

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
APRIL 20, 2016**

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 2pm Wednesday, April 20, 2016. Chairman VeHaun presided with the following members present: Ashley, Belcher, Bryson, Collins, Creighton, Frost, Kelly, Manheimer, Pelly, and Wisler. Mr. Root was absent.

Others present were Thomas E. Hartye, General Manager, William Clarke, General Counsel, Forrest Westall with McGill Associates, PE, Jade Dundas with City of Asheville Water, Joseph Martin with Woodfin Sanitary Water & Sewer District, Ed Bradford, Scott Powell, Peter Weed, Mike Stamey, Ken Stines, Jim Hemphill, Hunter Carson, and Sondra Honeycutt.

2. Inquiry as to Conflict of Interest:

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

3. Approval of Minutes of the March 17, 2016 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the March 16, 2016 Board Meeting. Ms. Wisler moved for approval of the minutes as presented. Mr. Creighton 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. VeHaun welcomed Mr. Dundas and Mr. Martin. There was no public comment.

6. Report of General Manager:

Regarding the Incinerator Emissions Project, Mr. Hartye reported the new system is fully operational and has been tested and yielded good results to meet the new EPA requirements. MSD is still tweaking operational parameters to gain greater efficiencies. In the future the project will be written up for presentation, but today Mr. Hartye wanted to verbally recognize staff and provide some background information on this project. Bottom line, MSD went against the recommendation of the expert consultant who recommended going the conventional expensive route that everyone else, to that point, had been taking. The expensive route was already budgeted and there was little risk in going that way, but the up side was very large in saving customer revenues, so MDF felt it needed to take the risk. Basically we risked time that we did not have much of and about

\$50,000 to pilot test the new technology. It paid off. The District saved \$5 million dollars, and was able to get it done in time for the new regulations which started last month. Many other utilities have not been able to meet these new regulations.

Mr. Hartye reported that a large amount of credit goes to staff. Peter Weed came in nights and weekends to make sure the pilot testing equipment was up and running efficiently. The equipment that was sent presented problems that Peter and our mechanics had to resolve. The testing effort was critical in getting good data results on which to base further decisions. Hunter Carson, MSD's Project Engineer kept the consultant and supplier on task to maintain the timeline. Roger Edwards engaged MSD regulators in our approach and showed great leadership in developing a training effort after completion that included MSD operators, consultants, regulators and other agencies. Mr. Hartye presented slides showing the membrane section where most of the mercury is removed and the computer interface for the operators.

Mr. Hartye reported that MSD is currently demolishing the old Chlorine gas building and gutting an old sludge transfer building to make way for the new Headworks project which is at 90% design. MSD hopes to start construction later this year. Because this project involves gutting and phasing out the old plant processes, and replacing them with new processes while keeping the plant operational and in compliance, it is much more challenging than just building a new plant outright. In addition, there are serious space limitations at the plant. Because of this, MSD needed to incorporate actual physical modeling as opposed to 3D hydraulic computer models because of the fluid dynamics. MSD Consultant HDR utilized Clemson Hydraulic Institute to create models to check MSD design. Mr. Hartye presented pictures and a video of the hydraulic dye test.

Mr. Hartye presented photos of a repair job out in Weaverville. MSD has an old 8-inch iron pipe that was run many years ago before all of the development occurred. The pipe is both partially broken and a portion was originally "back-graded" (meaning up hill). This line feeds most things north of Weaver Boulevard. Similar to the huge cavern dug (by others for storm facilities) behind KFC a few years ago, MSD is digging down 25-30 feet to get to infrastructure that was filled upon (for development) which was a challenge.

Mr. Hartye reported a call was received from Ms. Pam Agner who lives in Asheville expressing her appreciation for the work MSD employees did at her home. She said that customer service was superb from the Dispatcher to the First Responder (who arrived within an hour) to the service crew who were onsite within 10 minutes of the call from the First Responder. The work was done quickly and efficiently. Thanks to Linda Phillips, Wayne Rice, Roy Lytle, Robert Denny, Mitch Metcalf, Josh Matthews, and Nicholas Hercules.

Mr. Hartye reported the Spring Conference for water and wastewater professionals was held in Asheville April 18 and 19th. The Conference is a mini version of the State Conference held in the fall. Mayor Esther Manheimer welcomed the attendees and Forrest Westall was the keynote speaker to kick off the proceedings. Asheville Water and MSD employees carried the lions share of the work involved in arrangements and the proceedings.

Mr. Hartye reported the Personnel Committee will meet April 26th at 9am to consider Salary and Benefit adjustments (i.e. Self-Funded Medical and Dental Program). The CIP Committee will meet on April 28th at 8:30am. The Finance Committee will meet May 5th at 9am to consider a Preliminary Budget with an updated 10-year Business Plan. The next regular Board Meeting will be held May 18th at 2pm. The next Right of Way Committee meeting will be held May 25th at 9am.

7. Report of Committees:

Right of Way Committee

Mr. Kelly reported the Right of Way Committee met March 23, 2016 to consider four (4) Compensation Budgets and one (1) Condemnation to be discussed under the Consolidated Motion Agenda. In other business, Mr. Clarke briefed the Committee on pending condemnations.

8. Consolidated Motion Agenda:

a. Consideration of Compensation Budgets: Four inch main Dry Ridge Road; Stratford Road at Oxford Court; Hendersonville Road at Rosscraggon Road Drive Phase 2, and Asheville Country Club GSR Project:

Mr. Hartye reported the attached Compensation Budgets are based on current ad valorem tax values and follow the MSD approved formula. The ROW Committee recommends approval of the Compensation Budgets.

b. Consideration of Condemnation – Stratford Road at Oxford Court GSR:

Mr. Hartye reported this property is improved with residential use, and is a rental property located along a residential public street. The existing sewer traverses the property in a southeast direction bisecting one third of the property. The owner's primary concern is the compensation offered as well as fencing and sod replacement for which MSD has made provisions. The ROW Committee recommends authority to obtain appraisal and proceed with condemnation.

c. Consideration of Bids: Venable Pump Station Elimination:

Mr. Hartye reported this project is located in southwest Asheville in front of the Ingles Store on Brevard Road. The project is comprised of the installation of 672LF of 8-inch DIP and the removal of the existing Venable Pump Station which was constructed in the mid 80's. The Board recently accepted ownership of the sewer system within the outlet mall property. It is now a public system, which allows the pump station to be eliminated. The contract was advertised and the following five (5) bids were received on April 7, 2016: Payne, McGinn and Cummings with a bid of \$717,302.00; Brushy Mountain Building with a bid of \$699,702.00; Davis Grading, Inc. with a bid of \$386,157.00; Terry Brothers Construction Co. with a bid of \$359,709,90, and Buckeye Bridge, LLC with a bid of \$314,639,20. Mr. Hartye further reported that Buckeye Bridge has completed numerous rehabilitation projects, and their work quality has been excellent to date. This project was not originally planned for FY15-16. However, sufficient funds are available in the Contingency Fund. The project has been incorporated into the FY16-17 CIP Budget beginning July 1, 2016. Staff recommends award of the contract to Buckeye Bridge, LLC in the amount of \$314,639.20, subject to review and approval by District Counsel.

d. Consideration of Developer Constructed Sewer Systems: Little Flat Creek/Evening Shade Private System; 790 Riceville Road; Busbee Mountain View and Lakeside Meadows Sewer Extensions:

Mr. Hartye reported the Little Flat Creek-Evening Shade Subdivision is located outside the District boundary at the intersection of North Buncombe School Road and Evening Shade Drive in Buncombe County. This phase of the private collection system consist of approximately 1,727 LF of 8-inch gravity sewer.

Mr. Hartye reported the 790 Riceville Road Subdivision is located inside the District boundary at the intersection of Riceville Road and McFalls Road in Buncombe County. The project included extending approximately 574 LF of 8-inch public gravity sewer to serve the eight (8) unit single family residential development.

Mr. Hartye reported the Busbee Mountain View Subdivision is located inside the District boundary off West Chapel Road in the City of Asheville. The project included extending approximately 608 LF of 8-inch public gravity sewer to serve the nine (9) unit single family residential development.

Mr. Hartye reported the Lakeside Meadows Subdivision is located inside the District boundary along Brown Street in the Town of Weaverville. The project included extending approximately 1,103 LF of 8-inch public gravity sewer to serve the twenty-five (25) unit single family residential development.

Saff recommends acceptance of the aforementioned developer constructed sewer systems. All MSD requirements have been met.

e. Cash Commitment Investment Report Month Ended February 2016:

Mr. Powell reported Page 30 presents the makeup of the District's Investment Portfolio. There has been no change in the makeup of the portfolio from the prior month. Additionally, the makeup of the District's Investment Portfolio is in accordance to the District's Investment Policy. Page 31 is the MSD Investment Manager Report as of the month of February. The weighted average maturity of the investment portfolio is 214 days. The yield to maturity is 49% and is exceeding bench marks of the 6 month T-Bill and NCCMT cash portfolio. Page 32 is the MSD Analysis of Cash Receipts. Monthly and YTD domestic and industrial revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods. YTD Facility and Tap fees are higher than budgeted expectations due to unanticipated receipts from 3 developments as well as staff's conservative budgeting of impact fees. Page 33 is the MSD Analysis of Expenditures. The District's O&M expenditures are considered reasonable based on historical trends and current year budgeted needs. Debt Service expenditures are below budgeted expectations due to lower than expected interest rates on the District's variable rate debt. Due to the nature and timing of capital projects, YTD expenditures can vary from year to year. Based on the current outstanding capital projects, YTD capital project expenditures are considered reasonable and budgeted funds are expected to be spent at year end. Page 34 is the MSD Variable Debt Service report for the month of March. The 2008 Series Refunding Bonds are performing better than budgeted expectations. As of the end of February both issues have save the District customers \$4.4 million dollars in debt service since April of 2008.

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

09. Old Business:

Mr. Belcher thanked staff for adding zip codes to the Project Reports.

10. New Business:

None.

11. Adjournment:

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

Jackie W. Bryson, Secretary/Treasurer

<h1 style="margin: 0;">MSD</h1> <h2 style="margin: 0;">Regular Board Meeting</h2>

Metropolitan Sewerage District
of Buncombe County, NC

AGENDA FOR 4/20/16

✓	Agenda Item	Presenter	Time
	Call to Order and Roll Call	VeHaun	2:00
	01. Inquiry as to Conflict of Interest	VeHaun	2:05
	02. Approval of Minutes of the March 16, 2016 Board Meeting.	VeHaun	2:10
	03. Discussion and Adjustment of Agenda.	VeHaun	2:15
	04. Informal Discussion and Public Comment	VeHaun	2:20
	05. Report of General Manager	Hartye	2:25
	06. Report of Committees: a. ROW Committee – 3/23/2016 – Kelly	VeHaun	2:40
	07. Consolidated Motion Agenda		2:55
	a. Consideration of Compensation Budgets: Four inch Main Dry Ridge Road; Stratford Road @ Oxford Court; Hendersonville Road @ Rosscraggon Road Drive Phase 2 and, Asheville Country Club GSR.	Hartye	
	b. Consideration of Condemnation – Stratford Road @ Oxford Court GSR Project.	Hartye	
	c. Consideration of Bids – Venable Pump Station Elimination Project.	Hartye	
	d. Consideration of Developer Constructed Sewer Systems: Little Flat Creek/Evening Shade Private System; 790 Riceville Road; Busbee Mountain View, and Lakeside Meadows Sewer Extensions.	Hartye	
	e. Cash Commitment/Investment Report Month Ended February, 2016.	Powell	
	08. Old Business:	VeHaun	3:05
	09. New Business:	VeHaun	3:10
	10. Adjournment: (Next Meeting 5/18/16)	VeHaun	3:20
	STATUS REPORTS		

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
MARCH 16, 2016**

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 2pm Wednesday, March 16, 2016. Chairman VeHaun presided with the following members present: Ashley, Belcher, Bryson, Collins, Creighton, Frost, Kelly, Pelly, Root and Wisler. Ms. Manheimer was absent.

Others present were: Ann-Patton Hornthal and Rebecca Reinhardt with Roberts & Stevens, Joseph Martin with Woodfin Sanitary Water & Sewer District, Ed Bradford, Scott Powell, Peter Weed, Jim Hemphill, Mike Stamey, Ken Stines, Matthew Walter, Angel Banks, and Sondra Honeycutt.

Mr. VeHaun welcomed Ms. Hornthal, Ms. Reinhardt and Mr. Martin.

2. Inquiry as to Conflict of Interest:

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

3. Approval of the Minutes of the February 17, 2016 Board Minutes:

Mr. VeHaun asked if there were any changes to the Minutes of the February 17, 2015 Board Meeting. Ms. Frost moved for approval of the minutes as presented. Mr. Pelly 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:

There was no public comment.

6. Report of General Manager:

In the absence of Mr. Hartye, Mr. Bradford reported MSD is currently partnering with RiverLink on a stream restoration project along Smith Mill Creek. RiverLink has secured funding for this project to improve water quality in this area due to erosion. MSD will use equipment to do the heavy lifting, which may well lead to other such projects throughout the area.

Mr. Bradford reported that Biltmore Outlets approached MSD about taking over its private sewer system which was constructed in the late 1980's, but are now looking to get out of the sewer business. Staff is recommending takeover of the system which will allow MSD to get rid of a pump station in the Ingles parking lot across the street and prior to Ingles

opening a super store in the same location by August of this year. This project is currently in advertisement and staff hopes to present this to the Board within a month.

Mr. Bradford reported MSD is assisting UNCA in researching the possibility of using an energy recovery system on the MSD sewer main running through the campus. He stated this is not a new system, but one that is used up North and in Europe. He explained this is basically a thermal system whereby heat is dumped into the wastewater in the sewer system in the summer and extracted in the winter, but sufficient flow is necessary. The location they are looking at to install the system is near the roundabout on Weaver Boulevard, but because this would become part of the MSD system, there will be a lot of restrictions. He presented a slide showing the system and stated that MSD is doing flow monitoring on the system for a two week period to see if the flow meets their requirements. The basin that this is on serves the Grove Park Inn and several thousand homes in this area. Mr. Pelly asked what the goal of the project is. Mr. Bradford said heating & cooling systems. Mr. Kelly asked if this has any economic benefit or detriment to MSD. Mr. Bradford said none, other than partnering for energy efficiency.

Mr. Bradford reported the next Right of Way Committee meeting will be held at 9 am on March 23rd. The next regular Board Meeting will be held April 20th at 2 pm.

As part of the FY2017 Budget Process and Committee Meetings, Mr. Bradford reported the Personnel Committee will meet on April 26th at 9 am to consider Cost of Living/Merit pay and Benefit Allocations (i.e. Self-funded Medical & Dental Program). The CIP Committee will meet on April 28th at 8:30 am to consider an update of the Ten-Year Capital Improvement Program and the FY 2017 Construction Fund Budget. The Finance Committee will meet May 5th at 9 am to consider a Preliminary Budget with an updated 10-year Business Plan, which will incorporate the recommendation from the other Committees along with the proposed FY17 Operating Budget and Sewer Rates.

At the May 18th regular Board Meeting, the Board will be asked to consider the Preliminary FY17 Budget and Sewer Rates. At the June 15th regular Board Meeting, the Board will be asked to consider the Final FY17 Budget.

7. Consolidated Motion Agenda:

a. Consideration of Bids – Pump Station Replacement Projects - Bypass Pump Staging Areas:

Mr. Bradford reported this project is comprised of two locations: one at the treatment plant and one at the Carrier Bridge Pump Station. The purpose of the project is to construct permanent by-pass areas

where MSD can do emergency by-passing of those systems or do maintenance activities. Currently MSD has two very large portable pumps with trailers that can be mobilized to Carrier Bridge or back to the plant. Also included is the installation of two concrete areas between RBC basins to allow for easier maintenance with MSD's large trucks. The contract was advertised informally and the following two bids were received on March 2, 2016: Carolina Specialties, LLC with a bid of \$329,812.25, and NHM Constructors, LLC with a bid of \$267,260.00. The apparent low bidder is NHM Constructors, LLC with a bid of \$262,260.00. NHM has completed multiple projects at the plant including the recent Slide Gate project, and their work quality has been excellent on these projects. Staff also included an alternate to install concrete instead of asphalt for the two surfaces. This option will only add \$2,140.00 to the total project cost and is therefore recommended. The FY15-16 Construction Budget for this project is \$450,000.00. Staff recommends award of the contract to NHM Constructors, LLC in the amount of \$269,400.00 subject to review and approval by District Counsel.

b. Consideration of Bids – Hendersonville Road at Mills Gap Road Sanitary Sewer Replacement Project:

Mr. Bradford reported this project is located in South Asheville directly at the Ingles Store near Mills Gap Road. The 8-inch through 12-inch lines in this area are in poor structural condition. The rehabilitation project is comprised of 2,194LF of pipe bursting and 604LF of Dig and Replace for a total of 2,798LF. Pipe bursting and night construction have been specified in order to minimize disturbances to multiple businesses. The contract was advertised and one bid was received on January 5, 2016. The project was therefore re-advertised and one bid was again received on January 13, 2016 from Terry Brothers Construction Co. in the amount of \$723,448.00, which exceeds the budget, so staff re-advertised again and received the following two bids on February 25, 2016: Davis Grading, Inc. with a bid of \$772,948.00, and Terry Brothers Construction Co. with a bid of \$703,488.00. The construction estimate was \$650,000.00. The contractors pricing is reflective of project complexity and the night construction which was added during ROW negotiations. Sufficient funds are available in the contingency fund for the overage. Terry Brothers has completed numerous projects for MSD, and their work quality has been excellent. Staff recommends award of the contract to Terry Brothers Construction Co. in the amount of \$703,488.00 subject to review and approval by District Counsel. Mr. Root asked when there is a situation where we are not spending the full amount budgeted, does the overage go into a contingency fund? Mr. Bradford stated that when a project is under budget, Finance will transfer the overage into the contingency fund, which is currently at \$1 million dollars.

c. Consideration of Developer Constructed Sewer Systems: Asheville Outlets Sewer Conveyance; Beaver Drive Sewer Extension; Mill Creek Townhomes Sewer Extension, and Publix Sewer Extension:

Mr. Bradford reported the Asheville Outlets Sewer Conveyance project is located inside the District boundary off Brevard Road in the City of Asheville. He presented a slide showing the location of the project. The project included conveying a private collection system and associated easements for approximately 6,070 LF of 8-inch gravity sewer which serves the Asheville Outlets. It is important to note that with the acceptance of this system, the District will be able to eliminate the Venable Pump Station. The pump station elimination project is ready for advertisement and is expected to come before the Board next month.

Mr. Bradford reported the Beaver Drive Sewer Extension project is located inside the District boundary off Beaver Drive in the Town of Woodfin. The project included extending approximately 230 LF of 8-inch public gravity sewer to serve the six unit single family residential development.

Mr. Bradford reported the Mill Creek Townhomes Sewer Extension project is located inside the District boundary off Old County Home Road in Buncombe County. The project included extending approximately 84 LF of 8-inch public gravity sewer to serve the 18 unit residential development.

Mr. Bradford reported the Publix Sewer Extension project is located inside the District boundary off Hendersonville Road in the City of Asheville. The project included extending approximately 628LF of 8-inch public gravity sewer to serve a commercial development.

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

d. Cash Commitment/Investment Report Month Ended January 31, 2016:

Mr. Powell reported Page 27 presents the makeup of the District's Investment Portfolio. There has been no change in the makeup of the portfolio from the prior month. Additionally the makeup of the District's Investment Portfolio is in accordance to the District's investment policy. Page 28 is the MSD Investment Manager report as of the month of January. The weighted average maturity of the investment portfolio is 144 days. The yield to maturity is 0.46% and exceeds bench marks of the 6-month T-Bill and NCCMT cash portfolio. Page 29 is the MSD Analysis of Cash Receipts. Monthly and YTD domestic and industrial revenue is considered reasonable based on

timing of cash receipts in their respective fiscal periods. YTD Facility and Tap Fees are considered reasonable based on timing of 3 development contributions in the current year in addition to the conservative budgeting approach of these fees. Page 30 is the Analysis of Expenditures. The District's O&M expenditures are considered reasonable based on historical trends and current year budgeted needs. Due to the nature and timing of capital projects, year to date expenditures can vary year to year. Based on the current capital projects, YTD capital project expenditures are considered reasonable. Page 31 is the MSD Variable Debt Service Report. The 2008A Series are performing better than budgeted expectations. As of the end of February, the 2008A bond series has saved the District ratepayers approximately \$4.4 million dollars in debt service since April of 2008.

Mr. Belcher moved for approval of the Consolidated Motion Agenda as presented. Ms. Bryson seconded the motion. Roll call vote was as follows: 11 Ayes; 0 Nays.

8. Old Business:

Mr. Belcher requested that zip codes be added to the Project Schedule to make it easier to know the exact location. Mr. Bradford stated staff will add this.

9. New Business:

At 2:22 pm, Ms. Wisler moved the Board go into closed session to discuss a condemnation settlement.

At 2:26 pm, the Board went back into open session.

Ms. Hornthal stated it is Counsel's recommendation that MSD agree to the consent judgement in the condemnation case (11CVS702) in Buncombe County filed against JAGJ, LLC in the amount of \$150,000.00. Mr. Kelly moved for approval of the recommendation. Mr. Root seconded the motion. Roll call vote was as follows: 11 Ayes; 0 Nays.

10. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:27pm.

Jackie W. Bryson Secretary/Treasurer



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: April 15, 2016
SUBJECT: Report from the General Manager

- Treatment Planning and Construction Updates

At the Meeting I will update the Board on Incinerator Emissions Project, the RBC replacements, and demolition of old chorine gas building etc. to make way for the upcoming Headworks project. The Headworks project design is nearing completion along with the hydraulic modeling tests and we hope to begin construction this Fall.

Just at the Treatment Plant - the District has completed \$29 million of improvements over the last 10 years and plans to complete another \$35 Million over the next 10 years.

- Kudos

Received a call From MS. Pam Agner, who lives in Asheville, expressing her appreciation for the work that MSD Employees did at her home. She said that customer service was superb from the Dispatcher to the First Responder (who arrived within an hour) to the service crew who were onsite within 10 minutes of the call from the First Responder. The work was done quickly and efficiently. Thanks to Linda Phillips, Wayne Rice, Roy Lytle, Robert Denny, Mitch Metcalf, Josh Matthews, and Nicholas Hercules.

- AWWA/WEA Spring Conference

The Spring Conference for water and wastewater professionals will be held in Asheville April 18 and 19th. This conference is a mini version of the annual State Conference held in the Fall. Mayor Esther Manheimer will welcome the group and Forrest Westall will be the keynote speaker to kick off the proceedings. Asheville Water and MSD employees will be carrying the lions share of the work involved in the arrangements and the proceedings.

- Board/Committee Meetings/Events

The Personnel Committee will meet on April 26th at 9 am to consider Salary and Benefit adjustments (i.e. Self-Funded Medical & Dental Program). The CIP Committee will meet on April 28th at 8:30 am. The Finance Committee will meet May 5th at 9am to consider a Preliminary Budget with an updated 10 year Business Plan. The next Regular Board Meeting will be held on May 18thth at 2 pm. The next Right of Way Committee meeting will be held at 9 am on May 25th.

**RIGHT OF WAY
COMMITTEE RECOMMENDATIONS
AND MINUTES
March 23, 2016**

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 9:00 a.m. on Wednesday, March 23, 2016. The following Right of Way Committee members were present: Glenn Kelly, Matt Ashley Jr., Jackie Bryson, Esther Manheimer & Chris Pelly.

Others present were: Billy Clarke, MSD Counsel; Jerry VeHaun, Chairman of the Board; Al Root, Jon Creighton & Don Collins, Board Members; Tom Hartye, Ed Bradford, Angel Banks, Darin Prosser, Shaun Armistead, Wesley Banner 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 were none.

**III. Consideration of Compensation Budgets–
Four Inch Main-Dry Ridge Road Project No. 2012009
Stratford Road @ Oxford Court Project No. 2012133
Hendersonville Road @ Rosscraggon Drive Phase 2, Project No. 2009150
Asheville Country Club GSR Project No. 2012130**

The attached Compensation Budgets are based on current ad valorem tax values and follow the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budgets.

Ms. Banks explained the projects. The Four Inch Main-Dry Ridge Road Project is located off of Windsor Road in North Asheville and consists of 907 linear feet of 8” DIP to replace 4” and 6” orangeburg and VCP. The Stratford Road @ Oxford Court project is located off of Merrimon Avenue and consists of approximately 1,960 linear feet of 8” DIP to replace 6” and 8” VCP and PVC. The Hendersonville Road @ Rosscraggon Drive project is located along Rosscraggon and Azalea Drives off of Hendersonville Road and consists of 4,180 LF of 8” and 12” DIP and HDPE to replace 8” and 10” VCP. The Asheville Country Club project crosses portions of the golf course and a section of residential lots located along Elk Mountain Scenic Highway at the intersection of Inglewood Road and consists of approximately 8,583 LF of 8” and 12” DIP to replace existing 8” and 12” VCP, with approximately 1,300 LF crossing the residential portion. This project will be constructed in house by System Services. This is a 2 phase project. Shaun Armistead has worked closely with the golf course Superintendent and the golf course lines will be replaced first, followed by replacement through the residential area after easements are obtained. Mr. Armistead explained that the golf course would be closed for renovations April through September and System Services would be replacing lines during that time.

There was no discussion. Mr. Pelly made the motion to accept Staff’s recommendation. Mr. Kelly seconded the motion. Voice vote was unanimous.

COMMITTEE RECOMMENDATION: Approval of Compensation Budgets.

**IV. Consideration of Condemnation– Stratford Road @ Oxford Court GSR,
Project No. 2012133**

Pin Number 9730-96-5681– This property is improved with residential use, and is a rental property located along a public residential street. The existing sewer line traverses the property in a southeast direction bisecting one third of the property. The proposed alignment runs parallel to the rear property line and ten feet inside the line. This new alignment is within the 25’ rear setback thereby encumbering no buildable area improving the property.

The owner’s primary concern is the compensation offered of \$3,131. Owner countered at \$13,555 and MSD countered back at \$4,150 (\$1,019 increase). Owner countered again at \$9,018 and MSD held firm at \$4,150 as the proposed alignment is fully within the setback area. Due to the significant difference in compensation negotiations have stalled.

Owner other concerns included fencing and sod replacement for which MSD has made provisions.

Total Contacts: 9

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

Ms. Banks explained that the standard offer was based on \$3.35/sf for a .42 acre lot. Owner’s counter offer of \$8.48/sf was based on an average square foot price of three recent sales in the area. Two of those sales were not comparable due to size (\$9.54/sf for .13 acres and \$11.48/sf for .25 acre). Owner also used a full year of temporary construction rental versus the anticipated 3 months of use. MSD’s counter of \$4,150.00 was based on the closest comparable lot of .45 acres (\$4.44/sf). Mr. Pelly asked if authorization was only to obtain appraisal. Ms. Banks stated that staff was asking for authorization to obtain appraisal and continue with condemnation if necessary. There was no further discussion. Mr. Pelly made the motion to accept Staff’s recommendation. Mr. Kelly seconded the motion. Voice vote was unanimous.

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

V. Other business:

Mr. Clarke briefed Committee on status of pending condemnations.

Ms. Banks stated that staff would e-mail out the 2016 Right of Way schedule.

There being no further business the meeting adjourned at 9:16 am.

Metropolitan Sewerage District of Buncombe County

Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 3/23/2016

BOARD MEETING DATE: 4/20/2016

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 Budgets –

Four Inch Main - Dry Ridge Road, Project No. 2012009
Stratford Road @ Oxford Court GSR, Project No. 2012133
Hendersonville Road @ Rosscraggon Drive Phase 2 GSR, Project No. 2009150
Asheville Country Club GSR, Project No. 2012130

The attached Compensation Budgets are based on current ad valorem tax values and follow the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budgets.

Ms. Banks explained the projects. The Four Inch Main-Dry Ridge Road Project is located off of Windsor Road in North Asheville and consists of 907 linear feet of 8" DIP to replace 4" and 6" orangeburg and VCP. The Stratford Road @ Oxford Court project is located off of Merrimon Avenue and consists of approximately 1,960 linear feet of 8" DIP to replace 6" and 8" VCP and PVC. The Hendersonville Road @ Rosscraggon Drive project is located along Rosscraggon and Azalea Drives off of Hendersonville Road and consists of 4,180 LF of 8" and 12" DIP and HDPE to replace 8" and 10" VCP. The Asheville Country Club project crosses portions of the golf course and a section of residential lots located along Elk Mountain Scenic Highway at the intersection of Inglewood Road and consists of approximately 8,583 LF of 8" and 12" DIP to replace existing 8" and 12" VCP, with approximately 1,300 LF crossing the residential portion. This project will be constructed in house by System Services. This is a 2 phase project. Shaun Armistead has worked closely with the golf course Superintendent and the golf course lines will be replaced first, followed by replacement through the residential area after easements are obtained. Mr. Armistead explained that the golf course would be closed for renovations April through September and System Services would be replacing lines during that time.

There was no discussion. Mr. Pelly made the motion to accept Staff's recommendation. Mr. Kelly seconded the motion. Voice vote was unanimous.

COMMITTEE RECOMMENDATION: Approval of Compensation Budgets.

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

Dry Ridge Road 4" Main

Project Number: 2012009

Compensation Budget

17-Mar-16

Pin Number and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9740282556	Etchen	Laura	1.28	55,756.80	\$146,200.00	\$2.62	111.92	\$293.23	\$146.62	4,107.93	\$10,762.78	\$1,076.28	3	\$269.07	\$416
	9740281905	Kaufman	Robert	1.22	53,143.20	\$158,100.00	\$2.98	6,407.88	\$19,095.48	\$9,547.74	7,492.66	\$22,328.13	\$2,232.81	3	\$558.20	\$10,106
	9740280562	Weisenberger	Anthony	1.27	55,321.20	\$145,800.00	\$2.64	1,608.51	\$4,246.47	\$2,123.23	3,927.56	\$10,368.76	\$1,036.88	3	\$259.22	\$2,382

TOTALS:	\$12,904
Staff Contingency:	\$5,000
GM's Contingency	\$5,000
Amendment	
Total Budget:	\$22,904

Stratford Road @ Oxford Court GSR

Project Number: 2012133

Compensation Budget

17-Mar-16

Pin Number and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9730965158	Amarx Construction LLC		0.83	36,154.80	\$52,900.00	\$1.46	1,399.63	\$2,043.46	\$1,021.73	2,792.12	\$4,076.50	\$407.65	3	\$101.91	\$1,124
	9730965681	Apostolopoulos	Andrew	0.42	18,295.20	\$61,300.00	\$3.35	1,783.69	\$5,975.36	\$2,987.68	1,716.04	\$5,748.73	\$574.87	3	\$143.72	\$3,131
	9730967572	Arcos	Maria	0.93	40,510.80	\$58,600.00	\$1.45	0.00	\$0.00	\$0.00	4,228.98	\$6,132.02	\$613.20	3	\$153.30	\$153
	9730964076	Biro	Brian	0.88	38,332.80	\$48,500.00	\$1.27	3,123.60	\$3,966.97	\$1,983.49	5,913.72	\$7,510.42	\$751.04	3	\$187.76	\$2,171
	9730967347	Bullman	Larry	1.19	51,836.40	\$105,200.00	\$2.03	0.00	\$0.00	\$0.00	5,632.24	\$11,433.45	\$1,143.34	3	\$285.84	\$286
	9730966267	Bullman	Larry	0.94	40,946.40	\$92,900.00	\$2.27	292.76	\$664.57	\$332.28	2,389.41	\$5,423.96	\$542.40	3	\$135.60	\$468
	9730966760	Gentry	Helen	0.42	18,295.20	\$61,300.00	\$3.35	4,269.17	\$14,301.72	\$7,150.86	3,977.37	\$13,324.19	\$1,332.42	3	\$333.10	\$7,484
	9730964204	Ireland	John	0.30	13,068.00	\$58,500.00	\$4.48	3.40	\$15.23	\$7.62	500.70	\$2,243.14	\$224.31	3	\$56.08	\$64
	9730965521	Kassinger	Payne	0.49	21,344.40	\$62,600.00	\$2.93	1,231.61	\$3,608.62	\$1,804.31	2,147.06	\$6,290.89	\$629.09	3	\$157.27	\$1,962
	9730964461	Lawson	Jeffrey	0.18	7,840.80	\$54,500.00	\$6.95	237.73	\$1,652.22	\$826.11	0.00	\$0.00	\$0.00	3	\$0.00	\$826
	9730968804	Ledford	Bob	0.39	16,988.40	\$3,800.00	\$0.22	1,128.53	\$248.28	\$124.14	2,314.51	\$509.19	\$50.92	3	\$12.73	\$137
	9730968637	Lewis	William	0.88	38,332.80	\$92,100.00	\$2.40	0.00	\$0.00	\$0.00	5,248.74	\$12,596.98	\$1,259.70	3	\$314.92	\$315
	9730954901	Owen	Jeffrey	1.19	51,836.40	\$55,400.00	\$1.07	1,634.55	\$1,748.97	\$874.48	3,156.22	\$3,377.16	\$337.72	3	\$84.43	\$959
	9730964354	Wise	Kevin	0.22	9,583.20	\$56,000.00	\$5.84	605.79	\$3,537.81	\$1,768.91	1,214.89	\$7,094.96	\$709.50	3	\$177.37	\$1,946

TOTALS:	\$21,026
Staff Contingency:	\$10,000
GM's Contingency	\$10,000
Amendment	
Total Budget:	\$41,026

Hendersonville Rd. @ Roscraggon Drive Phase 2

Project Number: 2009150

Compensation Budget

17-Mar-16

Pin Number and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9654291350	Beddingfield	Thomas	0.39	16,988.40	\$34,700.00	\$2.04	1,514.66	\$3,089.91	\$1,544.95	188.23	\$383.99	\$38.40	4	\$12.80	\$1,558
	9654173887	Brown Killian Littermates		5.64	245,678.40	\$478,100.00	\$1.95	13,281.85	\$25,899.61	\$12,949.80	23,075.03	\$44,996.31	\$4,499.63	4	\$1,499.88	\$14,450
	9654198041	Chapman	Kathy	0.16	6,969.60	\$30,600.00	\$4.39	744.78	\$3,269.58	\$1,634.79	0.00	\$0.00	\$0.00	4	\$0.00	\$1,635
	9654189921	Chapman	Kathy	0.82	35,719.20	\$38,400.00	\$1.08	3,861.84	\$4,170.79	\$2,085.39	4,306.32	\$4,650.83	\$465.08	4	\$155.03	\$2,240
	9654185323	Deines	Dale	1.17	50,965.20	\$351,000.00	\$6.89	5,033.62	\$34,681.64	\$17,340.82	6,209.08	\$42,780.56	\$4,278.06	4	\$1,426.02	\$18,767
	9654066850	Duke Energy Progress LLC		21.66	943,509.60	\$943,509.60	\$1.00	4,762.41	\$4,762.41	\$2,381.21	1,135.91	\$1,135.91	\$113.59	4	\$37.86	\$2,419
	9654189171	Hughes	William	0.63	27,442.80	\$31,800.00	\$1.16	2,158.32	\$2,503.65	\$1,251.83	1,601.34	\$1,857.55	\$185.76	4	\$61.92	\$1,314
	9654290270	Kilgore	Myra	0.21	9,147.60	\$31,800.00	\$3.48	1,093.69	\$3,806.04	\$1,903.02	0.00	\$0.00	\$0.00	4	\$0.00	\$1,903
	9654290336	Laubscher	Kenneth	0.31	13,503.60	\$33,600.00	\$2.49	2,154.26	\$5,364.11	\$2,682.05	1,374.13	\$3,421.58	\$342.16	4	\$114.05	\$2,796
	9654189284	McClellan	Donald	0.86	37,461.60	\$24,000.00	\$0.64	2,970.80	\$1,901.31	\$950.66	3,903.15	\$2,498.02	\$249.80	4	\$83.27	\$1,034
	9654183663	Old Dominion Freight Line		7.15	311,454.00	\$1,072,300.00	\$3.44	12,828.26	\$44,129.21	\$22,064.61	317.93	\$1,093.68	\$109.37	4	\$36.46	\$22,101
	9654290464	Roscraggon Villas Homeow		0.51	22,215.60	\$40,876.70	\$1.84	2,171.71	\$3,995.95	\$1,997.97	3,472.57	\$6,389.53	\$638.95	4	\$212.98	\$2,211
	9654199288	Sides	Lilibeth	0.13	5,662.80	\$29,800.00	\$5.26	910.23	\$4,787.81	\$2,393.90	0.00	\$0.00	\$0.00	4	\$0.00	\$2,394
	9654199233	Smathers	Jerry	0.12	5,227.20	\$29,500.00	\$5.64	665.14	\$3,751.39	\$1,875.69	0.00	\$0.00	\$0.00	4	\$0.00	\$1,876
	9654198178	Souther	Graden	0.15	6,534.00	\$30,400.00	\$4.65	683.60	\$3,178.74	\$1,589.37	0.00	\$0.00	\$0.00	4	\$0.00	\$1,589
	9654290110	Toney	Glenna	0.80	34,848.00	\$38,300.00	\$1.10	3,464.22	\$3,810.64	\$1,905.32	0.00	\$0.00	\$0.00	4	\$0.00	\$1,905
	9654189080	Vizcaino	Fabian	0.54	23,522.40	\$36,200.00	\$1.54	1,451.87	\$2,235.88	\$1,117.94	1,019.60	\$1,570.18	\$157.02	4	\$52.34	\$1,170

TOTALS:	\$81,362
Staff Contingency:	\$10,000
GM's Contingency	\$10,000
Amendment	
Total Budget:	\$101,362

Asheville Country Club GSR

Project Number: 2012130

Compensation Budget

17-Mar-16

Pin Number and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9740566276	Banchiere	Nathaniel	0.53	23,086.80	\$56,900.00	\$2.46	764.70	\$1,881.16	\$940.58	2,754.80	\$6,776.81	\$677.68	4	\$225.89	\$1,166
	9740567078	Gailey	Irene	0.39	16,988.40	\$54,600.00	\$3.21	1,208.40	\$3,878.96	\$1,939.48	1,630.10	\$5,232.62	\$523.26	4	\$174.42	\$2,114
	9740568000	Lindsay	Russell	0.46	20,037.60	\$55,800.00	\$2.78	1,141.50	\$3,173.37	\$1,586.69	1,314.40	\$3,654.03	\$365.40	4	\$121.80	\$1,708
	9740566688	Martin	Bartoo	1.54	67,082.40	\$153,600.00	\$2.29	3,421.90	\$7,836.15	\$3,918.08	4,959.40	\$11,357.03	\$1,135.70	4	\$378.57	\$4,297
	9740559920	Neilson Life Estate	Lucille	0.54	23,522.40	\$57,100.00	\$2.43	3,212.80	\$7,807.10	\$3,903.55	4,525.70	\$10,997.45	\$1,099.75	4	\$366.58	\$4,270
	9740566843	Paredes	Miquel	1.55	67,518.00	\$154,300.00	\$2.29	3,007.50	\$6,887.18	\$3,443.59	4,235.90	\$9,700.21	\$970.02	4	\$323.34	\$3,767
	9740567462	Pearlman	Marvin	3.26	142,005.60	\$128,500.00	\$0.90	8,407.70	\$7,566.93	\$3,783.47	12,563.70	\$11,307.33	\$1,130.73	4	\$376.91	\$4,160
	9740567126	Woodbery et. al.	Rhonda	0.32	13,939.20	\$53,100.00	\$3.81	1,680.60	\$6,403.09	\$3,201.54	1,527.80	\$5,820.92	\$582.09	4	\$194.03	\$3,396

TOTALS:	\$24,879
Staff Contingency:	\$5,000
GM's Contingency	\$5,000
Amendment	
Total Budget:	\$34,879

Metropolitan Sewerage District of Buncombe County

Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 3/23/2016

BOARD MEETING DATE: 4/20/2016

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– Stratford Road @ Oxford Court GSR, Project No. 2012133

Pin Number 9730-96-5681– This property is improved with residential use, and is a rental property located along a public residential street. The existing sewer line traverses the property in a southeast direction bisecting one third of the property. The proposed alignment runs parallel to the rear property line and ten feet inside the line. This new alignment is within the 25’ rear setback thereby encumbering no buildable area improving the property.

The owner’s primary concern is the compensation offered of \$3,131. Owner countered at \$13,555 and MSD countered back at \$4,150 (\$1,019 increase). Owner countered again at \$9,018 and MSD held firm at \$4,150 as the proposed alignment is fully within the setback area. Due to the significant difference in compensation negotiations have stalled.

Owner other concerns included fencing and sod replacement for which MSD has made provisions.

Total Contacts: 9

STAFF RECOMMENDATION: Authority to obtain appraisal and proceed with condemnations.

Ms. Banks explained that the standard offer was based on \$3.35/sf for a .42 acre lot. Owner’s counter offer of \$8.48/sf was based on an average square foot price of three recent sales in the area. Two of those sales were not comparable due to size (\$9.54/sf for .13 acres and \$11.48/sf for .25 acre). Owner also used a full year of temporary construction rental versus the anticipated 3 months of use. MSD’s counter of \$4,150.00 was based on the closest comparable lot of .45 acres (\$4.44/sf). Mr. Pelly asked if authorization was only to obtain appraisal. Ms. Banks stated that staff was asking for authorization to obtain appraisal and continue with condemnation if necessary. There was no further discussion. Mr. Pelly made the motion to accept Staff’s recommendation. Mr. Kelly seconded the motion. Voice vote was unanimous.

COMMITTEE RECOMMENDATION: Authority to obtain appraisal and proceed with condemnations.

COMMITTEE 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
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

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: April 20, 2016

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

PREPARED BY: Ed Bradford, P.E. - Director of Engineering
Owen Herbert, P.E. - Project Manager

SUBJECT: Consideration of Bids: Venable Pump Station Elimination Project, MSD Project No. 2015172

BACKGROUND: This project is located in southwest Asheville, in front of the Ingles store on Brevard Road.

It is comprised of the installation of 672 LF of 8-inch DIP and the removal of the existing Venable Pump Station, which was constructed in the mid- 1980's. The Board recently accepted ownership of the sewer system within the outlet mall property. It is now a public system, which allows the pump station to be eliminated.

The station is located within the Ingles property; and they are currently building a completely new store at this location. MSD staff therefore accelerated the design and construction of this project in order to complete the work before Ingles' grand opening, which is expected in Summer 2016.

The contract was advertised and five bids were received on April 7, 2016 in the following amounts:

<u>Contractor</u>	<u>Bid Amount</u>
1) Payne, McGinn & Cummins	\$717,302.00
2) Brushy Mountain Builders, Inc.	\$699,712.00
3) Davis Grading, Inc.	\$386,157.00
4) Terry Brothers Construction Co.	\$359,709.90
5) Buckeye Bridge, LLC	\$314,639.20

Buckeye Bridge has completed numerous MSD sewer rehabilitation projects, and their work quality has been excellent to date.

The construction cost estimate is \$350,000.00 for this project. It was not originally planned for FY15-16; however, sufficient funds are available in the Contingency Fund.

Please refer to the attached documentation for further details.

FISCAL IMPACT: This project is not funded in FY15-16; however, sufficient funds are available in the Contingency Fund. The project has been incorporated into the FY16-17 CIP budget beginning July 1, 2016.

STAFF RECOMMENDATION: Staff recommends award of this contract to Buckeye Bridge, LLC in the amount of \$314,639.20, subject to review and approval by District Counsel.



Image Credit: Google Earth

Venable Pump Station shown at arrow in front of the old Ingles store, which has since been demolished.

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

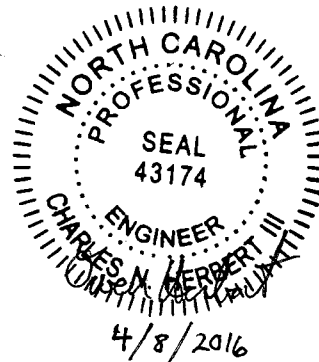
**VENABLE PUMP STATION ELIMINATION
PROJECT NO. 2015172**

**BID TABULATION
April 7, 2016**

BIDDER	MBE Form	Bid Forms (Proposal)	Total Bid Amount
Payne, McGinn & Cummins Travelers Rest, SC	2	Yes	\$717,302.00
Brushy Mountain Builders, Inc. Lenoir, NC	1	Yes	\$699,712.00
Davis Grading, Inc. Shelby, NC	2	Yes	\$386,157.00
Terry Brothers Construction Company Leicester, NC	1	Yes	\$359,709.90
Buckeye Bridge, LLC Canton, NC	1	Yes	\$314,639.20

APPARENT LOW BIDDER

Charles N. (Owen) Herbert III
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 7th day of April, 2016, 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 bonds were required.

Interoffice Memorandum

TO: Tom Hartye, General Manager

FROM: Ed Bradford, Director of Engineering
Owen Herbert, Project Manager

DATE: April 7, 2016

**RE: Venable Pump Station Elimination
MSD Project No. 2015172**

The Venable Pump Station Elimination project is located in southwest Asheville along Brevard Road. The project begins at and will flow through the Asheville Outlet Mall system, which has been recently accepted by MSD as a public system. The project will then pass along the outbound lanes of the mall exit, and then will cross under Brevard road onto the Ingles property via bore and jack. The gravity flow lines which currently go to the Venable Pump station along Brevard Rd. will be re-routed to flow through the new line.

This project consists of the installation of approximately 672 LF 8-inch DIP by dig and replace, and boring methods. This redirection of flow will allow MSD to eliminate and salvage the Venable Pump Station. It will be a complex project due to mandatory night construction, existing utilities along Brevard Rd., and the added difficulty of the bore.

This project was advertised and on April 7, 2016 five sealed bids were received as follows:

<u>Contractor</u>	<u>Bid Amount</u>
1) Payne, McGinn & Cummins	\$717,302.00
2) Brushy Mountain Builders, Inc.	\$699,712.00
3) Davis Grading, Inc.	\$386,157.00
4) Terry Brothers Construction Co.	\$359,709.90
5) Buckeye Bridge, LLC	\$314,639.20

The apparent low bidder is Buckeye Bridge, LLC with a bid amount of \$314,639.20. Due to the urgency of this project in relation to the construction of the new Ingles, funding for this project will come out of the FY15-16 Contingency Fund.

Buckeye has an extensive history completing District rehabilitation and replacement projects with excellent workmanship and quality. Staff recommends award of this contract to Buckeye contingent upon review and approval by District Counsel.



Venable Pump Station Elimination Project No. 2015172

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: April 20, 2016

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

PREPARED BY: Kevin Johnson, P.E.

REVIEWED BY: Ed Bradford, P.E., Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System for the Little Flat Creek – Evening Shade Subdivision, MSD Project No. 1994024

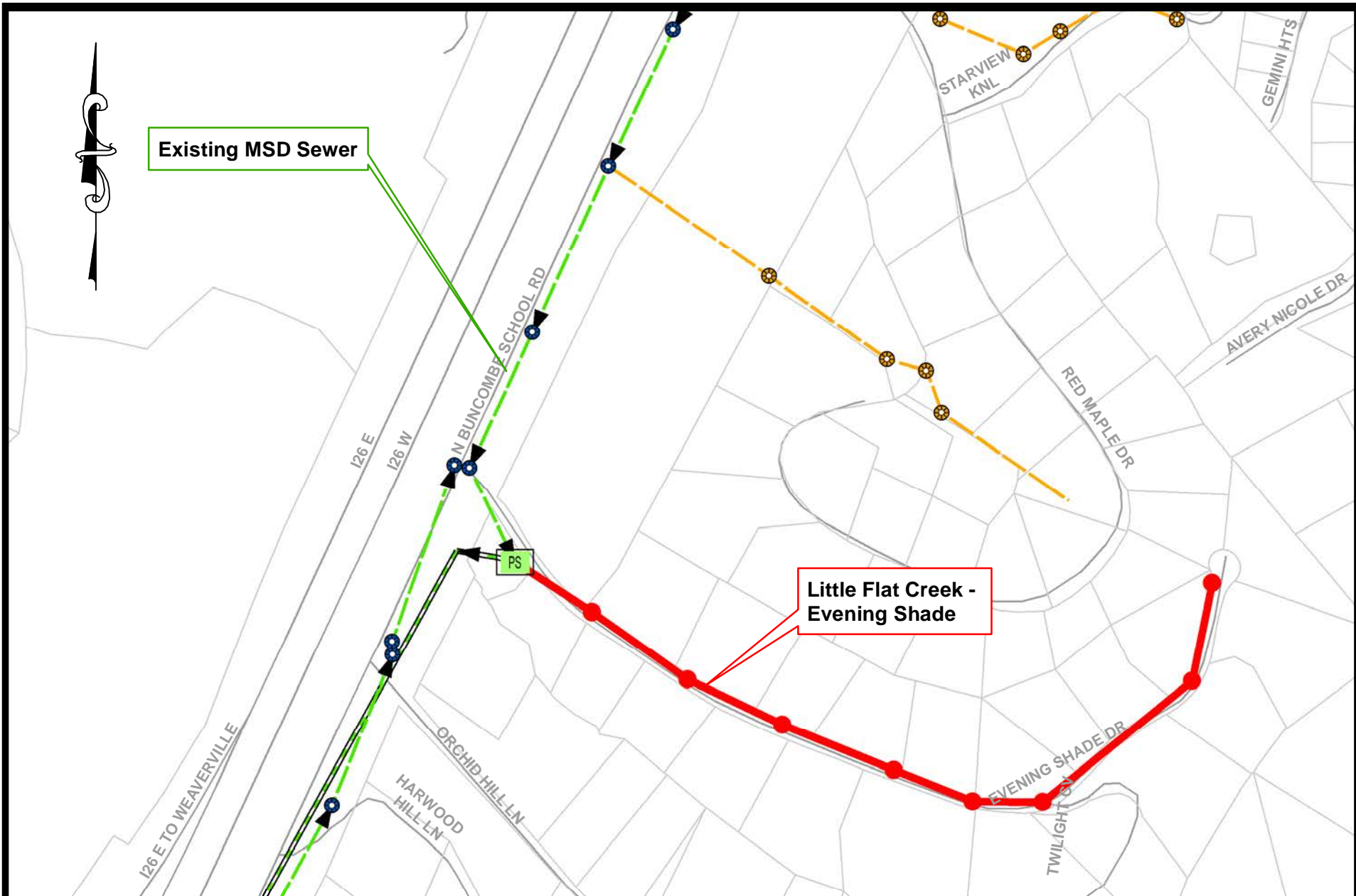
BACKGROUND: This project is located outside the District boundary at the intersection of North Buncombe School Road and Evening Shade Drive in Buncombe County. The original developer of the project was Loyd King of L.T.K. Enterprises, Inc.

The project was built to public standards under MSD inspection in 1994. The twenty (20) property owners served by this phase of the sewer system now wish to convey the sewer system along with associated easements to MSD for ownership and maintenance.

This phase of the private collection system consists of approximately 1,727 linear feet of 8-inch gravity sewer. The current approximate value of this system is \$74,670.00.

All MSD requirements have been met.

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



MSD
Engineering Division

Little Flat Creek - Evening Shade Project # 1994024
Metropolitan Sewerage District of Buncombe County

4/05/16

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: April 20, 2016

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

PREPARED BY: Kevin Johnson, P.E.

REVIEWED BY: Ed Bradford, P.E., Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System for the 790 Riceville Road Subdivision, MSD Project No. 2014078

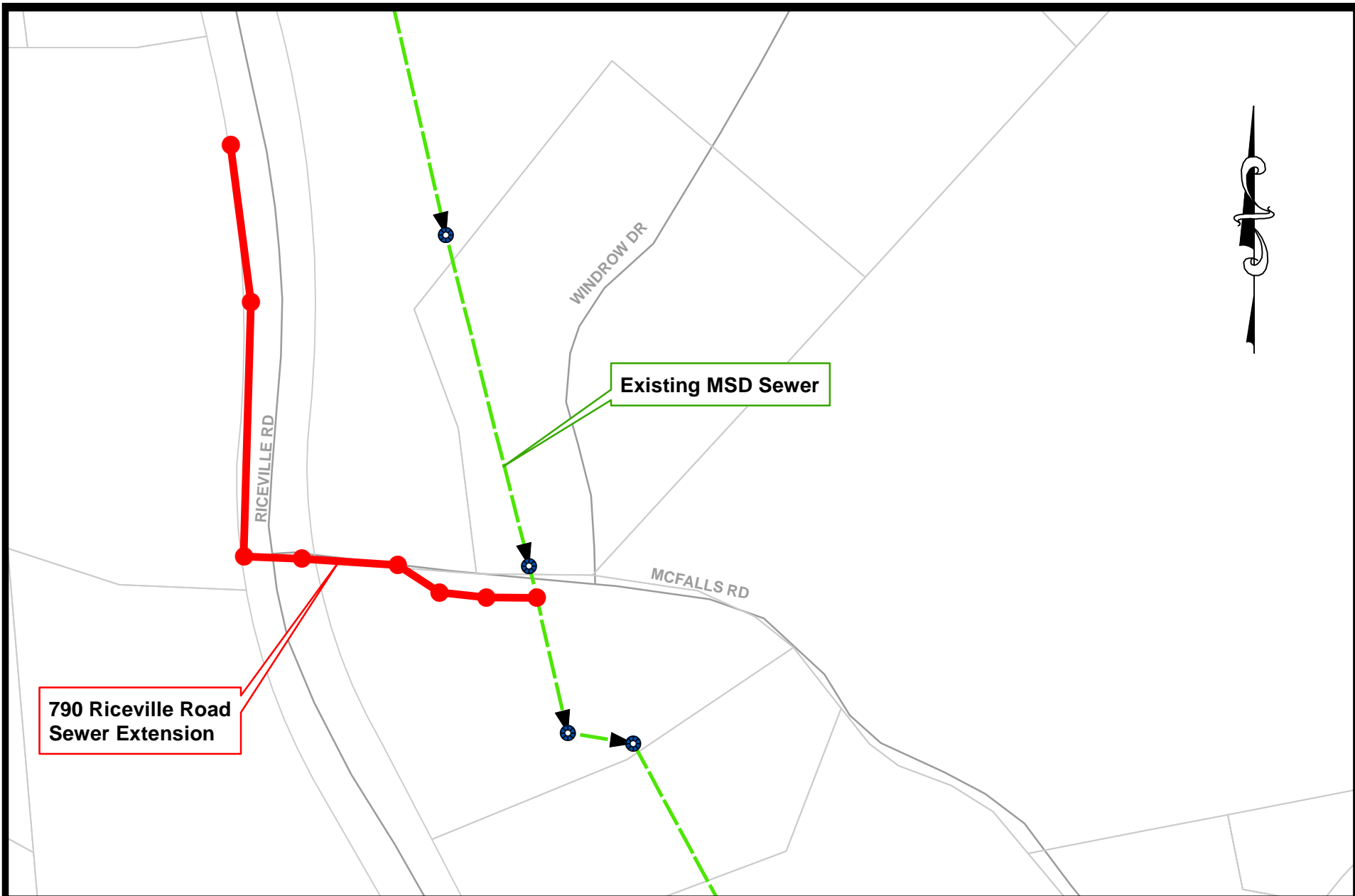
BACKGROUND: This project is located inside the District boundary at the intersection of Riceville Road and McFalls Road in Buncombe County. The developer of the project is Kevin Kerr of 790 Riceville Road, LLC.

The project included extending approximately 574 linear feet of 8-inch public gravity sewer to serve the eight (8) unit single family residential development.

A wastewater allocation was issued in the amount of 2,400 GPD for the project. The estimated cost of the sewer construction is \$90,700.00.

All MSD requirements have been met.

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



790 Riceville Road
Sewer Extension

Existing MSD Sewer



MSD
Engineering Division

790 Riceville Road Sewer Extension Project # 2014078
Metropolitan Sewerage District of Buncombe County

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: April 20, 2016

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

PREPARED BY: Kevin Johnson, P.E.

REVIEWED BY: Ed Bradford, P.E., Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System for the Busbee Mountain View Subdivision, MSD Project No. 2007181

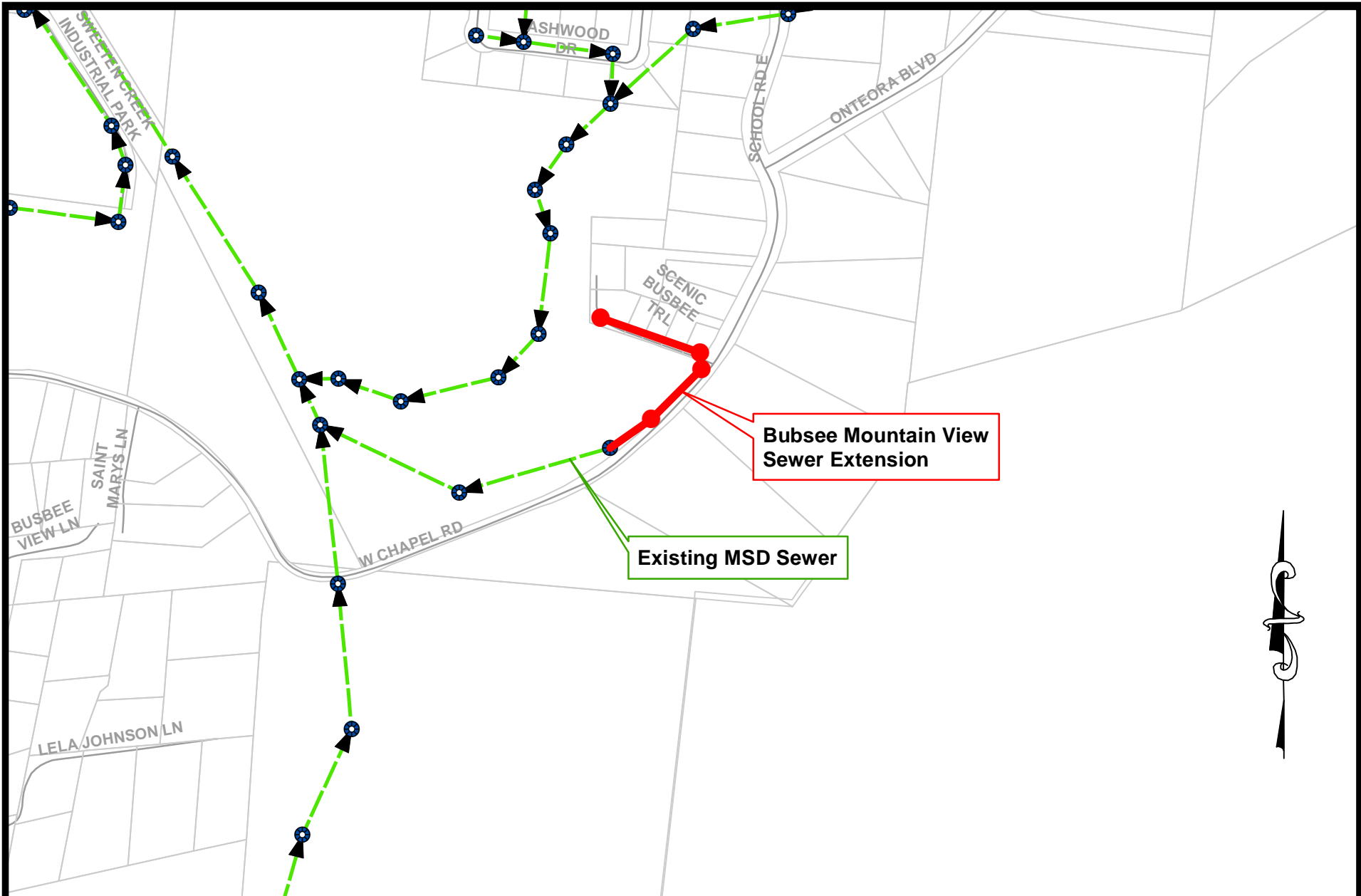
BACKGROUND: This project is located inside the District boundary off West Chapel Road in the City of Asheville. The developer of the project is Michael Cook of C.I.P. Construction and Development, LLC.

The project included extending approximately 608 linear feet of 8-inch public gravity sewer to serve the nine (9) unit single family residential development.

A wastewater allocation was issued in the amount of 2,700 GPD for the project. The estimated cost of the sewer construction is \$16,000.00.

All MSD requirements have been met.

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



MSD
Engineering Division

Busbee Mountain View Sewer Extension Project # 2007181
Metropolitan Sewerage District of Buncombe County

Metropolitan Sewerage District of Buncombe County

Board Action Item

BOARD MEETING DATE: April 20, 2016

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

PREPARED BY: Kevin Johnson, P.E.

REVIEWED BY: Ed Bradford, P.E., Engineering Director

SUBJECT: Acceptance of Developer Constructed Sewer System for the Lakeside Meadows Subdivision, MSD Project No. 2013067

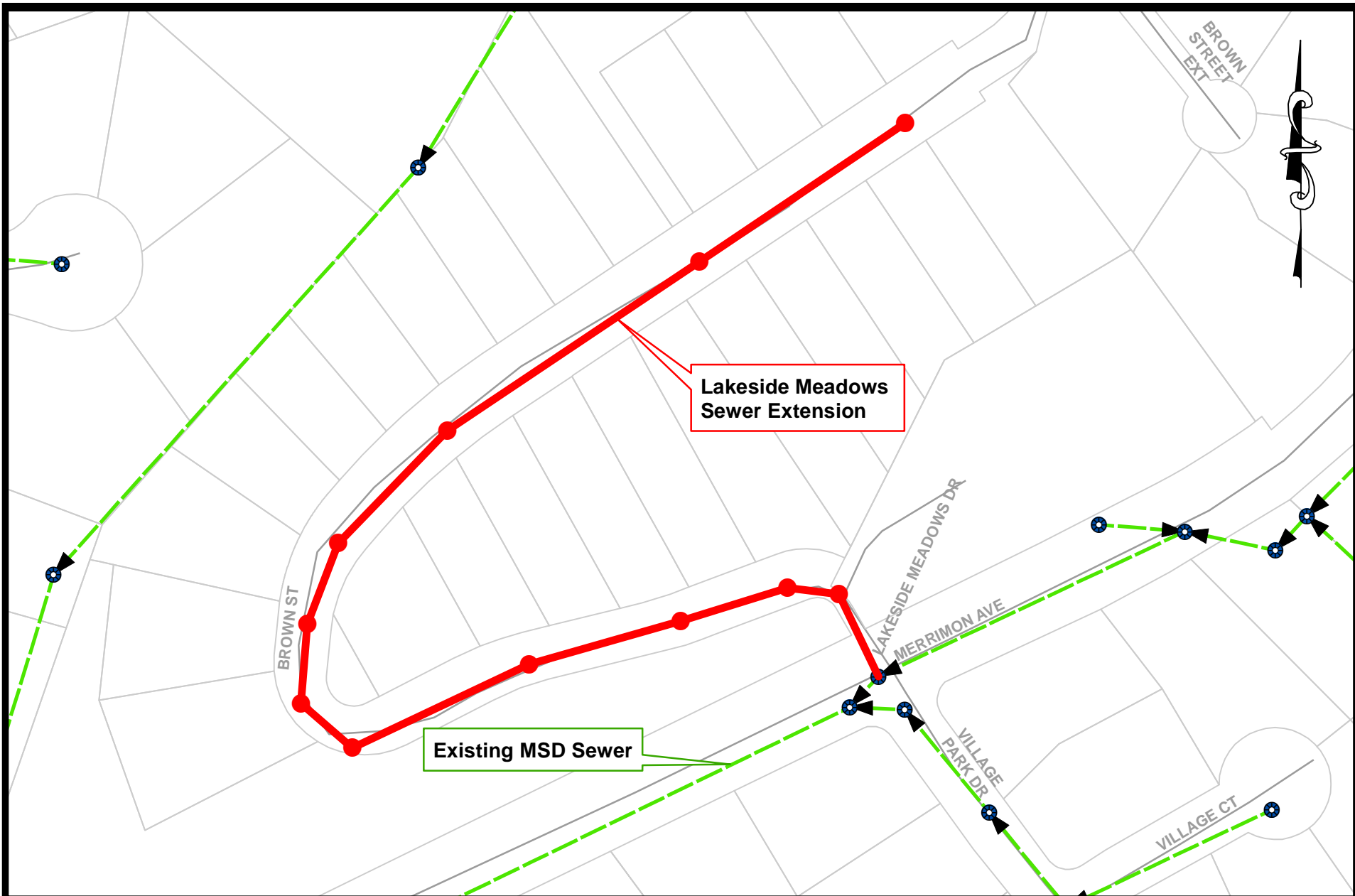
BACKGROUND: This project is located inside the District boundary along Brown Street in the Town of Weaverville. The developer of the project is Drew Norwood of Windsor Built Homes, Inc.

The project included extending approximately 1,103 linear feet of 8-inch public gravity sewer to serve the twenty-five (25) unit single family residential development.

A wastewater allocation was issued in the amount of 7,500 GPD for the project. The estimated cost of the sewer construction is \$82,000.00.

All MSD requirements have been met.

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



Lakeside Meadows
Sewer Extension

Existing MSD Sewer



MSD
Engineering Division

Lakeside Meadows Sewer Extension Project # 2013067
Metropolitan Sewerage District of Buncombe County

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: April 20, 2016

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

Prepared By: W. Scott Powell, CLGFO, Director of Finance
Cheryl Rice, Accounting Manager

Subject: Cash Commitment/Investment Report-Month Ended February 29, 2016

Background

Each month, staff presents to the Board an investment report for all monies in bank accounts and specific investment instruments. The total investments as of February 29, 2016 were \$47,629,660. The detailed listing of accounts is available upon request. The average rate of return for all investments is 0.487%. These investments comply with North Carolina General Statutes, Board written investment policies, and the District's Bond Order.

The attached investment report represents cash and cash equivalents as of February 29, 2016 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of February 29, 2016 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$20,011,925.

Total Cash & Investments as of 02/29/2016		47,629,660
Less:		
Budgeted Commitments (Required to pay remaining FY16 budgeted expenditures from unrestricted cash)		
Construction Funds	(9,131,749)	
Operations & Maintenance Fund	<u>(6,245,398)</u>	
		(15,377,147)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(4,169)	
FY16 Principal & Interest Due	<u>(6,988,981)</u>	
		(6,993,150)
District Reserve Funds		
Fleet Replacement	(636,896)	
WWTP Replacement	(517,347)	
Maintenance Reserve	<u>(955,293)</u>	
		(2,109,536)
District Insurance Funds		
General Liability	(451,992)	
Worker's Compensation	(230,798)	
Post-Retirement Benefit	(1,541,972)	
Self-Funded Employee Medical	<u>(913,140)</u>	
		<u>(3,137,902)</u>
Designated for Capital Outlay		<u>20,011,925</u>

Staff Recommendation

None. Information Only.

Action Taken

Motion by:

to Approve
Table

Disapprove
Send to Committee

Second by:

Other:

Follow-up Required:

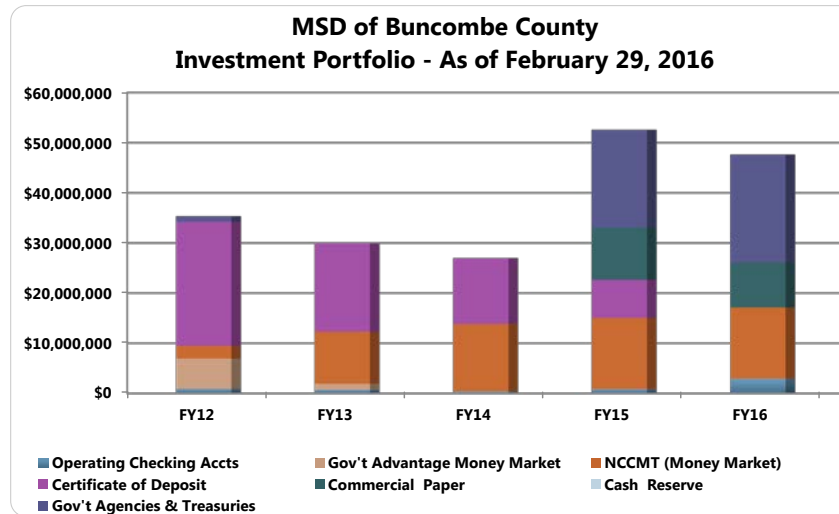
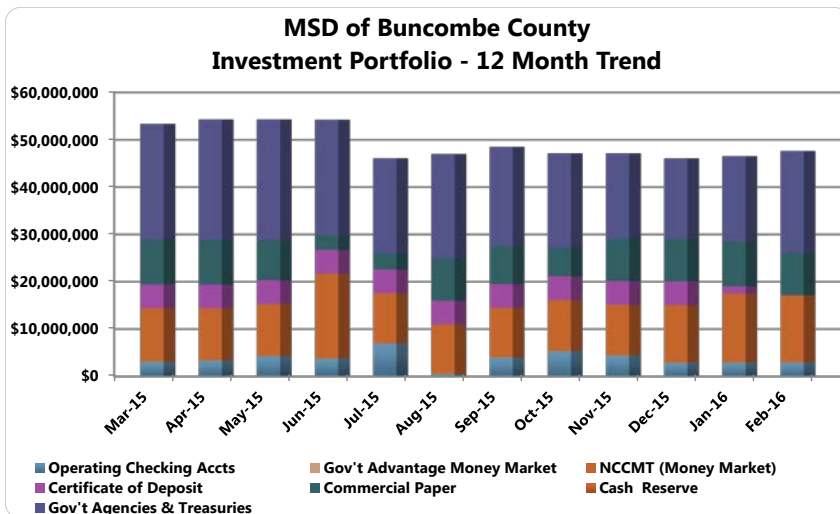
Person Required:

Deadline:

Metropolitan Sewerage District of Buncombe County Investment Portfolio

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -	\$ -	\$ 4,169	\$ -	\$ -	\$ -	\$ -	4,169
Held by MSD	2,917,926	46,667	14,175,804	-	8,991,887	-	21,493,207	47,625,491
	\$ 2,917,926	\$ 46,667	\$ 14,179,973	\$ -	\$ 8,991,887	\$ -	\$ 21,493,207	\$ 47,629,660

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	45.12%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	The District 's YTM of .49% is exceeding the YTM benchmarks of the 6 month T-Bill and NCCMT Cash Portfolio.
Commercial Paper	20%	18.88%	
North Carolina Capital Management Trust	100%	29.77%	
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		6.13%	
Gov't Advantage Money Market		0.10%	

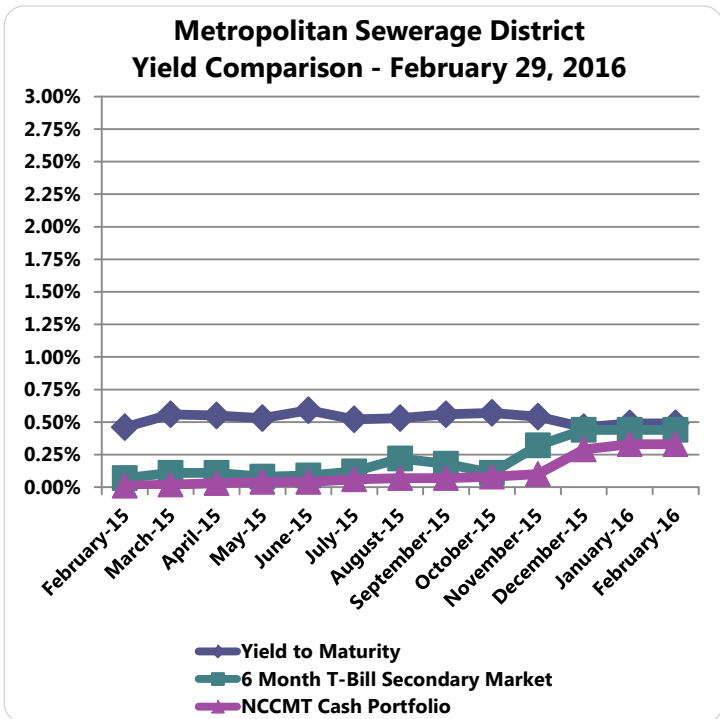
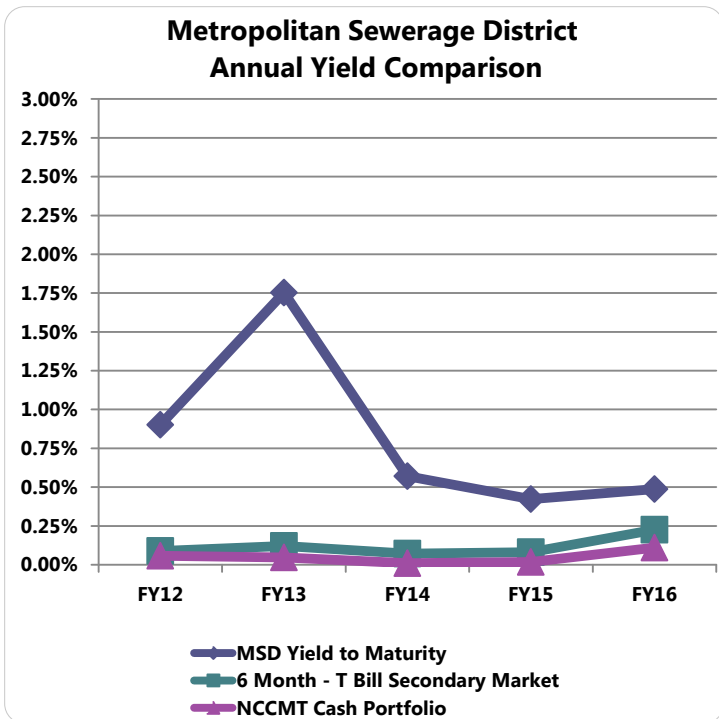


**METROPOLITAN SEWERAGE DISTRICT
 INVESTMENT MANAGERS' REPORT
 At February 29, 2016**

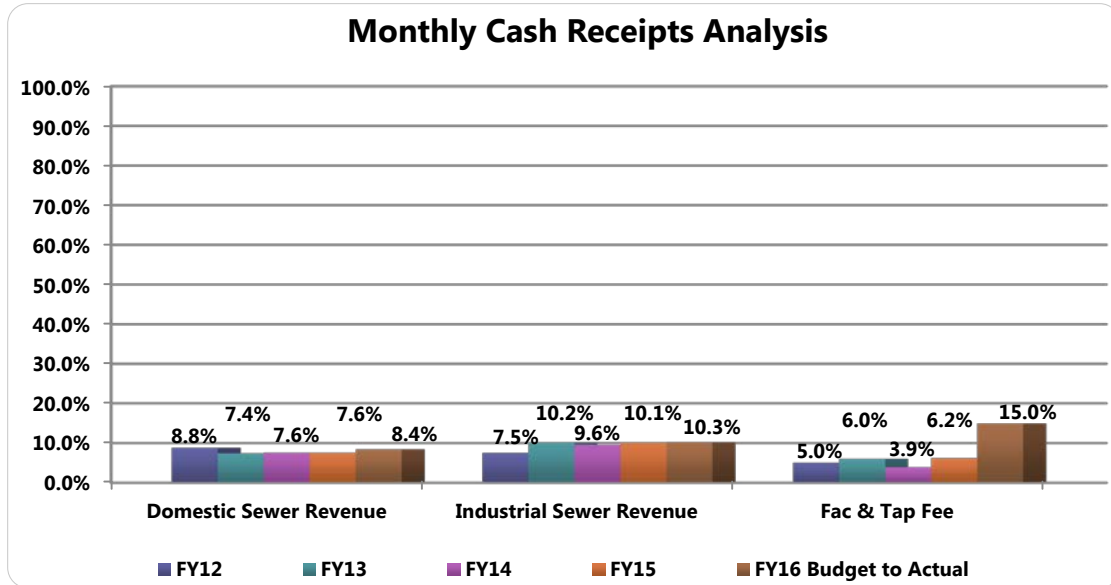
<u>Summary of Asset Transactions</u>			
	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 41,754,011	\$ 41,766,251	\$ 103,196
Capital Contributed (Withdrawn)	1,077,635	1,077,635	
Realized Income	87,317	87,317	(83,784)
Unrealized/Accrued Income		(526)	649
Ending Balance	<u>\$ 42,918,963</u>	<u>\$ 42,930,677</u>	<u>\$ 20,061</u>

<u>Value and Income by Maturity</u>		
	Original Cost	Income
Cash Equivalents <91 Days	\$ 21,430,094	\$ 1,825
Securities/CD's 91 to 365 Days	15,490,868	1,319
Securities/CD's > 1 Year	5,998,000	511
	<u>\$ 42,918,963</u>	<u>\$ 3,656</u>

<u>Month End Portfolio Information</u>	
Weighted Average Maturity	213
Yield to Maturity	0.49%
6 Month T-Bill Secondary Market	0.44%
NCCMT Cash Portfolio	0.33%

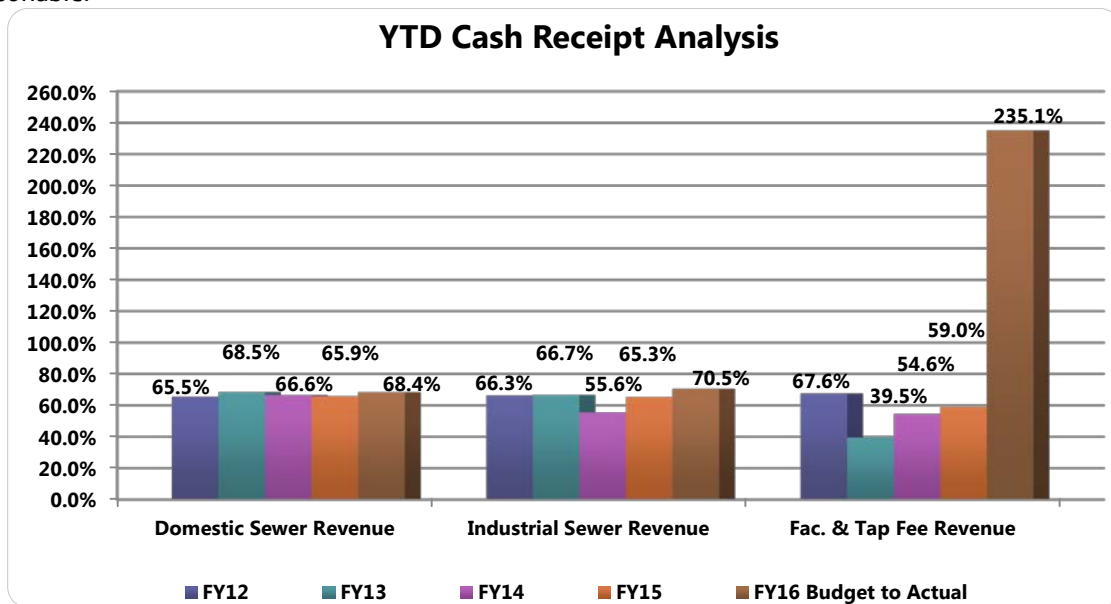


**METROPOLITAN SEWERAGE DISTRICT
 ANALYSIS OF CASH RECEIPTS
 As of February 29, 2016**



Monthly Cash Receipts Analysis:

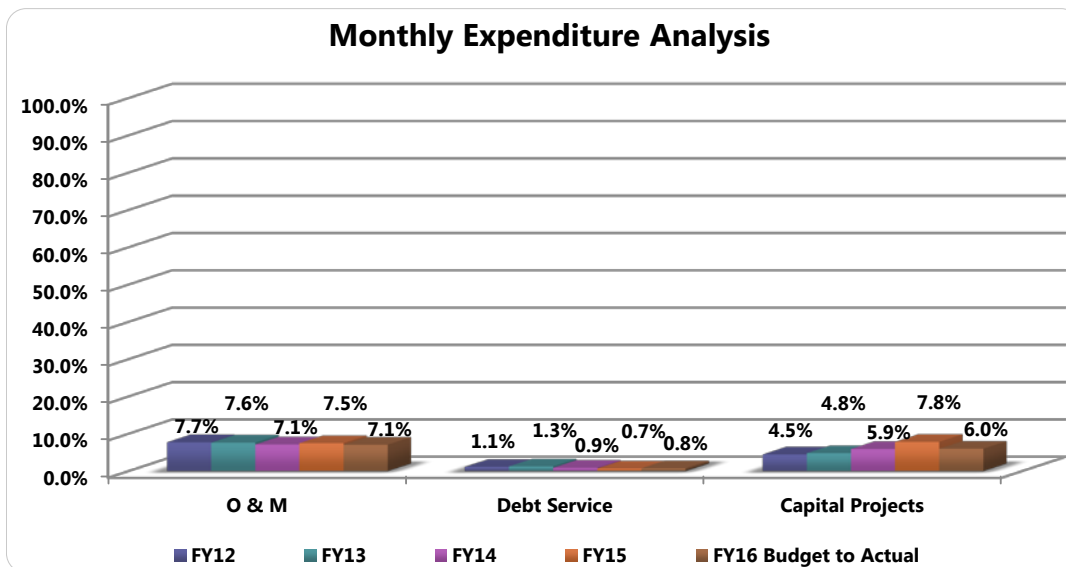
- ★ Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods.
- ★ Monthly industrial sewer revenue is reasonable based on historical trends.
- ★ Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.



YTD Actual Revenue Analysis:

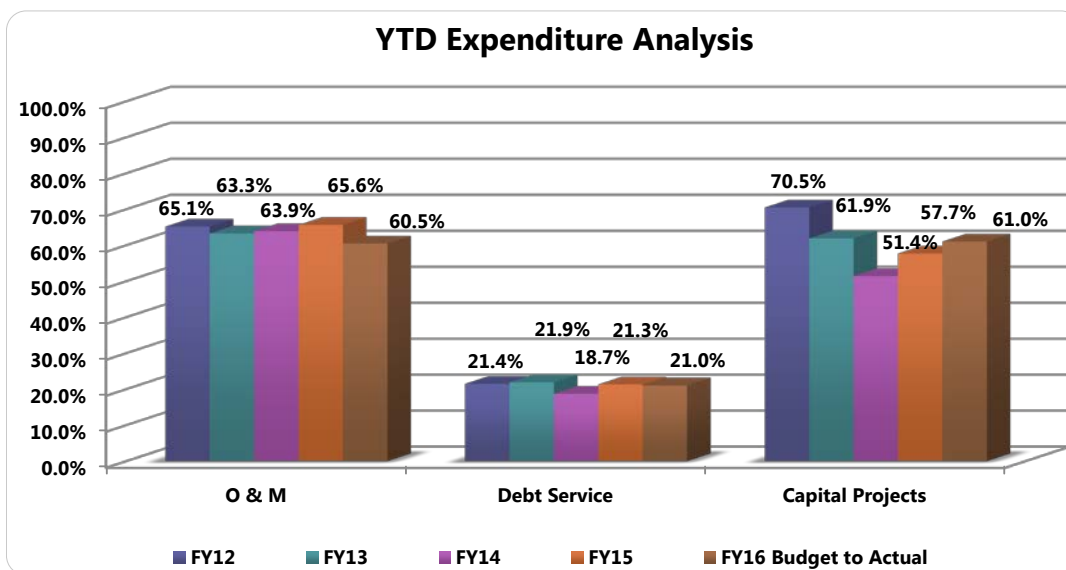
- ★ YTD domestic sewer revenue is considered reasonable based on historical trends.
- ★ YTD industrial sewer revenue is reasonable based on historical trends.
- ★ Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

**METROPOLITAN SEWERAGE DISTRICT
 ANALYSIS OF EXPENDITURES
 As of February 29, 2016**



Monthly Expenditure Analysis:

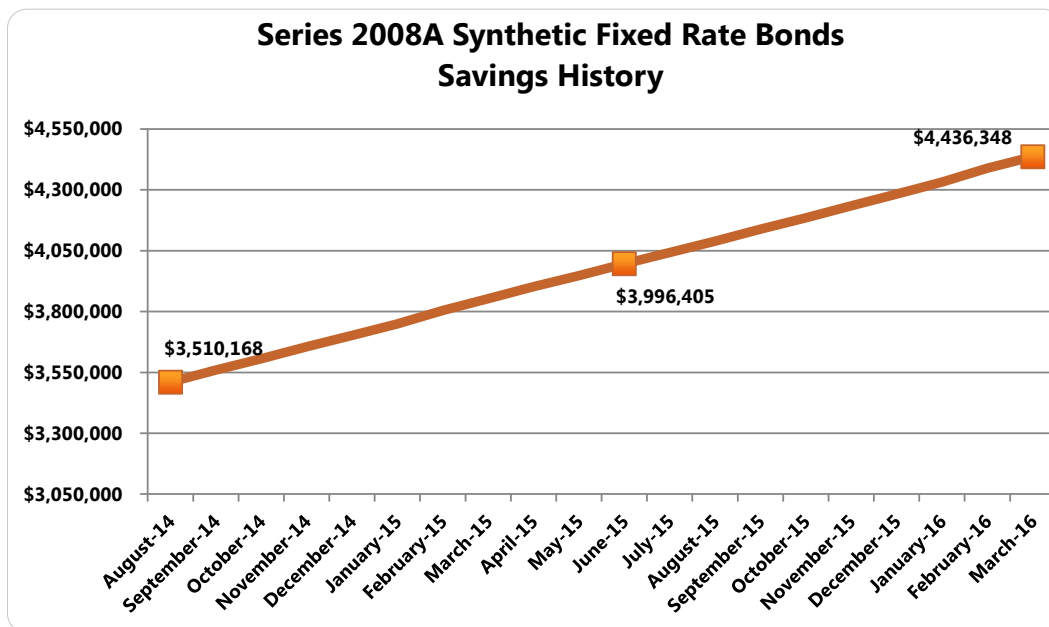
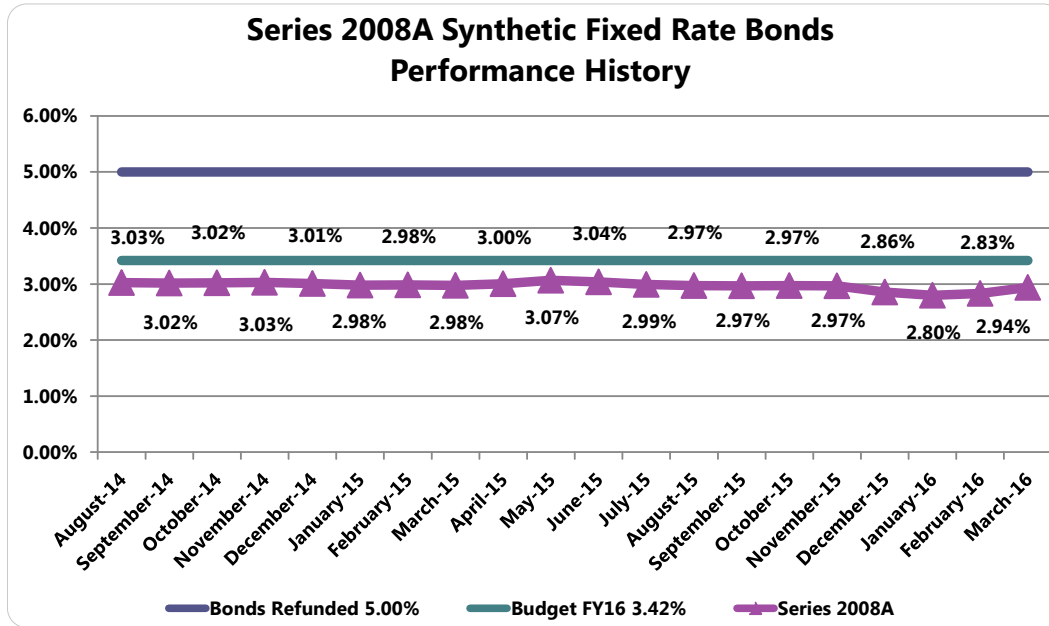
- Monthly O&M expenditures are considered reasonable based on historical trends and timing of expenditures in the current year.
- Due to the nature of the variable rate bond market, monthly expenditures can vary year to year. Based on current variable interest rates, monthly debt service expenditures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

**METROPOLITAN SEWERAGE DISTRICT
 VARIABLE DEBT SERVICE REPORT
 As of March 31, 2016**



Series 2008A:

- ▲ Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$4,436,348 as compared to 4/1/2008 fixed rate of 4.85%.
- ▲ Assuming that the rate on the Series 2008A Bonds continues at the current all-in rate of 3.9475%, MSD will achieve cash savings of \$4,670,000 over the life of the bonds.
- ▲ MSD would pay \$5,452,628 to terminate the existing Bank of America Swap Agreement.

STATUS REPORTS

MSD System Services In-House Construction
FY 15-16 PROJECTS

PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
Deanwood Circle Phase 2	Asheville	28803	618	5/14/15 - 7/1/15	225521	631	7/1/2015	618	complete
590 Haywood Rd	W. Asheville	28806	178	7/16/2015	225966	631	7/16/2015	180	complete
Rathfarnham Circle	Arden	28803	520	7/5/15 - 8/1/15	212218	631	7/23/2015	522	complete
26 Claxton Place	Asheville	28801	121	7/29/2015	224709	631	7/29/2015	121	complete
418 Cedar Lane	Royal Pines	28704	815	7/8/15 - 8/7/15	220605	647	8/6/2015	862	complete
Locust Court Rehab	Royal Pines	28704	100	8/10/15-8/14/15	223590	647	8/17/2015	98	complete
Mount Claire Sewer Rehabilitation	Asheville	28803	656	8/3/15-8/21/15	216742	631	8/21/2015	664	complete
New Salem Road Rehabilitation	Swannanoa	28778	50	8/17/15-8/21/15	226294	647	8/18/2015	34	complete
4 Hawthorne Lane	Montford/Asheville	28801	178	8/24/15 - 9/2/15	226596	631	9/2/2015	178	complete
355 Lakeshore Drive	N. Asheville	28804	300	8/19/15 - 9/5/15	225006	647	9/4/2015	347	complete
Covington Street Improvements	W. Asheville	28806	295	9/8/15-9/11/15	200349	631	9/4/2015	197	complete
83 Grayclyn Rd	Asheville	28804	380	9/8/15-10/1/15	220546	647	9/24/2015	492	complete
Panola Street	Asheville	28801	360	9/14/15 - 10/16/15	225178	631	10/9/2015	308	complete
316 Westover Dr	Asheville	28801	775	10-19-15 - 11/1/15	228021	631	11/3/2015	890	complete
Robindale Ave	Asheville	28801	850	9/25/15 - 11/20/15	45877	647	11/25/2015	875	complete
220 Jonestown Road Emergency Rehab	Woodfin	28804	100	12/10/2015	229302	647	12/10/2015	100	complete
Winnfred Street	W. Asheville	28806	420	11/11/15 - 12/18/15	208324	631	12/18/2015	598	complete
Erwin Hills Road Sewer Extension	Leicester	28806	1000	12/21/15 - 2/22/16	229332	631	2/4/2016	1056	complete
Weaverville Pump Station #1 Improvements	Weaverville	28787	35	11/21/15 - 2/22/16	228575	647	2/4/2016	81	complete
Murdock at Edwin Place Sewer Improvements	Asheville	28801	94	1/25/16 - 2/10/16	229951	647	2/16/2016	97	complete
Hunt Hill Place Phase 1	Asheville	28813	600	2/8/16 - 3/22/16	46650	631	2/26/2016	590	complete
Evelake Drive (Area 1)	Leicester	28806	135	2/11/16 - 3/3/16	229959	647	3/4/2016	297	complete
Hunt Hill Place Phase 2	Asheville	28813	200	2/26/16 - 3/3/16	46650	631	3/8/2016	216	complete
404 E. State Street	Black Mountain	28711	130	3/4/16 - 3/15/16	231667	631	3/18/2016	130	complete
43 Evelake Drive	Leicester	28806	200	3/4/16 - 3/ 25/16	231370	647	3/16/2016	219	complete
Sareva Place	N. Asheville	28804	863	3/16/16 - 4/22/16	20330	631			ready for construction
Fair Oaks Rd at Green Road (P/N 2009133)	Arden	28704	2500	3/26/16 - 5/1/16	229966	647			ready for construction
Carjen Avenue	N. Asheville	28804	918	4/23/16 - 5/23/16	20331	631			ready for construction
126 Appalachian Way	W. Asheville	28806	625	5/2/16 - 6/2/16	TBA	647			ready for construction
Spears Avenue Rehabilitation	Asheville	28801	300	FY 15-16	225197	631			ready for construction
Celia Place at Bond Street	Asheville	28801	526	FY 15-16	227752	647			ready for construction
School Road at Cranford Road	W. Asheville	28806	360	FY 15-16	224943	631			ready for construction, MSD Project 2014084



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2015 to 2/29/2016

	Dig Ups	Emergency Dig Ups	Dig Up ML Ftg	Dig Up SL Ftg	Manhole Repairs	Taps Installed	ROW Ftg	IRS Rehab Ftg *	Const Rehab Ftg *	D-R Rehab Ftg *	Manhole Installs	Bursting Rehab Ftg *	Total Rehab Ftg *
July 2015	31	7	87	489	32	12	0	91	1116	408	13	1,057	2672
August 2015	27	7	89	427	13	11	6,757	377	307	280	18	1,378	2342
September 2015	33	7	190	747	29	25	10	348	219	479	11	735	1781
October 2015	42	7	226	1,023	18	21	190	202	137	182	5	126	647
November 2015	28	8	145	505	18	14	440	0	442	1504	16	261	2207
December 2015	30	16	90	616	27	7	220	0	368	598	7	100	1066
January 2016	29	8	121	367	29	11	300	4	100	0	0	0	104
February 2016	32	13	136	608	22	14	805	219	625	265	13	503	1612
Grand Totals	252	73	1,083	4,781	188	115	8,722	1,241	3314	3716	83	4,160	12431

* Used to calculate Total Rehab Footage



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2015 to February 28, 2016

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2015							
July	98,340	1,112	3,630	101,970	35,280	18,250	7,999
August	65,325	1,906	7,190	72,515	24,728	0	13,969
September	79,795	1,645	9,498	89,293	32,353	4,579	17,664
October	38,126	2,363	4,810	42,936	31,243	14,600	21,241
November	42,038	1,966	6,174	48,212	29,033	0	17,487
December	48,491	1,945	8,240	56,731	19,205	1,500	15,016
2016							
January	53,754	1,554	7,559	61,313	18,118	3,663	3,800
February	55,310	2,078	8,591	63,901	23,705	1,936	12,807
Grand Total:	481,179	14,569	55,692	536,871	213,665	44,528	109,983
Avg Per Month:	60,147	1,821	6,962	67,109	26,708	5,566	13,748



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2015	80	32	38
	August, 2015	110	31	45
	September, 2015	99	29	39
	October, 2015	98	32	52
	November, 2015	92	31	54
	December, 2015	146	34	44
	January, 2016	90	27	47
	February, 2016	144	28	46
		859	30	46
NIGHT 1ST RESPONDER				
	July, 2015	14	19	25
	August, 2015	22	22	28
	September, 2015	23	21	29
	October, 2015	23	37	33
	November, 2015	27	29	33
	December, 2015	22	30	27
	January, 2016	24	23	23
	February, 2016	27	27	22
		182	27	28
ON-CALL CREW *				
	July, 2015	28	39	46
	August, 2015	24	48	30
	September, 2015	30	45	51
	October, 2015	26	49	69
	November, 2015	31	49	40
	December, 2015	72	57	51
	January, 2016	46	43	48
	February, 2016	49	46	43
		306	48	48
Grand Totals:		1,347	34	44

* On-Call Crew Hours: 8:00pm-7:30am Monday-Friday, Weekends, and Holidays

Right of Way Section 3rd Quarter Summary Open Projects

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expenditures to Date</i>	<i>Comment</i>
Asheville Country Club GSR	\$34,879		Received plats mid March. MSD attorney preparing title opinions and easement agreements.
Bypass Pump Staging Areas		\$0	Project 100 % complete. Project crosses COA property along Amboy Road greenway. No compensation paid to government agencies.
Dingle Creek Interceptor (formerly Ph II)	\$64,657	\$48,004	Access 100% complete with 74% of Total Budget expended to date. One condemnation filed with judgment pending. Construction moved out from 7/09 to 7/23.
Dry Ridge Road 4" Main	\$22,904	\$2,382	Access 33% complete with 10% of Total Budget expended to date.
Freno Drive PSR		\$0	Project 100% complete. No compensation is paid for PSRs as easements are granted in exchange for MSD taking ownership/maintenance of the previously private system.
Hendersonville Rd. @ Rosscraggon Drive Phase 2	\$101,362		Intro letters out end of March.
Hilliard Avenue @ Aston Park GSR	\$35,754	\$25,471	Access 100% complete with 71% of Total Budget expended to date. One condemnation filed with judgment pending.
Mountain View Pump Station Generator Site		\$0	Project 100 % complete with no funds expended. Site for Mountain View Pump Station backup generator. Buncombe County Board of Education granted easement at no cost.
Short Coxe @ Southside	\$293,356	\$293,356	Project 100% complete with 100% of Total Amended Budget expended. Five condemnations/declaratory judgments filed. All five cases settled out of court, saving trial expenses.
Stratford Road @ Oxford Court GSR	\$41,026	\$17,090	Access 57% complete with 27% of Total Budget expended to date. One condemnation likely.
Sweeten Creek Road @ Busbee View Road GSR	\$21,560	\$11,547	Project 100% complete with 53% of Total Budget expended and no condemnations.
Venable Pump Station Elimination GSR			Negotiations underway.

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expends to Date</i>	<i>Comment</i>
West French Broad Interceptor Extension	\$179,993	\$179,993	Access 100% complete with 100% of Total Amended Budget expended to date. One condemnation filed with judgement pending. This was a developer driven, interceptor extension project; i.e. new encumbrances to the land where no sewer existed previously. An independent appraiser determined market values in the \$40,000 to \$65,000 per acre range could be reasonably expected, depending on any number of factors unique to a given parcel. We began negotiations using a mid-range of \$55,000 per acre. We acquired easements from the developer for \$0; and from three other parcels for \$33,000, \$67,500 and \$67,500 per acre. The fifth parcel, owned by the Asheville Firefighters Association, was appraised at \$54,000 per acre; however, the AFA would not agree to grant an easement. Trial is scheduled for 2016.

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

April 13, 2016

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
BYPASS PUMP STAGING AREAS	Woodfin 28804 and Asheville 28806	NHM Constructors, LLC	3/16/2016	4/11/2016	7/9/2016	\$267,260.00	0%	Work expected to begin the week of April 11, 2016.
HENDERSONVILLE ROAD @ MILLS GAP ROAD	Asheville 28803	Terry Brothers	3/16/2016	4/13/2016	8/11/2016	\$703,488.00	0%	Preconstruction meeting on April 13th.
HILLIARD AVENUE @ ASTON PARK	Asheville 28801	Buckeye Bridge, LLC	8/19/2015	10/12/2015	5/15/2016	\$542,732.50	98%	Mainline construction is complete. Contractor is grouting manholes and working on restoration.
MELODY CIRCLE	Swannanoa 28778	Terry Brothers	7/15/2015	8/3/2015	4/30/2016	\$954,087.50	90%	Mainline construction is complete; ready to pave.
NEW SALEM ROAD	Swannanoa 28778	Terry Brothers	11/18/2015	1/12/2016	4/30/2016	\$474,362.00	90%	Mainline construction is complete; ready to pave.
OAKLAND DRIVE @ PINE STREET (4-INCH MAIN)	Black Mountain 28711	Terry Brothers	2/17/2016	3/7/2016	6/5/2016	\$283,994.00	90%	Mainline construction is complete; ready to pave.
SHADOWLAWN DRIVE PHASE 2	Asheville 28806	Davis Grading, Inc.	1/20/2016	3/14/2016	7/12/2016	\$436,798.00	0%	Work expected to begin the week of April 11, 2016.
SOUTH FRENCH BROAD INTERCEPTOR - GROUTING	Biltmore 28803	Lake County Sewer Company	10/21/2015	1/4/2016	4/3/2016	\$503,599.00	100%	Approximately 5000 feet of Interceptor grouting was just completed and the contract for this phase is being closed out. Remaining sections of project will be re-bid and contract awarded for work in FY 16-17 to accommodate Biltmore Estate's tourist season.
WRF - INCINERATOR SYSTEM REHABILITATION AND EMISSIONS UPGRADES	Woodfin 28804	Haren Construction Company	2/18/2015	3/25/2015	4/22/2016	\$4,624,000.00	99%	Substantial completion has been given. Contractor is working on last couple of touch up items.
WRF - INFLUENT PUMP STATION REHABILITATION: AFD REPLACEMENT	Woodfin 28804	M.B. Haynes	8/19/2015	10/5/2015	5/2/2016	\$428,370.00	90%	Electrical project complete and all pumps running in full auto. Change Orders are pending for additional work not part of original contract scope.

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

Planning & Development Project Status Report

Active Construction Projects

April 20, 2016

#	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	Governor's Western Residence	2014100	Buncombe Co.	28804	Comm.	636	7/22/2015	Final Inspection complete, awaiting close-out docs
2	Greenwood Park Phase 1	2014067	Weaverville	28787	7	283	9/1/2015	Final Inspection complete, awaiting close-out docs
3	Rivermill Lofts Relocation	2014125	Asheville	28803	254	314	8/21/2015	Waiting on final inspection
4	Givens Gerber Park	2014065	Buncombe Co.	28803	260	357	8/7/2015	Waiting on final inspection
5	Hawthorne South (Turtle Creek)	2014130	Asheville	28803	250	400	8/7/2015	Waiting on final inspection
6	Ingles - Smokey Park Highway	2013135	Asheville	28806	Comm.	1,289	4/11/2014	Waiting on final inspection
7	Conestee	2014149	Asheville	28801	7	113	8/7/2015	Pre-con held, ready for construction
8	Audubon Apts. Phase 2	2014027	Buncombe Co.	28704	86	16	5/27/2015	Waiting on final inspection
9	Hunt Hill Apartments	2013111	Asheville	28801	180	1,729	3/5/2014	Waiting on final inspection
10	Rosebriar	2007005	Black Mountain	28711	12	309	8/28/2014	Waiting on final inspection
11	Dilworth Apartments	2015001	Asheville	28806	168	950	8/3/2015	Waiting on final inspection
12	Isaac Dickson School Relocation	2013033	Asheville	28801	School	504	1/13/2014	Waiting on final inspection
13	Gibson Road (aka Four Seasons)	2014138	Asheville	28804	3	137	9/11/2015	Final Inspection complete, awaiting close-out docs
14	Roberts Farm Phase 1B	2015056	Black Mountain	28711	250	1,165	7/29/2015	Installing
15	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Waiting on final inspection
16	Biltmore Lake Block "I"	2014128	Buncombe Co.	28715	19	1,676	3/31/2015	Testing
17	Creekside Cottages	2014095	Buncombe Co.	28704	7	504	3/12/2015	Final Inspection complete, awaiting close-out docs
18	Crossings at Beaverdam	2014150	Woodfin	28804	Comm.	119	2/18/2015	Waiting on final inspection
19	Creekside Village Phase 2	2014088	Weaverville	28787	145	2,051	8/7/2015	Final Inspection complete, awaiting close-out docs
20	Beale Road Subdivision	2015200	Asheville	28704	21	730	4/5/2016	Pre-con held, ready for construction
21	Country Inn & Suites - Westgate	2014089	Asheville	28806	Comm.	204	1/22/2015	Final Inspection complete, awaiting close-out docs
22	Burk Street - Phase III	2014079	Asheville	28806	7	111	11/20/2014	Final Inspection complete, awaiting close-out docs
23	Dillingham Woods	2014048	Asheville	28805	27	375	3/4/2015	Installing
24	Shelburne Road	2014126	Asheville	28806	9	418	4/5/2016	Pre-con held, ready for construction
25	Ramble Block "E"	2015030	Buncombe Co.	28803	22	1,357	7/29/2015	Waiting on final inspection
26	Haw Creek - Waters Road	2014086	Asheville	28805	20	643	7/28/2015	Final Inspection complete, awaiting close-out docs
27	Asheville Middle School	2013125	Asheville	28801	School	214	9/30/2014	Waiting on final inspection
28	Robinhood Relocation	2013107	Asheville	28804	5	230	7/23/2015	Final Inspection complete, awaiting close-out docs
30	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Waiting on final inspection
31	Evolve Mountain View	2013105	Asheville	28803	148	347	10/21/2014	Final Inspection complete, awaiting close-out docs
32	26 Carl Alwin Place	2014091	Buncombe Co.	28704	Comm.	246	5/1/2015	Final Inspection complete, awaiting close-out docs
33	Bojangles - Smokey Park	2014124	Buncombe Co.	28806	Comm.	382	8/18/2015	Punch-list pending
34	Pisgah View Subdivision	2015120	Buncombe Co.	28806	6	176	9/11/2015	Final Inspection complete, awaiting close-out docs
35	Serenity Falls Subdivision	2015055	Woodfin	28804	45	2,583	9/18/2015	Installing
36	Long Shoals Village Ph. 1 (Bojangles)	2015103	Buncombe Co.	28704	Comm.	535	10/23/2015	Waiting on final inspection
37	Amboy Overlook	2014136	Asheville	28806	19	899	10/20/2015	Installing
38	Bowen Estates	2015064	Asheville	28803	4	178	10/13/2015	Pre-con held, ready for construction
39	Craggy Park	2014164	Asheville	28806	45	1,935	10/23/2015	Installing
40	Pinnacle at Arabella Heights	2006277	Buncombe Co.	28704	28	482	11/10/2015	Testing
41	Settings at Black Mountain	2008016	Black Mountain	28711	30	907	11/13/2015	Installing
42	Cottages at Kenilworth	2015107	Asheville	28805	12	454	12/1/2015	Pre-con held, ready for construction
43	A.B. Tech Fernihurst Relocation	2014061	Asheville	28801	Comm.	697	4/8/2014	TCO, waiting closeout decision and documents
44	Springside Road Townhomes	2015006	Asheville	28803	3	120	12/15/2015	Pre-con held, ready for construction
45	Vance Place	2014084	Asheville	28801	8	398	1/29/2016	Installing
46	The District	2015133	Asheville	28803	309	912	2/26/2016	Pre-con held, ready for construction
47	Asheville Exchange	2015170	Asheville	28806	312	582	2/26/2016	Installing
48	200 Technology Drive	2015213	Buncombe Co.	28803	Comm.	809	2/26/2016	Installing
49	Cheshire Pocket Village	2015129	Black Mountain	28711	15	370	2/26/2016	Waiting on final inspection
50	Hall Avenue	2015035	Asheville	28806	8	329	3/4/2016	Pre-con held, ready for construction
51	Maple Trace Subdivision	2014121	Weaverville	28787	31	2,420	1/29/2016	Pre-con held, ready for construction
52	Mallard Run Phase II	2015090	Buncombe Co.	28704	37	1,217	10/13/2015	Installing
			TOTAL			2,888	35,474	