

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT  
JANUARY 18, 2012**

**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, January 18, 2012. Chairman Aceto presided with the following members present: Bryson, Haner, Kelly, Manheimer, Pelly, Russell, Stanley, and Watts. Mr. Creighton, Mr. Root and Mr. VeHaun were absent

Others present were: Thomas E. Hartye, General Manager, William Clarke, General Counsel, Gary McGill with McGill Associates, Stan Boyd, Ed Bradford, John Kiviniemi, Jim Hemphill, Mike Stamey, Ken Stines, Scott Powell, Peter Weed, Angel Banks, 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 December 14, 2011 Board Meeting.**

Mr. Aceto asked if there were any changes to the Minutes of the December 14, 2011 Board Meeting. With no changes, the Minutes were approved by acclamation.

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

None

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

None

**6. Report of General Manager:**

Mr. Hartye presented a letter from George Ivey of White Oak Road complimenting the work of Randy Mull, Mike Rice, Lloyd Anders, Tim Haney and Clement Crow.

Mr. Hartye noted that under Item 6A of the Consolidated Motion Agenda are the regular Board Meeting Dates for 2012.

Mr. Hartye presented articles from BlueRidge Now, Asheville Citizen Times and Mountain Express regarding the Water Study. He reported that the Water Study Task Force met Friday, January 13<sup>th</sup> with Representatives Tim Moffitt and Chuck McGrady to share information about the City of Asheville Water Resources Department and MSD Systems. He stated that the Legislative Research Committee (LRC) Meeting will take place January 23<sup>rd</sup> at 2pm in Raleigh. Mr. Haner asked if there is an indication as to what is expected from Representative Moffitt's staff. Mr. Hartye stated that this was not discussed, but thinks they will be giving a presentation. Mr. McGill reported that the agenda for this meeting has not been approved by Representative Moffitt, but will be posted on the Legislative website following his approval. He stated that there will be a short overview by the research staff followed by comments from the LGC on financial issues along with presentations by MSD, the City of Asheville and others. Ms. Manheimer stated that a link will be posted on the Legislative website as well as the City of Asheville's website so that anyone who is interested can hear the presentations. She further stated that it's important to mention that they met with Representative Chuck McGrady, former Chair of the Henderson County Commission, regarding Henderson County's sewer needs. Mr. Hartye stated that Mr. McGrady discussed the ramifications associated with Cane Creek Water & Sewer District coming into the District.

Mr. Hartye presented an additional article from the Citizens-Times regarding workplace fatalities. He stated that he wanted to update the Board on the accident involving the death of John Crowe, an MSD employee, and the OSHA investigation that followed. He reported that MSD's training records were in order as well as maintenance records on the equipment and that the crew acted safely. However, the District was cited for a violation due to the unsafe actions of the deceased. The District will continue with its education and training and putting together a team to look at Standard Operating Procedures with regard to this particular function as well as any equipment upgrades to add an even greater safety factor.

Mr. Hartye reported that the next regular Board Meeting will be held February 15 at 2pm. The next Right of Way Committee Meeting will be held January 25<sup>th</sup> at 9am.

**7. Consolidated Motion Agenda:**

**a. Consideration of Annual Meeting Dates.**

Mr. Hartye reported that in addition to the Annual Board Meeting Dates, the Budget Calendar, which will list committee meeting dates that are part of the budget process, will be presented at the February Board Meeting.

**b. Consideration of Bids for Excavator Replacement:**

Mr. Hartye reported that the District's policy is to annually evaluate the condition of fleet vehicles and purchase replacements when the estimated cost of repair and maintenance exceed the cost of a new one. At the March 11, 2011, Equipment Review Committee meeting, the members recommended the purchase of one (1) new excavator replacement. The purchase was included in the FY2012 Budget. He further reported that the following bids were received and opened on December 28, 2011: Carolina Tractor/CAT, Asheville, NC Bid #1 for a 315DL, 2011 Cat at a cost of \$147,207.39; Carolina Tractor/CAT, Asheville, NC Bid #2 for a 315DL, 2012 Cat at a cost of \$157,415.44; James River, Asheville, NC, Bid #1 for a 160DLC, 2012 John Deere at a cost of \$140,790.00; James River, Asheville, Bid #2 for a Zaxis 160LC-3, 2012 Hitachi at a cost of \$137,890.00; ASC Construction, Asheville, NC for a EC160D, 2012 Volvo at a cost of \$152,990.00, and Linder Equipment, Asheville, NC for a PC160LC-8, 2012 Komatsu at a cost of \$136,620.00. Staff recommends award of the bid to Linder Equipment/Komatsu in the amount of \$136,620.00.

**c. Consideration of Bids for Four-inch Main Rehabilitation Project – Town Mountain Road:**

Mr. Hartye reported that this project is for the replacement of an aged four-inch collector line constructed of Orangeburg and Vitrified Clay. The line is in poor structural condition and is comprised of 1,728 linear feet of 8-inch DIP. The following bids were received on January 5, 2012: Ruby Collins, Inc. with a total bid of \$757,457.00; Bryant's Land & Development with a total bid of \$544,402.75; Payne, McGinn & Cummins with a total bid of \$443,003.78; Carolina Specialties Const. Co., with a total bid of \$394,100.00; Huntley Construction Co. with a total bid of \$380,524.00; T&K Utilities, Inc. with a total bid of \$333,600.00; Buckeye Construction Co., with a total bid of \$298,024.90; Patton Construction Group with a total bid of \$293,900.00, and Terry Brothers Construction Co., Inc. with a total bid of \$284,847.00. Staff recommends award of this contract to Terry Brothers Construction Co., Inc. in the amount of \$284,847.00, subject to review and approval by District Counsel.

**d. Consideration of Bids for Patton Avenue @ Parkwood Road Rehabilitation Project:**

Mr. Hartye reported that this project is for the replacement of a 6-inch Vitrified Clay sewer line which serves businesses along Patton Avenue. The line is in a deteriorated structural condition and is comprised of 1,491 linear feet of 8-inch and 10-inch DIP. The following bids were received on January 5, 2012: Ruby Collins, Inc. with a total bid of \$693,368.00; Bryant's Land & Development with a total bid of \$481,598.25; Carolina Specialties Const. Co. with a total bid of \$349,748.00; Buckeye Construction Co., with a total bid of \$280,067.65; Payne McGinn & Cummins with a total bid of \$270,936.68; T&K Utilities, Inc. with a total bid of \$268,435.00; Patton Construction Group with a total bid of \$264,920.00; Terry Brothers Const. Co., Inc. with a total bid of \$248,148.50 and Huntley Construction Company with a total bid of \$243,718.16. Staff recommends award of this contract to Huntley Construction Co., in the amount of \$243,718.16, subject to review and approval by District Counsel.

**e. Cash Commitment/Investment Report – Month Ended November 30, 2011:**

Mr. Powell reported that Page 2 presents the makeup of the District's Investment Portfolio, with no change from the prior month. Page 3 is the MSD Investment Manager report as of the month of November. The weighted average maturity of the investment portfolio is 442 days. The yield to maturity is .082% and is exceeding MSD benchmarks of the 6 month T-Bill and NCCMT cash portfolio. Page 4 is the MSD Analysis of Cash Receipts. Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in connection to the Munis Billing System implementation at the City of Asheville. He stated that he anticipates cash receipts leveling off in the month of January. Monthly and YTD Industrial Sewer Revenue as well as Facility and Tap Fees are considered reasonable due to historical trends. Page 5 is an Analysis of the District's Expenditures. Monthly and YTD expenditures are considered reasonable based on historical trends. Page 6 is the MSD Variable Debt Service report for the month of December. Both the 2008 A&B Series are performing better than budgeted expectations. As of the end of December both issues have saved District ratepayers approximately \$4.8 million dollars in debt service since April 2008. Ms. Manheimer asked if MSD's assets were transferred to another entity, would it require approval of the bond holders. Mr. Powell said it would require approval of the bond holders and the Local Government Commission. He stated that this recently happened in North Carolina with the Cape Fear Water & Sewer Authority.

Mr. Watts moved that the Board approve the Consolidated Motion Agenda as presented. Mr. Russell seconded the motion. With no discussion, Mr. Aceto called for the question. Roll call vote was as follows: 9 Ayes; 0 Nays.

**8. Old Business:**

Mr. Aceto and Mr. Stanley welcomed Mr. Pelly to the Board and presented him with the traditional manhole puller.

**9. New Business:**

Mr. Aceto asked for the Board's opinion on the annual practice of reporting Board Member attendance to the municipalities. Ms. Manheimer stated that all attendance is reported to City Council from Boards and Commissions and feels the report from MSD should be more precise. Mr. Clarke stated that the practice of reporting to the municipalities on attendance of Board Members came out of the Ethics and Conduct Policy adopted by the Board. Prior to that, there was no report unless a municipality asked. Following a brief discussion, the Board agreed that the current reporting method

is acceptable.

Mr. Aceto presented a summary regarding MSD Special Assessment Authority which would allow the MSD to respond to areas within the District that have failing septic tanks or failing private sewer systems serving multiple residences and asked the Board to consider whether this should be brought to the attention of the Legislative Research Committee. Mr. Hartye reported that other water and sewer authorities have Special Assessment Authority in their legislation, but the District does not. He stated there are two areas that were discussed in the past; one is the public health response, which brought about the current policy for failing septic tanks approved by the Board in 2011. However, this would involve an entity like Buncombe County or the City of Asheville who has the authority to step-up and impose a special assessment to help with the cost of an extension, with MSD doing the rest; design, right of way acquisition, and construction management. He further reported that the other area discussed was expansion related. He stated that if you expand a system into an area that serves a larger basin, the special assessment could be used as a tool to spread the cost of extensions to future users of the system. Although MSD does not have that authority, it has other alternatives such as revenue sharing (50% over 10 years); developer to developer reimbursement; additional capacity reimbursement and providing design and right of way services. Mr. Haner asked, if this is presented as something the District might want the Legislature to consider, will it suggest the conditions under which a special assessment would be used. He stated that special assessment uses should be discussed by the Board in order to establish a threshold under which an assessment would be applied or not. Mr. Clarke stated that Special Assessment Authority has been suggested to the Legislature a couple of times in the past and they were not particularly receptive to it and given the current makeup, he is not sure if they would be any more receptive to expanding government authority. Mr. Aceto stated that the District's legislation did not contemplate having authority to run a collection system; instead it was to run a treatment plant and run interceptor lines along the French Broad River.

Mr. Hartye stated that a hearing will be held on January 23rd in Raleigh that will be mostly presentations. Also, there will be a public hearing in February and two additional meetings after that to draft a bill, which might be the appropriate time to interact on this issue. Ms. Manheimer mentioned the possibility of introducing this topic as part of MSD's presentation on the 23<sup>rd</sup> and whether a special assessment can be charged to one region. Mr. Clarke stated that only those tying directly to the new line could be assessed, not the entire basin. Also, the Board would have to adopt a resolution, publish it, and send it to all the land owners, which would be added to their ad-valorem tax bill. Mr. Hartye stated that the revenue realized with that condition would be very limited. A discussion was held with regard to the alternatives, including an increase in tap and facility fees. Ms. Manheimer stated that while in Raleigh during the last session of the Legislature, the Speakers office said representatives have pledged not to pass any new tax, no matter what it is.

Mr. Pelly asked what the demand is for this type of funding. Mr. Hartye stated that as far as the public health response, there are areas that have septic tank issues, but as far economic development, a special assessment would be just another tool because the cost is too great. Mr. Clarke asked if there are some situations where there are failing sewer systems in urban areas where the ability to spread out the cost of fixing the system over 10 years using this money, might be a better way. Mr. Hartye said yes, i.e. the Rockhill Road area, where there were septic tank issues, but there are areas inside the City that do not have sewer and a special assessment would be a tool for those areas. Mr. Aceto asked the Board if they want to pursue this issue. Mr. Clarke stated that in terms of bringing this issue up at the meeting in Raleigh, he wonders if this is the place to do it. Mr. Watts said he does not think this issue should be included in the presentation. Mr. Clarke stated that from a policy perspective it may make good sense, but it may not be politically popular. With regard to the tax question, the money residents would have to pay goes on their ad-valorem tax bill.

**10. Adjournment:**

With no further business, Mr. Aceto called for adjournment at 2:53 p.m.

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Jackie W. Bryson, Secretary/Treasurer

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

## AGENDA FOR 1/18/12

✓	Agenda Item	Presenter	Time	
	Call to Order and Roll Call	Aceto	2:00	
	01. Inquiry as to Conflict of Interest	Aceto	2:05	
	02. Approval of Minutes of the December 14, 2011 Board Meeting.	Aceto	2:10	
	03. Discussion and Adjustment of Agenda	Aceto	2:15	
	04. Informal Discussion and Public Comment.	Aceto	2:20	
	05. Report of General Manager	Hartye	2:25	
	06. Consolidated Motion Agenda	Hartye	2:40	
	a. Consideration of Annual Meeting Dates.	Hartye		
	b. Consideration of Bids for Excavator Replacement	Hartye		
	c. Consideration of Bids for Town Mountain Road Four-inch Main Rehabilitation Project.	Hartye		
	d. Consideration of Bids for Patton Avenue @ Parkwood Rehabilitation Project.	Hartye		
	e. Cash Commitment Investment Report as of November 30, 2011.	Powell		
	07. Old Business	Aceto	2:55	
	08. New Business:	Aceto	3:00	
	09. Adjournment (Next Meeting February 15, 2012)	Aceto	3:05	

# **APPROVAL OF MINUTES**

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT  
DECEMBER 14, 2011**

**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, December 14, 2011. Chairman Aceto presided with the following members present: Bellamy, Bryson, Creighton, Haner, Kelly, Manheimer, Root, Russell, VeHaun and Watts. Mr. Stanley was absent.

Others present were: Thomas E. Hartye, General Manager, William Clarke, General Counsel, Councilman Chris Pelly, City of Asheville, Greg Wiggins with Cane Creek Water & Sewer District, Marcus Jones with Henderson County, Matthew Socha and Eddie Burke with Cherry, Bekaert and Holland, Joseph Martin with Woodfin Sanitary Water & Sewer District, Stan Boyd, Ed Bradford, Jim Hemphill, Mike Stamey, Scott Powell, Ken Stines, Peter Weed, Neil Hall, Angel Banks, 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 November 16, 2011 Meeting:**

Mr. Aceto asked if there were any changes to the Minutes of the November 16, 2011 Board Meeting. Mr. Haner moved that the Minutes be approved as presented. Mr. Russell seconded the motion. Voice vote in favor of the motion was unanimous.

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

None

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

Mr. Aceto welcomed Mr. Martin, Mr. Pelly, Mr. Jones, Mr. Wiggins, Mr. Socha and Mr. Burke.

**6. Report of General Manager:**

Mr. Hartye called on Scott Powell for presentation of the Audit. Mr. Powell introduced Mr. Burke, the new audit Partner for Cherry, Bekaert & Holland, L.L.P. Mr. Burke stated that he will be taking over the audit engagement this year following the transfer of Mr. Russell Coleman to an office in the Virginia market. Mr. Burke gave a brief summation of his background and introduced Mr. Socha for a report on the District's Comprehensive Annual Financial Report (CAFR).

Mr. Socha expressed his appreciation to the Board for engaging Cherry, Bekaert & Holland for the District's audit services and gave a brief summary of what will be covered in his report. Mr. Socha reported that the District engaged Cherry, Bekaert & Holland to perform a financial audit of the District for the year ended June 30, 2011. He stated that the audit was subject to auditing standards issued by the American Institute of Certified Public Accounts and Government Auditing Standards. The standards required them to consider the following risk factors; laws and regulations, and fraud. He further stated that what they actually provide to the District is an audit report on the financial statements and a report on internal control and compliance under Government Auditing Standards. Also, they are required to go over with the Board the audit plan and strategy as well as the results.



With regard to the financial statements, Mr. Socha reported that the balance sheet and results of operations for the District are both very strong. Total assets increased by \$4.7 million. Current assets decreased by \$6.7 million and Capital assets increased by \$11.5 million. Total liabilities decreased by \$4.6 million, due to a decrease in long-term debt, and other liabilities increased by \$1.4 million, mostly related to accounts payable and activities related to the capital projects as of June 30. Net assets increased by about \$9 million, mostly in the area of investments in capital assets. Restricted net assets increased by \$50,000 and Unrestricted net assets were \$38 million, which is about 3x times the annual cash basis operating expenses. Operating revenues increased by \$2 million, mostly from sewer charges, which was \$1.5 million, a rate increase and \$600,000 in Tap fees. Operating expenses decreased by \$270,000 resulting in an increase in operating income of \$2.2 million. Non-operating revenues and expenses decreased by approximately \$200,000, primarily due to more capitalization of interest expense associated with capital projects. Mr. Socha further reported that the statement of cash flows provided a summary of major activity. There was approximately \$16.3 million in cash from operations after making an adjustment for depreciation expense; a non-cash item. Total cash outflows for plant additions of about \$22.7 million. Investment earnings provided \$430,000, and overall, cash decreased by about \$6.2 million.

Mr. Socha reported that significant matters to be discussed with the Board of Directors include: Planned scope and timing of the audit; new accounting pronouncements; significant accounting estimates, the most significant being allowance for uncollectible accounts; other disclosures in the financial statements relating to the interest rate exchange agreement and debt; difficulties encountered in performing the audit; corrected and uncorrected misstatements; disagreements with management; management representations; management consultations with other independent accountants and other audit findings or issues. He stated that no difficulties were encountered in any of the aforementioned communication requirements and that the audit was very smooth. He expressed his appreciation to management for providing timely and accurate information.

With regard to the results of the audit, Mr. Socha reported that the opinion on the financial statements as of and for the year ended June 30, 2011 is unqualified. No material weaknesses were found in internal controls over financial reporting and no instances of noncompliance with laws, regulations or contracts were identified.

Mr. Hartye called on Peter Weed for a presentation on the District's Fleet operation. Mr. Weed stated that for its size, MSD has a large fleet, which is maintained mostly in-house, with 2% of the budget going for outside labor. Also, staff meets each year to review and plan for vehicle replacement.

Mr. Weed reported that the MSD fleet consists of medium-duty trucks, sedans and SUV's, heavy-duty vehicles, support vehicles and trailers and can customize when necessary. He presented a slide showing a tractor-trailer rig with a tank added and water jets in front to wash down pavement, which is used in cleaning roads when there is an SSO. The tank on this vehicle is covered with a "Can the Grease" logo used as an advertisement to help protect the environment. Mr. Hartye stated that this vehicle is also used to provide water to flush sewer lines. Mr. Weed stated that the average age of on-road vehicles is 6 years with 75,000 miles.

Mr. Weed reported that MSD has three (3) certified and factory trained mechanics who work on small engine repairs up to major overhauls of heavy equipment and work extensively on Cummins Diesels. They can also do body repair. Fleet has ten (10) bay doors with five (5) actual bays and has a power-wash bay that can handle its largest vehicles.

Mr. Weed reported that at the beginning of every budget process, the Equipment Review Committee, consisting of Division Directors, Fleet Manager and Purchasing,

systematically look at what needs to be replaced and how. The criteria for new vehicle selection includes matching job requirements with best possible choices; evaluate service records; follow rotation schedule for existing vehicles and the use of NC contract prices and guidelines. He presented spreadsheets showing purchases, rotation of vehicles and equipment replacement fund balances per year; approximately \$500,000 for FY12.

With regard to green fuels and new technology, Mr. Weed reported that since 2003, MSD has been using bio-diesel. Also, MSD has two (2) all-electric vehicles. Ms. Bellamy announced that the City of Asheville has just opened a new electric re-fueling station.

Regarding the Water Study, Mr. Hartye reported that the first meeting of the Study Committee will be held January 23, 2012 from 9-2 pm in Raleigh, NC. The local Task Force met last week and will meet again on December 19<sup>th</sup> at 2 pm. He stated that there has been a slight change in how the Study Committee is going about the process and they do not want any information from the local Task Force prior to the first meeting. Ms. Manheimer reported that yesterday in a conversation with research staff, she was told the Legislative Research Commission is studying the privatization of not only public/private partnerships, but also privatization of typically public enterprises. She stated that Representative Moffitt is co-chair of this study commission, and that the majority of members serving on this commission, also serve on the Study Committee.

Mr. Hartye presented a press release from the Hendersonville Times News regarding Cane Creek.

Mr. Hartye reported that the Christmas lunch will be held December 15<sup>th</sup> at 11:30 a.m. in the atrium. The next regular Board Meeting will be held January 18<sup>th</sup> at 2 p.m. and the next Right of Way Committee Meeting will be held at January 25<sup>th</sup> at 9 a.m.

**7. Report of Committees:**

Right of Way Committee

Mr. Kelly reported that the Right of Way Committee met December 7, 2011 to consider the appointment of Commissioners for Condemnation Appraisals and to consider Compensation Budgets for Central Avenue GSR and 165 Old County Home Road projects. The recommendations on these items are part of the Consolidated Motion Agenda.

**8. Consolidated Motion Agenda:**

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

**1. Brookgreen at Crest Mountain Phase 11 Sewer Extension**

Mr. Hartye reported that this project is located inside the District boundary off Ben Lippen Road at Crest Mountain in the Town of Woodfin. The project included the installation of approximately 1,567 linear feet of 8" gravity sewer to serve a twenty-seven (27) unit residential subdivision. Staff recommends acceptance of the sewer system. All MSD requirements have been met.

**2. Richlyn Tract Sewer Extension Project**

Mr. Hartye reported that this project is located inside the District boundary off Asbury Road in the City of Asheville. The project included the installation of approximately 586 linear feet of 8" gravity sewer to serve a six (6) unit

residential development. Staff recommends acceptance of the sewer system. All MSD requirements have been met.

**3. Sunrise Drive Sewer Extension Project**

Mr. Hartye reported that this project is located inside the District boundary off Sunrise Drive in the City of Asheville. The project included the installation of approximately 85 linear feet of 8" gravity sewer to serve a three (3) unit residential development. Staff recommends acceptance of the sewer system. All MSD requirements have been met.

**4. Woodbriar Phase 1 Sewer Extension Project**

Mr. Hartye reported that this project is located outside the District boundary off Reems Creek Road in Buncombe County. The project included the installation of approximately 3,888 linear feet of 8" gravity sewer to serve a fifty-two (52) unit residential development. Mr. Hartye stated that this project is a branch off of MSD's Master Plan line in the Reems Creek Valley. Staff recommends acceptance of the sewer system. All MSD requirements have been met.

**b. Consideration of Bids for VA Hospital Pipe Rated Project:**

Mr. Hartye reported that this project is for the replacement of multiple vitrified clay sanitary sewer lines which serve the VA Hospital in Oteen. The project was originally generated through MSD's Pipe Rating Program, which numerically rates pipe segments based on several structural factors and is comprised of 1,771 linear feet of 8-inch and 12-inch DIP. The following bids were received on December 1, 2011: Moore & Son Site Contractors with a total bid of \$309,795.00; Freestone Contraction, LLC with a total bid of \$295,494.00; T&K Utilities with a total bid of \$291,292.00; Terry Brothers Construction with a total bid of \$285,273.00; Buckeye Construction Co., with a total bid of \$280,771.00; Payne, McGinn & Cummins, Inc. with a total bid of \$256,317.65 and Huntley Construction Co., with a total bid of \$200,786.99. Staff recommends award of this contract to Huntley Construction Co. in the amount of \$200,786.99, subject to review and approval by District Counsel. Mr. Aceto asked about bids coming in under the construction budget amount. Mr. Hartye stated that the market is very competitive and companies are submitting bids to cover overhead so they stay in business.

**c. Consideration of the Appointment of Commissioners for Condemnation Appraisals:**

Mr. Hartye reported that at the October 19<sup>th</sup> Board Meeting Mr. Jerry Sternberg requested MSD consider use of three (3) commissioners appointed by the Clerk of Court to determine compensation, rather than the current methodology of engaging a licensed appraiser for such determinations. This issue was forwarded to the Right of Way Committee for consideration. Following a report by Mr. Clarke on the District's current process for condemnations, the Committee recommends no change be made to the current policy and procedure.

**d. Consideration of Compensation Budgets for Central Avenue GSR and 165 Old County Home Road Projects:**

Mr. Hartye reported that the Central Avenue GSR project is located in Weaverville and consists of approximately 700 linear feet of 6" and 8" clay and PVC pipe to be replaced with 8" DIP. The second project is on Old County Home Road and consists of 1,200 linear feet of 6" clay and PVC to replace 8" DIP. The Right of Way Committee recommends approval of the Compensation Budgets.

**e. Presentation of Audit & CAFR – Fiscal Year Ended June 30, 2011:**

Mr. Powell reported that the Comprehensive Annual Financial Report is broken down into four sections: Introductory, Financial, Statistical and Compliance. He stated that in the Introduction Section, management communicates the findings of the audit, which is an unqualified opinion; provide a profile of the District which contains a brief overview as well as outlines the budget process; provides a section which address factors affecting financial conditions, and a section which addresses major initiatives and accomplishments in FY 2011.

Mr. Powell reported that the Finance Section contains the independent auditor's report; management's discussion and analysis which is a narrative overview and analysis of the financial activities of the District for FY 2011; basic financial statements, notes, required supplemental information, and non-required supplemental information. On Page 58 of this section is the Schedule of Revenues and Expenditures budget to actual. He stated that Sewer charges were greater than budget due to higher growth and consumption. Facility and Tap Fees were greater than budget due to revenue exceeding the conservative budget amount. Interest income was below budgeted expectations due to continued pressures on the fixed income market. He explained that the District typically achieves a 96% budget to actual ratio on O&M expenditures; this year the District achieved 97%. He further reported that Capital project expenditures are at approximately 72% of budget, due to the timing of the secondary microscreens that were recently received. Bond principal and interest actually spent are less than budget due to actual variable interest rates averaging .26%. He stated that staff used some of the variable rate savings to exercise a call option on its 2001 Series bonds, which will save the District \$23,000 in interest expense in FY 12. The Statistical section provides historical data on Financial Trends, Revenue Capacity, Debt Capacity, as well as Demographic, Economic and Operating information. The Compliance section addresses material weaknesses in internal control, of which there were none. Ms. Bellamy asked why there is only one (1) retiree shown as receiving OPEB (Other Post-Employment Benefits). Mr. Powell stated that as of 6/30/11, there was one retiree participating in this plan. After 6/30/11, there were two or three. Ms. Bellamy asked how this benefit is paid and what the fund balance is. Mr. Powell stated that when looking at the monthly financial statements, an amount is reserved for payment. This amount is not put in an irrevocable trust, but the funds are set aside. He further stated that as of the end of October, \$701,000 is set aside for future post-employment obligation.

**f. Cash Commitment/Investment Report – Month Ended October 31, 2011:**

Mr. Powell reported that Page 2 presents the makeup of the District's Investment Portfolio, with no change from the prior month. Page 3 is the MSD Investment Manager report as of the month of December. The weighted average maturity of the investment portfolio is 396 days. The yield to maturity is .80% and is exceeding MSD bench marks of the 6 month T-Bill and NCCMT cash portfolio. Page 4 is the MSD Analysis of Cash Receipts. He stated that Domestic User Fees are slightly below budgeted expectations due to the impact of new software implementation at the City, which has had impacts on billing cycles and cash receipt patterns. Page 5 is an Analysis of Expenditures. He stated that O&M Debt Service and Capital Projects expenditures are considered reasonable based on historical trends. Page 6 is the MSD Variable Debt Service report for the month of November. Both the 2008 A&B Series are performing better than budgeted expectations and both issues have saved District ratepayers approximately \$4.7 million dollars in debt service since April of 2008. Mr. Powell reported that a Finance Committee Meeting will be scheduled in January to discuss an opportunity to refund some of the District's existing debt. He stated that based on the market, there is a potential of saving an additional \$3 million. Mr. Aceto asked about the possibility of refunding variable rate debt.

Mr. Powell stated that MSD has an opportunity to refund some fixed rate bonds and possibly some variable rate debt into fixed rate depending on the yield. Mr. Watts asked if MSD has been with the new remarketing agent long enough to see a difference. Mr. Powell stated that the new company will take over remarketing of the bonds this week. He further stated that the market has turned around to the favor of the District but when comparing remarketing agents, Wells Fargo is marketing those bonds within 2 to 3 basis points better than SIFMA.

Mr. Watts moved that the Board approve the Consolidated Motion Agenda as presented. Ms. Bellamy seconded the motion. With no discussion, Mr. Aceto called for the question. Roll call vote was as follows: 11 Ayes; 0 Nays.

**9. Old Business:**

None

**10. New Business:**

Mr. Aceto recognized Ms. Bellamy. Ms. Bellamy announced that this would be her last meeting as a member of the Board and that it has been a joy to serve during the last 8 years. She further stated that she has asked Councilman Chris Pelly to serve in her place and that Mr. Russell has been reappointed to serve another term. Ms. Bellamy expressed her appreciation to Mr. Hartye and staff for their timely support over the years.

Mr. Aceto expressed his appreciation to Ms. Bellamy for her dedicated service as a Member of the MSD Board of Directors.

**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: January 12, 2011  
SUBJECT: Report from the General Manager

- Kudos

Attached is a letter from George Ivey of White Oak rd. in Asheville complimenting the work of Randy Mull, Mike Rice, Lloyd Anders, Tim Haney, Clem Crow.

- Regular Board Meeting Dates for 2012

Please note that attached under Agenda Item 6A are the Regular Board Meeting Dates for 2012.

- Update on Water Study

The Water Study Local Task Force will meet Friday January 13<sup>th</sup> with Rep. Tim Moffitt and Rep. Chuck McGrady to share information about each of our systems. The LRC Committee Meeting is to take place January 23<sup>rd</sup> at 2 pm in Raleigh.

- Reading

- AC-T article regarding Rep. Moffitt and the Water issue.
- Mountain Xpress article on privatization.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be February. The next Right of Way Committee Meeting will be held at 9am on January 25th.

GEORGE E. IVEY  
17 White Oak Road  
Asheville, NC 28803

1-4-12

Ed Bradford,  
MSD  
2028 Riverside Dr.  
Asheville, N.C. 28804

Mr. Bradford,

A crew from the MSD did some very fine work in front of my home before Christmas. They were fast, efficient, and worked very well together. My compliments to them!

Randy Mull  
Mike Rice  
Floyd Anders  
Tim Harney  
Clem Crowl

George E. Ivey

WO# 448486

(LI)



# Moffitt: City could lose water control

By Joel Burgess

jburgess@citizen-times.com

ASHEVILLE — State Rep. Tim Moffitt promised a business group Friday that he has no interest in privatizing the city's water system, a belief that has taken on momentum in recent weeks.

But in an interview later, the freshman lawmaker also called odds that Asheville would be stripped of control over the the water system "50-50." Control over delivering water and setting rates could go to another agency not under the city's direction, he said.

Moffitt has often clashed with city officials over the water system and other issues, and he has supported the idea of businesses taking over some



Tim Moffitt

government functions.

The south Buncombe County Republican spoke about the highly charged water system issue and other legislative work during a meeting of the conservative Council of Independent Business Owners at Biltmore Square Mall.

More than 50 people attended, including local elected officials and candidates for offices in Congress, the N.C. House and Buncombe County Board of Commissioners.

Asheville neighborhood activist Steve Rasmussen at the meeting asked Moffitt if he was using a committee chairmanship to advance privatization.

"I understand ... you took testimony on the advantages of having municipal water systems run by the private sector," Rasmussen said of the legislative Select Committee on Public-Private Partnerships.

See WATER, Page A4

# WATER: No privatization

Continued from Page A1

"I did not," Moffitt responded.

"There is a rogue element of what I would consider folks who have moved to Asheville who are stringing together loose dots and trying to suggest that my intent is to try to privatize the water system. Nothing is further from the truth," he said.

Moffitt in May filed a bill to transfer control of the city system to the politically independent Buncombe County Metropolitan Sewerage District Board. He said he filed the legislation because the City Council moved to raise business water rates, which council members said had long been subsidized by high residential rates.

The sewerage district is an independent government agency with appointees from the council, county commissioners and other local governments in Buncombe. It operates a sewage treatment plant in Woodfin and sewage collection lines throughout Buncombe.

Moffitt later weakened the bill language to call only for a study committee. That had been his original intent, he said, and he used the stronger language in a place-holder bill he filed in the face of a legislative deadline.

Though there was no mention of compensation, if the system is taken from

Asheville, the city should be paid, he said.

The water system has about 125,000 city and non-city customers and an annual budget of \$33 million. Its assets include two large reservoirs and treatment plants in the Swannanoa River valley, a treatment plant on the Mills River and the distribution system.

The committee formed under the bill will meet for the first time Jan. 23 in Raleigh. Moffitt said its work will include an intensive study of the history of the system, which was formed by combining smaller, county systems to the municipal one.

"Really, from my point of view being born and raised in this area, I would like to understand the history. The history depends on who you are talking to," he said.

The issue became highly charged after the city took control of the system in 2005 from a joint water authority that included county commissioners. Asheville officials said the pipes and other infrastructure had been allowed to fall into disrepair.

But local state lawmakers got laws passed making it illegal to charge noncity residents more for water or make voluntary annexation a requirement for water service — both common municipal practices.

Without that kind of control, city residents have to pay higher rates and higher taxes while subsidizing

sprawl into rural areas, council members said.

Answering more questions after the Friday meeting, Moffitt gave little weight to the argument, saying "cities have probably been their own worst enemies in creating sprawl."

That is because cities often make life difficult for businesses, and many people choose to live outside them, he said.

Moffitt also authored a bill that stopped Asheville's annexation of the Biltmore Lake subdivision, and he submitted a bill that would take away the city's ownership of Asheville Regional Airport.

Results of the water study are not predetermined, he said, and at this point it's "50-50" that the city would retain ownership.

Along with giving the system to MSD, another result could be the creation of an independent water authority, he said.

The decision should be based on the true history of the system and what is best for customers, he said.

Moffitt does favor privatization of some public services but reiterated that the water system is not one of them.

"I'm from Asheville. Our water has always been public water," he said.

Rasmussen, who questioned Moffitt earlier, said he now believes privatization wasn't the goal.

"I'm going to take him at his word," he said. "I don't normally like to do that with politicians."



# commentary

## Private business?

A Statehouse committee's maneuvering could threaten Asheville's water system



*What if the people determining the future of our drinking water are simply interested in taking it away from Asheville's elected officials, making it more vulnerable to future privatization?*

by Barry Summers and Katie Hicks

Is there an unstated agenda in Raleigh to privatize Asheville's water system? Recent developments give reason for real concern.

Last May, freshman Rep. Tim Moffitt acquired constituents by abruptly introducing a bill in Raleigh stripping the city of its water system and handing it over to the non-elected, county-dominated Metropolitan Sewerage District. After three weeks of controversy, Moffitt changed the legislation to a study bill, sending the issue to a small committee of state representatives who would then consider whether to: do nothing, pursue Moffitt's original plan or come up with some other alternative. At this writing, the committee's makeup has been announced, the first hearings have been scheduled, other processes have been set in motion — and we should be more concerned than ever about the implications for Asheville's water system.

In August, the American Legislative Exchange Council held its annual conference in New

Orleans. The group, whose members are state legislators and industry reps, is a clearinghouse for legislation promoting a conservative, free-market agenda. Powerful business interests write model bills which member legislators then introduce in their respective assemblies.

The New Orleans conference featured panel discussions on privatizing public infrastructure — including water utilities. Lobbyists for private water companies were invited to speak, but the public and the press were barred at the door. Every member of the soon-to-be-formed Metropolitan Sewerage/Water System Committee was there, including Moffitt, the committee's chair.

Since then — and despite his claims that he's never considered privatizing Asheville's water system — Moffitt has also become co-chair of the Legislature's Select Committee on Public-Private Partnerships. PPP, as it's sometimes called, is a relatively new term that covers a range of private involvement, including outright ownership and management of formerly publicly owned infrastructure: in other words, privatization. The committee's first hearing, held Dec. 12 in Raleigh, included a briefing on the various ways N.C. municipalities could privatize their water systems.

A majority of Moffitt's water committee members — the very group that could determine the future of Asheville's drinking water — are also on his PPP committee, raising further questions about the real agenda behind the "study bill."

Why is the prospect of privatizing water such a grave concern? Simply put, private companies are ultimately accountable to their shareholders, not their customers — a frightening dynamic when we're talking about things like access to safe drinking water and basic sanitation. A growing number of North Carolinians already feel the social and economic impacts of privatization, as companies like Aqua NC buy water systems across the state — often small, troubled ones in desperate need of infrastructure improvements. These companies generally charge much higher rates than public utilities while offering poor and inaccessible customer service.

And in many cases, infrastructure and water quality stay the same or get worse. Residents of the Country Valley Mobile Home Park near

Hickory, for example, pay more than \$100 a month for water and sewer service even though they can't drink the water: Metals and toxic organic compounds have been detected in their community well.

So far, no N.C. municipalities have privatized their water systems, but horror stories abound from big cities in other states. Prominent examples include Atlanta, where the city wound up taking back its water system after United Water Services failed to live up to its contractual agreements, and Fairbanks, Alaska, where rate hikes and sewage backups followed privatization.

Nationwide, municipal and regional systems have seen many of the same downsides experienced by rural private water customers in N.C.: high rates, poor service and lack of accountability to customers. And that's in addition to the irreversible loss of a public asset to private hands.

The deepening drought across the Southeast only increases the attraction of these systems for companies based outside our region that have no ties to the community except a desire to turn a profit — whether it's by selling water to other cities, to bottled-water plants or, worst case, to the impending N.C. fracking industry.

Given our local water system's long, sometimes contentious history, it's no surprise that some want to shift control away from the city of Asheville. But what if those who will determine the system's future aren't really interested in redressing past grievances or distributing resources more fairly but simply in taking this vital resource away from Asheville's elected officials and making it vulnerable to future privatization?

By the way, don't expect Moffitt's water committee to ever use the word "privatization" within hearing of those city and county residents who'll be profoundly affected by these legislators' decision. If that word ever surfaces, it will likely be when Moffitt is wearing his other hat — in a room full of lobbyists.

We urge you to contact your state representative and tell them you want Asheville to retain control of its drinking water. ☒

*Barry Summers is a local public-interest activist. Katie Hicks is assistant director of Clean Water for North Carolina (cwfnc.org).*

## deeper...

The water committee's first public hearing is slated for Monday, Jan. 23, in Raleigh. An Asheville hearing is expected in February, but it hasn't been scheduled yet.

For detailed information (including more case studies), see Clean Water for North Carolina's 2011 report "Privatizing North Carolina's Water, Undermining Justice" at [cwfnc.org/documents/privatizing-water-undermining-justice.pdf](http://cwfnc.org/documents/privatizing-water-undermining-justice.pdf). To learn more about the impact on municipal resources, see the Food & Water Watch report "Money Down the Drain: How Private Control of Water Resources Wastes Public Resources" at [foodandwaterwatch.org/tools-and-resources/money-down-the-drain](http://foodandwaterwatch.org/tools-and-resources/money-down-the-drain). For a citizen blog with links to information, events and opinion, go to [ashevillewater.blogspot.com](http://ashevillewater.blogspot.com).

# **CONSOLIDATED MOTION AGENDA**

**METROPOLITAN SEWERAGE DISTRICT  
ANNUAL MEETING DATES  
2012**

**BOARD MEETINGS – 2:00 PM**

January 18

February 15

March 21

April 18

May 16

June 13

July 18

August 15

September 19

October 17

November 14

December 12

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

Planning Committee - As needed by notice.

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

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

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

CIP Committee - Annual – (See Budget Calendar)

Construction Committee - As needed by notice

## Metropolitan Sewerage District of Buncombe County Board Action Item

**Meeting Date:** January 18, 2012

**Subject:** Excavator Replacement - Fleet Purchase

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

**Reviewed by:** Billy Clarke, District Counsel  
Scott Powell, CLGFO; 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 March 11, 2011, Equipment Review Committee meeting, the members recommended the purchase of one (1) New Excavator Replacement, as presented to this Board for approval. This purchase was included in the FY2012 Budget.

**Discussion:** Pursuant to North Carolina Purchasing Statutes and MSD Procedures, bids for the excavator were faxed to four vendors and an advertisement placed on the MSD web site. Six bid packages were received from four different vendors and opened on December 28, 2011, at 11:00 am. The Linder Equipment / Komatsu bid was the lowest responsive bidder to the MSD specifications. The bids are summarized below. Because the cost of this excavator exceeds \$90,000.00, the contract must receive Board approval.

**Fiscal Impact:** The total cost of this contract will be \$136,620.00, and funds are budgeted in the Fleet Replacement Fund.

**Staff Recommendation:** Staff recommends that the bid from Linder Equipment / Komatsu be awarded.

Vendor	Excavator Cost	Comments
Carolina Tractor/CAT Asheville, NC Bid #1	\$147,207.39	315DL, 2011 Cat
Carolina Tractor/CAT Asheville, NC Bid #2	\$157,415.44	315DL, 2012 Cat
James River Asheville, NC Bid #1	\$140,790.00	160DLC, 2012 John Deere

Vendor	Excavator Cost	Comments
James River Asheville, NC Bid #2	\$137,890.00	Zaxis 160LC-3, 2012 Hitachi
ASC Construction Asheville, NC	\$152,990.00	EC160D, 2012 Volvo
Linder Equipment Asheville, NC	\$136,620.00	PC160LC-8, 2012 Komatsu

**Metropolitan Sewerage District of Buncombe County  
BOARD ACTION ITEM**

**BOARD MEETING DATE:** January 18, 2012

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

**PREPARED BY:** Ed Bradford, P.E. - Director of CIP  
Hunter Carson, P.E. - Project Manager

**SUBJECT:** Four-Inch Main Rehabilitation Project: Town Mountain Road, MSD Project No. 2008182

**BACKGROUND:** This project is for the replacement of an aged four-inch diameter collector line that is constructed of Orangeburg and Vitrified Clay. The line is in poor structural condition.

This project is located just north of downtown Asheville, in a steep residential area near Beaucatcher Tunnel. It is comprised of 1,728 linear feet of 8-inch DIP.

The contract was advertised and nine bids were received on January 5, 2012 in the following amounts:

<u>Contractor</u>	<u>Bid Amount</u>
1) Ruby Collins, Inc.	\$757,457.00
2) Bryant's Land & Development	\$544,402.75
3) Payne, McGinn & Cummins	\$443,003.78
4) Carolina Specialties Const. Co.	\$394,100.00
5) Huntley Construction Company	\$380,524.00
6) T & K Utilities, Inc.	\$333,600.00
7) Buckeye Construction Co.	\$298,024.90
8) Patton Construction Group	\$293,900.00
9) Terry Brothers Const. Co., Inc.	<b>\$284,847.00</b>

The apparent low bidder is Terry Brothers Construction Co. Terry Brothers has completed numerous MSD rehabilitation projects, and their work quality has been excellent to date.

Please refer to the attached documentation for further details.

**FISCAL IMPACT:** The FY11-12 Construction Budget is \$340,000.00.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to Terry Brothers Construction Co., Inc. in the amount of \$284,847.00, subject to review and approval by District Counsel.



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

**Town Mountain Road (4-Inch Main) Sewer Replacement  
Project No. 2008182**

**BID TABULATION  
January 5, 2012**

BIDDER	MBE Form	Bid Forms (Proposal)	Total Bid Amount
Ruby-Collins, Inc. Smyrna, GA	1	Yes	\$757,457.00
Bryant's Land & Development Burnsville, NC	1, 3	Yes	\$544,402.75
Payne, McGinn & Cummins Travelers Rest, SC	1	Yes	\$443,003.78
Carolina Specialties Hendersonville, NC	1	Yes	\$394,100.00
Huntley Construction Company Asheville, NC	1	Yes	\$380,524.00
T & K Utilities Asheville, NC	1	Yes	\$333,600.00
Buckeye Construction Co. Canton, NC	1	Yes	\$298,024.90
Patton Construction Group Arden, NC	1	Yes	\$293,900.00
Terry Brothers Construction Company Leicester, NC	1	Yes	\$284,847.00

**APPARENT LOW BIDDER**

W. Hunter Carson, P.E.  
Project Engineer  
Metropolitan Sewerage District of  
Buncombe County, North Carolina



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:30 p.m. on the 5th day of January, 2012, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina. This was an informal bid and no bid bond was required.

## Interoffice Memorandum

**TO:** Tom Hartye, General Manager

**FROM:** Ed Bradford, CIP Manager  
Hunter Carson, Project Engineer

**DATE:** January 9, 2012

**RE:** Town Mountain Road (4-Inch Main) Sewer Replacement, MSD Project No. 2008182

The Town Mountain Road (4-Inch Main) Sewer Replacement project is located in Asheville, just north of I-240 at Beaucatcher Tunnel. The project includes sewer line replacement in MSD sub-basins #17 and #42 along sections of Oak Park Road, Westview Road, Town Mountain Road, and Cogswood Road. The project includes the installation of 1,728 linear feet of 8-inch DIP sewer line to replace existing 4-inch VCP and Orangeburg lines. The existing piping was observed via CCTV and was found to be in poor condition.



"Orangeburg" pipe is a type of wood fiber, tar-impregnated pipe that was made by multiple manufacturers, but primarily the Orangeburg Pipe Co. in New York. It was made from the 1860's to the 1970's, when it was finally replaced by PVC.

It was originally specified as conduit for wiring, but it gradually came into use for sewer and drain lines. The pipe is lightweight, generally brittle, and over time the materials break down and the pipe can deteriorate. According to the GIS, there is about 4,100 LF of this pipe remaining throughout the District, which will be replaced.

### Section of Orangeburg Pipe

On January 5, 2012, nine (9) sealed bids were received at 2:30 pm. The results were as follows:

<u>Contractor</u>	<u>Bid Amount</u>
1) Ruby Collins, Inc.	\$757,457.00
2) Bryant's Land & Development	\$544,402.75
3) Payne, McGinn & Cummins	\$443,003.78
4) Carolina Specialties Const. Co	\$394,100.00
5) Huntley Construction Company	\$380,524.00
6) T & K Utilities, Inc.	\$333,600.00
7) Buckeye Construction Company	\$298,024.90
8) Patton Construction Group	\$293,900.00
<b>9) Terry Brothers Const. Co., Inc.</b>	<b>\$284,847.00</b>

The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$284,847.00. The FY11/12 construction budget for this project is \$340,000.00. Terry Brothers Construction Company has extensive experience with District rehabilitation projects and has an excellent performance history.

Staff recommends award of this contract to Terry Brothers Construction Company contingent upon review and approval by District Counsel.



METROPOLITAN SEWERAGE DISTRICT  
of  
DUNCOMBE COUNTY, NORTH CAROLINA



NOT TO SCALE

# Four Inch Main - Town Mountain Road Project No. 2008182

Budget Map



METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

**CAPITAL IMPROVEMENT PROGRAM**

*BUDGET DATA SHEET - FY 2011 - 2012*

PROJECT:	Four Inch Main - Town Mln. Road	LOCATION:	Asheville	REVIEWED BY:
TYPE:	Four Inch Rehabilitation	DATE OF REPORT:	January-11	EB
PROJECT NO.	2008182	TOTAL L.F.:	1,728	MB
PROJECT BUDGET:	\$375,875.00	PROJECT ORIGIN:	Problematic Four Inch Sewer Main	AB

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 6/30/10	TOTAL COSTS JULY - DEC 10	EST. COST JAN - JUNE 11	EST. BUDGET FY 11-12
01 - SURVEY / EASEMENT PLATS # PLATS: [ 1 ]	\$350.00	\$350.00	\$100.00		
02 - LEGAL FEES	\$2,000.00	\$1,175.00	\$157.00	\$500.00	\$1,155.00
03 - ENGINEERING ASSISTANCE					
04 - ACQUISITION SERVICES					
05 - COMPENSATION	\$15,000.00		\$5,500.00		\$9,500.00
06 - APPRAISAL	\$5,000.00		\$1,500.00		\$1,000.00
07 - CONDEMNATION	\$5,000.00			\$1,000.00	\$4,000.00
08 - ENVIRONMENTAL SURVEY					
09 - PRELIM. ENG. REP.					
10 - DESIGN / ADJUT. SURVEYS	\$7,525.00	\$6,425.00			\$1,100.00
11 - ENVIRONMENTAL ASSESSMENT					
12 - ARCHAEOLOGICAL					
13 - GEOTECHNICAL					
14 - CONSTRUCTION CONTRACT ADM.					
15 - CONSTRUCTION	\$340,000.00				\$340,000.00
16 - PERMITS					
17 - PUBLIC MEETINGS					
18 - TESTING	\$2,000.00				\$2,000.00
<b>TOTAL AMOUNT</b>	<b>\$375,875.00</b>	<b>\$7,850.00</b>	<b>\$7,717.00</b>	<b>\$1,500.00</b>	<b>\$358,755.00</b>

ENGINEER:	MSD	ESTIMATED BUDGETS - FY '12-'21	
CONTRACTOR:		FY 12-13	\$0.00
CONSTRUCTION ADMINISTRATION:	MSD	FY 13-14	\$0.00
INSPECTION:	MSD	FY 14-15	\$0.00
R.O.W. ACQUISITION:	MSD	FY 16-16	\$0.00
		FY 16-17	\$0.00
PROJECT NOTES:		FY 17-18	\$0.00
		FY 18-19	\$0.00
		FY 19-20	\$0.00
		FY 20-21	\$0.00

**Metropolitan Sewerage District of Buncombe County  
BOARD ACTION ITEM**

**BOARD MEETING DATE:** January 18, 2012

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

**PREPARED BY:** Ed Bradford, P.E. - Director of CIP  
Hunter Carson, P.E. - Project Manager

**SUBJECT:** Patton Avenue @ Parkwood Road Rehabilitation Project, MSD Project No. 2007021

**BACKGROUND:** This project is for the replacement of a 6-inch Vitrified Clay sanitary sewer line, which primarily serves businesses along Patton Avenue near Haywood Road. The line is in a deteriorated structural condition.

The project is comprised of 1,491 linear feet of 8-inch and 10-inch DIP.

The contract was advertised and nine bids were received on January 5, 2012 in the following amounts:

<u>Contractor</u>	<u>Bid Amount</u>
1) Ruby Collins, Inc.	\$693,368.00
2) Bryant's Land & Development	\$481,598.25
3) Carolina Specialties Const. Co	\$349,748.00
4) Buckeye Construction Company	\$280,067.65
5) Payne, McGinn & Cummins	\$270,936.68
6) T & K Utilities, Inc	\$268,435.00
7) Patton Construction Group	\$264,920.00
8) Terry Brothers Const. Co., Inc.	\$248,148.50
<b>9) Huntley Construction Company</b>	<b>\$243,718.16</b>

The apparent low bidder is Huntley Construction Co. Huntley has completed several recent MSD rehabilitation projects (including one currently under construction). Their work quality has been excellent to date.

Please refer to the attached documentation for further details.

**FISCAL IMPACT:** The FY11-12 Construction Budget is \$300,000.00.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to Huntley Construction Co. in the amount of \$243,718.16, subject to review and approval by District Counsel.

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

**Patton Avenue @ Parkwood Road Sewer Replacement  
Project No. 2007021**

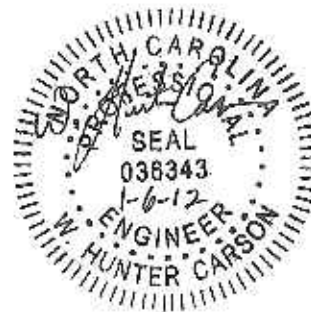
**BID TABULATION  
January 5, 2012**

<b>BIDDER</b>	<b>MBE Form</b>	<b>Bid Forms (Proposal)</b>	<b>Total Bid Amount</b>
Ruby-Collins, Inc. Smyrna, GA	1	Yes	\$693,368.00
Bryant's Land & Development Bumsville, NC	1, 3	Yes	\$481,598.25
Carolina Specialties Hendersonville, NC	1	Yes	\$349,748.00
Buckeye Construction Co. Canton, NC	1	Yes	\$280,067.65
Payne, McGinn & Cummins Travelers Rest, SC	1	Yes	\$270,936.68
T & K Utilities Asheville, NC	1	Yes	\$268,435.00
Patton Construction Group Arden, NC	1	Yes	\$264,920.00
Terry Brothers Construction Company Leicester, NC	1	Yes	\$248,148.50
<b>Huntley Construction Company Asheville, NC</b>	1	Yes	<b>(*) \$243,718.16</b>

**APPARENT LOW BIDDER**

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

W. Hunter Carson, P.E.  
Project Engineer  
Metropolitan Sewerage District of  
Buncombe County, North Carolina



This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 5th day of January, 2012, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina. This was an informal bid and no bid bond was required.

## Interoffice Memorandum

**TO:** Tom Hartye, General Manager

**FROM:** Ed Bradford, CIP Manager  
Hunter Carson, Project Engineer

**DATE:** January 9, 2012

**RE:** Patton Avenue @ Parkwood Road Sewer Replacement, MSD Project No. 2007021

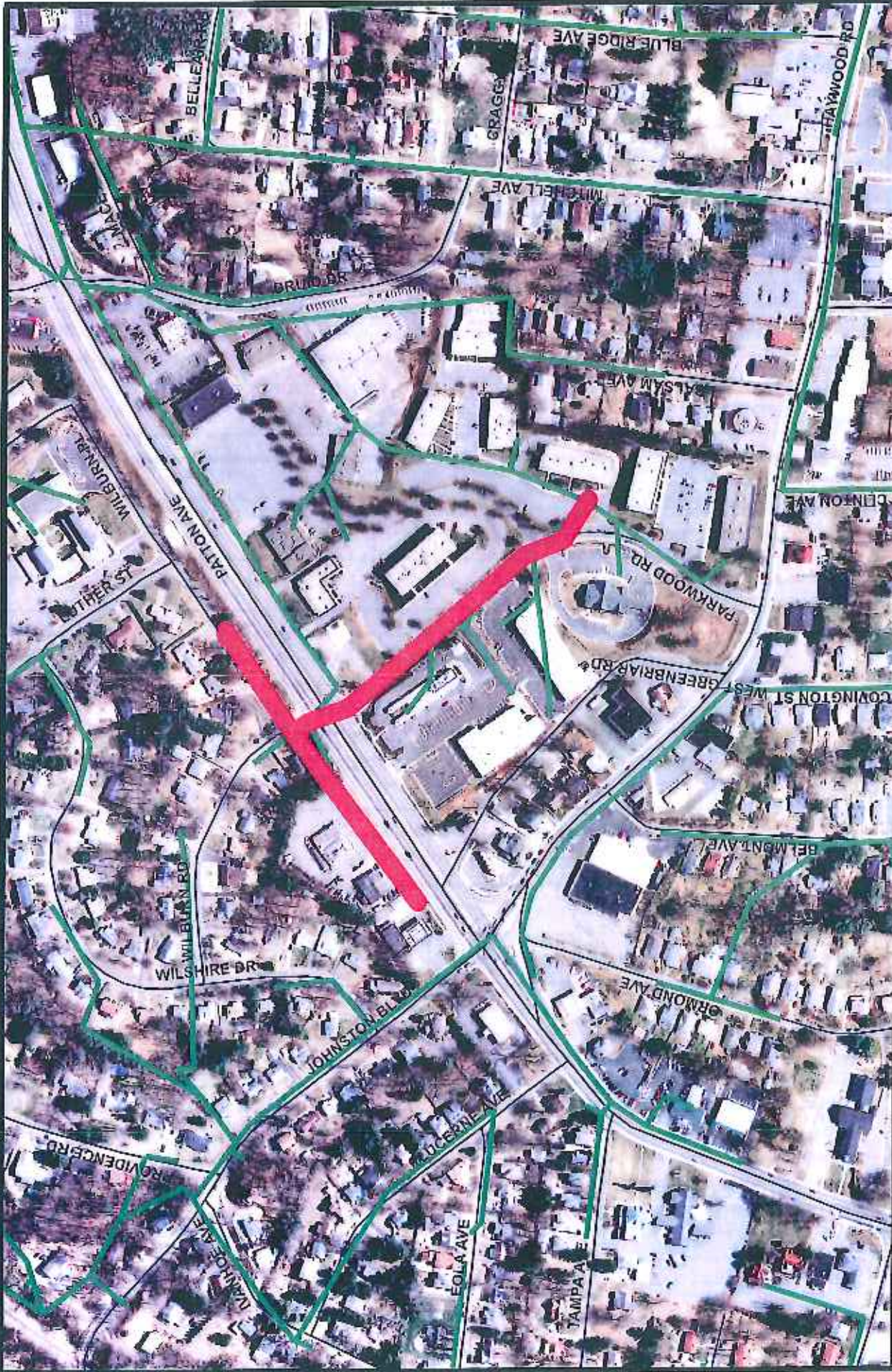
The Patton Avenue @ Parkwood Road Sewer Replacement project is located in West Asheville along Patton Avenue (US 19/23), approximately 1.4 miles west of the I-240 interchange. The project is within the MSD sub-basin #68. It consists of 1,460 linear feet of 8-inch DIP, and 31 linear feet of 10-inch DIP sewer line. The project also includes a 117 linear foot bore under Patton Avenue consisting of 8-inch DIP sewer line (carrier pipe) and 24-inch steel encasement pipe. The subject work is necessary due to poor condition of the existing line segments.

On January 5, 2012, nine (9) sealed bids were received at 2:00 pm. Results were as follows:

<u>Contractor</u>	<u>Bid Amount</u>
1) Ruby Collins, Inc.	\$693,368.00
2) Bryant's Land & Development	\$481,598.25
3) Carolina Specialties Const. Co	\$349,748.00
4) Buckeye Construction Company	\$280,067.65
5) Payne, McGinn & Cummins	\$270,936.68
6) T & K Utilities, Inc	\$268,435.00
7) Patton Construction Group	\$264,920.00
8) Terry Brothers Const. Co., Inc.	\$248,148.50
<b>9) Huntley Construction Company</b>	<b>\$243,718.16</b>

The apparent low bidder is Huntley Construction Company with a bid amount of \$243,718.16. The FY11/12 construction budget for this project is \$300,000.00. Huntley Construction Company has extensive experience with District rehabilitation and replacement projects and has an excellent performance history.

Staff recommends award of this contract to Huntley Construction Company contingent upon review and approval by District Counsel.



**Patton Avenue at Parkwood Road  
Project No. 2007021**



METROPOLITAN SEWERAGE DISTRICT  
of  
BURCOMBE COUNTY, NORTH CAROLINA

Budget Map

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA

**CAPITAL IMPROVEMENT PROGRAM**

**BUDGET DATA SHEET - FY 2011 - 2012**

PROJECT:	Patton Ave. at Parkwood Rd.	LOCATION:	W. Asheville	REVIEWED BY:
TYPE:	General Sewer Rehabilitation	DATE OF REPORT:	January-11	EB
PROJECT NO.:	2007021	TOTAL L.F.:	1,510	NS
PROJECT BUDGET:	\$428,247.00	PROJECT ORIGIN:	SSD's, Work Orders, Line Condition	AB

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 6/30/10	TOTAL COSTS JULY - DEC 10	EST. COST JAN - JUNE 11	EST. BUDGET FY 11-12
01 - SURVEY / EASEMENT PLATS # PLATS: [ 7 ]	\$3,000.00	\$2,860.00	\$165.00		
02 - LEGAL FEES	\$10,500.00	\$5,315.00	\$4,840.00	\$245.00	
03 - ENGINEERING ASSISTANCE					
04 - ACQUISITION SERVICES					
05 - COMPENSATION	\$58,247.00	\$17,179.00	\$47,001.00	\$34,057.00	
06 - APPRAISAL	\$2,500.00			\$2,500.00	
07 - CONDEMNATION	\$5,000.00			\$5,000.00	
08 - ENVIRONMENTAL SURVEY					
09 - PRELIM. ENG. REP.					
10 - DESIGN / ASBUILT SURVEYS	\$7,350.00	\$5,500.00			\$1,200.00
11 - ENVIRONMENTAL ASSESSMENT					
12 - ARCHAEOLOGICAL					
13 - GEOTECHNICAL					
14 - CONSTRUCTION CONTRACT ADM.					
15 - CONSTRUCTION	\$300,000.00				\$300,000.00
16 - PERMITS					
17 - PUBLIC MEETINGS					
18 - TESTING	\$2,000.00				\$2,000.00
<b>TOTAL AMOUNT</b>	<b>\$428,247.00</b>	<b>\$31,294.00</b>	<b>\$51,791.00</b>	<b>\$41,812.00</b>	<b>\$303,200.00</b>

ENGINEER:	MSD	ESTIMATED BUDGETS - FY '12 -'21	
CONTRACTOR:		FY 12-13	\$0.00
CONSTRUCTION ADMINISTRATION:	MSD	FY 13-14	\$0.00
INSPECTION:	MSD	FY 14-15	\$0.00
R.O.W. ACQUISITION:	MSD	FY 15-16	\$0.00
		FY 16-17	\$0.00
PROJECT NOTES:		FY 17-18	\$0.00
		FY 18-19	\$0.00
		FY 19-20	\$0.00
		FY 20-21	\$0.00

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

**Meeting Date:** January 18, 2012  
**Submitted By:** Thomas E. Hartye, PE., General Manager  
**Prepared By:** W. Scott Powell, CLGFO, Director of Finance  
**Subject:** Cash Commitment/Investment Report-Month Ended November 30, 2011

### **Background**

Each month, staff presents to the Board an investment report for all monies in bank accounts and specific investment instruments. The total investments as of November 30, 2011 were \$35,519,523. The detailed listing of accounts is available upon request. The average rate of return for all investments is 1.066%. These investments comply with North Carolina General Statutes, Board written investment policies, and the District's Bond Order.

The attached investment report represents cash and cash equivalents as of November 30, 2011 does not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of November 30, 2011 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$3,036,859.

<b>Total Cash &amp; Investments as of 11/30/2011</b>	35,519,523
<b>Less:</b>	
Budgeted Commitments (Required to pay remaining FY12 budgeted expenditures from unrestricted cash)	
Construction Funds	(10,454,059)
Operations & Maintenance Fund	(8,994,054)
	(19,448,113)
Bond Restricted Funds	
Bond Service (Funds held by trustee):	
Funds in Principal & Interest Accounts	(13,292)
Debt Service Reserve	(2,666,180)
Remaining Principal & Interest Due	<u>(7,014,006)</u>
	(9,693,478)
District Reserve Funds	
Fleet Replacement	(599,508)
WWTP Replacement	(716,536)
Maintenance Reserve	<u>(813,693)</u>
	(2,129,737)
Post-Retirement Benefit	(718,145)
Self-Funded Employee Medical	<u>(493,191)</u>
<b>Designated for Capital Outlay</b>	<b><u><u>3,036,859</u></u></b>

### **Staff Recommendation**

None. Information Only.

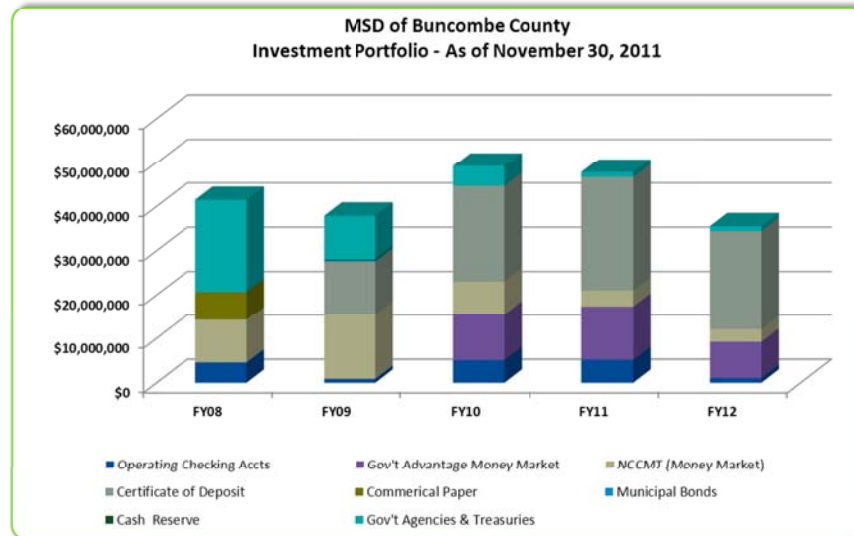
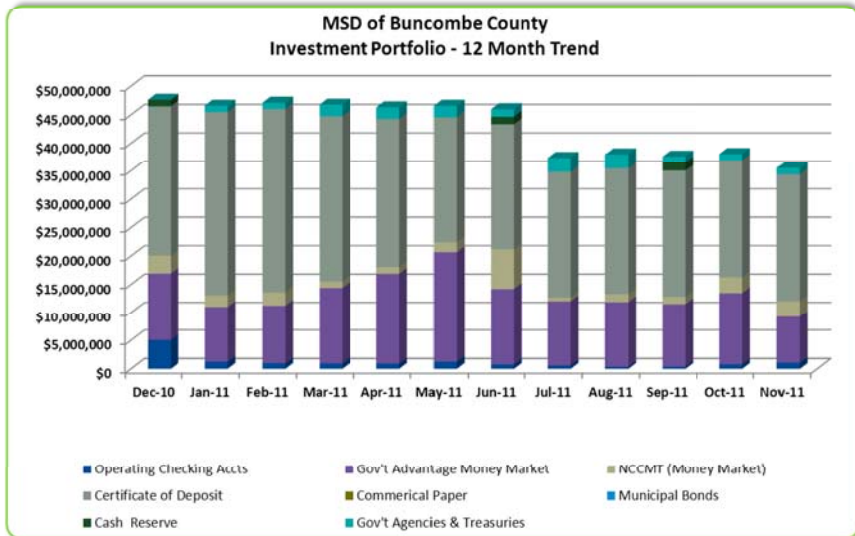
#### **Action Taken**

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

### Metropolitan Sewerage District of Buncombe County Investment Portfolio

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -		\$ 1,563,305				\$ -	\$ 1,116,166	\$ 2,679,471
Held by MSD	1,086,862	8,087,616	1,287,192	22,378,382	-	-		-	32,840,052
	\$ 1,086,862	\$ 8,087,616	\$ 2,850,497	\$22,378,382	\$ -	\$ -	\$ -	\$ 1,116,166	\$ 35,519,523

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	3.14%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	63.00%	The District's YTM of .82% is exceeding the YTM benchmarks of the 6 month T-Bill and NCCMT Cash Portfolio.
Commercial Paper	20%	0.00%	
North Carolina Capital Management Trust	100%	8.03%	
Checking Accounts:	100%		All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Operating Checking Accounts		3.06%	
Gov't Advantage Money Market		22.77%	



**Board Meeting**

January 18, 2012

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2011

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**METROPOLITAN SEWERAGE DISTRICT  
INVESTMENT MANAGERS' REPORT  
AT NOVEMBER 30, 2011**

**Summary of Asset Transactions**

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 34,143,252	\$ 34,143,252	\$ 191,781
Capital Contributed (Withdrawn)	(3,079,656)	(3,079,656)	
Realized Income	30,651	30,651	(29,345)
Unrealized/Accrued Income	-	-	22,101
Ending Balance	<u>\$ 31,094,247</u>	<u>\$ 31,094,247</u>	<u>\$ 184,537</u>

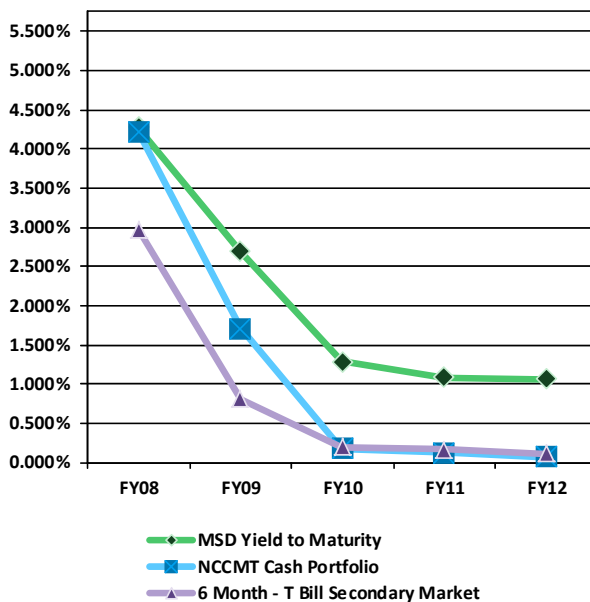
**Value and Income by Maturity**

	Original Cost	Income
Cash Equivalents <91 Days	\$ 8,715,866	\$ 6,561
Securities/CD's 91 to 365 Days	22,378,382	\$ 16,846
Securities/CD's > 1 Year	-	\$ -
	<u>\$ 31,094,247</u>	<u>\$ 23,407</u>

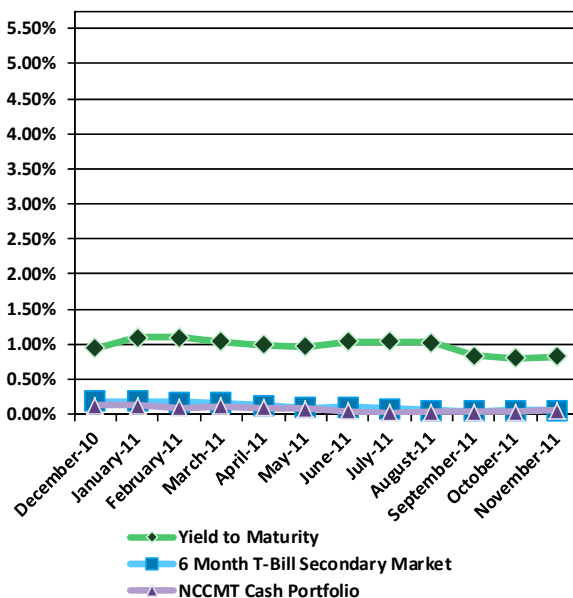
**Month End Portfolio Information**

Weighted Average Maturity	442 Days
Yield to Maturity	0.82%
6 Month T-Bill Secondary Market	0.05%
NCCMT Cash Portfolio	0.06%

**Metropolitan Sewerage District  
Annual Yield Comparison**



**Metropolitan Sewerage District  
Yield Comparison - November 30, 2011**



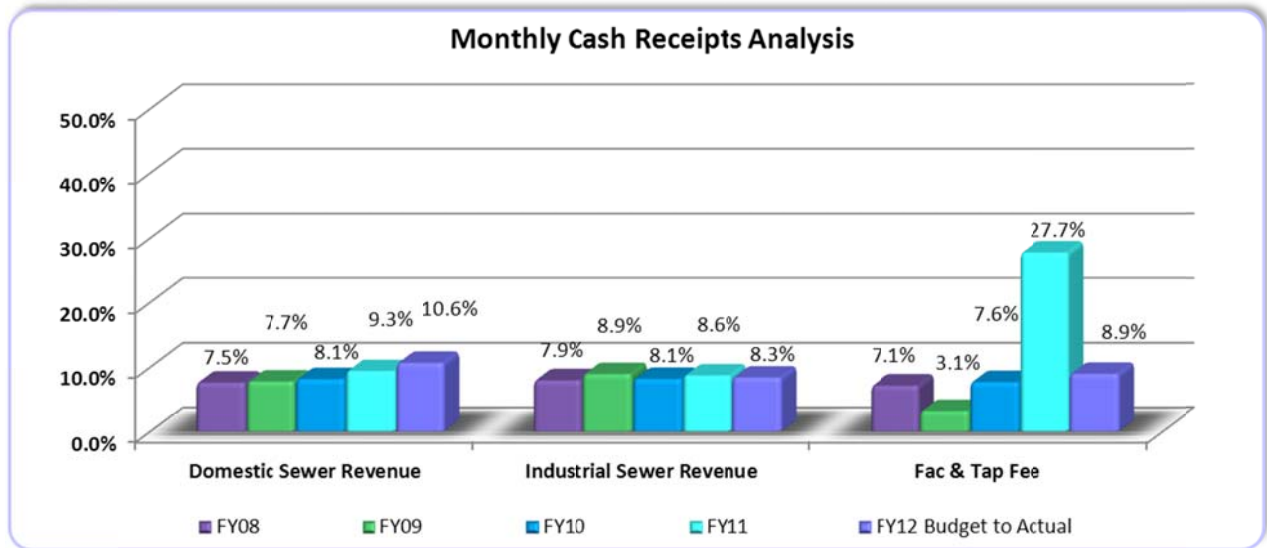
**Board Meeting**

January 18, 2012

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2011

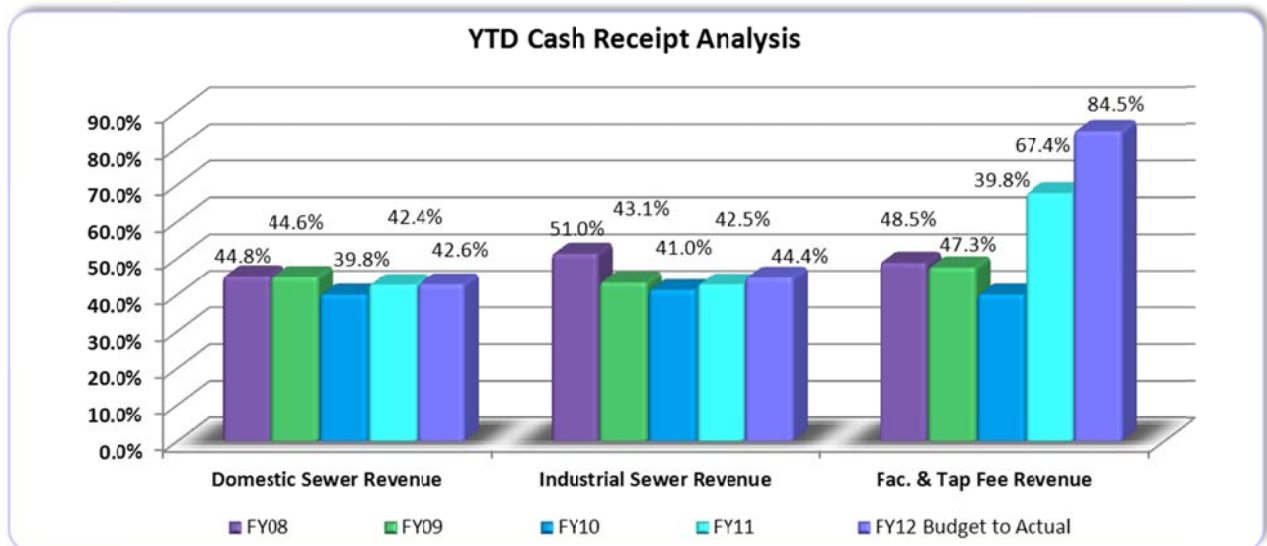
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**METROPOLITAN SEWERAGE DISTRICT  
ANALYSIS OF CASH RECEIPTS  
AS OF NOVEMBER 30, 2011**



**Monthly Cash Receipts Analysis:**

- Due to the City of Asheville’s implementation of their Munis Billing System, cash receipts were delayed. This has impacted receipts and will be resolved in the following months.
- Monthly industrial sewer revenue is considered reasonable based on historical trends.
- Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.



**YTD Actual Revenue Analysis:**

- Due to the City of Asheville’s implementation of their Munis Billing System, cash receipts were delayed. This has impacted receipts and will be resolved in the following months.
- YTD industrial sewer revenue is considered reasonable based on historical trends.
- Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

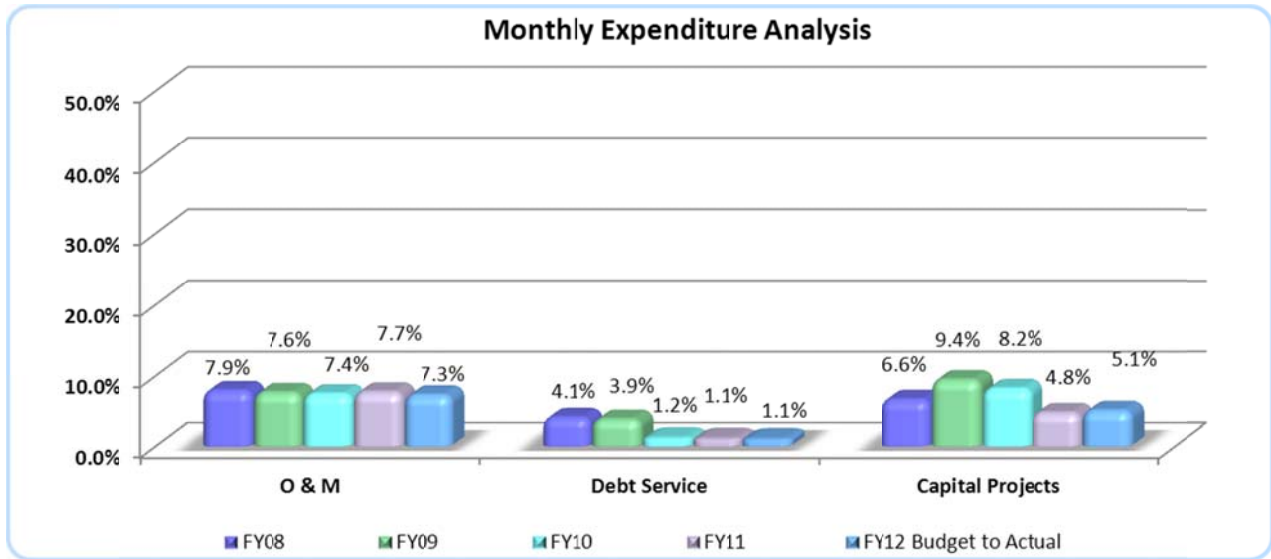
**Board Meeting**

January 18, 2012

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2011

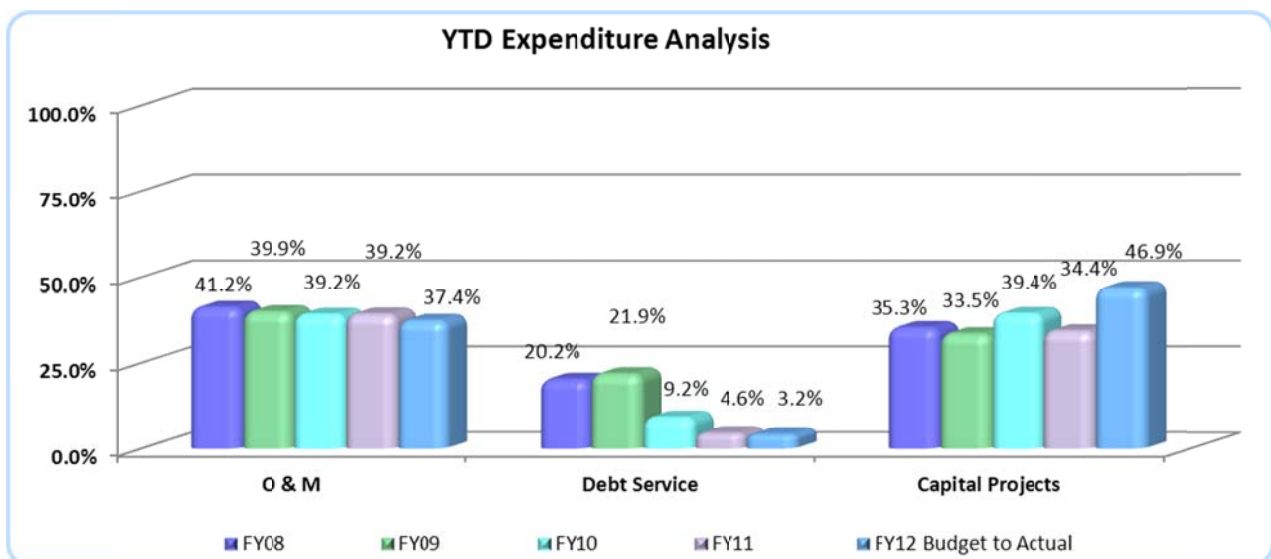
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**METROPOLITAN SEWERAGE DISTRICT  
ANALYSIS OF EXPENDITURES  
AS OF NOVEMBER 30, 2011**



**Monthly Expenditure Analysis:**

- Monthly O&M expenditures are considered reasonable based on historical trends and timing of expenditures in the current year.
- Due to the nature of the variable rate bond market, monthly expenditures can vary year to year. Based on current variable interest rates, monthly debt service expenditures are considered reasonable.
- Due to nature and timing of capital projects, monthly expenditures can vary from year to year. Based on the current outstanding capital projects, monthly capital project expenditures are considered reasonable.



**YTD Expenditure Analysis:**

- YTD O&M expenditures are considered reasonable based on historical trends.
- Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- Due to nature and timing of capital projects, YTD expenditures can vary from year to year. Based on the current outstanding capital projects, YTD capital project expenditures are considered reasonable.

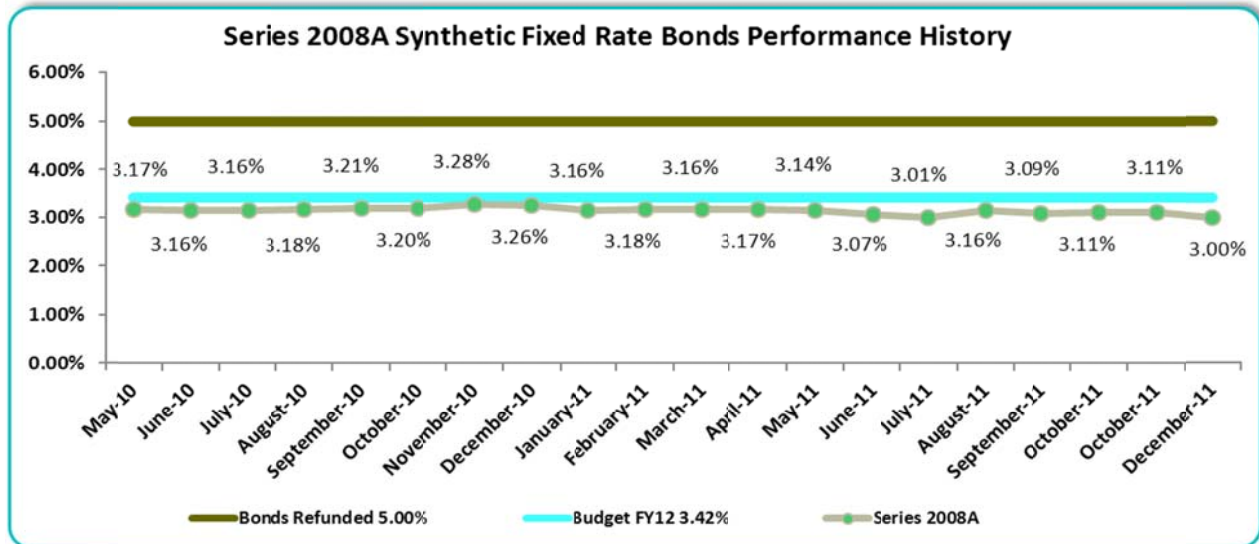
**Board Meeting**

January 18, 2012

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2011

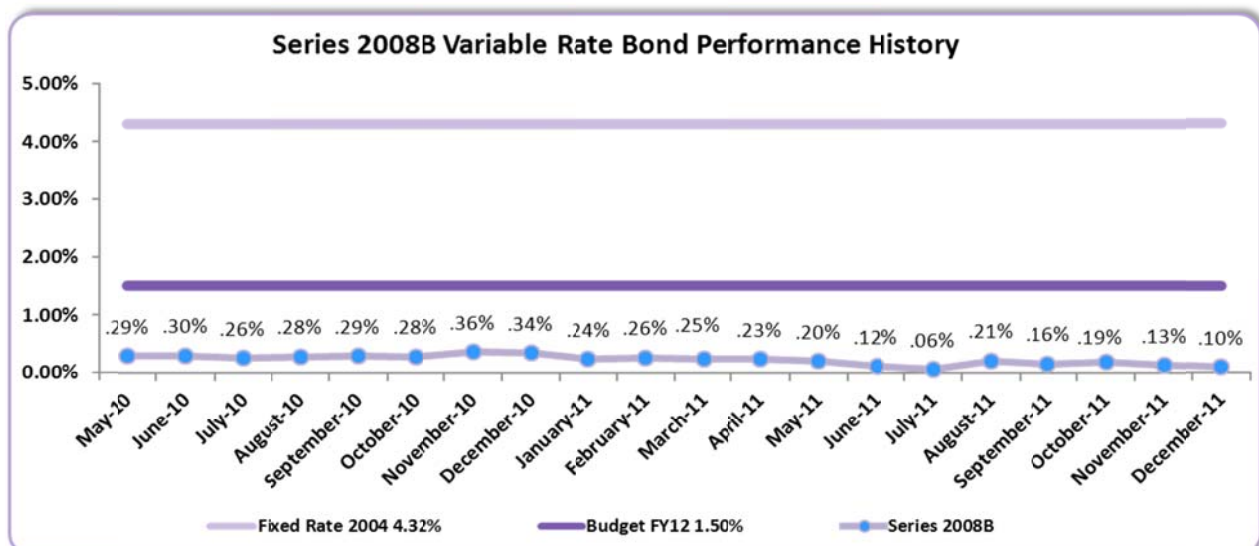
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**METROPOLITAN SEWERAGE DISTRICT  
Variable Debt Service Report  
As of December 31, 2011**



**Series 2008A:**

- Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$1,960,000 as compared to 4/1 fixed rate of 4.83%.
- Assuming that the rate on the Series 2008A Bonds continues at the current all-in rate of 4.0675%, MSD will achieve cash savings of \$3,503,702 over the life of the bonds.
- MSD would pay \$6,665,000 to terminate the existing Bank of America Swap Agreement.



**Series 2008B:**

- Savings to date on the 2008B Variable Rate Bonds is \$2,830,358 as compared to 5/1 fixed rate of 4.32%.
- Since May 1, 2008, the Series 2008B Bonds average variable rate has been 0.61%.
- MSD will achieve \$8,725,000 in cash savings over the life of the bonds at the current average variable rate.

# **STATUS REPORTS**



**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**January 10, 2012**

PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
DINGLE CREEK INTERCEPTOR @ CROWFIELDS, PHASE II	T & K Utilities	9/21/2011	10/7/2011	2/14/2012	175,854.00	90%	<b>Informal</b> 18-inch mainline construction is complete. Lateral construction is underway.
PATTON AVENUE @ PARKWOOD ROAD	TBA	TBA	TBA	TBA	TBA	0%	<b>Informal</b> Bids were opened on January 5, 2012. Huntley Construction Company is the apparent low bidder. Project will be presented at the January Board meeting.
PIPE RATING CONTRACT #6 (LINING)	Improved Technologies Group	10/19/2011	12/5/2011	7/2/2012	\$778,564.00	10%	<b>Formal</b> Pre-video of project is complete. The initial washing, cleaning & de-rooting is complete. Terry Brothers is replacing manholes and doing joint repairs. Lining has not begun yet.
ROLLINGWOOD ROAD	Huntley Construction	8/17/2011	9/19/2011	1/17/2012	\$206,957.50	50%	<b>Informal</b> Construction is progressing slowly but going well.
TOWN BRANCH INTERCEPTOR PHASE II	Moore & Son	6/15/2011	7/18/2011	1/14/2012	\$538,328.30	90%	<b>Formal</b> Mainline construction is complete; working on clean up, restoration and binder installation. Depot Street paving has been relinquished to COA.
TOWN MOUNTAIN ROAD (4-INCH MAIN)	TBA	TBA	TBA	TBA	TBA	0%	<b>Informal</b> Bids were opened on January 5, 2012. Terry Brothers Construction Company is the apparent low bidder. Project will be presented at the January Board meeting.
VA HOSPITAL (PRP 28001)	Huntley Construction	12/14/2011	TBA	TBA	\$200,786.99	0%	<b>Informal</b> Project was awarded to Huntley Construction Company.
WRF - FINAL MICROSCREEN REPLACEMENT	Hickory Construction	10/20/2010	1/3/2011	7/1/2012	\$8,937,108.20	52%	<b>Formal</b> Painting and urethane liners nearing completion. Electricians running cable trays and lighting. Bridge crane installed and awaiting certification. Equipment installation has just started.

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

Planning and Development Projects Status Report  
January 18, 2012

Status	Project Name	Project Number	Work Location	Units	LF	Pre-Construction Conference Date	Comments
	Davidson Road Sewer Extension	2004154	Asheville	3	109	12/15/2004	Complete-Waiting on final documents
	Riverbend Urban Village	2004206	Asheville	260	1250	8/29/2006	Redesign
	N. Bear Creek Road Subdivision	2005137	Asheville	20	127	7/11/2006	Complete - Waiting on final documents
	Willowcreek Village Ph.3	2003110	Asheville	26	597	4/21/2006	Complete - Waiting on final documents
	Rock Hill Road Subdivision	2005153	Asheville	2	277	8/7/2006	Complete - Waiting on final documents
	MWB Sewer Extension	2008046	Asheville	Comm.	285	5/12/2008	Complete - Waiting on final documents
	Black Mtn Annex: Avena Rd.	1999026	Black Mtn.	24	4,300	8/19/2010	Complete - Waiting on final documents
	Black Mtn Annex: McCoy Cove	1992174	Black Mtn.	24	2,067	8/19/2010	Complete - Waiting on final documents
	Black Mtn Annex: Blue Ridge Rd.	1992171	Black Mtn.	24	2,560	8/19/2010	Complete-Waiting on final documents
	Kenilworth Healthy Built	2011030	Asheville	5	252	8/23/2011	Complete - Waiting on final documents
	Haw Creek Tract	2006267	Asheville	49	1,817	10/16/2007	Complete - Waiting on final documents
	Haywood Village	2007172	Asheville	55	749	7/15/2008	Complete - Waiting on final documents
	Oak Crest Place	2004056	West Asheville	27	791	12/3/2004	Complete - Waiting on final documents
	Buncombe County Animal Shelter	2007216	Asheville	Comm.	78	5/1/2008	Complete - Waiting on final documents
	Lodging at Farm (Gottfried)	2008169	Candler	20	45	6/2/2009	Complete - Waiting on final documents
	Camp Dorothy Walls - Ph. 1	2007294	Black Mtn.	Comm.	593	6/16/2009	Complete - Waiting on final documents
	Greeley Street	2011053	Asheville	2	119	9/15/2011	Complete - Waiting on final documents
	Momentum Health Adventure	2008097	Asheville	Comm.	184	8/19/2009	Complete - Waiting on final documents
	North Point Baptist Church	2008105	Weaverville	Comm.	723	5/20/2009	Complete - Waiting on final documents
	Lutheridge - Phase I	2009112	Arden	Comm.	330	3/16/2010	Complete-Waiting on final documents
	Mission Hospitals (Victoria Road)	2009022	Asheville	Comm.	532	2/12/2010	Complete-Waiting on final documents
	South Buncombe Intermediate Sch.	2009065	Arden	Comm.	1,656	6/7/2010	Complete-Waiting on final documents
	AVL Technologies	2010018	Woodfin	Comm.	133	5/21/2010	Complete-Waiting on final documents
	Ridgefield Business Park	2004188	Asheville	18	758	2/16/2005	Complete-Waiting on final documents

Subtotal	559	20,332
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Planning and Development Projects Status Report  
January 18, 2012

Status	Project Name	Project Number	Work Location	Units	LF	Pre-Construction Conference Date	Comments
	UNC-A New Residence Hall	2011047	Asheville	304	404	8/29/2011	Testing
	The Settings (6 Acre Outparcel)	2004192	Black Mountain	21	623	3/15/2006	Ready for final inspection
	Falcon Ridge	2004240	Asheville	38	3,279	10/11/2006	Punchlist pending
	Waightstill Mountain PH-8	2006277	Arden	66	3,387	7/26/2007	testing / in foreclosure
	Emergency Services Training Center	2009027	Woodfin	Comm.	2,512	2/7/2011	Punchlist pending
	Brookside Road Relocation	2008189	Black Mtn	N/A	346	1/14/2009	Pre-con held, ready for construction
	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	Punchlist pending
	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	Ready for final inspection
	Versant Phase I	2007008	Woodfin	64	12,837	2/14/2007	testing
	Canoe Landing	2007137	Woodfin	4	303	5/12/2008	Ready for construction
	Central Valley	2006166	Black Mtn	12	472	8/8/2007	Punchlist pending
	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
	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
	Thom's Estate	2006309	Asheville	40	3,422	1/24/2008	Ready for final inspection
	Thom's Estate - Phase II	2008071	Asheville	40	3,701	2/9/2011	Testing
	Berrington Village Apartments	2008164	Asheville	308	4,690	5/5/2009	Redesign
	Cottonwood Townhomes	2009110	Black Mtn.	8	580	10/20/2009	Testing
	Camp Dorothy Walls - Ph. 2	2007294	Black Mtn.	Comm.	593	6/16/2009	Pre-con held, ready for construction
	Olive Garden	2011074	Asheville	Comm.	500	12/12/2011	Installing
	Fairview Road Property	2010043	Asheville	10	542	11/9/2011	Installing
	Larchmont Apartments	2011014	Asheville	60	26	6/23/2011	Installing

Subtotal	2039	92,837
Total Units:	2,598	
Total LF:		113,169