defense Council (NRDC), the Water Environment Federation (WEF), American Rivers, and Clean Water Action to continue drafting legislation that will promote green infrastructure as a means to address wet weather issues and other water quality challenges. The bill is still in the planning stages but would contain grants for research and for clean water agencies to implement green infrastructure projects, and create an office within EPA to oversee efforts on green infrastructure. NACWA is drafting specific provisions of the bill. Once the draft is complete, the Association will seek volunteers for a member review team and will work with the collaborating organizations to find sponsors in the next Congress to introduce and champion the new legislation. The time is right to pursue infrastructure legislation as, in addition to cost savings and environmental benefits, green approaches to addressing water quality are producing new "green" jobs that will help the economy — a priority for the incoming Obama administration.

### **National Environmental Achievement Award Application Deadline Nears**

NACWA is accepting applications from member agencies who want to be included among the pioneering agencies and individuals whose actions and initiatives have been recognized through the *National Environmental Achievement Awards (NEAA)* program. The application deadline for the 2009 awards is fast approaching with submissions due by *Friday, Dec. 5*. The NEAA program honors individuals and agencies that have made extraordinary contributions to water quality and the environment. Member agencies are encouraged to nominate individuals and/or agency projects whose creativity and originality have made a significant impact on their utility, their community, and the clean water industry. To apply or view the application guidelines and criteria visit [www.nacwa.org/neaad](http://www.nacwa.org/neaad). Please contact Kelly Brocato by e-mail, or at 202/833-1449, with any questions concerning the 2009 NEAA program.

*NACWA wishes all its members a safe and enjoyable Thanksgiving holiday.*

*The next issue of the Clean Water Current  
will be forwarded to members on Friday, December 5.*

# **REPORT OF COMMITTEES**

**RIGHT OF WAY  
COMMITTEE RECOMMENDATIONS  
AND MINUTES  
November 26, 2008**

**I. Call To Order**

The regular monthly meeting of the Right of Way Committee was held in the Boardroom of the William H. Mull Building and called to order at approximately 9:00 a.m. on Wednesday, November 26, 2008. The following Right of Way Committee members were present: Glenn Kelly, Jackie Bryson, Jon Creighton, Mike Sobol and Jerry VeHaun.

Others present were: Max Haner, Board member; Angel Banks, Wesley Banner, Roger Watson and Pam Nolan, M.S.D.

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

Mr. Kelly inquired if anyone had a conflict of interest with Agenda items. There was none.

**III. Consideration of Compensation Budget – Forest Hills Drive #2 PRP,  
Project No. 2004259**

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

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

Ms. Banks explained the location of the above and that the project consists of 760 lf of 6” and 8” pipe to be replaced with 8” DIP. There was no discussion. Mr. VeHaun made the motion to accept Staff’s recommendation. Mrs. Bryson seconded the motion. Voice vote was unanimous.

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

**IV. Consideration of Compensation Budget – Oakland Avenue Rehabilitation, Job Card No.  
411650**

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

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

Ms. Banks explained the location of this project and that it will be constructed in-house by System Services. The project consists of approximately 330 lf of existing 4” and 6” clay line to be replaced with 8” DIP. There was no discussion. Mr. Kelly made the motion to accept Staff’s recommendation. Mr. VeHaun seconded the motion. Voice vote was unanimous.

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



**V. Consideration of Condemnation – Merrimon Avenue @ Ottari Road,  
Project No. 2004203**

**PIN No. 9740.14-42-0753** – This property is located along Merrimon Avenue and is a commercial property improved with retail use including a big box clothing store. One of the owner's concerns pertained to lane closure at the main entrance off Merrimon Avenue and a second entrance located off Osborne Road. MSD designed an alternate alignment that minimized the impact of construction at the two main entrances in efforts to address this concern. The owner also stated concerns pertaining to the excessive length of time their property was impacted by construction on a previous MSD project. The owner has not stated they are unwilling to sign. However, despite numerous phone calls and e-mails, they have not been responsive to date. There are two lessees that must also sign and they have been unresponsive to date. The property owner has not expressed any concerns with the \$ 74,933 compensation offered for the required easement areas on their property.

Total Contacts: 28

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

Ms. Banks explained the above situation and that this project was scheduled to bid this past fall. Mr. Haner asked if these owners voiced concerns on the prior project. Ms. Banks stated yes. Ms. Banks also stated that they certainly complained about MSD's presence for such a length of time but there was nothing MSD could have done differently. Mr. Kelly made the motion to accept Staff's recommendation. Mr. VeHaun seconded the motion. Voice vote was unanimous.

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

**VI. Other business:** Ms. Banks stated that in light of the upcoming Thanksgiving Holiday, she wanted to say that she has been very privileged to work with this Committee and for the District and would like to say thanks for everyone's time. Mr. Kelly said he would like to thank Ms. Banks, her staff and all of the MSD staff that he has had the privilege of working with. Mr. Haner also stated that he wanted to thank Ms. Banks for taking time to bring him up to speed on the right-of-way process.

There was discussion regarding whether there were any court cases scheduled soon. Ms. Banks briefly explained the process leading up to an actual court date. Mr. Haner stated that he would be interested in attending. Ms. Banks stated that she would keep the Committee informed.

There being no further business the meeting adjourned at approximately 9:11 am.

# **CONSOLIDATED MOTION AGENDA**

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

COMMITTEE MEETING DATE: 11/26/2008      BOARD MEETING DATE: 12/17/2008

SUBMITTED BY: Tom Hartye, PE, General Manager  
PREPARED BY: Angel Banks, Right of Way Manager  
REVIEWED BY: Ed Bradford, PE, Director of CIP

**SUBJECT: Consideration of Compensation Budget – Forest Hills Drive #2 PRP,  
Project No. 2004259**

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

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

Ms. Banks explained the location of the above and that the project consists of 760 lf of 6” and 8” pipe to be replaced with 8” DIP. There was no discussion. Mr. VeHaun made the motion to accept Staff’s recommendation. Mrs. Bryson seconded the motion. Voice vote was unanimous.

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

<b>COMMITTEE ACTION TAKEN</b>	
Motion by: Jerry VeHaun	To: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove
Second by: Jackie Bryson	<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	

# Forest Hill Drive #2 PRP

Project Number 2004258

## Compensation Budget

19-Nov-08

Pin Number and Name	Acres	Parcel SF	Land Value	LV/SF	PE	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time (Months)	TCE Rent Value	Total Comp. (Rounded)
964815539496	0.48	20,908.80	\$37,200.00	\$1.78	1,411.00	\$2,511.58	\$1,255.79	1,211.00	\$2,155.58	\$215.56	3	\$53.89	\$1,310
964815630501	0.33	14,374.80	\$35,800.00	\$2.49	42.00	\$104.58	\$52.29	274.00	\$682.26	\$68.23	3	\$17.06	\$69
964815536822	0.91	39,639.60	\$436,800.00	\$11.02	4,158.00	\$45,821.16	\$22,910.58	4,558.00	\$50,229.16	\$5,022.92	3	\$1,255.73	\$24,166
964815536685	2.57	111,949.20	\$1,233,600.00	\$11.02	6,185.00	\$68,158.70	\$34,079.35	1,293.00	\$14,248.86	\$1,424.89	3	\$356.22	\$34,436
964815539223	0.19	8,276.40	\$12,900.00	\$1.56	879.00	\$1,371.24	\$685.62	1,180.00	\$1,840.80	\$184.08	3	\$46.02	\$732
964815539310	0.18	7,840.80	\$31,000.00	\$3.95	1,555.00	\$6,142.25	\$3,071.13	1,272.00	\$5,024.40	\$502.44	3	\$125.61	\$3,197
964815539389	0.40	17,424.00	\$36,400.00	\$2.09	1,362.00	\$2,846.58	\$1,423.29	1,362.00	\$2,846.58	\$284.66	3	\$71.16	\$1,494

<b>TOTALS:</b>	\$65,404
<b>Staff Contingency:</b>	\$10,000
<b>GM's Contingency</b>	\$10,000
<b>Amendment</b>	
<b>Total Budget:</b>	\$85,404

# Metropolitan Sewerage District of Buncombe County

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

COMMITTEE MEETING DATE: 11/26/2008      BOARD MEETING DATE: 12/17/2008

SUBMITTED BY: Tom Hartye, PE, General Manager  
 PREPARED BY: Angel Banks, Right of Way Manager  
 REVIEWED BY: Ed Bradford, PE, Director of CIP

**SUBJECT: Consideration of Compensation Budget – Oakland Avenue Rehabilitation, Job Card No. 411650**

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

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

Ms. Banks explained the location of this project and that it will be constructed in-house by System Services. The project consists of approximately 330 lf of existing 4" and 6" clay line to be replaced with 8" DIP. There was no discussion. Mr. Kelly made the motion to accept Staff's recommendation. Mr. VeHaun seconded the motion. Voice vote was unanimous.

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

<b>COMMITTEE ACTION TAKEN</b>	
Motion by: Glenn Kelly	To: XX Approve <input type="checkbox"/> Disapprove
Second by: Jerry VeHaun	<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	

# Oakland Avenue Rehabilitation Project

Project Number JC 411650

## Compensation Budget

19-Nov-08

Pin Number and Name	Acres	Parcel SF	Land Value	LV/SF	PE	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time (Months)	TCE Rent Value	Total Comp. (Rounded)
964814238089	0.86	37,461.60	\$211,200.00	\$5.64	1,413.26	\$7,970.79	\$3,985.39	1,405.02	\$7,924.31	\$792.43	1	\$66.04	\$4,051
964814228910	1.33	57,934.80	\$326,753.00	\$5.64	1,195.31	\$6,741.55	\$3,370.77	1,348.81	\$7,607.29	\$760.73	1	\$63.39	\$3,434
964814228910	1.33	57,934.80	\$326,753.00	\$5.64	3,436.75	\$19,383.27	\$9,691.64	3,429.46	\$19,342.15	\$1,934.22	1	\$161.18	\$9,853

<b>TOTALS:</b>	\$17,338
<b>Staff Contingency:</b>	\$5,000
<b>GM's Contingency</b>	\$5,000
<b>Amendment</b>	
<b>Total Budget:</b>	\$27,338

PINS 9648.14-22-8910, Tracts 1 and 2 are commercial common areas. Tax Assessor does not assign values to commercial common areas. Figure provided are an estimated based on surroiunding properties.

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

COMMITTEE MEETING DATE: 11/26/2008      BOARD MEETING DATE: 12/17/2008

SUBMITTED BY: Tom Hartye, PE, General Manager  
PREPARED BY: Angel Banks, Right of Way Manager  
REVIEWED BY: Ed Bradford, PE, Director of CIP

**SUBJECT: Consideration of Condemnation – Merrimon Avenue @ Ottari Road,  
Project No. 2004203**

**PIN No. 9740.14-42-0753** – This property is located along Merrimon Avenue and is a commercial property improved with retail use including a big box clothing store. One of the owner’s concerns pertained to lane closure at the main entrance off Merrimon Avenue and a second entrance located off Osborne Road. MSD designed an alternate alignment that minimized the impact of construction at the two main entrances in efforts to address this concern. The owner also stated concerns pertaining to the excessive length of time their property was impacted by construction on a previous MSD project. The owner has not stated they are unwilling to sign. However, despite numerous phone calls and e-mails, they have not been responsive to date. There are two lessees that must also sign and they have been unresponsive to date. The property owner has not expressed any concerns with the \$ 74,933 compensation offered for the required easement areas on their property.

Total Contacts: 28

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

Ms. Banks explained the above situation and that this project was scheduled to bid this past fall. Mr. Haner asked if these owners voiced concerns on the prior project. Ms. Banks stated yes. Ms. Banks also stated that they certainly complained about MSD’s presence for such a length of time but there was nothing MSD could have done differently. Mr. Kelly made the motion to accept Staff’s recommendation. Mr. VeHaun seconded the motion. Voice vote was unanimous.

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

COMMITTEE ACTION TAKEN	
Motion by: Glenn Kelly	To: XX Approve <input type="checkbox"/> Disapprove
Second by: Jerry VeHaun	<input type="checkbox"/> Table <input type="checkbox"/> Send back to Staff
<input type="checkbox"/> Other	
BOARD ACTION TAKEN	
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	

## Metropolitan Sewerage District of Buncombe County

### BOARD ACTION ITEM

**BOARD MEETING DATE:** December 17, 2008

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

**PREPARED BY:** Ed Bradford, P.E. - Director of CIP  
Roger Watson, P.E. - Project Manager  
Mike Stamey, P.E. - Project Manager

**SUBJECT:** Sanitary Sewer Rehabilitation (Pipe Bursting) Projects: Rogers Place, Monroe Place, and Haywood Street @ Indigo Hotel; MSD Project No's 2004033, 1996226, and 2007166, respectively.

**BACKGROUND:** These three projects will utilize pipe-bursting due to work within a railroad right-of-way, highly restrictive/tight work areas, and location within a busy street intersection. Limited dig and replace will also be utilized.

The following two rehabilitation projects are necessary due to repeated maintenance calls associated with the poor structural condition of aged clay lines. The Rogers Place project is for the replacement of six and eight-inch collector lines. It is located in West Asheville near Patton Avenue, and is comprised of 909 LF of 8-inch HDPE and DIP. The Monroe Place project is for the replacement of four and six-inch collector lines. This project is located immediately north of downtown Asheville, and is comprised of 902 LF of 8-inch HDPE and DIP.

The Haywood Street @ Indigo Hotel project is to rehabilitate a section of a 6-inch clay line which will serve the new Indigo "boutique" hotel located in downtown Asheville on Haywood Street, near Montford Ave. This section (298 feet long) contains multiple defects such that it will not accommodate the additional flow from the new hotel. The developer will be required to fund 50% (or \$32,343.00) of the rehabilitation cost. This amount is based on MSD's standard formula for determining a developer's share of rehabilitation which is required as a direct result of a new development.

The contract was advertised and bids were received on December 4, 2008 in the following amounts:

<u>Contractor</u>	<u>Bid Amount</u>
Carolina Specialties:	\$532,718.69
Kenneth R. Greene Utilities:	\$506,650.00
Southeast Pipe Survey:	\$490,142.00
T&K Utilities:	\$473,692.00
Atlantic Coast Contractors:	\$460,975.20
Midsouth Trenchless:	\$459,900.00
Portland Utilities:	\$423,016.74
<b>Terry Brothers Const. Co.:</b>	<b>\$362,434.00</b>



The apparent low bidder is Terry Brothers Const. Co., Inc., with a bid amount of \$362,434.00. Terry Brothers has performed numerous rehabilitation projects for the District, and has an excellent performance history.

Please refer to the attached documentation for further details.

**FISCAL IMPACT:** The combined FY09 construction budgets for these projects total \$464,416.00. In addition, the developer of the Indigo Hotel will be required to reimburse the District in the amount of \$32,343.00.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to Terry Brothers Construction Co., Inc., in the amount of \$362,434.00, subject to review and approval by District Counsel.

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

**SANITARY SEWER REHABILITATION  
ROGERS PLACE, PROJECT NO. 2004033  
MONROE PLACE, PROJECT NO. 1996226  
HAYWOOD STREET @ INDIGO HOTEL, PROJECT NO. 2007166**

**BID TABULATION  
December 4, 2008**

BIDDER	BID BOND	MBE FORM	BID FORMS (PROPOSAL)	ROGERS PLACE	MONROE PLACE	HAYWOOD STREET AT INDIGO HOTEL	COMBINED TOTAL BID AMOUNT
Carolina Specialties Const. Co. Hendersonville, NC	5%	1	Yes	\$ 202,585.81	\$ 248,694.78	\$ 81,438.10	\$ 532,718.69
Kenneth R. Greene Utilities Lenoir, NC	5%	1	Yes	\$ 182,800.00	\$ 239,040.00	\$ 84,810.00	\$ 506,650.00
Southeast Pipe Survey, Inc. Patterson, GA	5%	1	Yes	\$ 202,685.50	\$ 202,366.50	\$ 85,090.00	\$ 490,142.00
T & K Utilities, Inc. Asheville, NC	5%	1	Yes	\$ 178,224.00	\$ 204,660.00	\$ 90,808.00	\$ 473,692.00
Atlantic Coast Contractors Denver, NC	5%	1	Yes	\$ 167,335.20	\$ 212,615.00	\$ 81,025.00	\$ 460,975.20
Midsouth Trenchless, Inc. Dalton, GA	5%	2	Yes	\$ 168,735.00	\$ 201,045.00	\$ 90,120.00	\$ 459,900.00
Portland Utilities Const. Co. Portland, TN	5%	2	Yes	\$ 138,523.09	\$ 219,716.59	\$ 64,777.06	(*) \$ 423,016.74
<b>Terry Brothers Construction Co.</b> Leicester, NC	5%	1	Yes	\$ 118,653.00	\$ 179,095.00	\$ 64,686.00	<b>\$ 362,434.00</b>

**APPARENT LOW BIDDER**

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

*Fred Roger Watson*  
F. Roger Watson, P.E.  
Project Engineer  
Metropolitan Sewerage District  
of Buncombe County, North Carolina 12-8-08



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 4<sup>th</sup> day of December, 2008, in the W. H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bids were accompanied by acceptable bidders bonds in the amount of 5% of the bid.

## Interoffice Memorandum

**TO:** Tom Hartye, General Manager  
**FROM:** Ed Bradford, CIP Manager  
Roger Watson, Project Engineer  
**DATE:** December 8, 2008  
**RE:** **Rogers Place, Project No. 2004033; Monroe Place, Project No. 1996226; Haywood Street @Indigo Hotel, Project No. 2007166**

This contract consists of three projects: Rogers Place, Monroe Place and Haywood Street @ Indigo Hotel. The majority of the work for these projects will involve replacing existing older vitrified clay lines utilizing Pipe Bursting methods. The old brick manholes will be replaced with new precast concrete manholes. The Indigo Hotel project is replacing a section of existing line in Haywood Street in downtown Asheville, and is a developer reimbursement project.

The Roger's Place project is in West Asheville and is for the replacement of approx. 909 L.F. of existing 6" and 8" lines. A portion is located within a city baseball field, and as such it has been coordinated with city staff. The Monroe Place project is just north of I-240 near downtown Asheville and involves replacement of approx. 902 L.F. of 4" and 6" vitrified clay. The lines on the Monroe Place project are in very poor condition with fences, landscaping and other obstructions over the lines, making traditional open dig construction impossible. The Haywood Street @ Indigo Hotel project is in downtown Asheville and involves the replacement of 298 L.F. of existing sewer in Haywood Street. This project is necessary to upgrade the line that the Indigo Hotel connects to, and the developer will be required to reimburse MSD for 50% (or \$32,343.00). This amount has been determined by MSD's standard formula. In all three projects, the Pipe Bursting alternative is the most feasible as well as the most economical method to repair these lines.

Bids were received at 2:00 PM on December 7, 2008, and the contract will be awarded on the total bid for all three projects. Bids were received from 8 qualified bidders as shown below:

<u>Bidder</u>	<u>Amount of Bid</u>
1. Carolina Specialties Construction, Inc. of Hendersonville, NC	\$ 532,718.69
2. KRG Utilities Contractors, Inc. of Lenoir, NC	\$ 506,650.00
3. Southeast Pipe Survey of Patterson, NC	\$ 490,142.00
4. T & K Utilities, Inc of Asheville, NC	\$ 473,692.00
5. Atlantic Coast Contractors of Denver, NC	\$ 460,975.20
6. Midsouth Trenchless, Inc. of Chattanooga, TN	\$ 459,900.00
7. Portland Utilities Construction Co of Portland TN	\$ 423,016.74
<b>8. Terry Brothers Construction Co of Leicester, NC</b>	<b>\$ 362,434.00</b>

Terry Brothers is the apparent low bidder on this project. They have worked on numerous MSD projects, and have an excellent performance history.

Funds allocated in the FY 2008-2009 budget are sufficient for award of this contract. Staff recommends that this contract be awarded to **Terry Brothers Construction Company** in the amount of **\$362,434.00** subject to review and approval by MSD Legal Counsel.



METROPOLITAN SEWERAGE DISTRICT  
of  
BUNCOMBE COUNTY, NORTH CAROLINA

**Roger's Place**  
**Project No. 2004033**

**Budget Map**

NOT TO SCALE

METROPOLITAN SEWERAGE DISTRICT OF DUNCOMBE COUNTY, NORTH CAROLINA

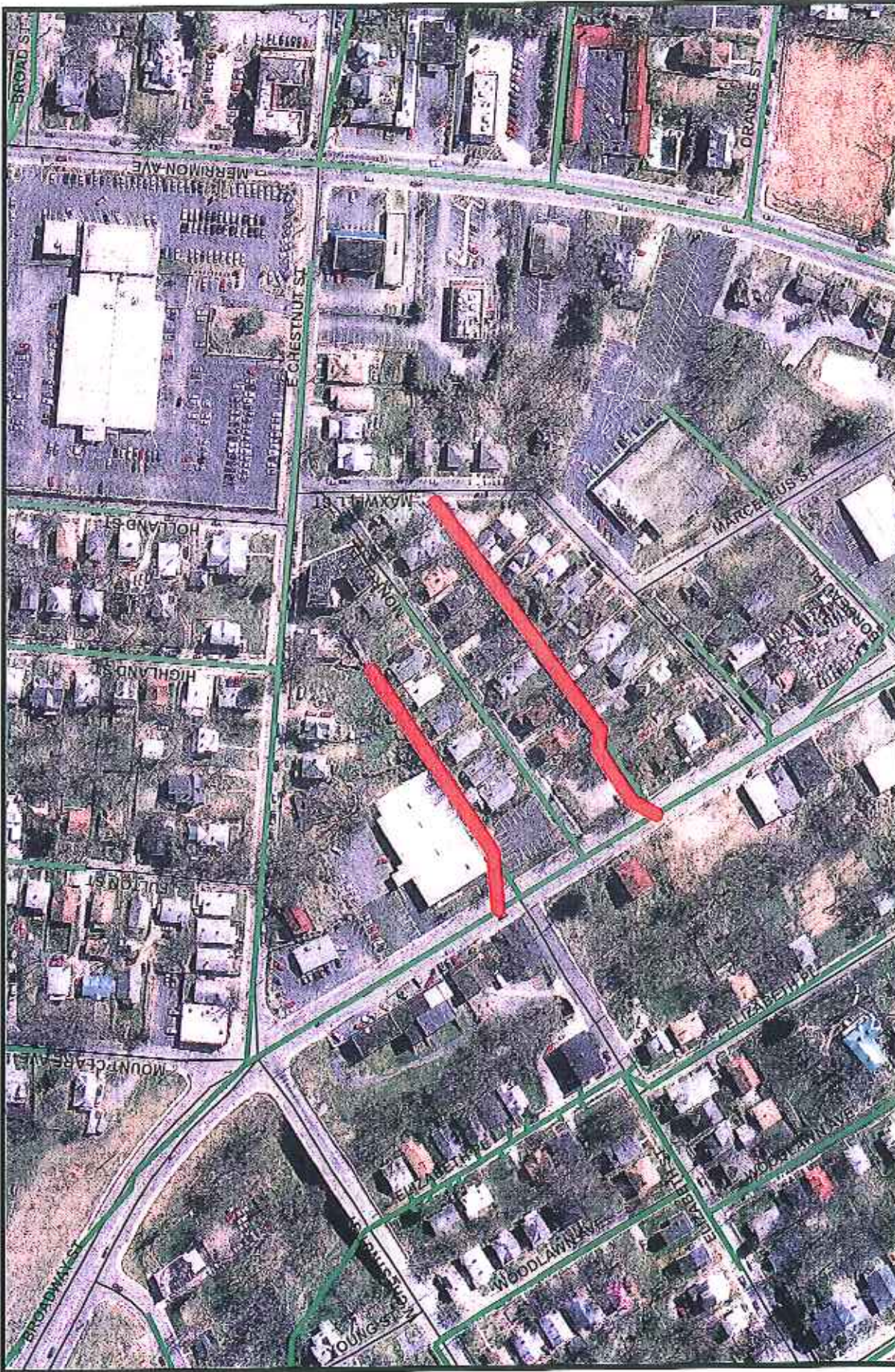
**CAPITAL IMPROVEMENT PROGRAM**

*BUDGET DATA SHEET - FY 2008 - 2009*

PROJECT:	Rogers Place	LOCATION:	Asheville	REVIEWED BY:
TYPE:	General Sewer Rehabilitation	DATE OF REPORT:	January-08	E.B.
PROJECT NO.	2004033	TOTAL L.F.:	909	R.W.
PROJECT BUDGET:	\$254,000.00	PROJECT ORIGIN:	SSO's, Work Orders, I line Condition	A.B.

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 6/30/07	TOTAL COSTS JULY - DEC 07	EST. COST JAN - JUNE 08	EST. BUDGET FY 08-09
01 - SURVEY / EASEMENT PLATS # PLATS: [ 2 ]	\$1,200.00	\$1,010.00			
02 - LEGAL FEES	\$900.00	\$900.00			
03 - ENGINEERING ASSISTANCE	\$500.00				
04 - ACQUISITION SERVICES					
05 - COMPENSATION	\$500.00	\$500.00			
06 - APPRAISAL					
07 - CONDEMNATION					
08 - ENVIRONMENTAL SURVEY					
09 - PRELIM. ENG. REP.					
10 - DESIGN / ASBUILT SURVEYS	\$8,000.00	\$4,340.00			
11 - ENVIRONMENTAL ASSESSMENT					
12 - ARCHAEOLOGICAL					
13 - GEOTECHNICAL					
14 - CONSTRUCTION CONTRACT ADM.					
15 - CONSTRUCTION	\$241,000.00				\$241,000.00
16 - PERMITS	\$1,000.00			\$1,500.00	
17 - PUBLIC MEETINGS					
18 - TESTING	\$1,000.00				\$1,000.00
<b>TOTAL AMOUNT</b>	<b>\$254,000.00</b>	<b>\$8,750.00</b>	<b>\$0.00</b>	<b>\$1,500.00</b>	<b>\$242,000.00</b>

ENGINEER:	MSD	ESTIMATED BUDGETS - FY '08-'18	
CONTRACTOR:		FY 08-10	\$3,000.00
CONSTRUCTION ADMINISTRATION:	MSD	FY 10-11	\$0.00
INSPECTION:	MSD	FY 11-12	\$0.00
R.O.W. ACQUISITION:	MSD	FY 12-13	\$0.00
		FY 13-14	\$0.00
PROJECT NOTES:		FY 14-15	\$0.00
		FY 15-16	\$0.00
		FY 16-17	\$0.00
		FY 17-18	\$0.00



**Monroe Place  
Project No. 1996226**

NOT TO SCALE



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

**Budget Map**

METROPOLITAN SEWERAGE DISTRICT OF HUNCOMBE COUNTY, NORTH CAROLINA

**CAPITAL IMPROVEMENT PROGRAM**

*BUDGET DATA SHEET - FY 2008 - 2009*

PROJECT: Marree Place				LOCATION: Asheville		REVIEWED BY:
TYPE: General Sewer Rehabilitation				DATE OF REPORT: January 08		
PROJECT NO. 1996226				TOTAL L.F.: 902		E.B.
PROJECT BUDGET: \$269,218.00				PROJECT ORIGIN: SSO's, Work Orders, Line Condition		R.W.
						A.B.

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 6/30/07	TOTAL COSTS JULY - DEC 07	EST. COST JAN - JUNE 08	EST. BUDGET FY 08-09
01 - SURVEY / EASEMENT PLATS # PLATS: [ 2 ]	\$4,400.00			\$4,400.00	
02 - LEGAL FEES	\$2,000.00			\$2,000.00	
03 - ENGINEERING ASSISTANCE					
04 - ACQUISITION SERVICES					
05 - COMPENSATION	\$15,000.00			\$15,000.00	
06 - APPRAISAL	\$1,800.00			\$1,800.00	
07 - CONDEMNATION	\$7,500.00			\$2,000.00	\$5,000.00
08 - ENVIRONMENTAL SURVEY					
09 - PRELIM. ENG. REP.					
10 - DESIGN / ASBUILT SURVEYS	\$12,600.00	\$8,640.00	\$1,260.00		
11 - ENVIRONMENTAL ASSESSMENT					
12 - ARCHAEOLOGICAL					
13 - GEOTECHNICAL					
14 - CONSTRUCTION CONTRACT ADM.					
15 - CONSTRUCTION	\$223,418.00				\$223,418.00
16 - PERMITS	\$1,000.00			\$1,000.00	
17 - PUBLIC MEETINGS					
18 - TESTING	\$1,500.00				\$1,500.00
<b>TOTAL AMOUNT</b>	<b>\$269,218.00</b>	<b>\$8,640.00</b>	<b>\$1,260.00</b>	<b>\$28,700.00</b>	<b>\$229,918.00</b>

ENGINEER:	MSD	ESTIMATED BUDGETS - FY '09 - '18	
CONTRACTOR:		FY 09-10	\$2,500.00
CONSTRUCTION ADMINISTRATION:	MSD	FY 10-11	\$0.00
INSPECTION:	MSD	FY 11-12	\$0.00
R.O.W. ACQUISITION:	MSD	FY 12-13	\$0.00
		FY 13-14	\$0.00
PROJECT NOTES:		FY 14-15	\$0.00
		FY 15-16	\$0.00
		FY 16-17	\$0.00
		FY 17-18	\$0.00





## Metropolitan Sewerage District of Buncombe County Board Action Item

**Meeting Date:** December 17, 2008

**Subject:** Truck Replacements - Fleet Purchase

**Prepared by:** Peter Weed, Administration Division Director  
Julie Willingham, CLGPO; Purchasing Coordinator  
Neil Hall, Fleet Manager

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

**Background:** The District's policy is to annually evaluate the condition of fleet vehicles and purchase replacements when the estimated cost of repair and maintenance will exceed the cost of a new one. At the February 18, 2008, Equipment Review Committee meeting, the members recommended the purchase of two (2) 2009 Dodge Ram 3500ST Cab/Chassis trucks, as presented to this Board for approval. This purchase was included in the FY08 Budget.

**Discussion:** Pursuant to North Carolina Purchasing Statutes and MSD Procedures, bids for the trucks were faxed to four vendors and an advertisement was placed on the MSD web site. Bids from three vendors were received and opened on November 21, 2008, at 10:00 am. Buchanan and Young was the lowest bidder. The bids are summarized below. Because the total cost of these trucks exceed \$50,000.00, this contract must receive Board approval.

**Fiscal Impact:** The total cost of this contract will be \$53,448.00, and funds are budgeted in the Fleet Replacement Fund.

**Staff Recommendation:** Staff recommends that the bid from Buchanan and Young be awarded.

Vendor	Cost each	Total Cost
Buchanan & Young Burnsville, NC	\$26,724.00	\$53,448.00
Egolf Motors Hendersonville, NC	\$27,471.00	\$54,942.00
Asheville Dodge Asheville, NC	\$30,001.00	\$60,002.00

**ROBERTS  
&  
STEVENS**

ATTORNEYS AT LAW

JOHN S. STEVENS  
JAMES W. WILLIAMS  
JOHN W. MASON  
MARC RUDOW  
SHERYL H. WILLIAMS  
WILLIAM CLARKE  
VINCENT D. CHILDRESS, JR.  
MARJORIE ROWE MANN\*  
GREGORY D. HUTCHINS  
JACKSON D. HAMILTON  
WYATT S. STEVENS  
MARK C. KURDYS\*  
JACQUELINE D. GRANT  
CHRISTOPHER Z. CAMPBELL  
PATSY BRISON

\*DRC CERTIFIED MEDIATOR

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DAVID L. ENGLISH  
CYNTHIA S. GRADY  
F. LACHICOTTE "LACH" ZEMP, JR.  
KENNETH R. HUNT  
DENNIS L. MARTIN, JR.  
KEVIN P. KOPP  
PETER B. MCGUIRE  
M. FRANCES DURDEN  
REBECCA JOHNSTON REINHARDT  
K. DEAN SHATLEY, II  
ANN-PATTON NELSON  
CHAD RAY DONNAHO

LONDON ROBERTS  
(1921-2007)

November 24, 2008

Ms. Julie Willingham  
MSD  
2028 Riverside Drive  
Asheville, NC 28804

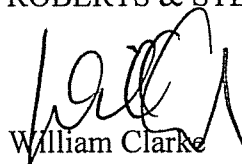
*Re: Purchase of 2 Dodge 350 Trucks*

Dear Julie:

I have reviewed the proposals MSD received for the purchase of two Dodge 3500 Trucks from Buchanan & Young, Asheville Dodge and Egolf Motors. All of the proposals are in order. MSD may award the contract for the trucks to the lowest responsible, responsive bidder. In this case, that appears to be Buchanan & Young. Please let me know if you have questions.

Sincerely,

ROBERTS & STEVENS, PA

  
William Clarke

WC/sh

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: December 17, 2008

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

PREPARED BY: Kevin Johnson, David Monteith

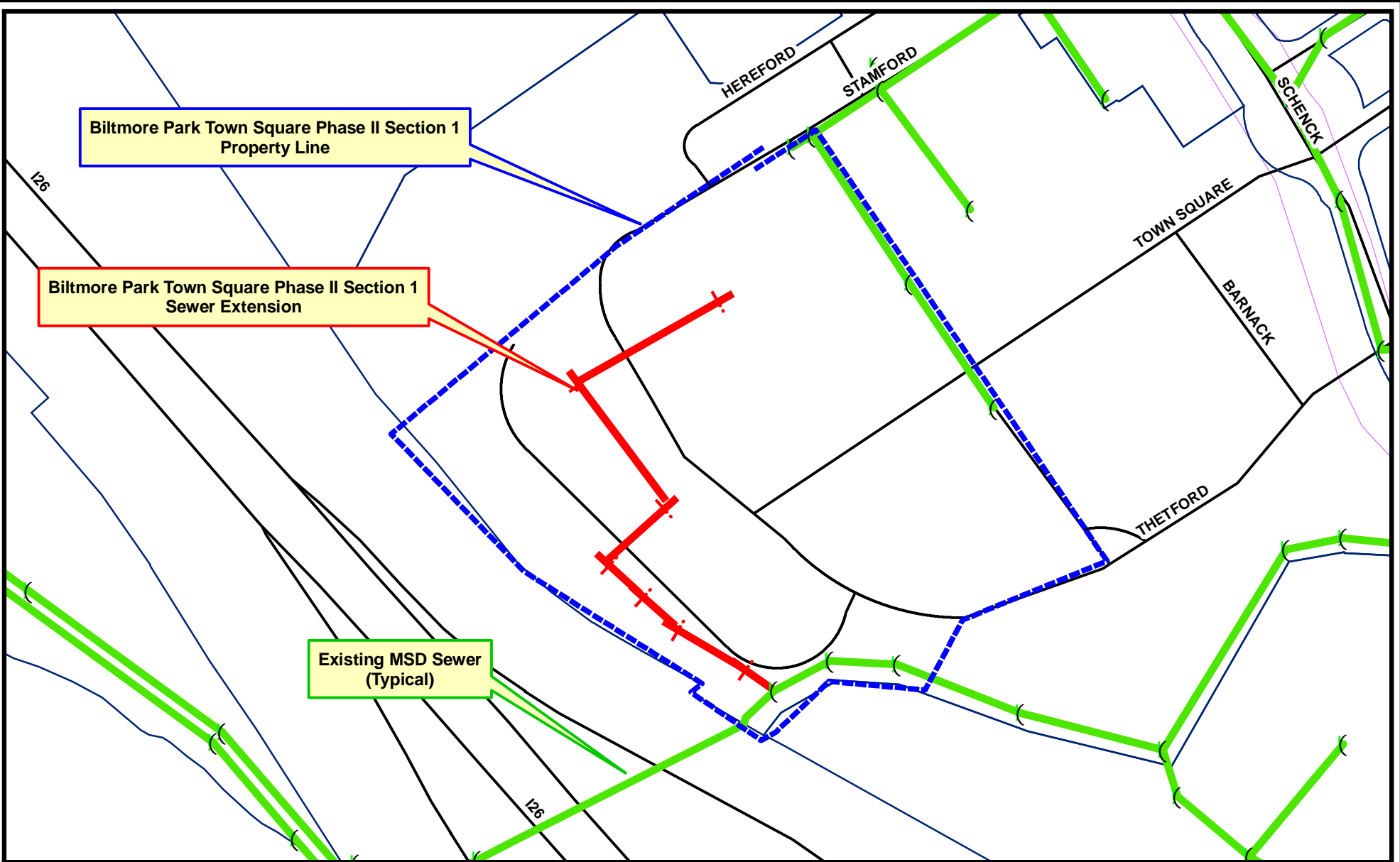
REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System  
Biltmore Park Town Square Phase II – Section 1

BACKGROUND: This project is located inside the District boundary off Schenck Parkway in Asheville, North Carolina. The developer of the project is Biltmore Farms, LLC. The project included the installation of approximately 967 linear feet of 8" gravity sewer extension to serve a commercial development. A wastewater allocation was issued in the amount of 153,350 GPD for the project. The estimated cost of the sewer extension is \$101,334.00.

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:	



Biltmore Park Town Square Phase II Section 1  
Property Line

Biltmore Park Town Square Phase II Section 1  
Sewer Extension

Existing MSD Sewer  
(Typical)

**Project #2007076**

Not To Scale



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

**Biltmore Park Phase II Section 1  
Sewer Extension**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: December 17, 2008

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

PREPARED BY: Kevin Johnson, David Monteith

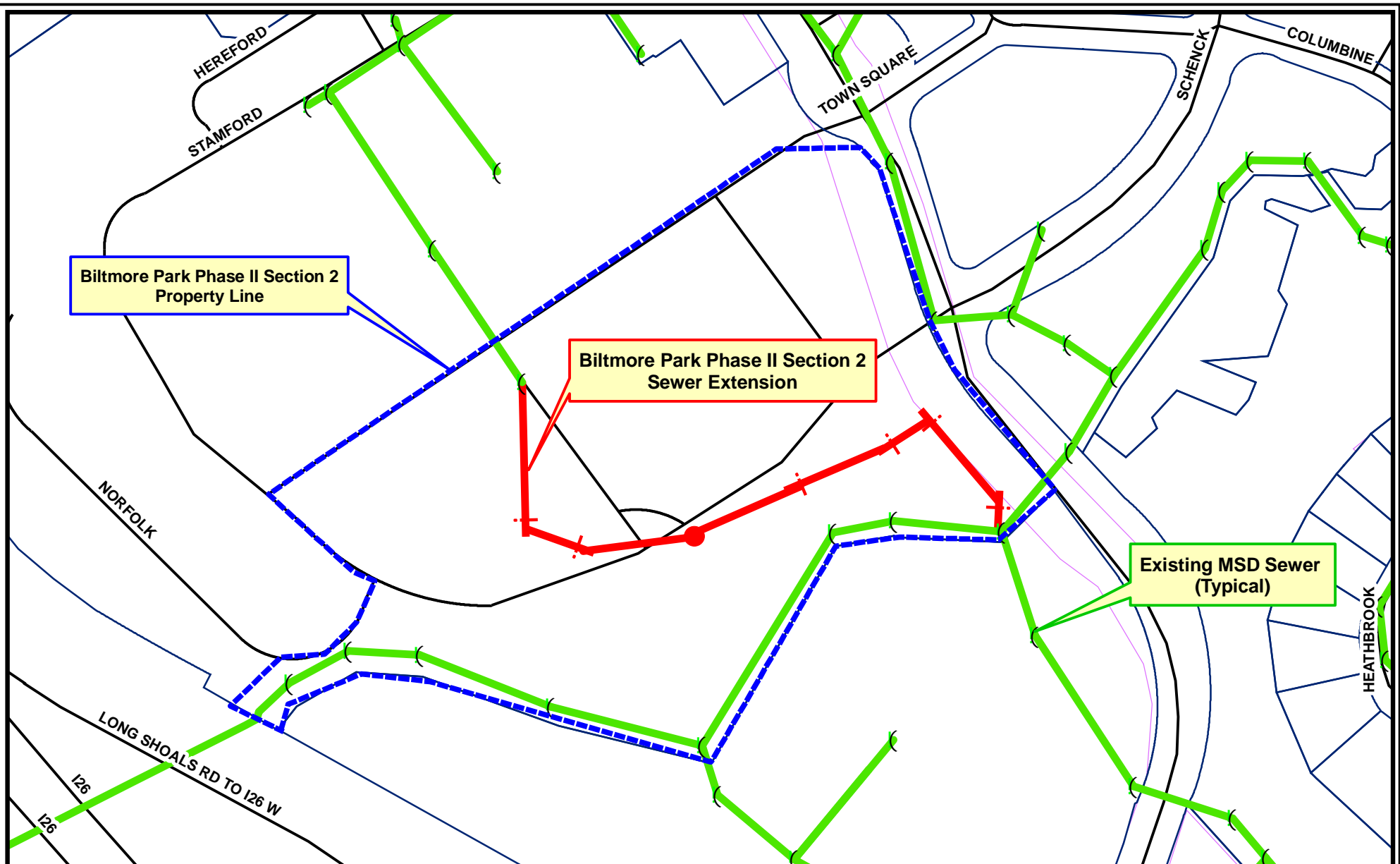
REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System  
Biltmore Park Town Square Phase II – Section 2

BACKGROUND: This project is located inside the District boundary off Schenck Parkway in Asheville, North Carolina. The developer of the project is Biltmore Farms, LLC The project included the installation of approximately 1331 linear feet of 8" gravity sewer extension to serve a commercial development. A wastewater allocation was issued in the amount of 153,350 GPD for the project. The estimated cost of the sewer extension is \$ 102,118.00.

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:	



Biltmore Park Phase II Section 2  
Property Line

Biltmore Park Phase II Section 2  
Sewer Extension

Existing MSD Sewer  
(Typical)

**Project #2007077**

Not To Scale



**METROPOLITAN SEWERAGE DISTRICT**  
of  
BUNCOMBE COUNTY, NORTH CAROLINA  
**Biltmore Park Phase II Section 2  
Sewer Extension**

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

BOARD MEETING DATE: December 17, 2006

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

PREPARED BY: David Monteith, Kevin Johnson

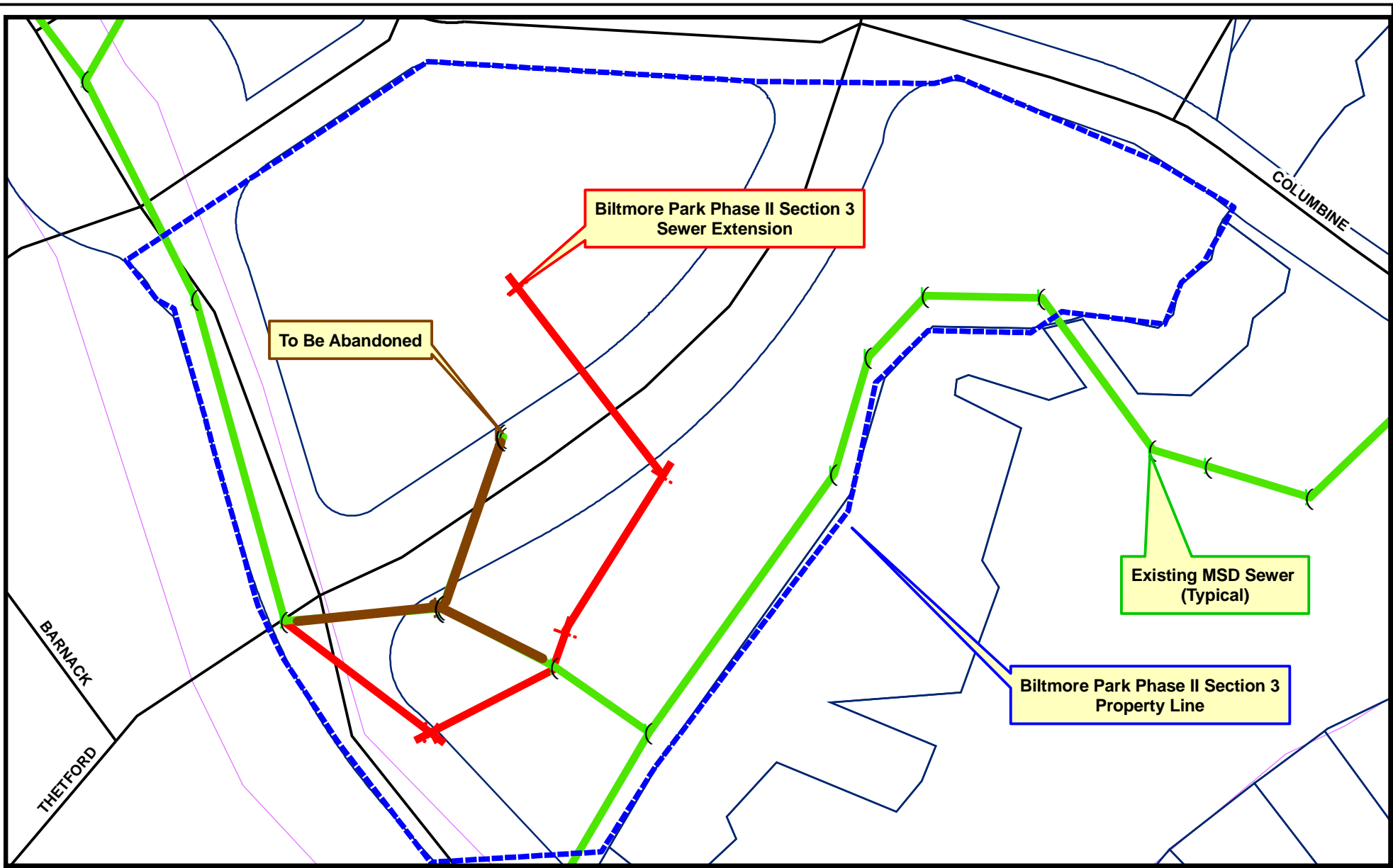
REVIEWED BY: Stan Boyd, PE, Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System and Abandonment of Portion of Existing Sewer System for Biltmore Park Town Square Phase II - Section 3

BACKGROUND: This project is located inside the District boundary off Schenck Parkway in Asheville, North Carolina. The developer of the project is Biltmore Farms, LLC. The project included the installation of approximately 527 linear feet of 8" gravity sewer to serve the commercial development. In addition, approximately 308 linear feet of existing 8" sewer line and easement will be abandoned within this section along with all related appurtenances. A wastewater allocation was issued in the amount of 153,350 GPD for the project. The estimated cost of the sewer extension is \$49,823.00.

STAFF RECOMMENDATION: Acceptance of developer constructed sewer system and abandonment of a portion of existing 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:	



**Project #2007078**

Not To Scale



**METROPOLITAN SEWERAGE DISTRICT**  
of  
BUNCOMBE COUNTY, NORTH CAROLINA  
**Biltmore Park Phase II - Section 3  
Sewer Extension**



# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

**Meeting Date:** December 17, 2008

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

**Prepared By:** W. Scott Powell, Director of Finance

**Subject:** Presentation of Audit & CAFR – Fiscal Year Ended June 30, 2008

### **Background**

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

### **Discussion**

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

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

There is no Management Letter because the auditors did not find any reportable conditions or other issues requiring communication to the Board.

### **Fiscal Impact**

The audit is anticipated to be completed for the \$50,000 fee as agreed upon in the engagement letter. Sufficient funds are available in the budget. The CAFR has been printed in-house, at a nominal cost.

### **Staff Recommendation**

Acceptance of the CAFR.

### **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 BOARD INFORMATIONAL ITEM

**Meeting Date:** December 17, 2008  
**Submitted By:** Thomas E. Hartye, PE., General Manager  
**Prepared By:** W. Scott Powell, Director of Finance  
**Subject:** Cash Commitment/Investment Report-Month Ended October 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 October 31, 2008 were \$37,877,381. The detailed listing of accounts is available upon request. The average rate of return for all investments is 3.542%. 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 October 31, 2008 does not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of October 31, 2008 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is (\$2,997,946).

<b>Total Cash &amp; Investments as of 10/31/08</b>	37,877,381
<b>Less:</b>	
Budgeted Commitments (Required to pay remaining FY09 budgeted expenditures from unrestricted cash)	
Construction Funds	(15,772,714)
Operations & Maintenance Fund	(9,567,471)
	(25,340,185)
Bond Restricted Funds	
Bond Service (Funds held by trustee):	
Funds in Principal & Interest Accounts	(817,784)
Debt Service Reserve	(4,944,904)
Remaining Principal & Interest Due	(6,547,936)
	(12,310,624)
District Reserve Funds	
Fleet Replacement	(1,121,575)
WWTP Replacement	(759,819)
Maintenance Reserve	(798,520)
	(2,679,914)
Self-Funded Employee Medical	(544,604)
<b>Designated for Capital Outlay</b>	<b>(2,997,946)</b>

### Staff Recommendation

None. Information Only.

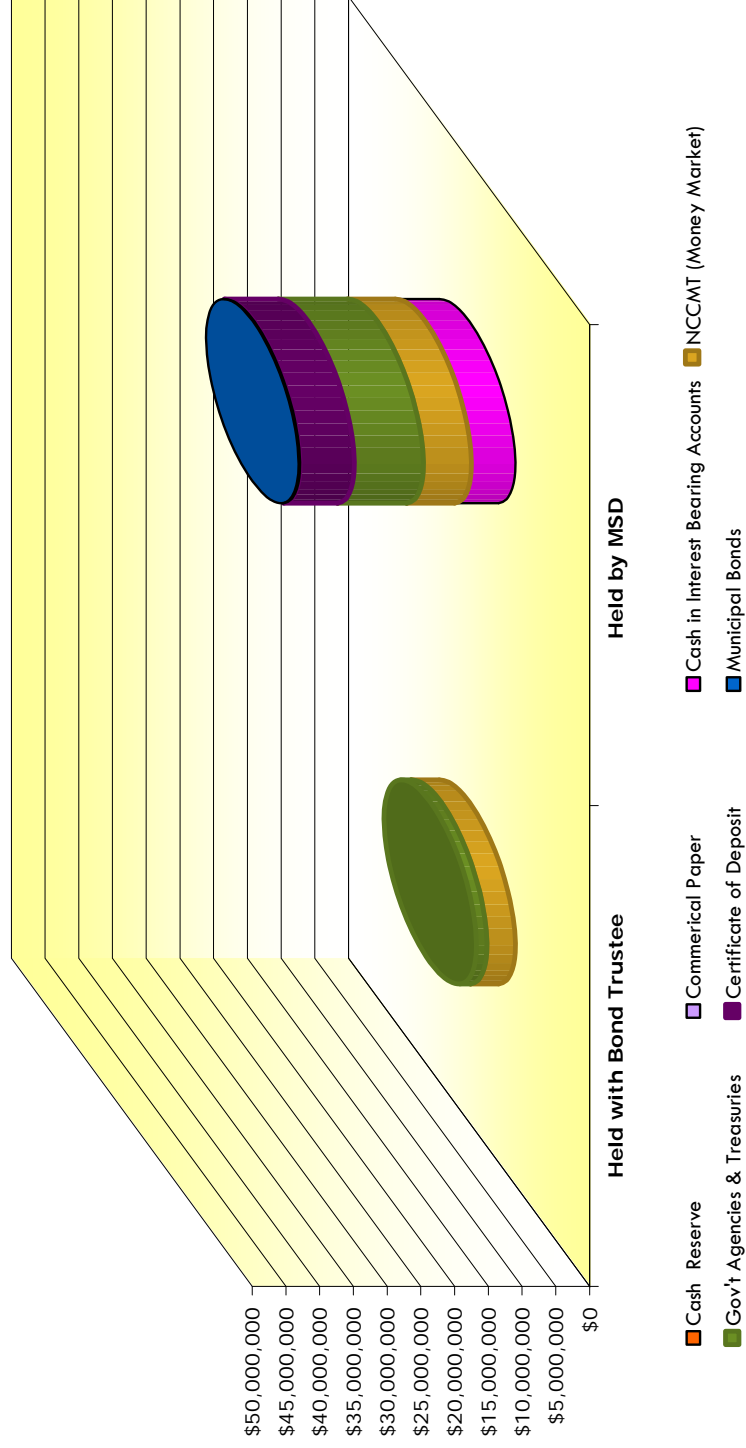
### Action Taken

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

## Metropolitan Sewerage District of Buncombe County Investment Portfolio

Held with Bond Trustee	Cash in Interest Bearing Accounts	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held by MSD	\$ -	\$ 4,201,465	\$ 8,000,000	\$ 0	\$ 220,000	\$ 0	\$ 1,561,223	\$ 5,762,688
	6,524,543	7,107,937	8,000,000	0	220,000	0	10,262,213	32,114,692
	6,524,543	11,309,402	8,000,000	0	220,000	0	11,823,436	\$37,877,380

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



# MSD Investment Managers' Report at October 31, 2008

## Summary of Asset Transactions

	Original Cost	Market
Beginning Balance	\$ 30,061,970	\$ 30,068,720
Capital Contributed (Withdrawn)	366,877	366,877
Realized Income	52,263	52,263
Unrealized/Accrued Income	-	15,333
Ending Balance	<u>\$ 30,481,110</u>	<u>\$ 30,503,193</u>

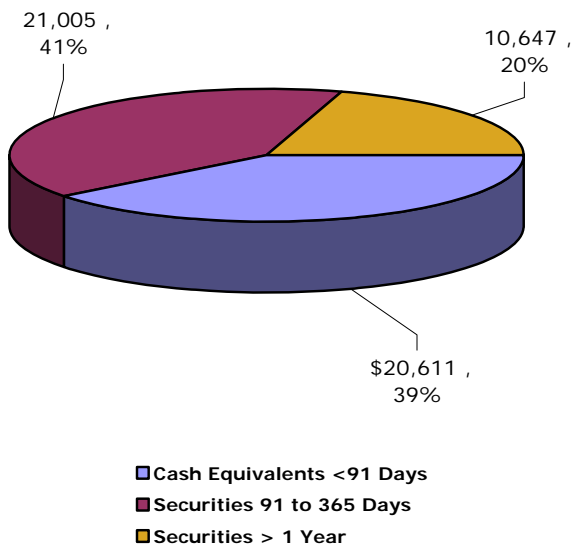
## Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 12,020,980	\$ 20,611
Securities 91 to 365 Days	12,250,750	21,005
Securities > 1 Year	6,209,380	10,647
	<u>\$ 30,481,110</u>	<u>\$ 52,263</u>

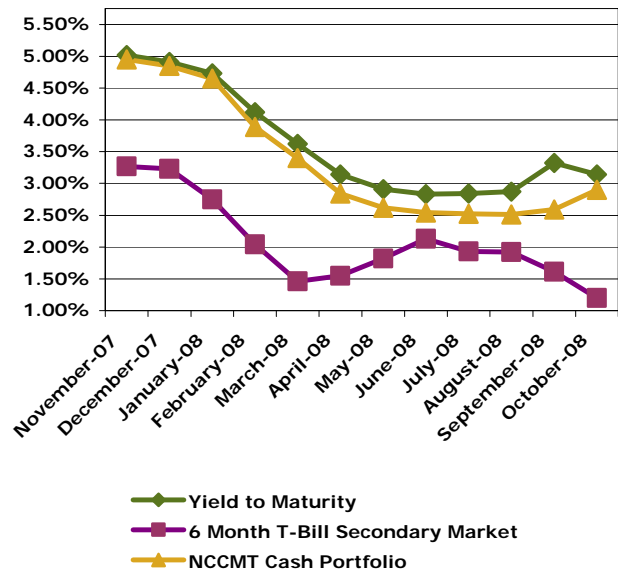
## Month End Portfolio Information

Weighted Average Maturity	260 Days
Yield to Maturity	3.14%
6 Month T-Bill Secondary Market	1.20%
NCCMT Cash Portfolio	2.90%

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

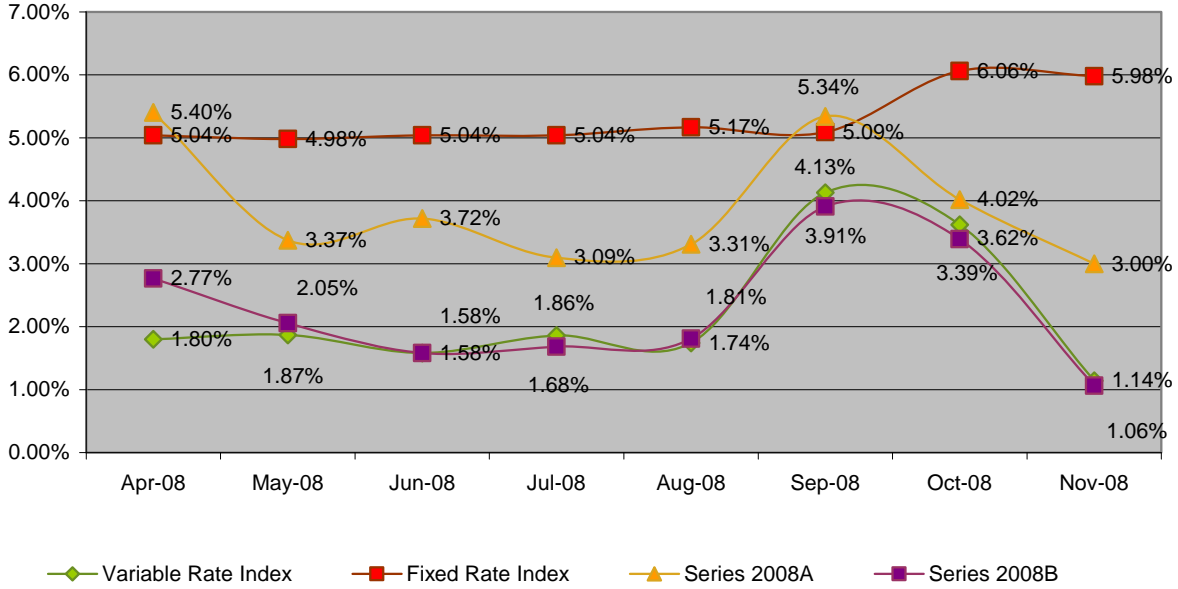


Metropolitan Sewerage District of Buncombe County  
Yield Comparison  
October 31, 2008

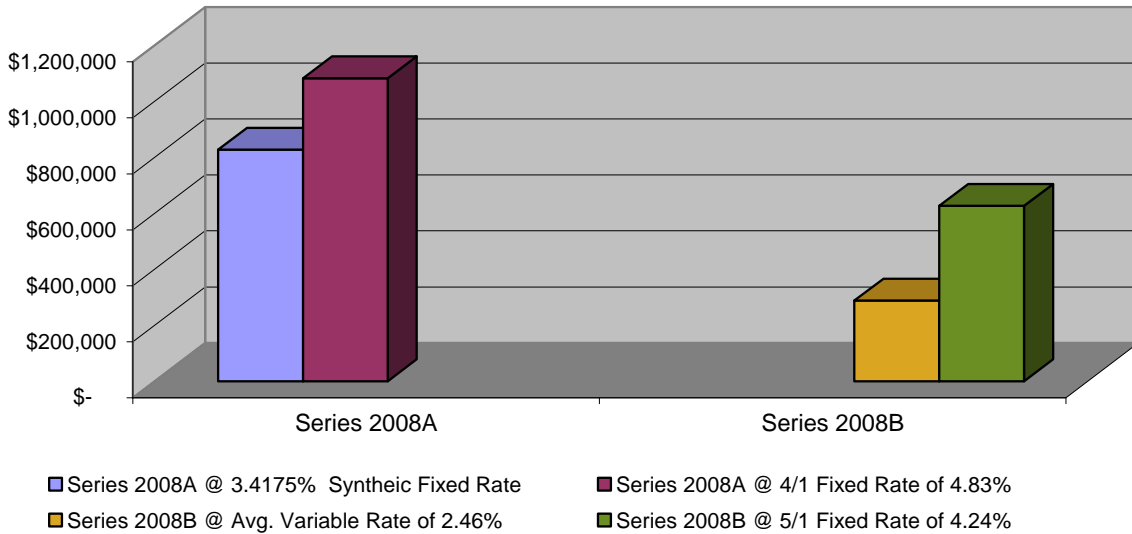


# MSD Variable Debt Service Report As of November 30, 2008

### Variable & Fixed Rate Market History



### Series 2008 A&B Interest Rate Performance



**Series 2008A:**

Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$255,654 as compared to 4/1 fixed rate of 4.83%.

Assuming that the rate on the Series 2008A Bonds continue at the current all-in rate of 3.7175%. MSD will achieve cash savings of \$5,923,374 over the life of the bonds.

MSD would pay \$3,308,307 to terminate the existing Bank of America Swap Agreement.

**Series 2008B:**

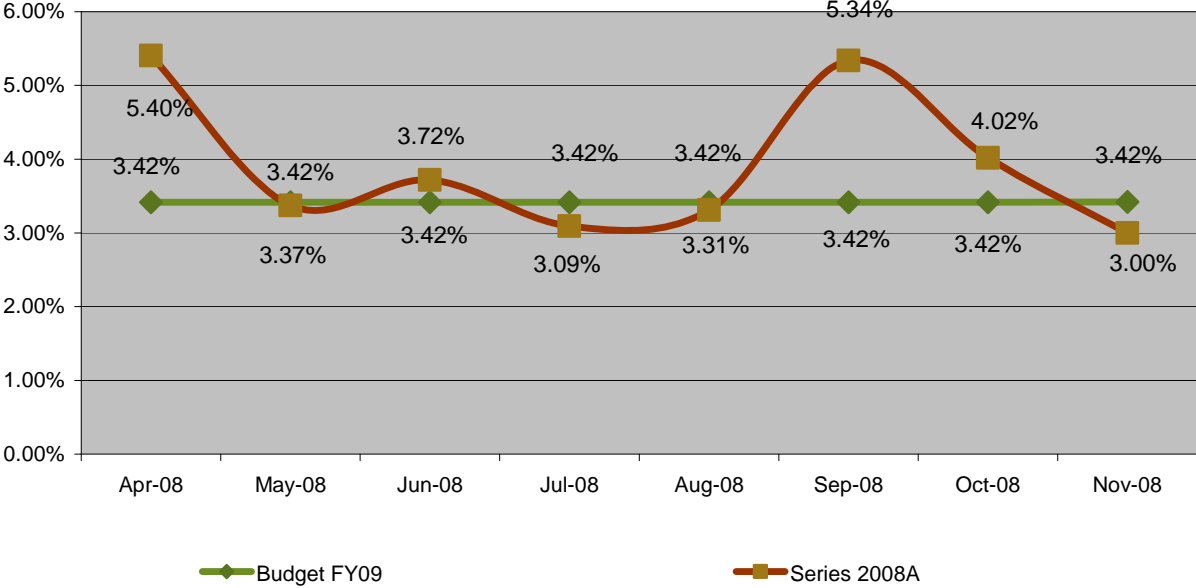
Saving to date on the 2008B Variable Rate Bonds is \$337,914 as compared to 5/1 fixed rate of 4.24%

Since May 1, 2008, the Series 2008B Bonds average variable rate has been 2.46% .

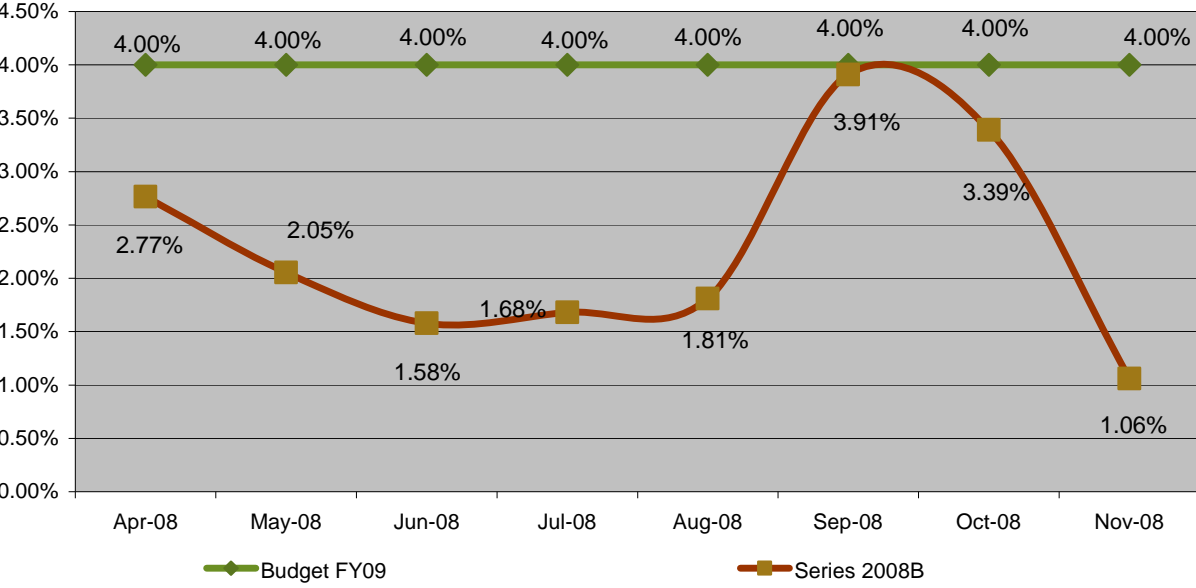
MSD will achieve \$4,898,129 in cash savings over the life of the bonds at the current average variable rate.

# MSD Variable Debt Performance History Budget v. Actual

## Series 2008A Performance History



## 2008B Performance History



# **STATUS REPORTS**

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**Current as of December 10, 2008**

PROJECT	AWARD DATE	NOTICE TO PROCEED	*COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
DUNWELL AVENUE	5/15/2008	5/29/2008	11/24/2008	\$396,008.00	99%	Project is complete and in close out. Paving is the responsibility of the City of Asheville to complete.
EVERGREEN AVENUE	8/20/2008	9/9/2008	1/7/2009	\$18,299.00	99%	Project is complete and in close out.
GREELEY STREET	8/20/2008	9/9/2008	1/7/2009	\$44,457.00	95%	Mainline construction is complete. Paving will be done in the Spring.
HAYWOOD STREET @ INDIGO HOTEL	TBA	TBA	TBA	TBA	0%	Bids were opened on December 4th. Terry Brothers Construction Company is the apparent low bidder. The project will be presented at the December Board meeting.
LENOX STREET	8/20/2008	9/4/2008	2/1/2009	\$85,186.00	98%	Mainline construction is complete. Paving will be done in the Spring.
MERRIMON AVENUE @ OTTARI ROAD	TBA	TBA	TBA	TBA	0%	Project is scheduled for bid on January 6, 2009.
MONROE PLACE	TBA	TBA	TBA	TBA	0%	Bids were opened on December 4th. Terry Brothers Construction Company is the apparent low bidder. The project will be presented at the December Board meeting.
PENLEY AVENUE	8/20/2008	9/9/2008	1/7/2009	\$31,775.00	99%	Project is complete and in close out.
REEMS CREEK INTERCEPTOR	9/17/2008	10/9/2008	6/30/2010	\$3,549,320.00	7%	Progress is slow because of rock.
REESE ROAD	8/20/2008	9/9/2008	1/7/2009	\$92,892.00	98%	Mainline construction is complete. Paving will be done in the Spring.
ROGERS PLACE	TBA	TBA	TBA	TBA	0%	Bids were opened on December 4th. Terry Brothers Construction Company is the apparent low bidder. The project will be presented at the December Board meeting.
WRF - FINAL MICROSCREEN REPLACEMENT PROJECT	9/17/2008	TBA	TBA	TBA	0%	Purchase of AquaDisk system is currently on hold.
WRF - VENTURI REHAB AT INCINERATOR	TBA	TBA	TBA	TBA	0%	Project is scheduled for bid on January 7, 2009.

\*Updated to reflect approved Change Orders and Time Extensions



Planning and Development Projects  
Status Report November 7, 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
	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
	N. Bear Creek Road Subdivision	2005137	Asheville	20	127	7/11/2006	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
	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
	Jim Beck	2003003	West Asheville	future	75	12/12/2000	Complete - Waiting on final documents
	Lake Julian Trails Ph. 3,4, & 5	2006223	Asheville	74		8/2/2007	Complete - Waiting on final documents
	Reems Creek Townhomes - PH IV	2007279	Weaverville	8	796	12/11/2007	Complete- Waiting on final documents
	Grandview Phase II	2007036	Asheville	7	352	2/13/2007	Complete - Waiting on final documents
	Holiday Inn	2001068	Asheville	1	474	8/11/2003	Complete - Waiting on final documents
	Moore Street Sewer Extension	2008047	Weaverville	7	336	4/9/2008	Complete - Waiting on final documents
	Reynolds Road Townhomes	2004178	Asheville	22	564	2/21/2007	Complete - Waiting on final documents
	Bitmore Park Town Square II-4	2007079	Arden	-	481	6/21/2007	Complete - Waiting on final documents
	Reynolds Village Phase V	2006250	Woodfin	Comm.	4,786	4/3/2008	Complete - Waiting on final documents
	Carolina Day School	2007090	Asheville	1	1,827	3/10/2008	Complete - Waiting on final documents
	Ridgefield Business Park	2004188	Asheville	18	758	2/16/2005	Complete-Waiting on final documents
				Subtotal	1278	35,976	

Planning and Development Projects  
Status Report November 7, 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	Punchlist pending
	Crayton Creek Green	2006282	Asheville	10	482	3/15/2007	Ready for final inspection
	Haywood Village	2007172	Asheville	55	749	7/15/2008	testing
	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	Ready for final inspection
	McGinnis Sewer Extension	2004225	Asheville	9	48	5/19/2005	In redesign.
	Falcon Ridge	2004240	Asheville	38	3,279	10/11/2006	Ready for final inspection
	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	Punchlist pending
	Scenic View	2006194	Asheville	48	534	11/15/2006	Ready for final inspection
	Ingles	2007214	Black Mtn.	Comm.	594	3/4/2008	Ready for final inspection
	Bartram's Walk	2007065	Asheville	100	10,077	7/28/2008	testing
	New Bridge Commons	2008070	Woodfin	Comm.	192	8/26/2008	testing
	Creekside Village	2007138	Weaverville	295	1,265	8/21/2008	Ready for final inspection
	Morgan Property	2008007	Candler	10	1,721	8/11/2008	Pre-con held, ready for construction
	Village at Bradley Branch - Ph. III	2008076	Asheville	44	783	8/8/2008	Installing
	Versant Phase I	2007008	Woodfin	64	12,837	2/14/2007	Ready for final inspection
	Canoe Landing	2007137	Woodfin	4	303	5/12/2008	Ready for construction
	Central Valley	2006166	Black Mtn	12	472	8/8/2007	Punchlist pending
	Haw Creek Tract	2006267	Asheville	49	1,817	10/16/2007	complete
	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
	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
	Kyfields	2003100	Weaverville	35	1,118	5/10/2004	Ready for final inspection
	Brotherton Co-Housing	1999162	West Asheville	32	152	1/24/2003	Ready for final inspection
	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	testing
	Thom's Estate - Phase II	2008071	Asheville	40	3,701	6/10/2008	testing
The Cottages on Liberty Green	2007297	Asheville	7	124	5/30/2008	complete	
MWB Sewer Extension	2008046	Asheville	Comm.	285	5/12/2008	complete	
Buncombe County Animal Shelter	2007216	Asheville	Comm.	78	5/1/2008	Ready for final inspection	
Skyland Apartments	2007117	Arden	63	96	4/23/2008	Ready for construction	
Leicester Village Townhomes	2007291	Weaverville	56	427	4/15/2008	testing	
Baird Mountain Park	2008035	Woodfin	28	1,413	9/12/2008	Permit Issued, ready for pre-con	
Oak Crest Drive	2008138	Asheville	5	290	9/30/2008	Permit Issued, ready for pre-con	
Biltmore Lake Block D2	2006228	Asheville	103	2,600	6/13/2008	Permit Issued, ready for pre-con	

Planning and Development Projects  
Status Report November 7, 2008

Status	Project Name	Project Number	Work Location	Units	LF	Pre-Construction Conference Date	Comments
	Gorilla Express Carwash	2008086	Asheville	Comm.	178	12/4/2008	Pre-con held, ready for construction
	Forest Manor Complex	2088050	Asheville	Comm.	96	12/4/2008	Pre-con held, ready for construction
	Oak Crest Place	2004056	West Asheville	27	791	12/3/2004	Ready for final inspection
	Subtotal			2842	115,495		
	Total Units:			4,120			
	Total LF:				151,471		