

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**November 15, 2017**

**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 2:05 pm Wednesday, November 15, 2017. Chairman VeHaun presided with the following members present: Ashley, Bryson, Collins, Kelly, Manheimer, Pelly, Root and Wisler. Creighton, Frost and Pressley were absent.

Others present were: Thomas E. Hartye, PE, General Manager; William Clarke, General Counsel; Bill Lapsley and Marcus Jones with Henderson County; Matthew Socha and Tom Riley with Cherry Bekaert; Ed Bradford, Scott Powell, Ken Stines, Mike Stamey, Darin Prosser, Hunter Carson, Matthew Walter, Jim Hemphill, Peter Weed, Spencer Nay and Pam Nolan, MSD.

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

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

**3. Approval of Minutes of the October 18, 2017 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the October 18, 2017 Board Meeting. Mr. Kelly moved for approval of the minutes as presented. Mr. Root seconded the motion. Voice vote in favor of the motion was unanimous.

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

Mr. Hartye asked that the Planning Committee report date be changed from October 18, 2017 to November 15, 2017.

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

Mr. VeHaun welcomed Bill Lapsley and Marcus Jones from Henderson County; and Matthew Socha and Tom Riley from Cherry Bekaert. There was no discussion or public comment.

**6. Report of General Manager:**

Mr. Hartye called on Matthew Socha for a presentation on the Fiscal Year 2017 Audit of MSD financial statements. Mr. Socha introduced Tom Riley who is one of their Audit Managers. He stated that he will address results and required communications, two new pronouncements that will affect financial statements and briefly offer some financial highlights. The audit was performed under Government Auditing Standards which are required for any governmental entity. Their opinion on the financial statements is an unmodified or "clean" audit report. There were no compliance findings; no material weaknesses in internal controls and no audit adjustments.

Mr. Socha reported that there were no new pronouncements adopted for this year but there will be some coming down the pipeline soon. Significant estimates are items like the useful life of capital assets, allowance on accounts, and all of the actuary estimates that go into the pension and post-employment benefits. Those things are not based on hard black and white facts and are a more sensitive part of the audit. There were no misstatements or adjustments. There were no difficulties or disagreements with management. This was a very smooth audit. The audit report was issued about a month ago, ahead of schedule in comparison to past years. There were no consultations with any third parties. Mr. Socha reported that there are a lot of future standards but two in particular will have an impact to the organization. The first is GASB statement No. 75 that relates to post-employment benefits between the time an employee retires and is eligible for health care benefits under Social Security. You have to record an obligation for an actuarial estimate of those obligations. This standard is new and something staff is working with actuaries on to make sure the District has all of your ducks in a row when this becomes effective next year. There is also a new standard on leases this year. GASB is doing very similar to what FASB has done; they are making all of your operating leases have to go onto your balance sheets. You will actually have to record an asset and liability for your operating leases. The District owns most of its capital so this will not have a huge impact but it will have some impact. This will take place in a couple of years. Mr. Socha presented graphs showing financial trends from FY 2009-2017. The first graph shows an upward trend in the Investment of Capital Assets due to continuing to put more money back into the treatment plant and system. A net was added of about \$5 million in Capital Assets this year. The second graph shows Long Term Obligations which the District has been paying down. The last time there was a refinance was in 2014 and there will be another in July. The third graph is the Net Position. This is the biggest factor in looking at overall financial health of the organization. The vast majority of approximately \$325 Million is invested in Capital Assets, approximately \$50 Million of completely Unrestricted Net Position and approximately \$5 Million in Restricted Net Position. The fourth graph shows Operating Results which include Operating Revenue, Expenses and Income. Both Operating Revenue and Expenses have been trending upward.

Mr. Socha expressed his appreciation and thanks to Tom Hartye, Scott Powell, Cheryl Rice and the rest of the financial team for their full cooperation and for how smoothly the audit went. The results have already been accepted by the LGC with no comment.

Mr. Hartye reported that there is an attached e-mail from Matt Shea of Sweeten Creek Road thanking Gilbert Karn, Roy Lytle, Jamie Foxx, Nicholas Hercules and Marvin Felder.

Mr. Hartye reported that there is also an e-mail attached from Landon Davidson, Regional Supervisor for NCDEQ, regarding MSD's emergency assistance to the Town of Marshall. They recently experienced a broken force main at a river crossing. Ken Stines went to Marshall to review the situation and System Services staff went down and performed a pump around for them so the wastewater did not continue going into the river. The Town of Marshall does not

have the type of resources necessary to handle these types of situations nor the money to cover them. Mr. Hartye expressed his thanks to Ken Stines and all of the System Services folks who provided that assistance in addition to performing their regular duties

Mr. Hartye expressed his thanks to all MSD employees in general who donated \$13,640.00 to the United Way, to Jim Hemphill for heading up this effort and to Owen Herbert for heading up the golf tourney this year.

Mr. Hartye reported that the Planning Committee met before this Board meeting to discuss the Cane Creek Water & Sewer District merger. Mr. Root will report on this in his Committee Report.

The next regular Board meeting will be held on December 20th at 2 pm. The next Right of Way Committee meeting will be held on January 24, 2018 at 9 am.

Mr. Vahaun congratulated Esther Manheimer on her reelection as Mayor of Asheville, Gwen Wisler on her reelection and reappointment as Vice Mayor, Jackie Bryson on her reappointment as Alderman for the Town of Woodfin, Don Collins on his election as Mayor of Black Mountain, and Al Root on his election as Mayor of Weaverville.

**7. Report of Committees:**

**Planning Committee:**

Mr. Root reported that the Planning Committee met on this date at 1:00 pm to discuss the Cane Creek Water & Sewer District (CCWSD) Merger. He reported that Mr. Hartye sent out a package for the meeting and the Planning Committee pretty much discussed what was included in the package. Minor benefits and concerns were discussed. Ms. Manheimer raised some thoughts in this meeting regarding the regional cooperation going on and one would hope some credit would be given for the process here. There is a draft resolution attached to be considered. A cause for the draft resolution being to keep the possibility going of being able to accomplish this by the coming fiscal year, July 1, 2018. There are no guarantees we will even be able to accomplish this. Planning Committee voted to ask the Board to consider the draft resolution. Mr. VeHaun asked Ms. Manheimer if she had any updated information since the Planning Committee meeting ended. Ms. Manheimer stated that she had spoken with Representative McGrady between meetings. The study committee is not going to go away but he feels that this would be a positive move toward good geopolitical relations. Mr. Clarke stated, for those who were not at the Planning Committee Meeting, that he made the point that this is not something that you have to act on today, that you can act positively or negatively or not at all. The timing is related to getting this done by the fiscal year. He further stated that the Board should feel free to amend the drafted resolution. This resolution contemplates having an agreement between MSD and CCWSD that would be similar to agreements MSD has with other member agencies. The resolution also contemplates some specific things like the re-negotiation of the

Mud Creek Interceptor Agreement. This is all subject to approval by the Environmental Management Commission. If the voters in Cane Creek decide they don't want this merger, they can petition for an election. Mr. VeHaun called for any comments, questions or concerns from the Board. Mr. Kelly asked if we adopt this resolution, as far as MSD is concerned, is there no backing out on our part if the other side says yes. Mr. Clarke stated that the resolution says "The inclusion of the CCWSD into MSD shall be subject to a satisfactory agreement between CCWSD and MSD, the approval of the Environmental Management Commission and the other provisions of N.C. Gen. Stats. §162A-68". Mr. Kelly stated that he felt the member agencies that the Board Members report back to need to be informed of what is going on. He stated that in 1991, everyone had forever to make comments and decide whether or not to join and he hasn't taken this up with the elected officials of Biltmore Forest and probably no one else on the Board has spent any time discussing with their elected boards. Mr. Kelly stated that he would like to put this off for a month to give everyone a chance to inform their member agencies as to what is being contemplated. Ms. Manheimer stated that she saw no problem but asked what it will do to the timing issue. Mr. Clarke stated that the process is if this Board says yes, then it has to notify the Boards of Commissioners of Buncombe and Henderson. They have to schedule a public hearing with a member of the Environmental Management Commission (EMC). That hearing has to be noticed 30 days in advance and advertised in the paper, and then you can have the hearing. This entity has to submit certain information to the EMC so that it can make a determination. It wouldn't make it impossible; it would just make it a little tighter. The EMC doesn't meet very often. Mr. Clarke stated one of the hard things was scheduling a joint meeting of Henderson County Commissioners and Buncombe County Commissioners. Mr. Root stated that since they would have to come back to us given the provision about the agreement being acceptable, he was more or less in favor of adopting this resolution today and moving this process forward. He stated that he understood that we would have the ability down the road to say no if for some reason we needed to do so. Mr. Collins stated that he was in agreement with Mr. Root, that things may pop up down the road that we might not have thought about, but let's go ahead and proceed with this and not bottle neck things on this end. Mr. Vahaun asked if Mr. Collins was making this in the form of a motion. Mr. Collins stated yes. Mr. Root seconded this motion. Mr. Ashley asked to abstain. Mr. Clarke advised Mr. Ashley that he had to ask the Chairman permission to abstain and there has to be a conflict. Mr. Ashley asked Chairman VeHaun to be abstained from voting due to not having enough information to vote one way or the other. Mr. Kelly stated that an abstention is usually treated as a yes. Mr. VeHaun granted Mr. Ashley's request. Roll call vote was as follows: 3 Ayes; 5 Nays; 1 Abstain. Motion failed to pass. Ms. Manheimer made a motion for this Board to inform their appointing agencies and reconsider this matter at the December Board Meeting. Mr. Kelly seconded the motion. Roll call vote was as follows: 9 Ayes; 0 Nays.

**8. Consolidated Motion Agenda:**

**a. Consideration of Bids: Sutton Avenue Sanitary Sewer Rehabilitation Project:**

Mr. Hartye reported that this project is located in Black Mountain and consists of approximately 1200 LF of 8-inch DIP to be installed by dig and replace construction and 2,500 LF of 8-inch HDPE to be installed by pipe bursting construction. MSD staff is trying to coordinate with Black Mountain staff to renew some water lines as part of this project. The project was advertised and three bids were received on October 26, 2017 as follows: North American Pipeline Management in the amount of \$1,315,101.00, Portland Utilities Construction Company in the amount of \$1,190,850.45, and Terry Brothers Construction Company in the amount of \$1,076,986.00. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$1,076,986.00. Terry Brothers has completed numerous MSD projects and their work quality is excellent. The FY 17-18 Construction Budget for this project is \$1,020,000.00. There are sufficient funds in the Contingency for the difference. Staff recommends award of this contract to Terry Brothers Construction Company in the amount of \$1,076,986.00, subject to review and approval by District Counsel.

**b. Consideration of Reimbursement Agreement: Lee Creek Master Plan Pump Station:**

Mr. Hartye reported that this reimbursement agreement was referred to in the Planning Committee Meeting and is for the installation of a new pump station and force main which will serve the Lee Creek Basin in Woodfin and Buncombe County. Olivette Development, LLC (Olivette) proposed to install the new pump station and force main, which will cross the French Broad River, and this will be done in accordance with the District's Collection System Master Plan. Their preliminary cost for construction is almost \$1.6 Million which they will fund. MSD does have a policy that it will reimburse a developer who is required to construct a larger line than is necessary for their own development. Only a four inch main is needed for Olivette; however, an eight inch force main (and associated larger bore) is needed for the larger basin, along with some components for the pump station. Staff has evaluated costs and believes the increased construction cost to be \$279,901.00. The District will require that the pump station be constructed to public standards and that easements be provided for a future interceptor. Mr. Hartye presented a map of the Lee Creek Basin. Mr. Bradford pointed out that the area is quite large. Mr. Pelly asked if this would essentially provide access to anybody wanting to develop the area with sewer. Mr. Hartye stated that there would still be extensions involved and they would have to run their local extensions but the pump station would be such that it would be able to handle it. The FY 17-18 Construction Reimbursement Budget for this project is \$266,000.00. Funds are available in the Contingency for the overage. Staff recommends that the District enter into a reimbursement agreement with Olivette Development LLC in the amount of \$279,901.00, subject to review and approval by District Counsel.

**c. Acceptance of Developer Constructed Sewer Systems: Fairfield Inn & Suites; River Mill Lots; The Haven at Enka Lake:**

Mr. Hartye reported that the Fairfield Inn & Suites Hotel is located in the City of Asheville. The project included relocating approximately 358 linear feet of 8-inch gravity sewer and abandoning approximately 150 linear feet of gravity sewer to accommodate the commercial development.

Mr. Hartye reported that the River Mill Lofts project is located on Thompson Street in the City of Asheville and included relocating approximately 470 linear feet of 8-inch gravity sewer and abandoning approximately 370 linear feet of public gravity sewer to serve the 254-unit apartment complex.

Mr. Hartye reported that The Haven at Enka Lake Project included extending approximately 1,600 linear feet of 8-inch public gravity sewer to serve the 259-unit apartment complex.

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

**d. First Quarter Budget to Actual Review FY 2018:**

Mr. Powell reported that Domestic User Fees are at budgeted expectations. Industrial User Fees are better than budgeted expectations due to temporary increased revenue from one industrial user. Facility and Tap Fees are above budgeted expectations due to receiving \$1.1 Million from three developers, in addition to MSD budgeting this line item very conservatively. Interest and miscellaneous income are slightly below budgeted expectations. Short term interest rates are still experiencing pressure due to Federal Reserve Monetary Policy. O&M expenditures are at 32.1% of budget. They include encumbered amounts of \$900,000.00, which is why this particular line item is elevated above 25%. Bond principal and interest expenditures are reflected at 25% due to the nature of those particular expenditures but as of the end of the first quarter the District only spent 1.88%. Principal and interest is paid on July 1. Amounts budgeted for capital equipment and capital projects are rarely expended proportionately throughout the year.

**e. Cash Commitment/Investment Report Month ended September, 2017:**

Mr. Powell reported that Page 39 presents the makeup of the District's Investment Portfolio. There has been no significant change in makeup of the portfolio from the prior month. Page 40 presents the MSD investment managers report for the month of September. The weighted average maturity of the investment portfolio is 90 days. The yield to maturity is 1.00% and exceeds the benchmark of the North Carolina Capital Management Trust government portfolio. Page 43 presents MSD's Variable Debt Service report for the month of October. The 2008A Series bonds are performing better than budgeted expectations. As of the end of October both issues have saved the District rate payers approximately \$5.2 million in debt service since April, 2008. There were no questions pertaining to this item.

**f. Presentation of Audit & CAFR – Fiscal Year Ended June 30, 2017:**

Mr. Powell reported Page 84 of the document presents the Schedule of Revenues and Expenditures Budget and Actual for the fiscal year. Sewer charges were above budgeted expectations as a result of 2.3% increase in consumption and a 1% growth in customer base. Industrial Revenue trended above budgeted expectations due to a temporary increase in revenue from one industrial user. Facility and Tap Fees are above budgeted expectations due to the District receiving \$3.7 Million from eight developments. The District typically achieves a 96% budget to actual ratio on O&M Expenditures. This year the District achieved a 95% budget to actual ratio. This is due to the deferred utility cost of \$387,000.00 for our hydro facility. Capital project expenditures are at approximately 70% of budget. One major project, the Plant Headworks Project, was deferred. It started at the end of this fiscal year and was re-budgeted in 2018. Bond principal and interest spent were less than budget due to continued swap savings. Mr. Powell thanked all of the Division Directors, Cheryl Rice, and Teresa Gilbert for their assistance in preparing this document.

Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Pelly moved. Ms. Bryson seconded the motion. Roll call vote was as follows: 9 Ayes; 0 Nays.

**9. Old Business:**

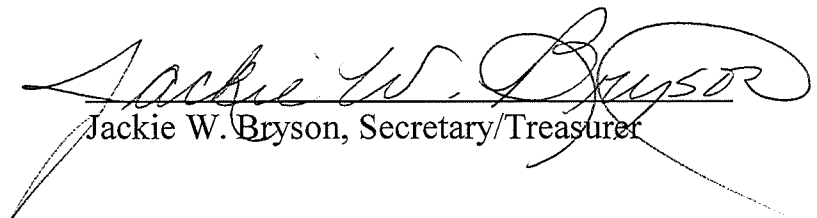
None

**10. New Business:**

None

**11. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:46 pm.

  
Jackie W. Bryson, Secretary/Treasurer

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

### AGENDA FOR 11/15/17

✓	Agenda Item	Presenter	Time	
	Call to Order and Roll Call	VeHaun	2:00	
	01. Inquiry as to Conflict of Interest	VeHaun	2:05	
	02. <a href="#">Approval of Minutes of the October 18, 2017 Board Meeting</a>	VeHaun	2:10	
	03. Discussion and Adjustment of Agenda.	VeHaun	2:15	
	04. Informal Discussion and Public Comment	VeHaun	2:20	
	05. <a href="#">Report of General Manager</a>	Hartye	2:25	
	06. Report of Committees	VeHaun	2:35	
	a. <a href="#">Planning Committee – October 18, 2017</a>	Root		
	07. Consolidated Motion Agenda	Hartye	2:40	
	a. Consideration of Bids: <a href="#">Sutton Avenue Sewer Rehabilitation Project</a>	Hartye		
	b. Consideration of Reimbursement Agreement: <a href="#">Lee Creek Master Plan Pump Station</a>	Hartye		
	c. Consideration of Developer Constructed Sewer Systems: <a href="#">Fairfield Inn &amp; Suites; River Mill Lots; The Haven at Enka Lake</a>	Hartye		
	d. <a href="#">First Quarter Budget to Actual Review FY 2018</a>	Powell		
	e. <a href="#">Cash Commitment/Investment Report Month Ended September, 2017</a>	Powell		
	f. <a href="#">Presentation of Audit &amp; CAFR – Fiscal Year Ended June 30, 2017</a>	Powell		
	08. Old Business:	VeHaun	3:10	
	09. New Business:	VeHaun	3:15	
	10. Adjournment: (Next Meeting 12/20/17)	VeHaun	3:20	
	<a href="#">STATUS REPORTS</a>			



**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**

**October 18, 2017**

**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, October 18, 2017. Vice-Chairman Kelly presided in Chairman VeHaun's absence, with the following members present: Bryson, Creighton, Frost, Manheimer, Pelly, Pressley, Root and Wisler. Ashley and Collins were absent.

Others present were: Thomas E. Hartye, PE, General Manager; William Clarke, General Counsel; Forrest Westall with McGill Associates; David Tuch with Equinox Environmental; Jason Young and Ben Dannemiller with the Town of Woodfin; Will Baldwin, Karla Furnari and Josh O'Conner with Buncombe County; Joe Calderwood with Starview Heights; Ed Bradford, Scott Powell, Mike Stamey, Angel Banks, Darin Prosser, Hunter Carson, Matthew Walter, Pam Thomas, Peter Weed, Spencer Nay and Pam Nolan, MSD.

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

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

**3. Approval of Minutes of the September 20, 2017 Board Meeting:**

Mr. Kelly asked if there were any changes to the Minutes of the September 20, 2017 Board Meeting. Ms. Wisler 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:**

Mr. Kelly welcomed David Tuch with Equinox Environmental; Will Baldwin, Karla Furnari and Josh O'Conner with Buncombe County; and Jason Young and Ben Dannemiller with the Town of Woodfin. There was no discussion or public comment.

**6. Report of General Manager:**

Mr. Hartye called on Mr. Tuch to report on the NC251 Greenway. Mr. Tuch reported this project runs from the intersection of Broadway and Riverside Drive up to MSD and is about a 3 mile section. He stated that they are now in the process of schematic design which involves looking at possible alternative routes. The desire is for this greenway to be along the French Broad River as much as possible. They are currently talking with landowners, which will be ongoing for a few months. In discussion with

## Minutes

October 18, 2017

Page Two

landowner's they will also be asking for letters of support. This process is anticipated to be complete by the end of February, 2018. Mr. Hartye asked if they had any preliminary concepts of what they are particularly looking at through MSD's property at the Mull Building and crossing the stream. Mr. Tuch stated that in 2010 a feasibility study was done and one of the alternative options was along the river at the back of the property, then up to and crossing the creek. He stated that another alternative was putting some type of path through the parking lot in front of the Mull Building. He stated that when working with the NCDOT, they want several alternatives. These options have been assessed even if they are not the best options. There was some discussion regarding the amount of traffic and safety concerns with the parking lot. Mr. Tuch stated that they were very aware of the safety concerns and were taking that into account. Mr. Hartye asked if they were involved with the greenway with the pre-fab bridge under Hillside. Mr. Tuch stated they were not, but were involved with the New Belgium Greenway Project. He further commented that the County just completed a study that would connect this study area to RADTIP. Mr. O'Conner stated that they were also aware of the traffic issues with the parking lot. He stated that this portion of greenway is the first part of their concept to have the greenway all the way to Lake Julian Park. Mr. Hartye asked if they were intertwined with "the wave" effort or separate. Mr. Young stated that the greenway will be by and part of the larger park area where "the wave" will be but the greenway is funded separately and will be handled as a stand-alone project. Mr. Hartye asked how this project was being funded. Mr. Young stated through bond proceeds, non-profits and private sector. Mr. O'Conner stated that for this section of the greenway there is \$660,000.00 for design and property acquisition from the Federal Highway Administration and earlier they were awarded an additional 3 million to devote to this section of greenway and another 2 million for the section of greenway that will pick up along Elk Mountain Road parallel to Beaverdam Creek. He stated that was certainly not all the money they would need but is a sizeable chunk. Ms. Frost asked what the total projected cost was. Mr. Tuch stated that the 3 mile section is estimated at about 1.25 million per mile. There was some discussion regarding various reasons costs fluctuated. There was no further discussion.

Mr. Hartye reported that MSD and Henderson County representatives met on October 10<sup>th</sup> to kick things off as far as reviewing the merger process and what would be entailed for MSD to do our due diligence. The goal is to shoot for next fiscal year, by July 1, 2018. The Planning Committee discussed a few items just before this Board meeting. Mr. Root will report on those in his Committee Report.

The next regular Board meeting will be held on November 15<sup>th</sup> at 2 pm. The next Right of Way Committee meeting will be held on November 22<sup>nd</sup> at 9 am.

**7. Report of Committees:**

**Right of Way Committee:**

Mr. Kelly reported that the Right of Way Committee met on September 27, 2017. There was not a quorum but the recommendations of those members present are included in this package. There is one correction to the Committee Minutes, on Page 2 the reference to “Old Burnsville Highway” should be changed to “Old Burnsville Hill Road”.

**Planning Committee:**

Mr. Root reported that the Planning Committee met on this date @ 1:15 pm to discuss two items. The first item was regarding the Cane Creek Water & Sewer Merger which has a very ambitious schedule. Mr. Hartye brought everyone up to date. No recommendation required.

The second item discussed was consideration of Private System built to Public Standards. Mr. Bradford explained that the Developer wanted to put in a system that will connect to his private system, and he also initially proposed a low pressure sewer system, both of which are against MSD Policy. Mr. Root expressed his appreciation to MSD for dealing with this issue in a creative manner. The Planning Committee recommendation is to approve this private system, subject to the following conditions: 1) The private gravity extension is constructed to MSD standards – including 8-inch lines and standard manholes; 2) A twenty foot wide easement is provided to permanently protect the line, in a form that is legally conveyable to MSD in the future; 3) Additional easement(s) shall be provided downstream of the pump station and through the developer’s properties, for the possible future gravity connection; 4) The plans for the gravity collection system and easements shall be reviewed and approved by MSD. The pump station shall be located such that a future gravity extension to the existing MSD system is economically feasible; 5) The gravity collection system shall be inspected and approved by MSD (excluding the private pump station); 6) This system will be owned, operated and maintained by the homeowner’s association.

Mr. Kelly called for a motion to approve the Planning Committee recommendation. Ms. Wisler moved. Ms. Bryson seconded the motion. Voice vote in favor of the motion was unanimous.

**8. Consolidated Motion Agenda:**

**a. Consideration of Condemnation – Dry Ridge Road Four Inch Main:**

Mr. Hartye reported that the Right of Way Committee recommendation for this parcel is to give Staff authority to obtain appraisal and proceed with condemnation, if necessary.

**b. Consideration of Compensation Budgets: Elkwood Avenue GSR, Memory Lane GSR, Old Haw Creek @ Greenbriar Road GSR, Old West Chapel Road GSR and Long Shoals Road @ Allen Avenue GSR:**

Mr. Hartye reported that Right of Way Committee recommendation for these projects is approval of the compensation budgets.

**c. Consideration of Bids: South French Broad Interceptor Lining Project:**

Mr. Hartye reported that this project is located within the Biltmore Estate along the 36-inch interceptor which serves the southern portions of the District's service area, including Cane Creek Water & Sewer. The project is comprised of lining the interceptor with Cured-in-Place-Pipe (CIPP), which will further extend the future service life of this line. This line will eventually be parallel with a "relief" line in the next 3–10 years to add capacity for future growth. The sections to be lined under this contract are approximately 6,632 LF. MSD has worked closely with the Biltmore Estate staff to schedule this work during the winter season. The contract was advertised and seven bids were received on September 28, 2017, as follows: VacVision Environmental in the amount of \$2,449,723.00, Spiniello Companies in the amount of \$1,696,790.00, Layne Inliner LLC in the amount of \$1,321,745.00, IPR Southeast LLC in the amount of 1,197,973.00, Am-Liner East in the amount of \$1,196,696.00, SAK Construction Company in the amount of \$1,182,516.00 and Insituform Technologies in the amount of \$1,171,314.00. The apparent low bidder is Insituform Technologies in with a bid amount of \$1,171,314.00. Insituform has not recently performed work for MSD but has performed a lot of work nationwide. Staff checked their references which all came back good. The FY 17-18 Construction Budget for this project is \$1,701,000.00. Staff recommends award of this contract to Insituform Technologies in the amount of \$1,171,314.00, subject to review and approval by District Counsel.

**d. Consideration of Letter of Support – NC 251 Greenway:**

Mr. Hartye reported that Staff's recommendation is for the Board to approve the concept of the NC251 Greenway, and authorize the Chairman to sign the attached MSD Letter of Support.

**e. Acceptance of Developer Constructed Sewer System: Greenwood Fields Subdivision – Phase 1:**

Mr. Hartye reported that the Greenwood Fields Subdivision – Phase 1 is located off of Old Marshall Highway in the Town of Woodfin. The project included extending approximately 2,971 linear feet of 8-inch

public gravity sewer to serve the thirty single family residential subdivision.

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

**f. Cash Commitment/Investment Report Month ended August, 2017:**

Mr. Powell reported that Page 32 presents the makeup of the District's Investment Portfolio. There has been no change in makeup of the portfolio from the prior month. Page 33 presents the MSD investment managers report for the month of August. The weighted average maturity of the investment portfolio is 93 days. The yield to maturity is 1.17% and exceeds our bench marks of 6 month T-Bill and North Carolina Capital Management Trust government portfolio. Page 34 presents an analysis of the District's cash receipts. Monthly and YTD domestic sewer and industrial revenue is considered reasonable based on timing of cash receipts and historical trends. Facility and Tap fees are considered reasonable taking into consideration the unpredictability of cash receipts as it pertains to development in the region as well as the District conservatively budgeting these impact fees. Page 35 presents the analysis of the District's expenditures. Monthly and YTD expenditures are considered reasonable based on historical trends. Page 36 presents the MSD Variable Debt Service report for the month of September. The 2008A Series bonds are performing at budgeted expectations. As of the end of September the issue has saved the District rate payers approximately \$5.2 million in debt service since April, 2008. There were no questions pertaining to this item.

Mr. Kelly called for a motion to approve the Consolidated Motion Agenda. Mr. Pelly moved. Ms. Bryson seconded the motion. Roll call vote was as follows: 9 Ayes; 0 Nays.

**9. Old Business:**

None

**10. New Business:**

None

**11. Adjournment:**

With no further business, Mr. Kelly called for adjournment at 2:26 pm.

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Jackie W. Bryson, Secretary/Treasurer



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: November 15, 2017  
SUBJECT: Report from the General Manager

- MSD Fiscal Year 2017 Audit

Matthew Socha from Cherry Bekaert, LLP will give a presentation of the Fiscal Year 2017 Audit of MSD financial statements. The Comprehensive Annual Financial Report (CAFR) can be found on the MSD website at:

<http://www.msdbc.org/documents/financial/cafr/FY2017-Pre.pdf>

Scott Powell will walk through the (CAFR) under item 6(f).

- Kudos

- Attached is an email from Matt Shea on Sweeten Creek Rd.. Thanks to Gilbert Karn, Roy Lytle, Jamie Foxx, Nicholas Hercules, and Marvin Felder.
- Attached is an email from Landon Davidson the Regional Supervisor for NCDEQ regarding our emergency assistance to the Town of Marshall. Thanks to Ken Stines and all of the System Services folks who went above and beyond.
- To MSD employees in general who donated \$13,640 to the United Way and to Jim Hemphill and Owen Herbert for heading up the campaign and the golf tourney this year.

- Cane Creek WSD Merger

The Planning Committee will evaluate and consider the viability of merging Cane Creek WSD into the District. Because of the shortened time frame, I will send along a copy of the Planning Committee packet to the full Board so that you have a chance to review pertinent information prior to it being discussed at the Regular Board Meeting.

- Board/Committee Meetings/Events

The Planning Committee will meet at 1:00 pm on November 15<sup>th</sup>. The next Regular Board Meeting will be held on December 20<sup>th</sup> at 2 pm. The next Right of Way Committee meeting will be held on January 24<sup>th</sup>, 2018.

**Subject:** FW: Thank you to you and your team!

**Date:** Thursday, November 9, 2017 at 11:16:28 AM Eastern Standard Time

**From:** Tolley, Lisa

**To:** Hartye, Tom

**CC:** Thomas, Pam, Hemphill, Jim, Stamey, Mike

See below. [W:246736](#).

Thanks,  
Lisa

---

**From:** Matt Shea [mailto:[mshea@electronicoffice.net](mailto:mshea@electronicoffice.net)]

**Sent:** Friday, November 03, 2017 11:03 AM

**To:** Stamey, Mike; Tolley, Lisa

**Cc:** Kemper Brown

**Subject:** Thank you to you and your team!

Hello Mike,

As a manager myself, I felt it important to send you this note as it is not very often we hear about the good things our teams are able to accomplish!

The repair at 1400 Sweeten Creek Road to fix an issue with a drainage ditch that flows into Sweeten Creek was done in a very prompt and professional manner. The crew: Gill, Roy, Jamie, Marvin and Nicolas were OUTSTANDING! They were professional, timely and very accommodating. The entire crew went the extra mile!

Thank you for what you and your teams do to keep things flowing in the right direction, downhill!!!!

Best Regards,

Matthew Shea  
Chief Operations Officer  
Electronic Office  
1257 Sweeten Creek Rd  
Asheville, NC 28803

Direct: (828) 274-1196 ext. 169

Mobile: (828) 545-7861

Fax: (877) 851-2692

<http://www.electronicoffice.net>



**Subject:** A note of thanks

**Date:** Tuesday, October 31, 2017 at 4:06:11 PM Eastern Daylight Time

**From:** Davidson, Landon

**To:** Stines, Ken

**CC:** Hartye, Tom

Ken,

I wanted to extend my thanks to MSD and to you specifically for assisting the Town of Marshall during their recent force main break. Your responsiveness, ability to leverage extensive resources and experience made a significant difference in remedying a dire situation. There is no doubt that the contribution of your skills and resources directly resulted in lessening the impact to the river and facilitated getting the Town of Marshall on a solid path toward a temporary fix that they now have in place.

Sincerely,

Landon Davidson

**G. Landon Davidson, P.G.**

Regional Supervisor – Asheville Regional Office  
Water Quality Regional Operations Section  
NCDEQ – Division of Water Resources

828 296 4680 office

828 230 4057 mobile

[Landon.Davidson@ncdenr.gov](mailto:Landon.Davidson@ncdenr.gov)

2090 U.S. Hwy. 70

Swannanoa, N.C. 28711

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# PLANNING COMMITTEE

October 18, 2017

The Planning Committee of the Board of the Metropolitan Sewerage District met on Wednesday, October 18, 2017 in the Boardroom of the Administration Building at 1:15 pm. Chairman Al Root presided with the following Committee Members present: Jon Creighton, Esther Manheimer, Chris Pelly and Robert Pressley. Don Collins was absent. Others present were: Thomas E. Hartye, General Manager; William Clarke, General Counsel; Glenn Kelly, MSD Board Member; Forest Westall, McGill Associates; Joe Calderwood and Marvin Mercer, Starview Heights; Ed Bradford, Scott Powell, Kevin Johnson, Spencer Nay and Pam Nolan, MSD.

## **I. Call to Order**

Mr. Root called the meeting to order at 1:15 pm and welcomed guests. The meeting was then turned over to Mr. Bradford.

## **II. Consideration of Private System built to Public Standards:**

Mr. Bradford presented maps and proceeded to explain the above location and situation. The project is located outside the District boundary in the vicinity of the Flat Creek exit and North Windy Ridge School. The original private system, now Little Flat Creek/Starview Heights, was constructed around 1995 – 2000 and was allocated for both commercial and the residential fifty-one units. The District received a new request for sixteen additional units in October 2016. The Developer proposed a low pressure system for these units to connect to the existing private system for Little Flat Creek/Starview Heights. MSD Policy specifically prohibits low pressure systems along with vacuum systems or anything else of that nature, other than gravity. Therefore, the allocation was denied. The Developer was informed that an allocation approval would be issued for a public gravity system to the MSD line. This would require several easements across private property. The Developer appealed this denial in November 2016. MSD denied the appeal again since this is against Policy. MSD did note that gravity is an option and the Developer was also offered the option of pursuing septic. Mr. Hartye stated that MSD requires public systems for more than one unit to be constructed to MSD Standards and maintained by MSD. MSD does not allow private systems to be built for multiple ownerships. Mr. Pelly asked what a low pressure system is. Mr. Bradford stated that it is a type of system where each homeowner has a small pump in their house that pumps to a force main. He further stated these systems have their application around lakes or basins where you have to pump uphill but are more problematic and will fail in time. Ms. Manheimer asked who denies the appeals. Mr. Bradford stated that the first appeal was through Planning and Development, the second through himself, and then to Mr. Hartye. The Developer again appealed due to denial of easements from downstream owners. MSD Staff had an internal discussion to determine possible options. If a gravity option did exist within 500 feet of the property, this would not be available to the Developer. MSD is proposing that the Developer will construct a collection system to public standards, with an 8” line, manholes and easements. The easements must be in a form that can be legally conveyed to MSD in the future. The pump station and force main must be constructed to State standards as this will be permitted through the State. After construction the Developer will convey everything to the homeowners association who will maintain and operate the entire system. Mr. Pelly asked what would happen if someone developed the property MSD is looking at for the back-up plan. Mr. Bradford stated that MSD would require that the Developer put the station such that MSD can get to it and MSD also proposed that the Developer has to grant an easement to MSD to cover all of his properties. If someone were to develop in the meantime, MSD would have to work around it. Mr. Clarke suggested that “maintained” be added to Item 6 in Staff’s recommendation. He further stated that there are some State Law requirements regarding the operation of private systems.

Mr. Hartye stated that the reason for this exception is that it is fairly close to the public gravity system and if something were to go wrong a solution would be relatively easy. He further stated that this option is not always going to be available. Someone may come forward who is much further away from the public sewer and it may be a little more cumbersome to get to, then Staff may not recommend an option like this. There may be other times when a septic tank is the best option. Mr. Root stated that he wanted to express his appreciation to Staff for their flexibility as, being from Weaverville, this is a problem with which he is familiar. Mr. Root then asked Mr. Mercer and Mr. Calderwood if they would like to comment. Mr. Mercer stated that they would like to thank Mr. Hartye and Staff for hearing their appeals. He further stated that the previous developer went under when the economy went bad and the new developer bought it from the bank. They already had a private water system to handle and maintain and there have been no problems. He stated that they have already placed the pump station and turned into the State to see if they will give their approval. Mr. Clarke asked if the HOA that has owned, maintained and operated this new private sewer system is also going to be responsible for the existing fifty-one lots. Mr. Calderwood stated there was a homeowners association when he purchased the development five years ago but he takes care of them, he has not turned this over to the HOA yet but it will be.

Mr. Kelly made to motion to accept Staff's Recommendation with exception of Item 6), which shall be revised to read "This system will be owned, operated and maintained by the homeowner's association. Mr. Pelly seconded the motion. Voice vote was unanimous.

**COMMITTEE RECOMMENDATION:** Approval of this private system, subject to the following conditions:

- 1) The private gravity extension is constructed to MSD standards – including 8-inch lines and standard manholes.
- 2) A twenty foot wide easement is provided to permanently protect the line, in a form that is legally conveyable to MSD in the future.
- 3) Additional easement(s) shall be provided downstream of the pump station and through the developer's properties, for the possible future gravity connection.
- 4) The plans for the gravity collection system and easements shall be reviewed and approved by MSD. The pump station shall be located such that a future gravity extension to the existing MSD system is economically feasible.
- 5) The gravity collection system shall be inspected and approved by MSD (excluding the private pump station).
- 6) This system will be owned, operated and maintained by the homeowner's association.

### **III. Consideration of Cane Creek WSD Merger with MSD:**

Mr. Hartye reported that Henderson County representatives and MSD met on October 10 to review a few documents and kick off the Cane Creek Water and Sewer merger process. With the recent passage of House Bill 764, MSD's enabling legislation was adjusted to allow for Henderson County to have 3 representatives while all other Board representation would remain the same. At the August 16 regular Board Meeting, Henderson County representatives expressed their desire to come into the District. The MSD Board delegated the Planning Committee to evaluate this issue and bring a

recommendation back to the Board. The purpose of this item today is to get this Committee up to speed and hope to have more specific up to date information and financial pro-forma at the next Planning Committee. This is all predicated on Henderson County providing timely information in the next 2 weeks. If this is a favorable thing and the Board wishes to continue, the idea is to accomplish this during the fiscal year change, by July 1, 2018.

MSD entered into an agreement with Cane Creek Water and Sewer District (CCWSD) in 1988 (which was amended in 1989) to treat 1.35 MGD of wastewater. CCWSD owns and operates the collection system, approximately 60 miles of sewer mains and 9 pump stations. CCWSD have a few personnel who work for Henderson County but also perform work for and are charged to CCWSD. Mr. Hartye presented a map showing the original District boundary in Buncombe County, Henderson County and CCWSD.

Mr. Hartye stated that in 2010 and 2013 Staff performed some “due diligence” analyses as part of the previous legislative efforts at consolidation. Those analyses showed the impact to MSD, financially and operationally, would be minimal and there was no rate impact of any sort. The real winners are the CCWSD customers. Their sewer bills will go down from an average of about \$38.00 per month to \$30.00 per month. The reason being is that the District charges the CCWSD customer’s treatment charges based upon their usage but not the flat rate meter fee for collection system maintenance. CCWSD charges a flat rate fee over and above what the District charges. CCWSD charges would go away. Mr. Hartye reviewed items in the MSD-CCWSD Merger Process Summary.

He then reported on various items for consideration: 1) Permitting and Development issues: MSD is not directly tied to building officials like we are with other member agencies and we do not have the ability to place holds on TCO’s and CO’s in Henderson county. This is a very important issue that must be resolved. Mr. Bradford stated that Marcus Jones is arranging a meeting with Staff to discuss this matter. 2) Condemnations in a new area: MSD will be expanding our district into a new county. MSD staff takes reasonable measures to avoid condemnations but they will be necessary at some point, along with other right-of-way issues which may arise. The District would like to be up front about this matter. There will be three members representing CCWSD on the Board and Staff suggests that one of those should also be on the Right-of-Way Committee. 3) GIS is not totally up to date but the District’s GIS Staff has been working with them. A firm has been hired and both their existing system on the map and as-builts for new construction are being added and they are working toward completing this effort. This information needs to be fully updated and accurate prior to MSD accepting the system. 4) CCWSD’s NCDEQ Collection System Permit will need to be transferred to MSD. MSD’s delegation authority will also need to be extended to cover CCWSD in order to issue permits in the new area. 5) CCWSD’s easement information is not in one central area. MSD will be taking over those files. 6) Financial and Billing Items to be provided: some of this information has been provided. 7) CCWSD does not have a lot of rehabilitation going on but one big project under way is their Mud Creek CIP Project. This project will allow for removal of a private treatment plant at Fletcher Academy. Fletcher Academy treats the sewer from Park Ridge Hospital. One item to be provided to the District is a copy of the Fletcher Academy contribution agreement associated with this project, along with a status of this project regarding the phasing, design, construction and financing. This project is currently about 60% designed.

Mr. Root asked when the next Planning Committee meeting needs to be held. Mr. Hartye stated the hope is to have another meeting next month, prior to November 15<sup>th</sup> Board Meeting. Ms. Manheimer asked what do you think you need to do for due diligence on the state of their infrastructure. Mr. Hartye stated that in 2013 he and the previous plant manager looked at all of the pump stations to see what was missing. At that time they didn’t have SCADA or supervisory control at any of their stations. MSD created a list of all the things they needed to do at that time. Marcus Jones has gotten

them to address many of these issues. Hunter Carson of MSD has gone out and met with their folks and more is being updated. Ms. Manheimer asked if Mr. Hartye was aware of what was discussed at the Henderson County Commissioners Meeting when they voted to formally ask MSD for the merger. Mr. Hartye stated that he was not there to hear the nature and tenor of the discussion. Ms. Manheimer stated that the City continues to have discussions with Henderson County around water and it appears that a majority still do not want this due to a loss to their General Fund. Mr. Powell stated that the impact to Cane Creek will not have anything to do with the General Fund. All revenues and expenses are enterprise funds. As previously stated, Henderson County does have employees whose costs are allocated to Cane Creek. There was some further discussion regarding the process for this merger. Mr. Hartye again stated that the idea is to accomplish this in this fiscal year, by July 1, 2018. Mr. Clarke stated that the EMC only meets every other month. There was no further discussion.

**V. Other business:**

None.

There being no further business the meeting adjourned at 1:59 pm.

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**BOARD MEETING DATE:** November 15, 2017

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

**PREPARED BY:** Ed Bradford, P.E. - Director of Engineering  
Darin Prosser, P.E. - Project Manager

**SUBJECT:** Consideration of Bids: Sutton Avenue Sanitary Sewer Rehabilitation Project, MSD Project No. 2014003

**BACKGROUND:** This project is located in the downtown area of Black Mountain within Sutton Avenue and four separate streets. It consists of replacing problematic six and eight-inch clay lines in poor structural condition. In addition, the six-inch lines are undersized for the flows generated within the downtown area.

Approximately 1,200 LF of 8-inch DIP will be installed by dig and replace construction, and 2,500 LF of 8-inch HDPE will be installed by pipe bursting construction. MSD staff contacted town staff to see if there is any joint work possible, and town staff indicated that they may renew some water line services as a part of this project.

The project was advertised and three bids were received on October 26, 2017 in the following amounts:

<u>Contractor</u>	<u>Bid Amount</u>
1) North American Pipeline Mgmt.	\$1,315,101.00
2) Portland Utilities Const. Co.	\$1,190,850.45
<b>3) Terry Brothers Const. Co.</b>	<b>\$1,076,986.00</b>

The apparent low bidder is Terry Brothers Construction Co. with a bid amount of \$1,076,986.00. Terry Brothers has completed numerous MSD sewer rehabilitation projects, and their work quality has continued to be excellent.

Please refer to the attached documentation for further details.

**FISCAL IMPACT:** The FY17-18 Construction Budget for this project is \$1,020,000.00. There are sufficient funds in the Contingency for the overage.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to Terry Brothers Construction Co. in the amount of \$1,076,986.00, subject to review and approval by District Counsel.

*METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA*

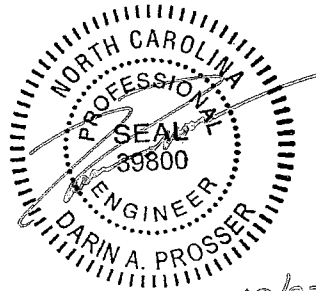
**SUTTON AVENUE SEWER REHABILITATION  
PROJECT NO. 2014003**

**BID TABULATION  
October 26, 2017**

BIDDER	Bid Bond	MBE Form	Bid Forms (Proposal)	TOTAL BID AMOUNT
North American Pipeline Management Greenville, SC	5%	1	Yes	\$1,315,101.00
Portland Utilities Construction Co. Knoxville, TN	5%	1	Yes	\$1,190,850.45
<b>Terry Brothers Construction Co. Leicester, NC</b>	<b>5%</b>	<b>1</b>	<b>Yes</b>	<b>\$1,076,986.00</b>

**APPARENT LOW BIDDER**

Darin Prosser, P.E.  
Project Engineer  
Metropolitan Sewerage District of  
Buncombe County, North Carolina



10/27/17

This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 26th day of October, 2017, in the W.H. Mull Building at the Metropolitan Sewerage District of Buncombe County, Asheville, North Carolina, and that said bids were accompanied by acceptable bidders bonds in the amount of 5% of the bid.

# Interoffice Memorandum

**TO:** Tom Hartye, General Manager

**FROM:** Ed Bradford, CIP Manager  
Darin Prosser, Project Manager

**DATE:** October 31, 2017

**RE:** Sutton Avenue Sewer Rehabilitation, MSD Project No. 2014003

The Sutton Avenue Sewer Rehabilitation project is located in Black Mountain along Sutton Avenue and four intersecting streets. This project begins at an existing manhole near the Sutton Avenue and Ridgeway Avenue intersection, runs along Sutton Avenue and up Cherry St., Broadway St., Richardson Blvd., and Ridgeway Ave.

This project consists of the rehabilitation of approximately 3,700 LF of 6" and 8" clay sewer lines that are in poor condition and undersized. Approximately 1,200 LF of 8" DIP will be installed by dig and replace construction and 2,500 LF of 8" HDPE will be installed by pipe bursting construction. The existing lines for this project have a Pipe Rating of 48 due to the undersizing and poor condition of the clay pipes.

On October 26th, 2017, three bids were received at 2:00 pm. The results were as follows:

<u>Contractor</u>	<u>Bid Amount</u>
1) North American Pipeline Management	\$1,315,101.00
2) Portland Utilities Construction Co.	\$1,190,850.45
<b>3) Terry Brothers Construction Co.</b>	<b>\$1,076,986.00</b>

The apparent low bidder is Terry Brothers Construction Co. with a bid amount of \$1,076,986.00. The FY17-18 construction budget for this project is \$1,020,000.00.

The bid exceeds budgeted funds due to NCDOT requiring night construction on Broadway St. and requiring a Certified Traffic Control Contractor (\$1,500/day) for NCDOT road lane closures. Also, the original scope of work consisted of pipe bursting (trenchless construction) for the entire project. Due to the depth and amount of services, portions of this project had to be constructed by dig and replace method.

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

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

**BUDGET DATA SHEET - FY 2017 - 2018**

<b>PROJECT:</b>	<b>Sutton Avenue</b>	<b>LOCATION:</b>	<b>Black Mountain</b>
<b>TYPE:</b>	<b>General Sewer Rehab.</b>	<b>PIPE RATING:</b>	<b>48</b>
<b>PROJECT NO.</b>	<b>2014003</b>	<b>TOTAL LF:</b>	<b>3,700</b>
<b>PROJECT BUDGET:</b>	<b>\$1,051,000.00</b>	<b>PROJECT ORIGIN:</b>	<b>SSO's; Access; Line condition</b>

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/16	EST. COST JAN - JUNE 2017	BUDGET FY 17-18
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$15,000.00	\$5,450.00	\$9,550.00	
55330 - DESIGN				
55340 - PERMITS	\$5,000.00			\$5,000.00
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$1,020,000.00			\$1,020,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$3,000.00			\$3,000.00
55450 - SURVEY - ASBUILT	\$8,000.00			\$8,000.00
<b>TOTAL AMOUNT</b>	<b>\$1,051,000.00</b>	<b>\$5,450.00</b>	<b>\$9,550.00</b>	<b>\$1,036,000.00</b>

<b>ENGINEER:</b>	MSD	DP	<b>ESTIMATED BUDGETS - FY '19 -'27</b>	
<b>R.O.W. ACQUISITION:</b>	N/A	# PLATS: [ 0 ]	FY 18-19	\$0.00
<b>CONTRACTOR:</b>			FY 19-20	\$0.00
<b>CONSTRUCTION ADM:</b>	MSD		FY 20-21	\$0.00
<b>INSPECTION:</b>	MSD		FY 21-22	\$0.00
			FY 22-23	\$0.00
			FY 23-24	\$0.00
<b>PROJECT DESCRIPTION:</b> This project is on Sutton Ave. and extends up Ridgeway Ave., Richardson Blvd., and Broadway St. The existing 6-inch and 8-inch clay pipe will be replaced with 8-inch ductile iron pipe. System Services crews report that the pipes are in poor condition, and have caused flooded structures and sanitary sewer overflows.			FY 24-25	\$0.00
			FY 25-26	\$0.00
			FY 26-27	\$0.00

**SPECIAL PROJECT NOTES:**





**Sutton Avenue  
Project No. 2014003**

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:** November 15, 2017

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

**REVIEWED BY:** Billy Clarke, Esq. - District Counsel

**PREPARED BY:** Ed Bradford, P.E. - Director of Engineering  
Kevin Johnson, P.E. - Planning & Development Manager

**SUBJECT:** Reimbursement Agreement - Lee Creek Master Plan Line (Olivette Development), MSD Project No. 2015031

**BACKGROUND:** This reimbursement agreement is for the installation of a new pump station and force main which will serve the Lee Creek Basin in Woodfin and Buncombe County. Olivette Development, LLC (Olivette) proposes to install a new pump station and a force main crossing the French Broad River, in accordance with the District's Collection System Master Plan.

The pump station will be located on the west side of the French Broad River, and will pump to the existing MSD force main on the east side. This will initially serve the Olivette development located at the river, but is sized to serve the Lee Creek basin. The preliminary construction cost estimate for the pump station and force main is \$1,593,172.00, which Olivette will fund.

A four inch force main would serve Olivette's needs; however, an eight inch force main (and an associated larger bore) will be required to serve upstream areas in Lee Creek. Also, certain components of the pump station are upsized as well to provide capacity for future growth in this basin. The pump station and force main therefore qualify for *Additional Capacity Reimbursement*.

Under *Additional Capacity Reimbursement*, a developer who is required to construct a larger line than is necessary for their own development, in order to serve additional areas, is eligible for reimbursement of the increased construction cost. In this case, the increase is \$279,901.00.

The District will require not only that the pump station be constructed to public standards and sized for future growth, but also that an easement along Lee Creek is granted to MSD for the future interceptor.

It is important to note that a future reimbursement agreement will follow for the 18-inch interceptor line along Lee Creek, which will drain into this station. MSD will require that this line is upsized from the 8-inch line for the Olivette development.

Please refer to the attached documentation for further details.

**FISCAL IMPACT:** The FY17-18 construction reimbursement budget for this project is \$266,000.00. Funds are available in the Contingency for the overage.

The proposed lump-sum payment of \$279,901.00 will not be issued to the developer until the project is complete, fully closed out, and accepted by the District Board as a public station.

**STAFF RECOMMENDATION:** Staff recommends that the District enter into a reimbursement agreement with Olivette Development LLC, in the amount of \$279,901.00, subject to review and approval by District Counsel.

STATE OF NORTH CAROLINA	)	AGREEMENT REGARDING
	)	CONSTRUCTION OF AND
COUNTY OF BUNCOMBE	)	REIMBURSEMENT FOR
	)	INCREASED CAPACITY FOR FUTURE
	)	MASTER PLAN PUMP STATION
	)	SERVING LEE CREEK BASIN

**THIS AGREEMENT**, made this \_\_\_\_ day of \_\_\_\_\_, 2017, by and between the **METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY** (hereinafter sometimes called “**MSD**” or the “**District**”), a North Carolina public body and body politic and corporate created and established under the provisions of the North Carolina Metropolitan Sewerage Districts Act, Chapter 153, Article 25, Sections 153-295 to 153-324, inclusive (succeeded by Chapter 162A, Article 5, Sections 162A-64 to 162A-81, inclusive) of the General Statutes of North Carolina; and **OLIVETTE DEVELOPMENT, LLC** (hereinafter sometimes called “**Olivette**”), a corporation organized under the laws of the State of North Carolina with its principal office and place of business in Greensboro, N.C.

**WHEREAS, MSD** maintains and operates a system of interceptor and collector sewer lines and a wastewater treatment facility which treats wastewater generated within and without the boundaries of the Metropolitan Sewerage District which system of interceptor and collector sewers and wastewater treatment facility, together with additional facilities which may be acquired by **MSD** is sometimes herein referred to as the “District Sewerage System”; and

**WHEREAS, MSD** has had prepared a master plan for its system of interceptor and collector sewers (the “Master Plan”), and the Master Plan calls for the construction of a new pump station and force main with pipe size of 8 inches from a pump station across the French Broad River connecting to an existing 12-inch force main coming from Weaverville Pump Station No.2, said force main being sized to serve the Lee Creek Drainage Basin; and

**WHEREAS, Olivette** owns three tracts (Buncombe County PINs: 9721233892, 9721159387, 9721437569) totaling approximately 319 acres in the Lee Creek Basin near the French Broad River, which it desires to develop in the name of Olivette for residential and commercial purposes and connect via the proposed pump station and force main to the District Sewerage System; and

**WHEREAS**, the **Olivette** Property to be developed under the name of Olivette is not currently served by sewer, and is not currently connected to the District Sewerage System; and

**WHEREAS**, **Olivette** is willing to pay the cost of constructing an eight-inch diameter bore to encase a four-inch force main of sufficient length and capacity to provide sewer service to its Real Property; but not to the additional upstream portions of the Lee Creek Basin envisioned to be served in the Master Plan; and

**WHEREAS**, **MSD**, in order to facilitate the orderly growth of the District Sewerage System in the Lee Creek Basin, to preserve and promote the health and welfare of the District and to carry out its Master Plan, is willing to pay the estimated difference in cost between an eight-inch bore and encasement for four-inch line sufficient to serve only the **Olivette** property and a fourteen inch bore and encasement for an eight-inch line sufficient to serve upstream areas of the Lee Creek Basin envisioned in the Master Plan; and

**WHEREAS**, the MSD Board previously approved the expenditure of up to \$279,901 to pay the cost of upgrading the bore and encasement size to fourteen-inches to accommodate a future eight-inch force main to serve the Lee Creek Basin from the required eight-inch bore and encasement for the four-inch force main line required to serve the **Olivette** development, as well increased pipe and wet-well diameters at the Pump Station; and

**WHEREAS**, **MSD** has reviewed plans and specifications from Brooks Engineering Associates for the Lee Creek Pump Station and Force Main, and has required **Olivette** to acquire all necessary rights of way from Buncombe County and from Norfolk Southern for the force main; and

**WHEREAS**, as more fully set forth below, **Olivette** is willing to construct the larger bore and encasement for the Lee Creek Basin Sewer and increase the pipe and wet-well diameters at the pump station, provided that MSD reimburse **Olivette** for a portion of the costs of said construction; and

**WHEREAS**, all necessary permits for the construction of the Lee Creek Pump Station and Force Main will be obtained by **Olivette** in the name of **MSD** as the permanent owner.

**NOW THEREFORE**, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the covenants and conditions set forth herein, MSD and Olivette hereby agree as follows:

1. **Olivette** will contract with a well-qualified, experienced, and financially sound utility contractor currently licensed in North Carolina and satisfactory to **MSD**, to build the Lee Creek Pump Station and Force Main to serve the Olivette Development, MSD Project No. 2016065. For the purposes of this Agreement, the portion to be constructed shall be referred to herein as the “Lee Creek Pump Station and Force Main.” The Contractor shall be required to provide and maintain in force (until the project is complete) a payment bond and a performance bond in the amount of 100 % of the Lee Creek Pump Station and Force Main construction contract amount. **Olivette** and **MSD** shall be named beneficiaries under said bond. The bonds shall meet the requirements of Chapter 44A of the North Carolina General Statutes. Olivette will obtain all necessary easements from Buncombe County and Norfolk Southern for Olivette to build the Lee Creek Pump Station and Force Main and for MSD to own and operated the Lee Creek Pump Station and Force Main.

2. The Lee Creek Pump Station and Force Main will be constructed in a good and workmanlike manner, in accordance with the plans and specifications prepared by Brooks Engineering Associates and approved by **MSD** dated \_\_\_\_\_, 2017 and in accordance with the requirements of all permits obtained in the name of **MSD**. A copy of all permits and right of way agreements will be provided to **MSD** prior to scheduling of pre-construction meeting. **MSD** will issue an approved copy of plans and specifications to Brooks Engineering Associates, **Olivette**, and their contractor prior to the pre-construction meeting. The plans, specifications and permits are incorporated into and made a part of this Agreement by reference.

3. **Olivette** and **MSD** acknowledge and agree that the estimated cost of upsizing the bore and encasement for the force main crossing under the railroad right of way and French Broad River as well as the increased pipe and wet-well diameters at the pump station to be constructed by **Olivette** is \$279,901.00. **MSD** and **Olivette** agree that **MSD** shall make no additional reimbursement or payments to **Olivette** except as set forth in this Agreement.

4. **MSD** agrees to reimburse **Olivette** the amount set forth in paragraph 3, said reimbursement to be paid in full, at full project completion. Full project completion for the Lee Creek Pump Station and Force Main shall be defined as:

- 1) All construction and testing is 100% complete and passing in accordance with the Specifications.
- 2) All applicable permitting requirements are satisfied, including, but not limited to, restoration of pre-construction contours as defined in paragraph 7 below.
- 3) All restoration on properties, excepting **Olivette's**, is 100% complete.
- 4) Final closeout documents including:
  - Easement Plat(s) to include on-site and off-site easements to be conveyed to **MSD** including access easement to pump station. The on-site easements shall include a properly sized and sited easement near and generally following Lee Creek for the future extension of the interceptor completely through **Olivette's** properties, as well an easement over the pump station force main.
  - Engineer's Certification
  - Engineering As-Built Drawings to include Pump Station and entire length of Force Main
  - Contractor horizontal directional drilling logs
  - Pump startup report and O&M manual
  - Contractor's Certification to include one-year warranty
- 5) Conveyance of the Lee Creek Pump Station and Force Main and easements therefor to **MSD** and acceptance of the same by the Board of the Metropolitan Sewerage District, **MSD**.

Completion shall be determined by the **MSD Planning and Development Section**. Upon full project completion, **MSD** shall notify **Olivette** in writing of such satisfactory completion of the work and **MSD** shall thereafter immediately reimburse **Olivette** as provided in paragraphs 3 and 4.

5. **MSD** will employ construction inspectors, at its expense, to inspect the construction of the Lee Creek Pump Station and Force Main. **Olivette** understands that a preconstruction

meeting must be held with **MSD** prior to start of any work. **Olivette** and its contractor further agree to coordinate all sewer construction activities with **MSD** to facilitate timely completion and restoration of affected areas.

6. Changes to the project made in the field must be reviewed and approved by **MSD** prior to implementation. It shall be the responsibility of **Olivette** and its contractor to make **MSD's** Construction Division aware of any proposed change(s) and to obtain approval for the change(s) from **MSD**. Upon receipt of a request for a change or changes in the project design and/or construction, **MSD** will promptly review such change(s) and shall indicate approval or denial of such change(s) within reasonable time of receipt thereof and not more than three (3) business days. Any proposed change which shall affect the quality of the design, the integrity of the sewer system, additional costs to **MSD** or any matter involving right of way revisions shall be submitted in writing by **Olivette** and shall be approved/disapproved in writing by **MSD** within three (3) business days. To the extent such changes increase the cost of the Lee Creek Pump Station and Force Main construction, **MSD** and **Olivette** shall mutually agree upon reimbursement to **Olivette**, for such increase in cost.

7. **Olivette** shall require its contractor to restore off-site areas affected by the work to pre-construction contours and conditions, or to those contours as directed or specified by permitting agencies, if different.

8. Upon completion of construction, **Olivette** will convey the Lee Creek Pump Station and Force Main Sewer and Easements to **MSD**. Such conveyance will be by instrument in form and content similar to Exhibit A attached hereto. Upon finding the conveyance is in accord with relevant provisions of its bond order, and applicable law, **MSD** will issue approval to record conveyance and subsequently accept such conveyance of the Lee Creek Pump Station and Force Main.

9. This Agreement shall be governed by and under the laws of the State of North Carolina and any litigation hereunder shall be in the General Court of Justice for the 28th Judicial District of North Carolina.



10. This Agreement represents the entire agreement between **MSD** and **Olivette** with respect to the subject matter hereof. Any amendment to this agreement shall be in writing and signed by the parties hereto.

**IN WITNESS WHEREOF**, the parties have executed this agreement by and through their respective, duly authorized representatives as the day and year first above written.

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

By: \_\_\_\_\_  
Thomas E. Hartye, P.E. General Manager

**OLIVETTE DEVELOPMENT, LLC**

By: \_\_\_\_\_  
Scott Austin, Manager

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

**BUDGET DATA SHEET - FY 2017 - 2018**

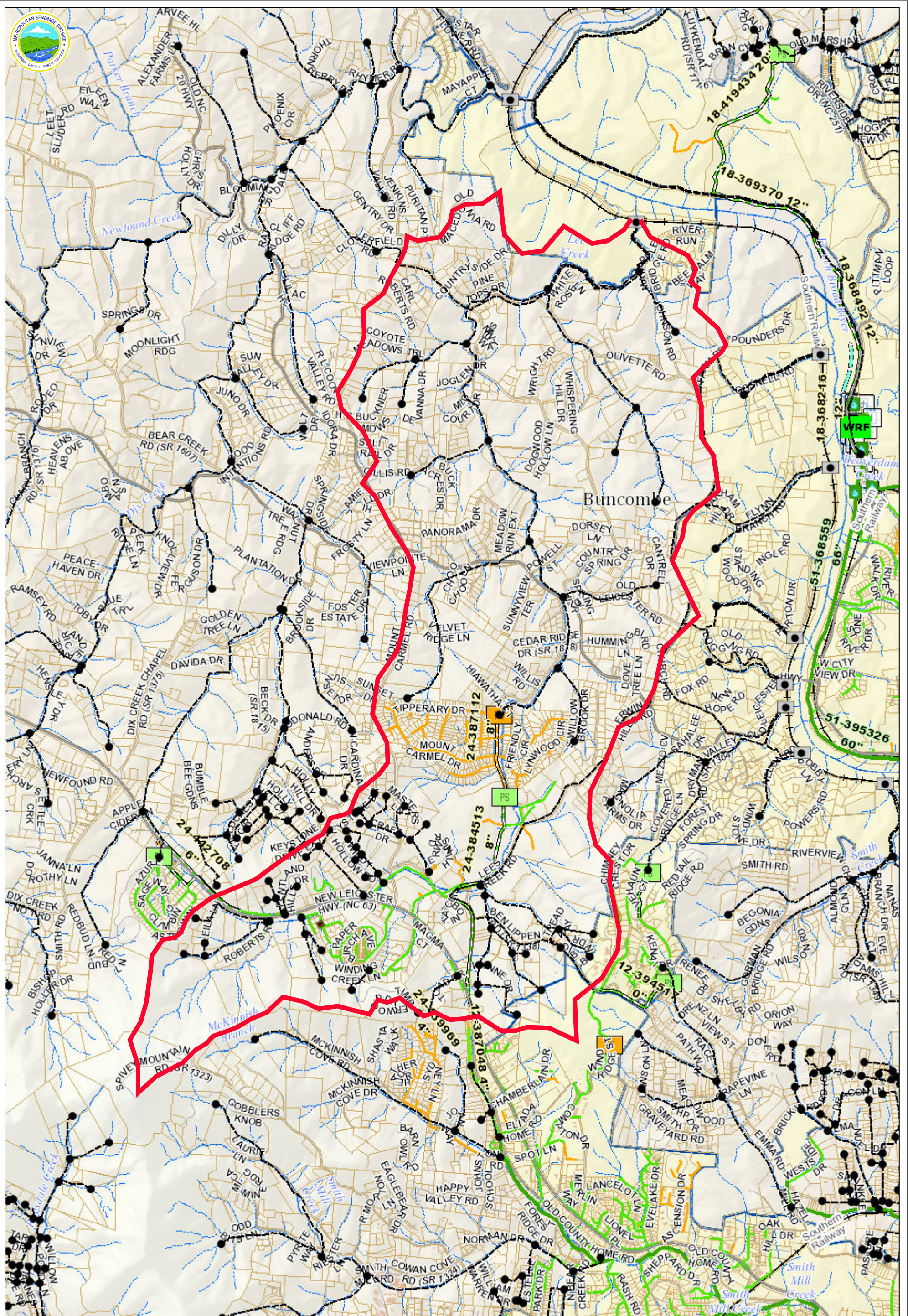
<b>PROJECT:</b>	Developer Reimbursements	<b>LOCATION:</b>	Various
<b>TYPE:</b>	Reimbursement - Annual		
<b>PROJECT NO.</b>	2004051	<b>TOTAL LF:</b>	0
<b>PROJECT BUDGET:</b>	\$1,216,000.00	<b>PROJECT ORIGIN:</b>	Economic Development Policy

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/16	EST. COST JAN - JUNE 17	EST. BUDGET FY 17-18
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN				
55330 - DESIGN				
55340 - PERMITS				
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS				
55370 - LEGAL FEES				
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION				
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$1,216,000.00	\$35,346.00	\$64,654.00	\$266,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING				
55450 - SURVEY - ASBUILT				
<b>TOTAL AMOUNT</b>	<b>\$1,216,000.00</b>	<b>\$35,346.00</b>	<b>\$64,654.00</b>	<b>\$266,000.00</b>

<b>ENGINEER:</b>	KJ	<b>ESTIMATED BUDGETS - FY '19 -'27</b>	
<b>R.O.W. ACQUISITION:</b>	# PLATS: [ ]	FY 18-19	\$150,000.00
<b>CONTRACTOR:</b>		FY 19-20	\$100,000.00
<b>CONSTRUCTION ADM:</b>		FY 20-21	\$100,000.00
<b>INSPECTION:</b>		FY 21-22	\$100,000.00
		FY 22-23	\$100,000.00
		FY 23-24	\$100,000.00
<b>PROJECT DESCRIPTION:</b> This is for reimbursements for extensions that qualify under the District's Extension Policy. Refer to the "Policy and Procedures for the Extension of Sewer Service" for further information.		FY 24-25	\$100,000.00
		FY 25-26	\$100,000.00
		FY 26-27	\$100,000.00

**SPECIAL PROJECT NOTES:** Total estimated project cost shown is the total within the ten year window. \$200,000 per year is approved.  
The Olivette Project reimbursement (for the pump station) is scheduled for FY18. Reimbursement for Olivette's Master Plan Interceptor is scheduled for FY19.





### Lee Creek Basin

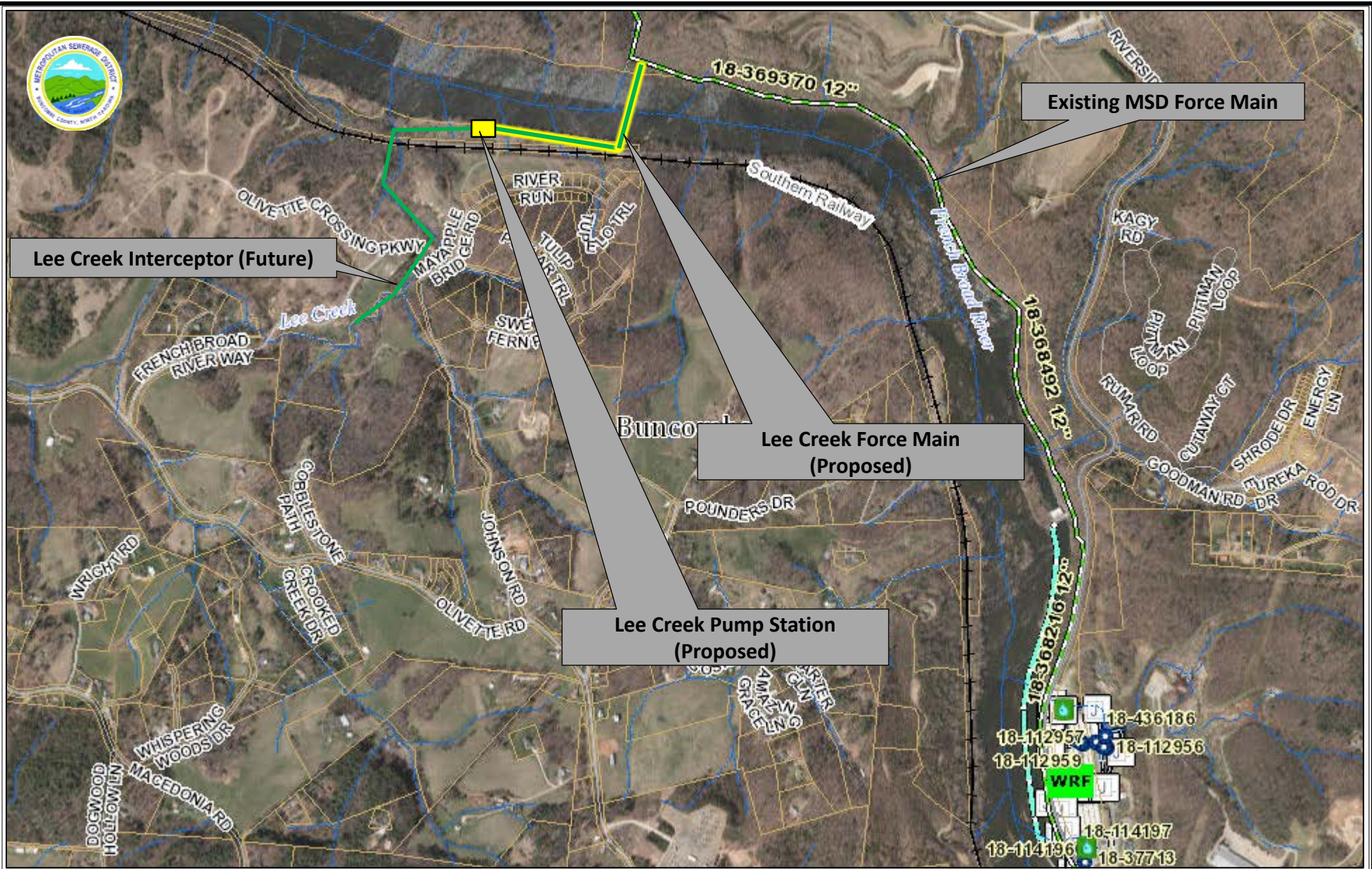
Author: MSD GIS VIEWER

1 in = 2,000 ft

Date: 4/28/2017

The Metropolitan Sewerage District of Buncombe County, NC has prepared these maps based on best available information for use in assisting District maintenance work, service area analysis, and planning. The District does not warrant the accuracy of any of the information shown. Field verification is advised for all information shown on the maps or included with manhole data. No guarantee is given as to the accuracy or currency of any of the data. Therefore, in no event shall the District be liable for any special, indirect, or consequential damages or any damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other action, arising out of or in connection with the use of the information herein provided. Grid shown is North Carolina State Plane Coordinate System NAD 1983 (North American Datum 1983).





Lee Creek Interceptor (Future)

Existing MSD Force Main

Lee Creek Force Main (Proposed)

Lee Creek Pump Station (Proposed)

1 in = 1,000 ft  
Date: 11/1/2017  
Author: WEB

# Lee Creek Master Plan Pump Station (Olivette)

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** November 15, 2017

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for Fairfield Inn & Suites Hotel, MSD Project No. 2015203

**BACKGROUND:** This project is located inside the District boundary along Tunnel Road in the City of Asheville. The developer for this project is Monark Patel of Milan Hotels Two Inc.

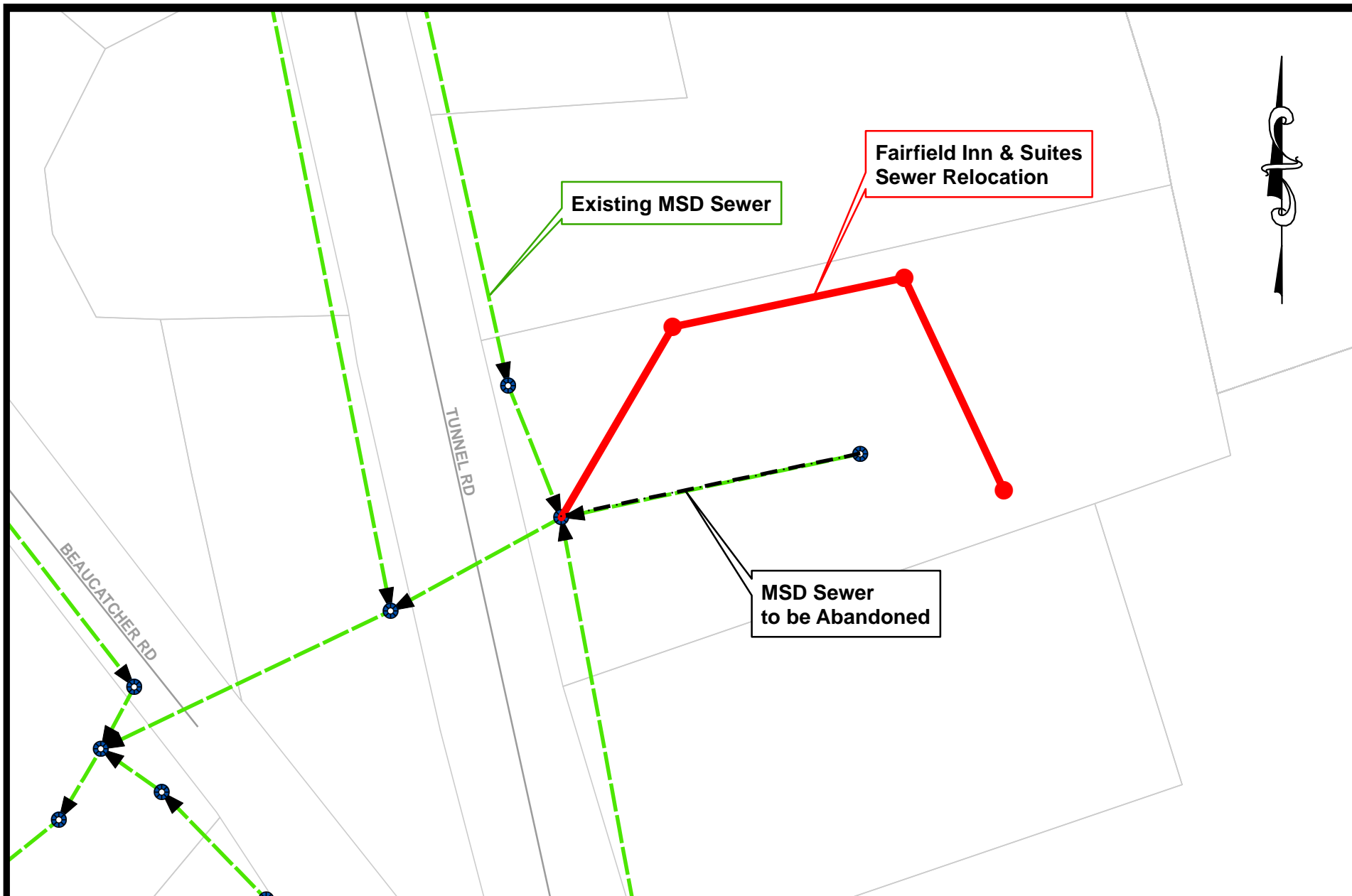
The project included relocating approximately 358 linear feet of 8-inch gravity sewer along with abandoning approximately 150 linear feet of public gravity sewer to accommodate the development.

A wastewater allocation was issued in the amount of 10,300 GPD for the commercial development. The estimated cost of the sewer construction is \$33,000.00.

All MSD requirements have been met.

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





**MSD**  
Engineering Division

**Fairfield Inn & Suites Sewer Relocation**  
**MSD Project # 2015203**  
Metropolitan Sewerage District of Buncombe County

11/03/17

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** November 15, 2017

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for River Mill Lofts, MSD Project No. 2014125

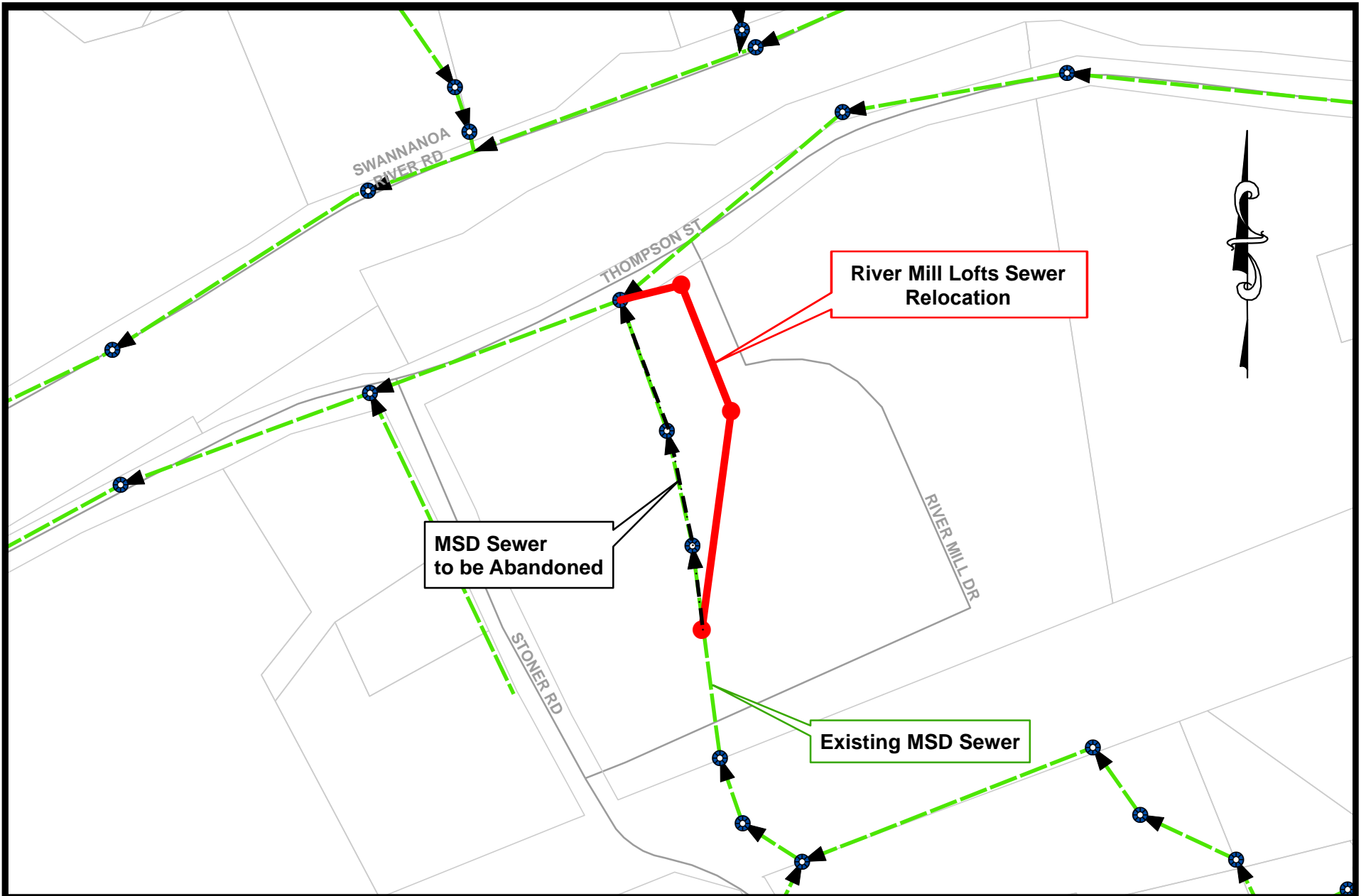
**BACKGROUND:** This project is located inside the District boundary at the intersection of Stoner Road and Thompson Street in the City of Asheville. The developer for this project is Ricardo Goddard.

The project included relocating approximately 470 linear feet of 8-inch gravity sewer along with abandoning approximately 370 linear feet of public gravity sewer to accommodate the development.

A wastewater allocation was issued in the amount of 52,400 GPD for the 254-unit apartment complex. The estimated cost of the sewer construction is \$101,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

## River Mill Lofts Sewer Relocation MSD Project # 2014125

Metropolitan Sewerage District of Buncombe County

11/03/17



# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** November 15, 2017

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for The Haven at Enka Lake, MSD Project No. 2015191

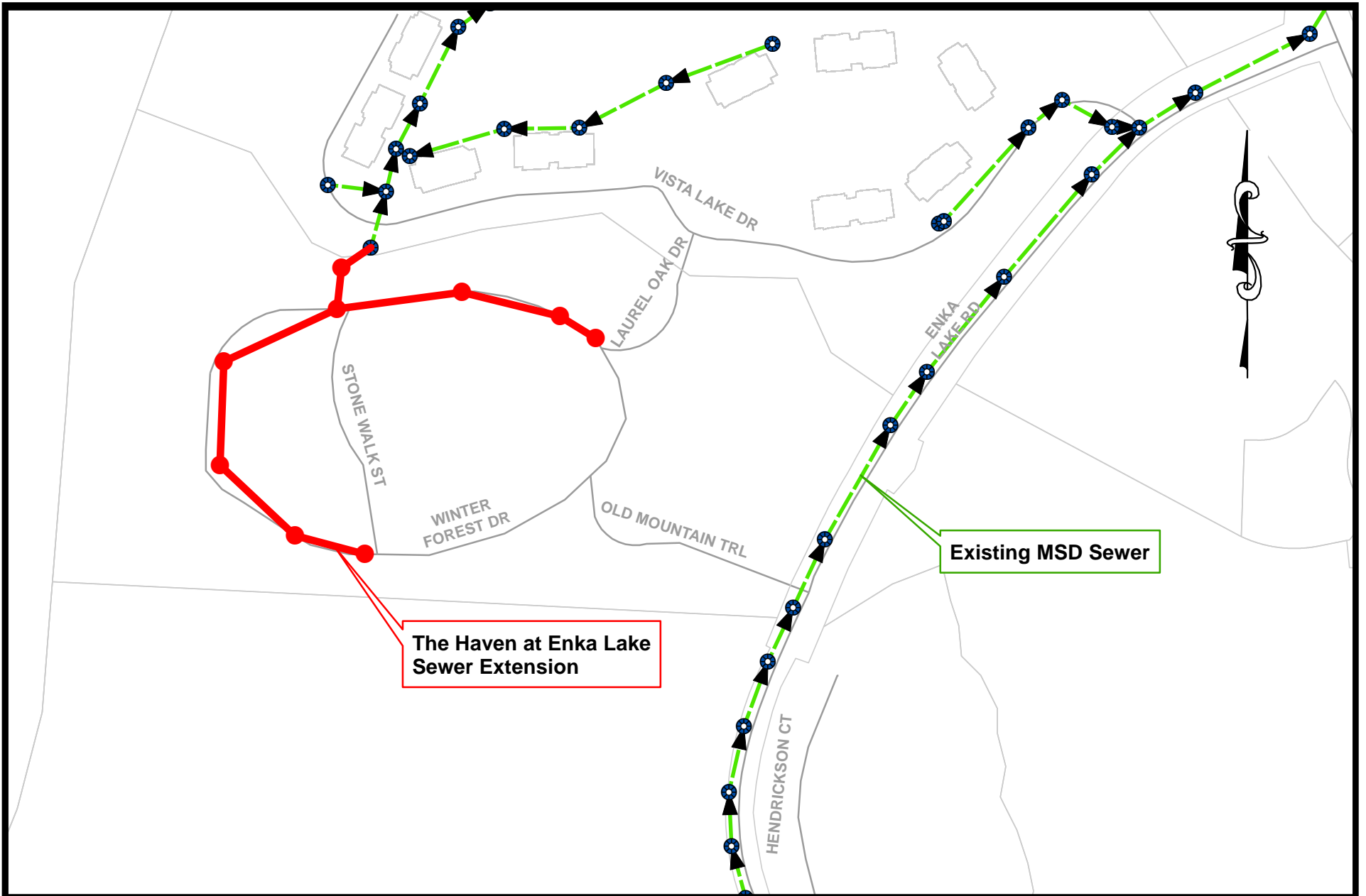
**BACKGROUND:** This project is located outside the District boundary off Enka Lake Road in Buncombe County. The developer for this project is William Ratchford of Southwood Realty.

The project included extending approximately 1,600 linear feet of 8-inch public gravity sewer to serve the development.

A wastewater allocation was issued in the amount of 52,150 GPD for the 259-unit apartment complex. The estimated cost of the sewer construction is \$100,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**The Haven at Enka Lake Sewer Extension**  
**MSD Project # 2015191**  
Metropolitan Sewerage District of Buncombe County

11/03/17

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

**Meeting Date:** November 15, 2017

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

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

**Subject:** First Quarter Budget to Actual Review – FY2018

### **Background**

At the end of each quarter, actual revenue and expenditure amounts are compared with the budget to evaluate performance. This information is based on cash revenues and invoices received prior to September 30, 2017 and may not include some accruals of revenue and expenditures.

### **Discussion**

There are several explanatory notes at the bottom of the attached Budget to Actual schedule. Other considerations are as follows:

- Domestic Revenue is at budget expectations. Industrial Revenue is better than budgeted expectations temporary increased revenue from one industrial user. Staff Monitors consumption trends as they have a direct effect on the District's current revenue projections.
- Facility and Tap Fees are budgeted conservatively. The unusually large variance as of the end of the first quarter is due to receiving unanticipated revenue of \$1.1 million from three developments.
- Interest and miscellaneous income are below budgeted expectations. Short-term interest rates are still experiencing pressures due to Federal Reserve monetary policy.
- Rental income reflects slightly better than expected earnings.
- O&M expenditures are at 32.04% of budget. The expenditures include encumbered amounts, which has elevated the budget to actual ratio above 25%. The aforementioned encumbrances will be spent in future quarters.
- Bond principal and interest are reflected at 25%. This will aid the user to properly assess the District's overall debt service commitments. Actual amount spent is 1.88%. The District is required to make semi-annual interest payments on December 1, 2017 and principal and semi-annual interest payments on July 1, 2018.
- Amounts budgeted for capital equipment and capital projects are rarely expended proportionately throughout the year and are expected to be fully spent prior to the end of the year.

### **Staff Recommendation**

None - Information Only.

#### **Action Taken**

**Motion by:**

to

Approve

Disapprove

**Second by:**

Table

Send to Committee

**Other:**

**Follow-up required:**

**Person responsible:**

**Deadline:**

**Metropolitan Sewerage District  
Budget to Actual Revenue and Expenditure Report  
For the three months ended September 30, 2017  
UNAUDITED–NON-GAAP**

	<i>Budget</i>	<i>Actual to Date</i>	<i>% Budget to Actual</i>
<b>REVENUES</b>			
<i>Domestic User Fees<sup>1</sup></i>	\$ 31,169,273	\$ 7,756,387	24.88%
<i>Industrial User Fees</i>	3,347,294	986,455	29.47%
<i>Facility Fees<sup>2</sup></i>	2,000,000	1,815,428	90.77%
<i>Tap Fees<sup>3</sup></i>	175,000	150,417	85.95%
<i>Billing and Collection</i>	800,255	185,974	23.24%
<i>Interest and Misc. Income</i>	856,652	193,309	22.57%
<i>Employee Contribution to Health Ins. City of Asheville (Enka Bonds)</i>	382,700	113,553	29.67%
<i>City of Asheville (Enka Bonds)</i>	37,000	-	0.00%
<i>Proceeds from Revenue Bonds</i>	28,000,000	28,000,000	100.00%
<i>Rental Income</i>	71,641	18,883	26.36%
<i>Use of Available Funds<sup>4</sup></i>	<u>(11,520,447)</u>	<u>(17,200,981)</u>	149.31%
<b><i>Total Revenues<sup>5</sup></i></b>	<b><u>\$ 55,319,368</u></b>	<b><u>\$ 22,019,425</u></b>	<b>39.80%</b>
<b>EXPENDITURES</b>			
<i>Operations and Maintenance<sup>6</sup></i>	\$ 16,337,136	\$ 5,233,840	32.04%
<i>Bond Principal and Interest<sup>7</sup></i>	9,790,466	2,447,617	25.00%
<i>Capital Equipment (Other than O&amp;M)<sup>6</sup></i>	884,050	80,151	9.07%
<i>Capital Projects<sup>6</sup></i>	27,307,716	14,257,818	52.21%
<i>Contingency</i>	<u>1,000,000</u>	<u>-</u>	0.00%
<b><i>Total Expenditures</i></b>	<b><u>\$ 55,319,368</u></b>	<b><u>\$ 22,019,425</u></b>	<b>39.80%</b>

**Notes:**

- <sup>1</sup>Revenues are accounted for on the cash basis method
- <sup>2</sup>Increase due to unanticipated revenue from three developments at \$1,117,500
- <sup>3</sup>Increase in number of Taps requiring Pavement Disturbance
- <sup>4</sup>Pay-as-go funds to be used for CIP
- <sup>5</sup>Budget-to-Actual Ratio does not include use of available funds
- <sup>6</sup>Includes encumbered amounts as well as actual insurance expenditures
- <sup>7</sup>Bond principal and interest expenditures are reflected a 25%. Actual spend amount is 1.88%.

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

**Meeting Date:** November 15, 2017

**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 September 30, 2017

**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 September 30, 2017 were \$78,671,748. The detailed listing of accounts is available upon request. The average rate of return for all investments is 0.790%. 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 September 30, 2017 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of September 30, 2017 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$25,851,943.

<b>Total Cash &amp; Investments as of 09/30/2017</b>		78,671,748
<b>Less:</b>		
Budgeted Commitments (Required to pay remaining FY18 budgeted expenditures from unrestricted cash)		
Construction Funds	(26,107,853)	
Operations & Maintenance Fund	(12,665,135)	
		(38,772,988)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(31,103)	
FY18 Principal & Interest Due	(8,579,532)	
		(8,610,635)
District Reserve Funds		
Fleet Replacement	(593,122)	
Pump Replacement	(49,874)	
WWTP Replacement	(443,101)	
Maintenance Reserve	(963,037)	
		(2,049,134)
District Insurance Funds		
General Liability	(268,593)	
Worker's Compensation	(172,798)	
Post-Retirement Benefit	(1,621,743)	
Self-Funded Employee Medical	(1,323,914)	
		(3,387,048)
<b>Designated for Capital Outlay</b>		<b>25,851,943</b>

**Staff Recommendation**

None. Information Only.

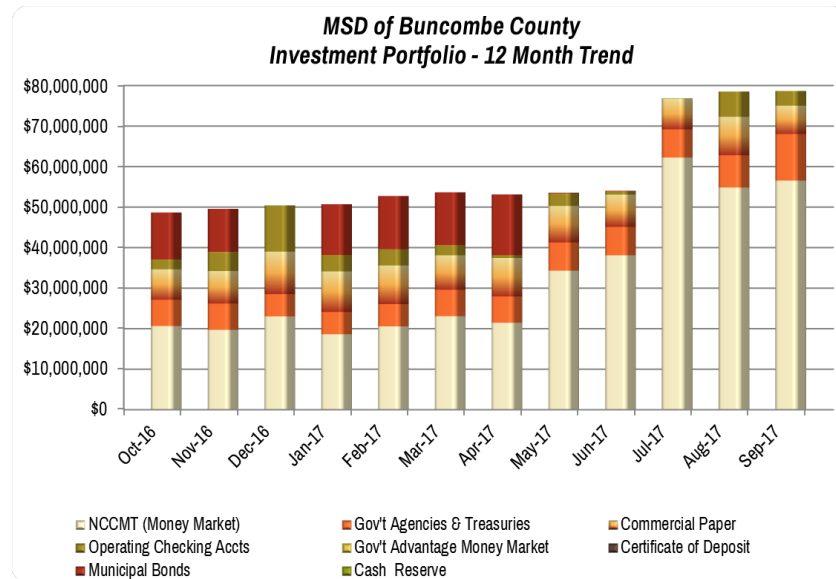
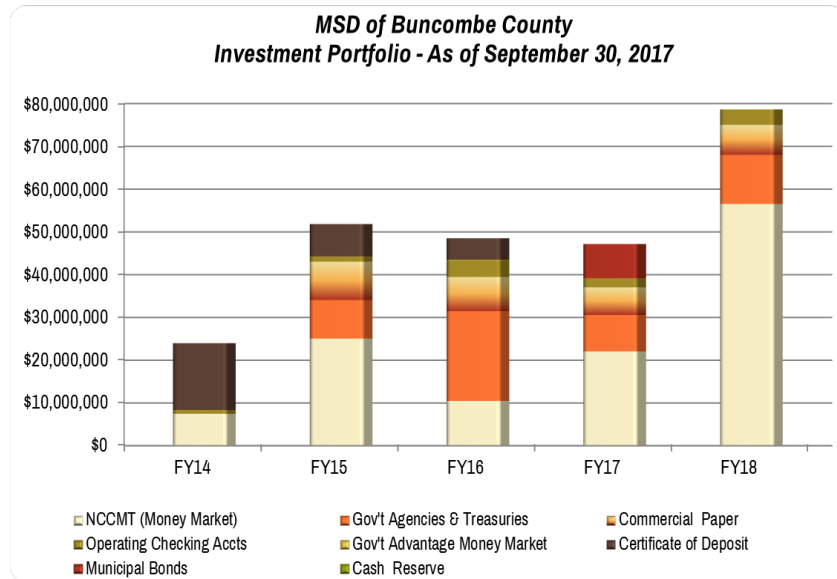
**Action Taken**

<b>Motion by:</b>	<b>to</b>	<b>Approve</b>	<b>Disapprove</b>
<b>Second by:</b>		<b>Table</b>	<b>Send to Committee</b>
<b>Other:</b>			
<b>Follow-up Required:</b>		<b>Person Required:</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
<b>Held with Bond Trustee</b>	\$ -	\$ -	\$ 7,649,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,649,618
<b>Held by MSD</b>	3,617,026	46,674	48,899,507	-	6,981,993	-	-	11,476,930	71,022,130
	\$ 3,617,026	\$ 46,674	\$ 56,549,125	\$ -	\$ 6,981,993	\$ -	\$ -	\$ 11,476,930	\$ 78,671,748

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries, Agencies and Instrumentalities	100%	14.59%	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 1.00% is exceeding the YTM benchmarks of the 6 month T-Bill and NCCMT Cash Portfolio.
Commercial Paper	20%	8.87%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	71.88%	
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		4.60%	
Gov't Advantage Money Market		0.06%	



**Board Meeting:** November 15, 2017

**Subject:** Cash Commitment/Investment Report-Month Ended September 30, 2017

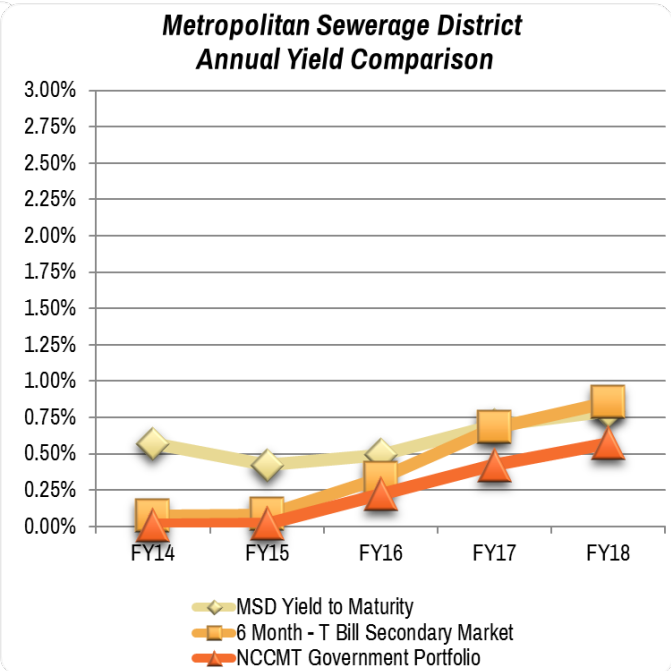
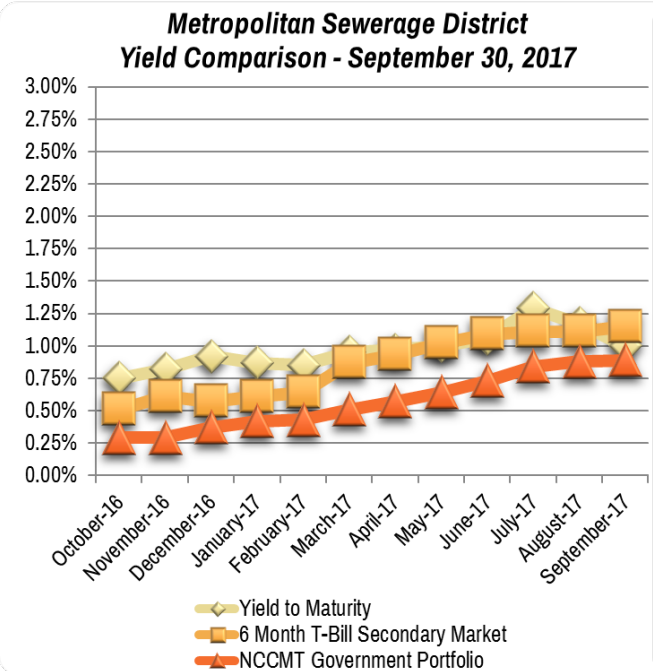
Page -3-

**METROPOLITAN SEWERAGE DISTRICT  
INVESTMENT MANAGERS' REPORT  
At September 30, 2017**

<b>Summary of Asset Transactions</b>			
	<b>Original Cost</b>	<b>Market</b>	<b>Interest Receivable</b>
Beginning Balance	\$ 62,202,387	\$ 62,215,546	\$ 14,923
Capital Contributed (Withdrawn)	2,664,148	2,664,148	
Realized Income	58,131	58,131	(15,347)
Unrealized/Accrued Income	55,365	58,585	62,194
<b>Ending Balance</b>	<b>\$ 64,980,031</b>	<b>\$ 64,996,410</b>	<b>\$ 61,770</b>

<b>Value and Income by Maturity</b>			
	<b>Original Cost</b>	<b>Income</b>	
Cash Equivalents <91 Days	\$ 53,508,233	\$ 134,687	
Securities/CD's 91 to 365 Days	5,975,898	15,042	
Securities/CD's > 1 Year	5,495,900	13,834	
<b>Total</b>	<b>\$ 64,980,031</b>	<b>\$ 163,563</b>	

<b>Month End Portfolio Information</b>	
Weighted Average Maturity	90
Yield to Maturity	1.00%
6 Month T-Bill Secondary Market	1.15%
NCCMT Government Portfolio	0.89%

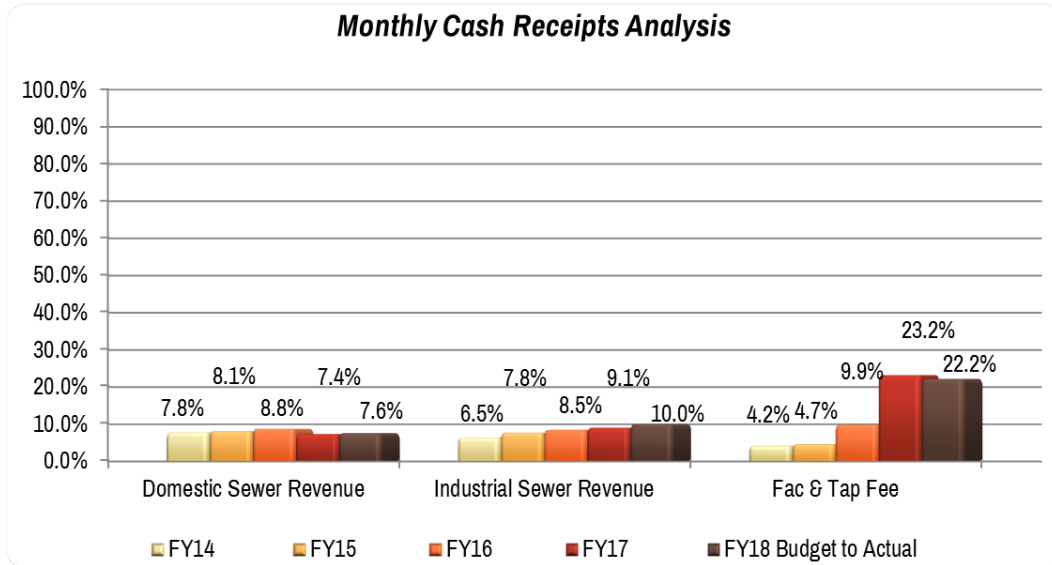


**Board Meeting:** November 15, 2017

**Subject:** Cash Commitment/Investment Report-Month Ended September 30, 2017

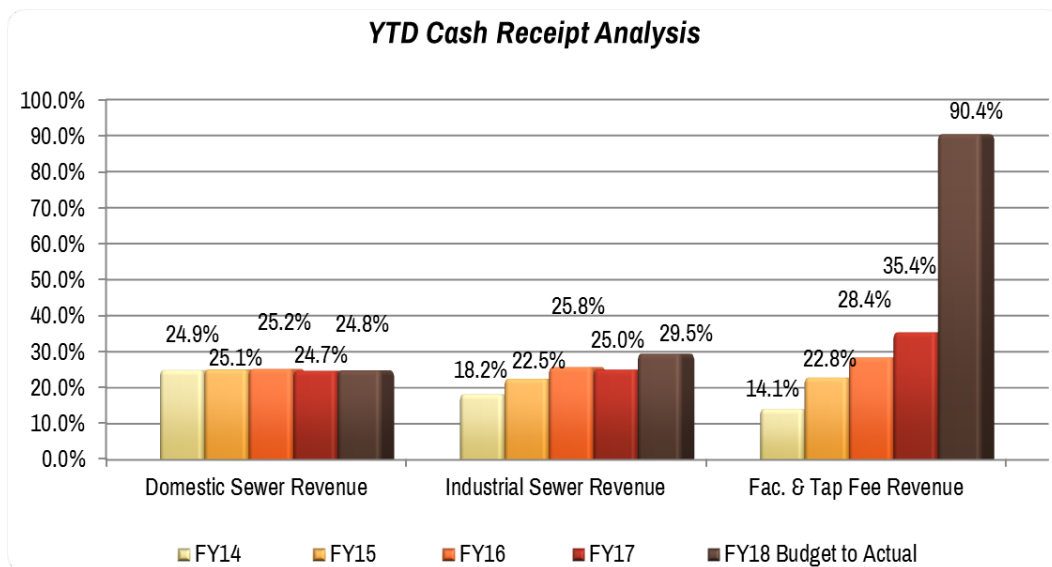
Page -4-

**METROPOLITAN SEWERAGE DISTRICT  
ANALYSIS OF CASH RECEIPTS  
As of September 30, 2017**



**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.

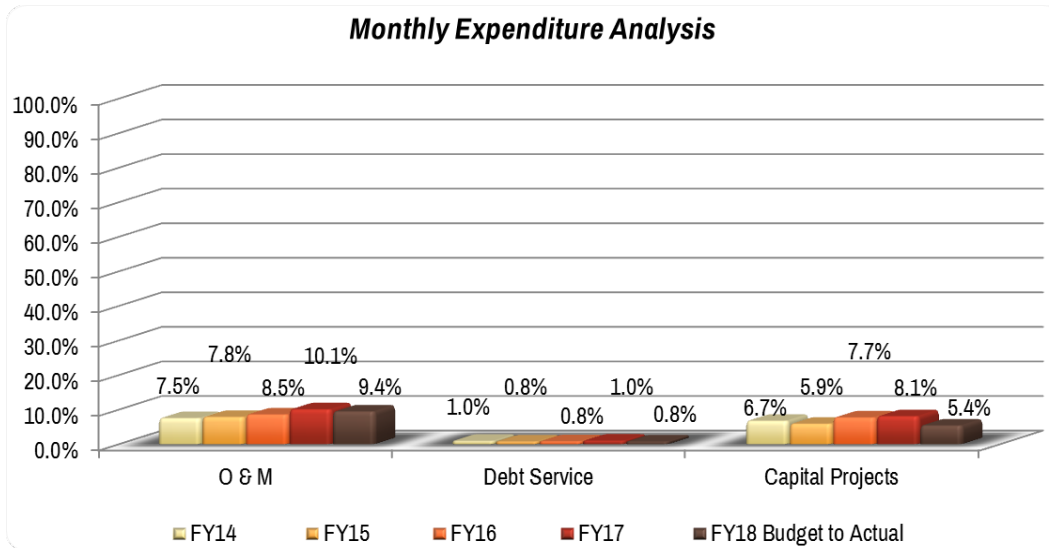


**Board Meeting:** November 15, 2017

**Subject:** Cash Commitment/Investment Report-Month Ended September 30, 2017

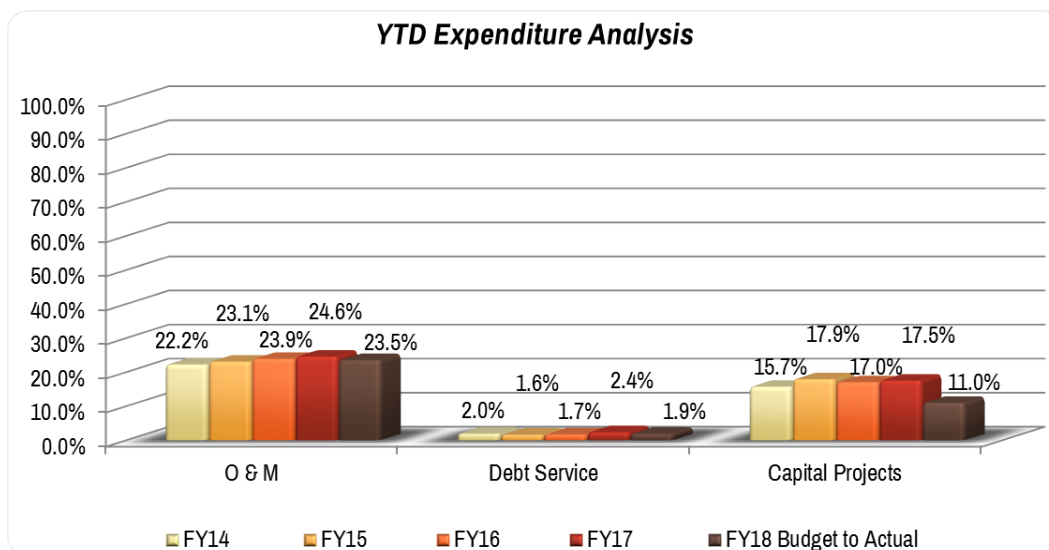
Page -5-

**METROPOLITAN SEWERAGE DISTRICT  
ANALYSIS OF EXPENDITURES  
As of September 30, 2017**



**Monthly Expenditure Analysis:**

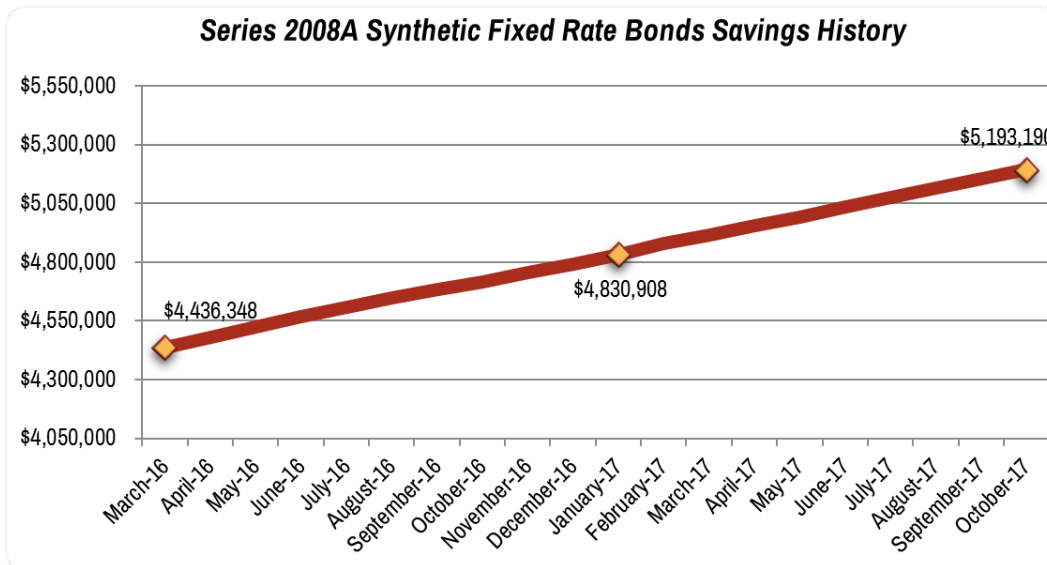
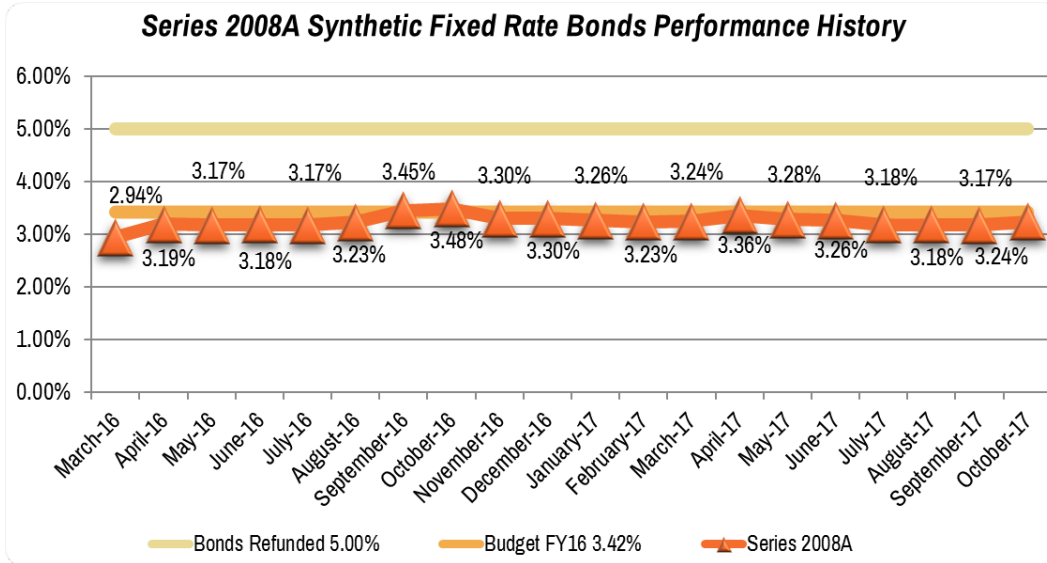
- Monthly O&M expenditures are considered reasonable based on historical trends and timing of expenditures in the current year.
- Due to the nature of the variable rate bond market, monthly expenditures can vary year to year. Based on current variable interest rates, monthly debt service expenditures 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 October 31, 2017**



**Series 2008A:**

- Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$5,193,190 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 \$3,603,465 to terminate the existing Bank of America Swap Agreement.

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**Meeting Date:** November 15, 2017  
**Submitted By:** Thomas E. Hartye, PE., General Manager  
**Prepared By:** W. Scott Powell, CLGFO, Director of Finance  
**Subject:** Presentation of Audit & CAFR – Fiscal Year Ended June 30, 2017

### **Background**

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

### **Discussion**

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

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

Finally, the District did not have any reportable conditions or other issues requiring additional auditor communication with the Board. See the attached Management Letter.

### **Staff Recommendation**

Acceptance of the CAFR. To view the document, click the hyperlink below:

<http://www.msdbc.org/documents/financial/cafr/FY2017-Pre.pdf>

#### **Action Taken**

**Motion by:**

to

Approve

Disapprove

**Second by:**

Table

Send to Committee

**Other:**

**Follow-up required:**

**Person responsible:**

**Deadline:**

The Board of Directors  
Metropolitan Sewerage District of Buncombe County, North Carolina  
Asheville, North Carolina

We have audited the statement of net position of Metropolitan Sewerage District of Buncombe County, North Carolina (the "District") as of June 30, 2017 and the related statements of revenues, expenses, and changes in net position and cash flows for the year then ended, and the related notes to the financial statements. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 26, 2017. Professional standards also require that we communicate to you the following information related to our audit.

## **SIGNIFICANT AUDIT FINDINGS**

### **Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in notes to the financial statements. The District adopted Governmental Accounting Standards Board Statement No. 72, *Fair Value Measurement and Application*, during the fiscal year ended June 30, 2017. This statement addresses accounting and financial reporting issues related to fair value measurements, provide guidance for determining a fair value measurement for financial reporting purposes, and also provide guidance for applying fair value to certain investments and disclosures related to all fair value measurements. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the District's financial statements were:

- Management's estimate of the allowance for doubtful accounts is based on an analysis of historical collection trends, current customer relations, credit sales levels, industry factors and current and anticipated economic conditions.
- Management's estimate of the useful lives of capital assets is estimated based on the type and use of the capital asset.
- Management's estimate of the annual other post-employment benefit ("OPEB") cost and net OPEB obligation is based on projections of benefits and actuarial methods and assumptions which incorporate factors such as the retirement age for active employees, life expectancy, healthcare cost trends, and health insurance premiums.
- Management's estimate of the fair value of the interest rate swap liability is the estimated net present value of all future cash flows. This represents the fair value of the current difference in the variable rate and interest paid under the swap agreement over the remaining term of the agreement.
- Management's estimate of the net pension liability is based on an actuarial analysis performed by a third party and the fair value of pension assets. We evaluated the key factors and assumptions used to develop the asset in determining that it is reasonable in relation to the financial statements taken as a whole.

## **The Board of Directors**

### **Metropolitan Sewerage District of Buncombe County, North Carolina**

#### **Page 2**

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

#### **Difficulties Encountered in Performing the Audit**

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### **Corrected and Uncorrected Misstatements**

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no misstatements noted during our audit.

#### **Disagreements with Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

#### **Management Representations**

We have requested certain representations from management that are included in the management representation letter dated October 18, 2017.

#### **Management Consultations with Other Independent Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves an application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

#### **Other Audit Findings or Issues**

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

#### **OTHER MATTERS**

With respect to the introductory section, management's discussion and analysis, and the statistical section we compared and reconciled such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America.

With respect to the supplemental financial data we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

**Restriction on Use**

This information is intended solely for the information and use of the Board of Directors and management of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

*Cherry Bekaert LLP*

Charlotte, North Carolina  
October 18, 2017

# **STATUS REPORTS**

**MSD System Services In-House Construction**

**FY 17-18 PROJECTS**

PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
11 Greenbriar Emergency Repair	Asheville	TBA	50	7/1/17 - 7/10/17	244238	632	7/7/2017	52	complete
Sycamore Drive @ Walnut Street (Phase 2)	Arden	28704	290	7/1/17 - 7/31/17	244350	631	7/14/2017	291	complete
Windsor Road @ Beaverbrook Road	North Asheville	28804	726	7/8/17-7/31/17	228305	632	7/31/2017	725	complete
Nebraska Street Emergency Rehabilitation (	W. Asheville	28806	415	8/1/17 - 9/1/17	240563	631	8/10/2017	414	complete
Celia Place at Bond Street (Rework)	N. Asheville	28801	250	8/1/17 - 8/11/17	244891	632	8/10/2017	80	complete
Windsor Road @ Beaverbrook Road (Ph. 2)	North Asheville	28804	125	8/14/17 - 9/1/17	244938	632	8/17/2017	124	complete
Sycamore Drive @ Walnut Street (Phase 3)	Arden	28704	494	8/11/17 - 9/1/17	245100	631	8/30/2017	479	complete
185 Mississippi Road	Montreat	28757	143	9/2/15 - 9/5/17	245783	632	9/5/2017	143	complete
Cedar Lane @ Oak Terrace	Arden	28704	1000	9/1/17 - 10/2/17	237374	631	9/28/2017	1001	complete
Penelope Street @ W. Cotton Ave	Black Mountain	28711	700	9/2/17 - 10/2/17	222331	632	9/29/2017	741	complete
Raliegh Avenue @ Marietta Street	Asheville	28803	655	10/2/17 - 11/1/17	237100	631	10/31/2017	746	complete
Manila Street	Asheville	28806	650	10/2/17-11/10/17	246373	632			Construction 75% complete
44 Forsythe St	Asheville	28801	350	11/2/17 - 11/30/17	237035	631			Construction scheduled to start 11/6/17
School Road at Woodland	W. Asheville	28806	350	11/13/17 - 12/13/17	224993	632			ready for construction
Wilson Avenue at Grovemont Avenue	Swannanoa	28778	1480	12/1/17 - 1/3/18	247244	631			ready for construction
Williamette Circle Sanitary Sewer Rehabilita	Weaverville	28787	183	FY17-18	233748	632			ready for construction
Roberts Street	Asheville	28801	311	FY17-18	246375	632			ready for construction (DOT Approval pend
Fairfax Avenue	Asheville	28806	208	FY17-18	246376	631			ready for construction
Royal Pines @ Oak Terrace	Arden	28704	1000	FY17-18	237372	TBA			ready for construction
Governors View Road @ Bull Mountain Roa	Asheville	28805	785	FY17-18	238394	TBA			ready for construction
Asheville Country Club Phase 1C	North Asheville	28804	1210	FY17-18	237431	631			In ROW - 90% complete
15 Dew Waite Road	Ridgecrest	28770	533	FY17-18	236553	TBA			In Design
252 Kenilworth Road	Asheville	28803	800	FY17-18	234632	TBA			In Design
817 Montreat Road	Black Mountain	28711	340	FY17-18	228942	TBA			In Design
4 Westview Rd	Asheville - Oakley	28803	740	FY17-18	238683	TBA			In Design
Lapsley Lane @ Brevard Road	Avery's Creek	28704	576	FY17-18	237319	TBA			Preliminary Engineering
38 Dunsmore Avenue	Black Mountain	28711	260	FY17-18	237426	TBA			Preliminary Engineering
Carlyle Way @ Sweenten Creek Rd	South Asheville	28803	100	FY17-18	232211	TBA			Preliminary Engineering
165 Coleman Avenue	Asheville	28801	200	FY17-18	233875	TBA			Preliminary Engineering
72 Dillingham Road	Asheville	28805	234	FY17-18	39327	TBA			Preliminary Engineering
Sunset Dr. @ Vance Drive	Black Mountain	28711	1010	FY17-18	237499	TBA			Preliminary Engineering
Charlotte Street @ N Ridgeway Avenue	Black Mountain	28711	1073	FY17-18	232699	TBA			Preliminary Engineering
Saint Johns Street Force Main Replacement	Arden	28704	1040	FY17-18	28704	TBA			Preliminary Engineering





## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2017 to 9/30/2017

	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 2017	34	3	148	1,187	28	28	10,760	0	8	632	11	436	1076
August 2017	41	12	280	1,134	21	30	6,251	0	148	618	8	399	1165
September 2017	36	6	169	685	25	18	688	0	151	741	10	1,001	1893
<b>Grand Totals</b>	<b>111</b>	<b>21</b>	<b>597</b>	<b>3,006</b>	<b>74</b>	<b>76</b>	<b>17,699</b>	<b>0</b>	<b>307</b>	<b>1991</b>	<b>29</b>	<b>1,836</b>	<b>4134</b>

\* Used to calculate Total Rehab Footage



## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2017 to September 30, 2017

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
<b>2017</b>							
<b>July</b>	98,213	1,440	4,785	102,998	24,704	5,840	3,104
<b>August</b>	96,254	1,640	11,382	107,636	16,351	5,000	12,283
<b>September</b>	101,162	932	10,615	111,777	21,245	2,975	8,303
<b>Grand Total:</b>	<b>295,629</b>	<b>4,012</b>	<b>26,782</b>	<b>322,411</b>	<b>62,300</b>	<b>13,815</b>	<b>23,690</b>
<b>Avg Per Month:</b>	<b>98,543</b>	<b>1,337</b>	<b>8,927</b>	<b>107,470</b>	<b>20,767</b>	<b>4,605</b>	<b>7,897</b>



## CUSTOMER SERVICE REQUESTS

### Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>DAY 1ST RESPONDER</b>				
	July, 2017	93	32	31
	August, 2017	97	27	38
	September, 2017	104	33	50
		<b>294</b>	<b>31</b>	<b>40</b>
<b>NIGHT 1ST RESPONDER</b>				
	July, 2017	16	29	31
	August, 2017	8	16	60
	September, 2017	18	24	40
		<b>42</b>	<b>24</b>	<b>41</b>
<b>ON-CALL CREW *</b>				
	July, 2017	41	47	31
	August, 2017	31	41	57
	September, 2017	29	36	45
		<b>101</b>	<b>42</b>	<b>43</b>
<b>Grand Totals:</b>		<b>437</b>	<b>33</b>	<b>41</b>

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

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**November 8, 2017**

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
COMMERCE STREET	Downtown Asheville 28801	Terry Brothers Construction Company	6/14/2017	7/17/2017	10/20/2017	\$190,657.00	100%	Project complete and in close out.
ELKWOOD AVENUE	Woodfin 28804	Thomas Construction Company	9/20/2017	11/6/2017	6/4/2018	\$1,215,002.00	0%	Contractor beginning to mobilize.
FRENO DRIVE PSR	Asheville 28803	Terry Brothers Construction Company	2/15/2017	5/1/2017	10/20/2017	\$511,623.00	100%	Project complete and in close out.
HENDERSONVILLE ROAD @ PEACHTREE ROAD	Asheville 28803	Terry Brothers Construction Company	8/16/2017	9/25/2017	12/24/2017	\$426,062.00	0%	Night work began on November 6th.
LINING CONTRACT NO. 8	Various	IPR Southeast, LLC	1/18/2017	2/20/2017	12/30/2017	\$777,622.50	90%	Working on punchlist.
LOUISIANA AVENUE @ BRUCEMONT CIRCLE	Asheville 28806	Terry Brothers Construction Company	7/19/2017	8/21/2017	11/19/2017	\$363,252.00	95%	Paving in process. Final inspection to be scheduled soon.
POINT REPAIR CONTRACT NO. 2	Various	Patton Construction Group	7/19/2017	8/14/2017	6/30/2018	\$215,610.00	25%	Contractor has completed 4 point repairs.
SOUTH FRENCH BROAD INTERCEPTOR LINING (FY 17-18)	Biltmore Estate 28803	Insituform Technologies	10/18/2017	1/2/2018	4/2/2018	\$1,171,314.00	0%	Contracts have been executed. A preconstruction meeting is being scheduled.
SUTTON AVENUE	Black Mountain	TBA	TBA	TBA	TBA	TBA	0%	Bids were opened on October 26th. Terry Brothers is the apparent low bidder. Project will be presented at the November Board meeting.
WRF - PLANT HEADWORKS IMPROVEMENTS	Woodfin 28804	Judy Construction Company	1/18/2017	4/3/2017	2/25/2019	\$8,481,600.00	22%	Base slab for the Fine Grit Screening /Pista Grit facility is complete. Currently working on Fine Grit, electrical, surge building roof, and flow meter vaults.

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

## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

November 6, 2017

#	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	Dillingham Woods	2014048	Asheville	28805	27	375	3/4/2015	Waiting on final inspection - Project delayed
2	Franklin School of Innovation	2014096	Asheville	28806	School	359	11/4/2016	Final Inspection complete, awaiting close-out docs
3	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
4	Ascot Point Apartments Phase 3	2015114	Asheville	28803	104	213	9/9/2016	Punchlist pending, awaiting closeout documents
5	8 Sulphur Springs Road	2015116	Asheville	28806	6	80	11/22/2016	Final Inspection complete, awaiting close-out docs
6	The District	2015113	Asheville	28803	309	912	2/26/2016	Waiting on final inspection
7	Hampton Inn & Suites	2015144	Asheville	28806	Comm.	286	11/8/2016	Waiting on final inspection
8	Atkins Street	2016009	Asheville	28803	45	903	1/20/2017	Waiting on final inspection
9	88 Southside Avenue	2016015	Asheville	28801	18	400	2/21/2017	Waiting on final inspection
10	Woodbridge Park	2016082	Asheville	28803	20	615	2/17/2017	Punchlist pending, awaiting closeout documents
11	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
12	Lausch Subdivision	2016153	Asheville	28805	4	248	5/16/2017	Waiting on final inspection
13	Bear Creek Homes	2016220	Asheville	28806	30	1,400	3/28/2017	Final Inspection complete, awaiting close-out docs
14	Hawthorne at Mills Gap	2016222	Asheville	28803	272	442	10/3/2017	Installing
15	Grindstaff Subdivision	2016246	Asheville	28805	4	132	6/23/2017	Final Inspection complete, awaiting close-out docs
16	Shiloh Cottages	2016252	Asheville	28803	7	180	3/3/2017	Waiting on final inspection
17	Onteora	2017002	Asheville	28803	6	417	7/18/2017	Waiting on final inspection
18	Panda Express	2017080	Asheville	28805	Comm.	100	9/8/2017	Pre-con held, construction not yet started
19	Westover Hills	2017177	Asheville	28801	1	105	10/6/2017	Waiting of final inspection
20	West Keesler Avenue	2007176	Black Mountain	28711	6	410	11/15/2016	Waiting on final inspection
21	Settings at Black Mountain	2008016	Black Mountain	28711	30	907	11/13/2015	Final Inspection complete, awaiting close-out docs
22	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Pre-con held, construction not yet started
23	Tudor Croft (aka Roberts Farm) Ph.2	2016170	Black Mountain	28711	46	1,320	1/3/2017	Installing
24	Swannanoa Valley Christian Min.	2017043	Black Mountain	28711	12	195	8/1/2017	Final Inspection complete, awaiting close-out docs
25	Cherokee Trail	2017065	Black Mountain	28711	4	90	8/18/2017	Pre-con held, construction not yet started
26	Peregrine's Ridge	2006160	Buncombe Co.	28730	14	635	11/8/2016	Final Inspection complete, awaiting close-out docs
27	Hyde Park Phase 2	2013058	Buncombe Co.	28704	14	500	12/3/2013	Waiting on final inspection
28	Creekside Cottages	2014095	Buncombe Co.	28704	7	504	3/12/2015	Waiting on final inspection
29	Governor's Western Residence	2014100	Buncombe Co.	28804	Comm.	636	7/22/2015	Awaiting Easement Plat/Conveyance of Sewer System
30	Glenn Bridge Road	2014157	Buncombe Co.	28704	30	1,400	1/20/2017	Waiting on final inspection
31	Avondale Subdivision	2015052	Buncombe Co.	28803	4	215	4/7/2017	Pre-con held, construction not yet started
32	Greymont Apartments	2015108	Buncombe Co.	28806	312	3,193	5/17/2016	Punchlist pending, awaiting closeout documents
33	Liberty Oaks Ph. 1A	2015157	Buncombe Co.	28715	125	705	1/17/2017	Waiting on final inspection
34	Bee Tree Village	2015158	Buncombe Co.	28778	26	1,118	3/17/2017	Testing
35	The Haven at Enka Lake	2015191	Buncombe Co.	28715	259	1,595	9/27/2016	Final Inspection complete, awaiting close-out docs
36	Skyland Exchange	2015217	Buncombe Co.	28704	292	1,090	2/7/2017	Waiting on final inspection
37	Newbridge Pkwy Apts. Phase II	2016013	Buncombe Co.	28804	154	1,368	10/27/2017	Installing
38	Weatherwood Subdivision	2016034	Buncombe Co.	28704	19	785	7/21/2017	Installing
39	Moody Ave	2016050	Buncombe Co.	28715	3	180	6/15/2017	Final Inspection complete, awaiting close-out docs
40	Long Shoals Apts.	2016070	Buncombe Co.	28704	475	930	7/10/2017	Waiting on final
41	The Preserve at Avery's Creek	2016089	Buncombe Co.	28704	141	4,000	6/16/2017	Installing
42	Long Shoals Village Phase 2	2016109	Buncombe Co.	28704	Comm.	330	8/16/2016	Punchlist pending, awaiting closeout documents
43	Biltmore Lake Block I, Phase 3	2016234	Buncombe Co.	28803	23	1,887	5/23/2017	Installing
44	Biltmore Lake Bock D2-E	2016243	Buncombe Co.	28803	19	3,265	5/23/2017	Testing
45	The Ramble Block G	2017025	Buncombe Co.	28803	34	1,980	8/29/2017	Installing
46	The Ramble Block H, Phase 1	2017039	Buncombe Co.	28803	4	1,440	5/23/2017	Waiting on final inspection
47	South Cliff Village	2017041	Buncombe Co.	28730	34	1,345	9/1/2017	Waiting on final inspection
48	Greenwood Park Phase 1	2014067	Weaverville	28787	7	283	9/1/2015	Final Inspection complete, awaiting close-out docs
49	Creekside Village Phases III, IV, & V	2015167	Weaverville	28787	45	1,835	1/17/2017	Ready for Final Inspection
50	New Homes at North Main (Crittter)	2016052	Weaverville	28787	54	1,808	2/10/2017	Punchlist pending, awaiting closeout documents
51	Maple Trace Phase 3	2016245	Weaverville	28787	24	1,260	5/2/2017	Waiting on final inspection
52	44 Central Ave	2017107	Weaverville	28787	7	275	10/27/2017	Pre-con held, construction not yet started
53	Lakeshore Drive	2017137	Weaverville	28787	4	70	10/27/2017	Pre-con held, construction not yet started
54	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Punchlist pending, awaiting closeout documents
55	Reese & Jan Lasher (High Hopes)	2015152	Woodfin	28806	14	320	4/26/2016	Punchlist pending, awaiting closeout documents
56	Ventana Phase 2A	2016059	Woodfin	28806	8	900	2/17/2017	Waiting on Final
57	West Skyland Circle	2016083	Woodfin	28806	4	280	8/15/2017	Final Inspection complete, awaiting close-out docs
58	Skyfin	2016205	Woodfin	28806	40	978	8/8/2017	Installing
<b>TOTAL</b>					<b>3,238</b>	<b>49,634</b>		