

# **BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**

**May 19, 2021**

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

The regular monthly meeting of the Metropolitan Sewerage District Board was held on Wednesday, May 19, 2021 at 2 PM. Due to the Covid-19 virus, Board Members and some staff attended the meeting both in person and remotely, using the "Go To Meeting" software application. Attendance was available via web access or telephone. Members of the public were able to access the meeting as well. Chairman VeHaun presided with the following members either in person or present via internet or telephone access: Ashley, Bryson, Franklin, Kelly, Manheimer, Pelly, Pennington, Pressley, Valois, Watts, Whitesides and Wisler. Lapsley was absent.

Others present via internet or telephone access were William Clarke, General Counsel; Tom Hartye, Ed Bradford, Scott Powell, Angel Banks, Matthew Walter, 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 April 21, 2021 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the April 21, 2021 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Mr. Whitesides seconded the motion. Voice vote was as follows: 13 ayes, 0 nays.

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

Mr. Valois stated that he wanted to reiterate his issue with the common age of a lot of the workforce at the District which was discussed at the Personnel Committee Meeting. The Staff statistics were not broken down into clerical work or physical labor, in hiring and keeping older staff like you are with the average age of 44. He would like to see, instead of "through attrition", more young people brought into the work force instead of just continuing to keep hiring people as they come in at an elderly rate. Succession planning has been discussed but we are not talking about that. The District has a good health and wellness program and if these younger people can have a baseline physical when they come, and then through-out their career you could evaluate how the conditions are going. If MSD was running our own pension board, we would be very astute to the issue of good stewardship and hiring practices. He stated that he wanted to push the issue to see if a program can be developed by Human Resources to start identifying these young people, maybe even giving classes or get some high schools kids in summer work groups to try to build that interest in order to get that younger work force. The younger work force also brings a lot of technology skills that a lot of old workers lack. He stated that was his concern on that particular issue and he wanted to make sure that he was heard on it. Mr. VeHaun stated that it was so noted. There was no further discussion.

## **5. Introduction of Guests:**

None.

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

None.

**7. Report of General Manager:**

Mr. Hartye reported that attached is a Clean Air Compliance Award from the Western North Carolina Regional Air Quality Agency for MSD's Water Reclamation Facility. Thanks to all the operators at the Treatment Plant.

Mr. Hartye reported that the proposed FY 21-22 Preliminary Budget will be presented today. This includes a 2.75% rate increase. The Operating Budget includes a 3.5% salary increase, there was no salary increase last year. There is a 6.5% increase in contribution to the Self-insured Medical Plan which is based on our consultant's estimate. There is also a \$30 Million Construction Budget for this year and a \$350 Million Budget for 10 years for the CIP Budget.

The next regular Board Meeting will be held on June 9<sup>th</sup> at 2 pm which will be a Public Hearing and include the Final Budget. The next Right of Way Committee Meeting will be held on June 23<sup>rd</sup> at 9 am. The Planning Committee will meet on June 29<sup>th</sup> at 2 pm. Mr. Pennington will be giving a primer on the Buncombe County Comprehensive Planning process. The second item will be to consider the potential of extending sewer to the Candler area with the possible financial assistance from HR1319, the American Rescue Plan Act. This was one of those hot spots that was discussed at the last Planning Committee Meeting in 2018.

**8. Report of Committees:**

**a. Personnel Committee – April 27, 2021**

Mrs. Bryson reported that the Personnel Committee met on April 27, 2021. She reported that Mrs. Thomas and Human Resources gave very informative information on several areas. Staff's recommendation is for a 3.5% wage adjustment, a 6.5% increase for the Self-Insured Medical Plan and an 11.8% increase in State required contributions for the NC Retirement Plan. Mrs. Bryson stated that the wage adjustment is well deserved. Personnel Committee recommends approval of Staff's recommendation.

**b. Right of Way Committee – April 28, 2021**

Mr. Kelly reported that the Right of Way Committee met on April 28, 2021 and made routine recommendations which are included in this Board package.

**c. CIP Committee – April 29, 2021**

Mr. Watts reported that the CIP Committee met on April 23, 2021 and had a very good meeting. He expressed his appreciation to Hunter Carson for the presentation. The CIP Committee recommends approval of Staff's recommendation of Endorsement of the CIP Budget for FY 21-22 in the amount of \$30,622,532.

**d. Finance Committee – May 10, 2021**

Mr. Kelly reported that the Finance Committee met on May 10, 2021 and recommends acceptance of Staff's recommendation to approve the FY21-22 Budget and the Schedule of Sewer Rates and Fees.

**9. Consolidated Motion Agenda:**

**a. Consideration of Bids – Springside Road @ Overlook Road Rehabilitation:**

Mr. Hartye reported that this project is located in South Asheville and part of it goes through the TC Roberson campus. The project is comprised of approximately 3,922 linear feet of 8-inch and 12-inch DIP. Buncombe County Schools (BCS) are planning to rehabilitate portions of their storm drains and water line systems during this project. The District bid BCS work along with the sewer project in order to receive better prices. The low bidder was determined based on both the District and BCS work added together. BCS will award the contract for their portion and fund their project separately from the District. The contract was advertised and three bids were received on April 29, 2021, in the following amounts: Terry Brothers Construction Company in the amount of \$980,900.00; T.P. Howard's Plumbing Company in the amount of \$851,000.00; and Huntley Construction Company in the amount of \$781,591.00. The apparent low bidder is Huntley Construction Company with a bid amount of \$781,591.00. All of the bids were significantly lower than the construction estimate. Construction estimates are based on unit and line items received on bids over the last 12 months. Contractors are wanting work. Staff investigated this further and discussed the items that seemed low with the bidding contractors and they stuck with their bids. Huntley has performed well on previous District projects and are confident in their bid pricing for this work. Staff recommends award of this contract to Huntley Construction Company in the amount of \$781,591.00, subject to review and approval by District Counsel.

**b. Consideration of Condemnation – Mountain View @ Maxwell Road – Lowman:**

Mr. Hartye reported that there were 11 contacts with this property owner and the Right-of-Way Committee recommends giving Staff authority to obtain appraisal and proceed with condemnation, if necessary.

**c. Consideration of Condemnation – Mountain View @ Maxwell Road – Lowman/Simmons:**

Mr. Hartye reported that there were 7 contacts with this property owner and the Right-of-Way Committee recommends giving Staff authority to obtain appraisal and proceed with condemnation, if necessary.

**d. Consideration of Condemnation – Le An Hurst Road – Greenberg:**

Mr. Hartye reported that there were 8 contacts with this property owner and the Right-of-Way Committee recommends giving Staff authority to obtain appraisal and proceed with condemnation, if necessary.

**e. Consideration of Compensation Budgets – Bryson Street; Elk Mountain Place; Mountainbrook @ Chunns Cove Road; White Oak Road; 276 Hi Alta Avenue:**

Mr. Hartye reported that the Right-of-Way Committee recommends approval of the 5 attached Compensation Budgets.

**f. Consideration of Developer Constructed Sewer Systems – Apple Lane; Greenwood Park; Hamrick Farms; Holbrook Road Phase 1; Lee Walker Heights; Longwell Building; Northridge Commons; Padgettown Phase 1; The Ramble Block F, Phase 2; Sweetgrass Apartments; Villas of Avery Creek:**

Mr. Hartye reported that the Apple Lane project is located in Woodfin and included extending approximately 60 linear feet of 8-inch public gravity sewer to serve the 4 single-family residential units.

Mr. Hartye reported that the Greenwood Park Subdivision project is located off Union Chapel Road in Weaverville and included extending approximately 1,410 linear feet of 8-inch public gravity sewer to serve the 16 single-family residential units.

Mr. Hartye reported that the Hamrick Farms project is located off Lower Edgewood Road in Buncombe County and included extending approximately 3,410 linear feet of 8-inch public gravity sewer to serve the 69 single-family residential development.

Mr. Hartye reported that the Holbrook Road Phase 1 project is located in Buncombe County and included extending approximately 2,230 linear feet of 8-inch public gravity sewer to serve the 50-unit single-family residential development.

Mr. Hartye reported that the Lee Walker Heights project is located off Short Coxe Avenue in the City of Asheville and included extending approximately 1,600 linear feet of 8-inch public gravity sewer to serve 116 apartments for this development. Since this is affordable housing, the Housing Authority received the discounted Facility Fee of \$670 per unit.

Mr. Hartye reported that the Longwell Building project is located along Old Charlotte Highway in Buncombe County and included extending approximately 495 linear feet of 8-inch public gravity sewer to serve the commercial development.

Mr. Hartye reported that the Northridge Commons project is located along Monticello Road in the Town of Weaverville and included extending approximately 1,615 linear feet of 8-inch public gravity sewer to serve the 53 townhomes for this development.

Mr. Hartye reported that the Padgettown Road Phase 1 project is located in the Town of Black Mountain and included extending approximately 250 linear feet of 8-inch public gravity sewer to serve 6 homes.

Mr. Hartye reported that the Ramble Block F, Phase 2 project is located in Buncombe County and included extending approximately 1,960 linear feet of 8-inch public gravity sewer to serve 10 homes.

Mr. Hartye reported that the Sweetgrass Apartments project is located off Bradley Branch Road in Buncombe County and included extending approximately 1,085 linear feet of 8-inch public gravity sewer to serve the 270 apartments.

Mr. Hartye reported that the Villas of Avery Creek project is located off Brevard Road in Buncombe County and included extending approximately 2,875 linear feet of 8-inch public gravity sewer to serve the 270 apartments.

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

**g. Cash Commitment Investment Report – Month ended March, 2021:**

Mr. Powell reported that Page 63 presents the makeup of the District's Investment Portfolio. There has been no change in the makeup of the portfolio from the prior month. Page 64 presents the MSD Investment Manager's report as of the month of March. The weighted average maturity of the investment portfolio is 39 days and the yield to maturity is 0.05%. Page 65 presents the MSD Analysis of Cash Receipts. Monthly and YTD Domestic and Industrial User Fees are considered reasonable based on timing of cash receipts in their respective fiscal periods. Facility and Tap Fees are above historical trends due to the timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 66 presents the District's Analysis of Expenditures. O&M expenditures are considered reasonable based on historical trends. Due to the nature of the variable rate bond market, Monthly and YTD expenditures can vary year to year. Based on current variable interest rates, 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. Page 67 presents the District's Variable Debt Service Report. The 2008A Series Bond is performing at budgeted expectations. As of the end of April, this issue has saved the District rate payers over \$6.7 million in debt service since April 2008.

**h. Consideration of Budget Amendments for Fire Loss and Debt Payoff:**

Mr. Powell reported that on November 10<sup>th</sup> a storage building on the District's campus caught on fire. Staff is proposing a \$3.5 Million Budget Amendment to the Construction Fund. This amount will cover receiving insurance proceeds and using said funds to replace damaged and total loss items.

Mr. Powell reported that on June 10, 2020 the District's Board approved the consolidation agreement between the District and CCWSD. This agreement outlined the transition of all assets as well as payment of all obligations. As of July 1, 2020, CCWSD had outstanding debt obligations of \$2,648,578. Due to the current short-term interest environment, staff recommends amending the Debt Service Fund in the amount of \$2,750,000. This amendment will save the District approximately \$530,000 in payments pertaining to interest on the outstanding obligations.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Kelly moved; Mrs. Bryson seconded the motion. Roll call vote was as follows: 13 ayes, 0 nays.

**10. Consideration of Resolution Adopting the Preliminary Budget for FY21-22 and Schedule of Sewer Rates and Fees:**

Mr. Powell reported that Page 21 presents the proposed FY 21-22 budget of \$59,551,426 which includes a 2.75% domestic rate increase which is a .87 cent increase in the average single-family monthly bill. The average monthly bill will go from 32.17 to 33.04. Staff is not recommending any changes in the Sewer System Development Fees or Sewer Connection Fees. The rate of return on investments is 0.05%. There is a 3.51% increase in Salaries and Benefits which has an impact of \$510,540. This includes Personnel Committee recommendations of 3.5% for salary adjustments, 6.5% increase for self-insurance funding and GASB 45/75 OPEB funding as well as 11.8% for State required retirement contribution and unemployment funding. Included in the Operation and Maintenance Budget is a 7.0% increase in materials, supplies and service which has an impact of \$505,000. This includes adjustments to address regulatory and operational needs including the High-Rate Primary Treatment process which will be coming online in Fall of 2021. Also included is Staff and CIP Committee's recommendation \$30.6 Million and a flat 1 Million contingency. Also included is Staff's recommendation for capital equipment as well as debt service. There were no questions or comments.

Mr. VeHaun called for a motion to approve the Resolution Adopting the Preliminary Budget for FY 2021-2022. Mr. Whitesides moved. Mr. Watts seconded the motion. Roll call vote was as follows: 13 Ayes; 0 Nays.

Mr. VeHaun called for a motion to approve the Schedule of Sewer Rates and Fees for FY 2021-2022. Ms. Wisler moved. Mr. Whitesides seconded the motion. Roll call vote was as follows: 13 Ayes; 0 Nays.

**11. Old Business:**

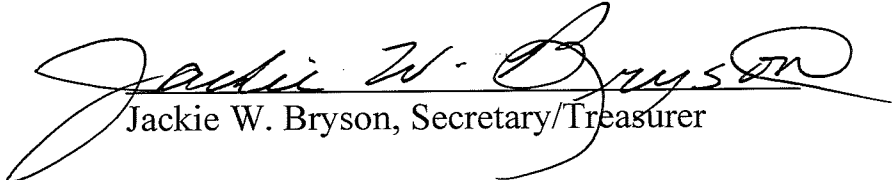
None.

**12. New Business:**

None.

**13. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at approximately 2:29 pm.

  
Jackie W. Bryson, Secretary/Treasurer

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

### AGENDA FOR 5/19/2021

✓	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 April 21, 2021 Board Meeting</a>	VeHaun	2:10	
	03. Discussion and Adjustment of Agenda	VeHaun	2:15	
	04. Introduction of Guests	VeHaun	2:20	
	05. Informal Discussion and Public Comment	VeHaun	2:25	
	06. <a href="#">Report of General Manager</a>	Hartye	2:30	
	07. Report of Committees		2:40	
	a. <a href="#">Personnel Committee – April 27, 2021</a>	Bryson		
	b. <a href="#">Right of Way Committee – April 28, 2021</a>	Kelly		
	c. <a href="#">CIP Committee – April 29, 2021</a>	Watts		
	d. <a href="#">Finance Committee – May 10, 2021</a>	Kelly		
	08. Consolidated Motion Agenda	Hartye	2:50	
	a. Consideration of Bids – <a href="#">Springside Road @ Overlook Road Rehabilitation</a>	Hartye		
	b. Consideration of Condemnation – <a href="#">Mountain View @ Maxwell Road – Lowman</a>	Hartye		
	c. Consideration of Condemnation – <a href="#">Mountain View @ Maxwell Road – Lowman/Simmons</a>	Hartye		
	d. Consideration of Condemnation – <a href="#">Le An Hurst Road -Greenberg</a>	Hartye		
	e. Consideration of Compensation Budgets – <a href="#">Bryson Street; Elk Mountain Place; Mountainbrook @ Chunns Cove Road; White Oak Road; 276 Hi Alta Avenue</a>	Hartye		
	f. Consideration of Developer Constructed Sewer Systems – <a href="#">Apple Lane; Greenwood Park; Hamrick Farms; Holbrook Road Phase 1; Lee Walker Heights; Longwell Building; Northridge Commons; Padgettown Phase1; The Ramble Block F, Phase 2; Sweetgrass Apartments; Villas of Avery Creek</a>	Hartye		
	g. <a href="#">Cash Commitment/Investment Report – Month ended March, 2021</a>	Powell		
	h. <a href="#">Consideration of Budget Amendments for Fire Loss and Debt Payoff</a>	Powell		
	09. <a href="#">Consideration of Resolution Adopting Preliminary Budget for FY 21-22 and Schedule of Sewer Rates and Fees</a>	VeHaun	3:00	
	10. Old Business		3:10	
	11. New Business:	VeHaun	3:15	
	12. Adjournment: (Next Meeting 6/9/21)	VeHaun	3:20	
	<a href="#">STATUS REPORTS</a>			



**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**April 21, 2021**

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

The regular monthly meeting of the Metropolitan Sewerage District Board was held on Wednesday, April 21, 2021 at 2 PM. Due to the Covid-19 virus, Board Members and some staff attended the meeting remotely, using the “Go To Meeting” software application. Attendance was available via web access or telephone. Members of the public were able to access the meeting as well. Chairman Vebaun presided with the following members present via internet or telephone access: Ashley, Bryson, Kelly, Manheimer, Pelly, Pennington, Valois, Watts, Whitesides and Wisler. Franklin, Lapsley and Pressley were absent.

Others present via internet or telephone access were William Clarke, General Counsel; Tom Hartye, Ed Bradford, Scott Powell 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 March 17, 2021 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the March 17, 2021 Board Meeting. Mr. Kelly moved for approval of the minutes as presented. Mr. Watts seconded the motion. Voice vote was as follows: 11 ayes, 0 nays.

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

None.

**5. Introduction of Guests:**

None.

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

None.

**7. Report of General Manager:**

Mr. Hartye reported that there were several calls expressing appreciation for staff. One for Roy Lytle and his crew and another for Mike Rice and Mitch Metcalf.

Mr. Hartye reported that the following meetings are coming up:

- Personnel Committee      April 27 @ 9am
- ROW Committee            April 28 @ 9am
- CIP Committee             April 29 @ 8:30am
- Finance Committee        May 10 @ 9am
- May Regular Board        May 19 @ 2pm
- June Regular Board        June 9 @ 2pm

Mr. Hartye reported that since most committees are comprised of six Board Members or less, the Boardroom will be available for the committee members to attend in person. The Boardroom will be reconfigured to help folks spread out. Virtual meeting connections will be provided as well, and committee members can choose to attend in person or virtually. For the CIP Committee, we will request the member agency managers, etc., attend virtually. Board Members on the CIP Committee may come in, call in or use the virtual connection. Mr. Hartye stated that CIP Committee Members should do what they are comfortable with and to let Staff know which they choose to do before meeting. A list of Committee assignments was attached. Mr. Pelly asked if all the meetings are at 9 am. Mr. Hartye stated that the CIP Committee is at 8:30 am, Personnel and Right of Way Committees are at 9 am. Based on the response to these Committee Meetings, a decision will be made on how to do the May Board meeting. There were no further questions or comments.

**8. Consolidated Motion Agenda:**

**a. Consideration of Developer Constructed Sewer Systems – Asheville Area Habitat for Humanity-Old Haywood Road; 402 Blue Ridge Road:**

Mr. Hartye reported that the Asheville Area Habitat for Humanity-Old Haywood Road project is located off Old Haywood Road in Buncombe County and included extending approximately 1,543 linear feet of 8-inch public gravity sewer to serve the 38-unit affordable housing development. This project also qualifies for the District's Cost Recovery Reimbursement for the lesser of the five-year estimated revenue versus their construction cost. The construction cost is \$158,686.00. The estimated five-year revenue (calculation attached) is \$31,626.00. Staff recommends acceptance of this developer constructed sewer system and to authorize the General Manager to disburse \$31,626.00 to Asheville Area Habitat for Humanity, Inc. All MSD requirements have been met.

Mr. Hartye reported that the 402 Blue Ridge Road project is located in Black Mountain and included extending approximately 347 linear feet of 8-inch public gravity sewer to serve the six townhomes. Staff recommends acceptance of the aforementioned developer constructed sewer systems. All MSD requirements have been met.

**b. Cash Commitment Investment Report – Month ended February, 2021:**

Mr. Powell reported that Page 20 presents the makeup of the District's Investment Portfolio. There has been a slight change in the portfolio from Governmental Treasuries to NCCMT. Both were yielding the same the amount so staff will keep funds liquid. Page 21 presents the MSD Investment Manager's report as of the month of February. The weighted average maturity of the investment portfolio is 35 days and the yield to maturity is 0.06%. Page 22 presents the MSD Analysis of Cash Receipts. Domestic and Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Facility and Tap Fees are above budgeted expectations due to receiving revenue

from various developers. Page 23 presents the MSD Analysis of Expenditures. O&M, Debt Service, and Capital Project expenditures are considered reasonable based on historical trends and timing of cash expenditures. Page 24 the District's Variable Debt Service Report. The 2008A Series Bond is performing better than budgeted expectations. As of the end of March, this issue has saved the District rate payers over \$6.7 million in debt service since April 2008. Mr. Kelly asked if MSD would get any money from the COVID relief payments. Mr. Powell replied that our member agencies who do our billing were submitting their accounts receivable as well as ours to the State. To the extent of monies that come into those billing agencies, those monies would be apportioned out based on what is outstanding for both water and sewer. Mr. Kelly asked if there were any projected numbers. Mr. Powell stated that the District looks at accounts receivable on a quarterly basis with all the municipal units. Whereas we have seen an uptick of dollars moving from current to 30 days to 60 days, we haven't seen a dramatic change in the nature of our accounts receivable. The short answer is we do not know how much is going to happen however we haven't seen a dramatic change in our makeup of accounts receivable which is indicative to collections. If we had a whole bunch in 120 days, we would have an issue with collecting that, but most are current, 30 day, some 60 days. Mr. Powell stated that he envisions that monies received by the municipal entities will make up some of that. Where the District has seen the issues is the drop in commercial revenue due to the nature of hotels, motels and restaurants having reduced numbers in their respective facility.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Ashley moved; Mr. Kelly seconded the motion. Roll call vote was as follows: 11 ayes, 0 nays.

**9. Old Business:**

None.

**10. New Business:**

None.

**11. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at approximately 2:16 pm.

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Jackie W. Bryson, Secretary/Treasurer



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: May 14, 2021  
SUBJECT: Report from the General Manager

- Kudos

Attached is a Clean Air Compliance Award from the Western North Carolina Regional Air Quality Agency for MSD's Water Reclamation Facility. Thanks To all the operators at our Treatment Plant.

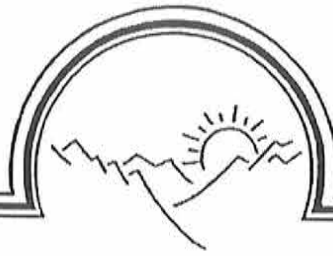
- FY 2022 Preliminary Budget

The proposed FY 2022 Preliminary Budget of \$59,561,426 will be presented which includes \$30.6 Million in Construction along with a \$19.0 Million Operating Budget and \$9.8 Million in Debt payments. The Operating Budget includes a 3.5% salary increase for MSD staff and an increased contribution of 6.5% to the Self-insured Medical Plan. The proposed Sewer Rate increase is 2.75% with no increase in Fees.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be held on June 9<sup>th</sup> at 2 pm. The next Right of Way Committee meeting will be held on June 23<sup>rd</sup> at 9am. The Planning Committee will meet June 29<sup>th</sup> at 2pm.

Western North Carolina



Regional Air Quality Agency

Ashley Featherstone, Director

Serving Asheville and Buncombe County

May 7, 2021

Tom Hartye  
Metropolitan Sewerage District of Buncombe County  
2028 Riverside Drive  
Asheville, NC 28804

Dear Tom Hartye:

The Western North Carolina Regional Air Quality Agency would like to recognize Metropolitan Sewerage District of Buncombe County for compliance with air quality rules and regulations during 2020.

We appreciate your diligence in complying with your permit. As always, if we can be of assistance in any matter, particularly with pollution prevention activities, please let us know.

Sincerely,

Ashley J. Featherstone  
Director

Enclosure

**CLEAN AIR COMPLIANCE  
AWARD**

PRESENTED TO

**Metropolitan Sewerage District of  
Buncombe County**

**For compliance with WNC Regional Air Quality Agency  
rules and regulations during 2020.**



**Ashley J. Featherstone, Director  
Western North Carolina Regional Air Quality Agency**

# PERSONNEL COMMITTEE MEETING

April 27, 2021

9:00 a.m.

## 1. Call to Order

Jackie Bryson called the meeting to order at 9:00 a.m. The meeting was conducted both in person and via virtual teleconferencing. Board Members attending: Jackie Bryson, Earl Valois, Al Whiteside, Jerry VeHaun, Susan Russo Klein. Staff members attending: Thomas Hartye, Scott Powell, Pam Thomas, Matthew Walter and Meredith Troughton.

## 2. Inquiry as to Conflict of Interest

Mrs. Bryson stated there was none at this time.

## 3. MSD Staff Statistics

Mrs. Thomas presented the following information:

- Average 44 years of age
- 11 years of service.
- Reengineer, reorganize or reassign duties when possible, to keep staffing levels down.
- Staff Reduction from 167 FY 2000 to 151 in FY2022

Mr. Valois raised questions and concerns as to the average of MSD employees. It was explained by General Manager Mr. Hartye that the District does not take the age of an employee into account when hiring or promoting but that each employee is involved in a succession plan that help guide their training and career advancement at the district. Also, that the main focus is to provide effective and efficient operation of the District.

## Projected Health Care costs for MSD

Mrs. Thomas presented the following information:

- Medical & drug cost inflation trend for the south region  
7% for medical  
13% for drug
- Minimize cost through Prevention  
House calls  
Advent Advantage  
Wellness activities  
Required physicals, flu shots  
Workout & weight rooms and healthy activities

## **MSD Insurance changes in the last 6 years**

Mrs. Thomas presented the following information:

- On-site Physician Assistant once a week and free of charge to employees and family members on insurance.
- Negotiated a contract with Asheville Open MRI that allows the employees to get a MRI, CAT scan or X-ray at No cost.
- Elimination of the 90/10 plan.
- Increased co-insurance amounts from \$1250/individual & \$3000/family to \$3000/individual & \$6000/family.
- MSD offers a loan program to alleviate the impact of the increased co-insurance amounts.
- Partnered with Advent Hospital to offer higher discounts that save the District and employee's significant cost.
- Changed Pharmacy Benefits Manager (PBM) that saved MSD over 20% of current drug cost.
- Increased specialist and Urgent Care co-pays to \$40 and increase contributions by 6.5%.
- Partnered with Range Urgent Care to offer discount that saved the District and employees' significant cost.

## **Pay Adjustment/Consideration of Self-Insured Health Plan**

Mrs. Thomas presented staff recommendations of a 3.5% wage adjustment for July 1 due to the CPI (Consumer Price Index) and 6.5% increase for the Self-Insured Medical Plan. Last of all there will be a 11.8% increase in State required contributions for the NC Retirement Plan.

### **Motion:**

Mrs. Bryson called for a vote to approve the staff recommendations of a 3.5% wage adjustment, 6.5% increase for the Self-Insured Medical Plan and a 11.8% increase in State required contributions for the NC Retirement Plan. The Personnel Committee voted unanimously to approve all staff recommendations. Mr. Whitesides made the motion. Mr. Valois seconded the motion. Voice vote was unanimous.

#### **4. Other**

No further business.

#### **5. Adjourn**

Motion to adjourn was made by Mr. Whiteside and seconded by Mr. Valois. Meeting was adjourned at 9:15 AM. No future meeting has been scheduled.



**RIGHT OF WAY  
COMMITTEE RECOMMENDATIONS  
AND MINUTES  
April 28, 2021**

**I. Call To Order**

The regular monthly meeting of the Right-of-Way Committee of the Metropolitan Sewerage District was held on Wednesday, April 28, 2021 at 9 AM. Due to the Covid-19 virus, Committee Members and some staff attended the meeting remotely, using the “Go To Meeting” software application. Attendance was available via web access or telephone. Members of the public were able to access the meeting as well. Chairman Glenn Kelly presided with the following members present via internet or telephone access: Matt Ashley, Jackie Bryson, Esther Manheimer, Chris Pelly, Nathan Pennington and Al Whitesides.

Others present via internet or telephone access were Jerry VeHaun, Board Chair; Earl Valois, Board Member; William Clarke, MSD Counsel; Tom Hartye, Wesley Banner, Ed Bradford, Matthew Walter, Steven Briggs and Pam Nolan, MSD.

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

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

**III. Consideration of Condemnation – Mountain View Road @ Maxwell Road GSR,  
Project No. 2019197  
Property Owner: Barbra Lowman, Pin 9669-40-1698**

Subject parcel is improved with a single-family home that is owner occupied by Barbra Lowman, located along Maxwell Road, a private roadway. The proposed sewer line will run parallel to the existing sewer line in Maxwell Road. The owner is elderly and had attempted to convey the property years ago to her daughter and son-in-law who reside in Asheville. During the title search, MSD’s attorney noted errors in the deed for this conveyance which failed to convey ownership. Legally, the property still belongs to Barbra Lowman.

In conversations with the son-in-law, he denied the errors and insisted ownership is legally vested with he and his wife, not Barbra Lowman. The son-in-law finally contacted a local real estate attorney to seek his legal opinion regarding the defective deed. MSD’s attorney worked out a solution with the son-in-law’s attorney and a quit claim deed was prepared. Thus far, the son-in-law has failed to respond to his attorney regarding execution of the quit claim deed and has not provided any response regarding the standard compensation offer of \$1,197.00.

Contacts: 11

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

Mr. Banner presented a map showing the property location and explained the above situation.

**IV. Consideration of Condemnation – Mountain View Road @ Maxwell Road GSR, Project No. 2019197  
Property Owner: Larissa Lea Lowman & James Christopher Simmons, Pin No. 9669-40-1601**

Subject parcel is unimproved, and the owners are the daughter and son in law of Barbra Lowman who owns the adjacent property. The proposed sewer line will run parallel to the existing sewer line within the unopened right of way along Maxwell Road. Negotiations have stalled with this owner due to the title issues on the Barbra Lowman property. The owner has not provided any response regarding the standard compensation offer of \$496.00.

Contacts: 7

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

Mr. Banner pointed out the location on the map and explained the situation regarding this parcel.

**V. Consideration of Condemnation – Le An Hurst Road GSR, Project No. 2019027  
Property Owner: Avital Greenberg, Pin 9656-27-2808**

Subject parcel is improved with a single-family home that is a rental. The proposed sewer line is being replaced in the same trench as the existing. The owner is elderly, and all communication has gone through her son who lives in Asheville. A site meeting was held with the son early on to discuss the project. The son voiced concerns regarding erosion control and access during construction. Provisions were made to address these concerns. Since our initial meeting, the son has stopped responding despite numerous phone calls and emails. To date there has not been any response regarding the standard compensation offer of \$2,156.00.

Contacts: 8

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

Mr. Banner presented a map and explained the above situation.

**VI. Consideration of Condemnation – Le An Hurst Road GSR, Project No. 2019027  
Property Owner: Dustin Shultz, Pin No. 9656-27-3900**

Mr. Banner reported that this owner has signed easement agreement.

**VII. Consideration of Compensation Budgets –**

**Bryson Street, Project No. 2016167  
Elk Mountain Place GSR, Project No. 2010094  
Mountainbrook Road @ Chunns Cove Road GSR, Project No. 2010112  
White Oak Road Rehabilitation, Project No. 2015193  
276 Hi Alta Avenue Rehabilitation, Project No. 2020081**

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

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

Mr. Banner reviewed the above compensation budgets. The Bryson Street project is located in Biltmore near Swannanoa River Road and consists of replacing 611 linear feet of 4” Orangeburg and PVC with 8” DIP and HDPE via trenchless technology. The Elk Mountain Place project is located in Woodfin and consists of replacing 4,137 linear feet of 6” clay pipe with 8” DIP. The Mountainbrook Road @ Chunns Cove Road Project is located off of Tunnel Road and consists of replacing 2,204 linear feet of 4” PVC and 6” VCP with 8” DIP. The White Oak Road Project is located off of Hwy. 25 in Arden and consists of replacing 1,684 linear feet of Orangeburg, VCP and PVC with 8” DIP. The 276 Hi Alta Avenue Project is located off of Old Haywood Road in West Asheville and consists of replacing 201 linear feet of 6” VCP with 8” DIP.

**VIII. Quarterly Report – Fourth Quarter**

Attached you will find a Project Status Summary for all active acquisition projects. This report provides information on percentage of easements complete, percentage of compensation expended and comments on condemnations. This information is provided for your review.

There was no discussion regarding this item.

**STAFF RECOMMENDATION: For information only. No action required.**

Mr. Kelly made the motion to accept Staff’s recommendations for Items 3-7. Mr. Pelly seconded the motion. Roll Call vote was as follows: 7 ayes, 0 nays.

There being no further business, the meeting adjourned at 9:10 am.

# CAPITAL IMPROVEMENT PROGRAM COMMITTEE

## Minutes

April 29, 2021

8:30 a.m.

The Capital Improvement Program Committee of the Metropolitan Sewerage District met on Thursday, April 29, 2021 at 8:30 AM. Due to the Covid-19 virus, Committee Members and some staff attended the meeting remotely, using the “Go To Meeting” software application. Attendance was available via web access or telephone. Members of the public were able to access the meeting as well. Chairman Bob Watts presided with the following members present via internet or telephone access: Matt Ashley, William Lapsley, Chris Pelly, Nathan Pennington, Earl Valois, Jonathan Kanipe, Marcus Jones and Joe Martin. Pressley was absent.

Others present via internet or telephone access were Jerry VeHaun, MSD Board Chairman; William Clarke, General Counsel; Tom Hartye, Hunter Carson, Ed Bradford, Scott Powell, Ken Stines, Darin Prosser, Tim Hensley, Mike Stamey, Shaun Armistead, Matthew Walter, Steven Briggs, Angel Banks and Pam Nolan, MSD.

### 1. Call to Order

Mr. Watts called the meeting to order at 8:30 a.m. and declared a quorum.

Mr. Hartye welcomed everyone. He reported that as always there is an aggressive construction program planned for the next 10 years and that it has risen to approximately \$350 Million. Next years proposed capital budget is around \$30 Million. He reported that this is not a “build it and they will come” situation, the growth is well under way. There are future regulations to consider as well. The District builds new facilities, and we have old ones, and we do so on 50-year projections for growth. Mr. Hartye then turned the meeting over to Hunter Carson, Assistant CIP Program Director, for the highlights of the CIP Program.

### 2. Highlights of the Current and Proposed Capital Improvement Program

Mr. Carson proceeded with a Power Point presentation beginning with a summary of the proposed CIP Budget for the coming fiscal year. He stated that this will be an abbreviated presentation since the meeting is being held virtually and in person but if there are any questions, to please feel free to stop him and ask. The proposed budget for FY21-22 is \$30,622,532 Million. Approximately \$8.8 Million is allocated to Interceptor and Wet Weather Rehabilitation, approximately \$9.5 Million to General Sewer Rehabilitation, approximately \$220,000 to Private Sewer Rehabilitation, approximately \$7.9 Million to Treatment Plant, Pump Stations and General Capital Improvements and approximately \$2.9 Million to Design, ROW and Construction Management Expenses, which includes salaries, benefits, fleet equipment, etc., associated with the Capital Improvement Program. Again, this year there is a flat Contingency of \$1 Million for any unknown projects and \$100,000 for any Reimbursement amounts for any developer or possible NCDOT reimbursements, for a total of \$30,622,532 Million. The inflationary component for years 2-10 is 2.68% per year and is based on the ENR index. He stated that a copy of the budget is posted on MSD’s website at [www.msdbc.org](http://www.msdbc.org).

Mr. Carson reported that MSD currently maintains over 1,125 miles of sewer line, all the way to the East in Ridgecrest, to the North up to Weaverville, to the West going to Enka-Candler and to the South into Northern Henderson County. MSD maintains over 33,000 manholes and 41 pump stations. Along with inheriting Cane Creek Water & Sewer District (CCWSD) in July 2020,

MSD inherited 10 pump stations. MSD rehabilitates approximately 40,000 LF of sewer line each year with about 20,000 LF of that being performed by System Services in-house crews. The other 20,000 LF is contracted out. In addition to rehabilitating about 20,000 LF per year, the in-house crews perform the majority of new taps as well as emergency repairs. From Consolidation in 1991 to 2020, approximately 1.3 million LF of pipe has been replaced, which equates to about 22% of the overall system. Projects are prioritized and scheduled according to their pipe ratings. The pipe rating program includes the following aspects: SSO and overflow history, customer service requests, proximity to streams and waterways, structural condition, and monitoring schedule by MSD Staff.

Mr. Carson presented maps and pictures of In-house Rehabilitation Projects completed this fiscal year. 23 projects have been completed to date, which is approximately 11,721 LF of mainline sewer through April 12, 2021. Wilson Avenue @ Dellwood Avenue Sewer Rehabilitation is located in the Grovemont section of Swannanoa and was completed last Fall. The project consisted of installation of about 1,200 LF of 8" DIP. The Lake Julian Force Main Repair Project is located in Arden on the East side of Lake Julian next to Arden Presbyterian Church and was completed in August of 2020. This project consisted of replacing 314 LF of 10" cast iron force main with 12" HDPE force main and replacing the existing air release valve. The Lakeview Road Sewer Rehabilitation is an ongoing project that should be complete in May 2021. This project is located in North Asheville near Beaver Lake and consisted of rehabilitating 1,400 LF of 8" DIP. He presented pictures of some of the typical materials used by MSD. Mr. Carson then presented a list of In-house Rehabilitation projects upcoming this fiscal year beginning July 2021. There are 28 planned projects and about 16,220 LF of mainline sewer to be completed and the project maps can be found in the FY21-22 CIP Budget book or on-line.

Mr. Carson then presented maps and before and after pictures of rehabilitation projects contracted out over this past fiscal year. He reported this was a lighter year due to the Christian Creek Interceptor Project that was scheduled to go out. This project was delayed due to permitting issues. Highlights of recent projects include the Horizon Hill Road (Hy-Vu Drive) Project which consisted of replacing 713 LF of 4" VCP, PVC and Orangeburg and 6" PVC. There were repeated overflows due to roots, collapsed joints and several point repairs made on the system. This project was completed in December 2020 by Hyatt Pipeline, LLC for \$200,000. The Chestnut Lodge Road Project is located in Black Mountain, East of the Ingles Warehouse on Blue Ridge Road and consisted of 4,572 LF of 6" and 8" VCP. There were repeated overflows due to root intrusion and pipe fractures. This project was completed in March 2021 by Terry Brothers Construction for \$1.43 Million. Mr. Carson pointed out that this project was constructed through a salvage yard and the contractors had to stack the cars out of the construction area. He further reported that MSD has performed a lot of paving on these projects and spent over \$1.5 Million on road resurfacing in FY19-20. The Jarnaul Avenue Project consisted of 4,684 LF of 6" VCP with a lot of problems, including misaligned joints, fractures, heavy root intrusion and deteriorated manholes. This project was phased with MSD System Services completing Phase 1. Terry Brothers Construction is currently installing Phase 2 with completion expected in May 2021. The Mud Creek Interceptor Phase 2 Project is located South off Exit 44 (Mountain Home exit) and consisted of 15,724 LF of 12" and 24" PVC. This project was originally part of CCWSD's CIP Plan and originated in a 2009 basin study that was completed for CCWSD. As many know, MSD inherited the CCWSD in July 2020. This project was an agreement between CCWSD and Fletcher Academy to eliminate a discharge into Mud Creek. The project was completed by Buchanan and Sons, Inc. in March 2021. Because MSD

did inherit the CIP Program from CCWSD we inherited this project. Since that time, MSD has paid out approximately \$715,000 to the project. Per the initial agreement, Fletcher Academy will reimburse MSD \$1 Million. Mr. Hartye asked what the total cost of the project was. Mr. Carson stated it was somewhere around \$3.8 Million. Mr. Clarke stated that he thinks MSD already has the money. This was a very muddy project and included numerous bores including a 48" bore under Hendersonville Road/US 25. Mr. Carson reported that the purpose of this project was to eliminate a wastewater discharge from the wastewater lagoon which was owned and operated by Fletcher Academy and also discharged into by Advent Hospital. The new project ran a 12" PVC line up Byers Creek to eliminate that discharge. This project was a win-win for Fletcher Academy to get out of the sewer business, and environmentally it eliminated a wastewater discharge.

Mr. Carson then presented maps and pictures of projects to be completed in FY21-22 and beyond. The Christian Creek Interceptor Project is located in East Asheville and consists of replacing 12,226 LF of 8" VCP which is undersized and in very poor condition with numerous SSO's. One new section of this pipe will be 18". This project was scheduled for construction in FY20-21 but there were some permitting issues which have been resolved. This is the largest near-term Dig and Replace project in CIP and will be constructed over 2 fiscal years. The total project cost is \$6.2 Million. The Bryson Street project is located north of Biltmore Village and consists of replacing 611 LF of 4" Orangeburg and PVC in poor condition, with multiple sags and backups. The total project cost is \$483,000. The West Crabapple Lane Project is located in North Asheville, between Beaverdam Road and the Asheville Country Club, and consists of replacing 1,774 LF of 8" VCP with 8" DIP. The line is in poor structural condition with root problems. The total project cost is \$580,000. The Mountainbrook Road @ Chunns Cove Road project is located in Chunns Cove just north of I-240 and consists of replacing 3,204 LF of 4" and 6" VCP which is in poor condition with infiltration and multiple overflows. The total project cost is \$1.35 Million. The Springside Road @ Overlook Road project is located in South Asheville adjacent to TC Roberson High School and consists of replacing 3,922 LF of 6" and 8" VCP which is in very poor condition. This pipe also runs adjacent to a creek and has a history of SSO's. MSD will be coordinating efforts with Buncombe County to work through the school schedule. Buncombe County will also be replacing some stormwater infrastructure at the same time. The County will pay for their infrastructure and MSD will pay for the sewer. The total project cost is \$1.54 Million.

The French Broad Interceptor @ Amboy Road Project is located on Lyman Street adjacent to the French Broad River Park and the Carrier Bridge Pump Station and was originally part of the Carrier Bridge Pump Station Project. This project consists of 2,180 LF of 48" and 54" Reinforced Concrete Pipe to be replaced 60" PVC. Mr. Carson pointed out Amboy Road, the Carrier Bridge Pump Station, and this interceptor on the maps for reference. MSD was aware that this pipe was in poor condition and needed to be replaced. However, a sinkhole developed over the line in January of 2021. MSD has that sinkhole shored up but wanted to expedite the replacement of the line, so this section was pulled out of the Carrier Bridge Pump Station Project. Construction is anticipated for this Fall. The total project cost is \$3.9 Million. Mr. Carson also presented various pictures of the sinkhole and explained the situation. The sinkhole was discovered over a 54" sewer interceptor and a contractor was brought in the next morning to excavate down over the pipe. They shored up around the pipe for safety and noticed a partial blockage in the line. They excavated into the pipe and removed a section of the 54" pipe that had collapsed and was creating the blockage. In the pictures you can see the collapsed portion

and the steel reinforcing cage within the reinforced concrete pipe. This pipe was originally constructed in the 1960's. The original wall thickness was over 5" while the piece recovered from the pipe was about 2" thick. Again, this project is currently shored up and ready for replacement in Fall 2021.

The Weaverville Pump Station Replacement Project is also coming up in FY21-22. The Weaverville Pump Station serves areas of the District north of the Water Reclamation Facility. This pump station serves all of Weaverville and the Reems Creek Valley. It was constructed in early 1980 with two capacity upgrades since that time. The footprint with the existing wet well does not serve the upgrade that is necessary. This pump station is currently a 2.8 MGD station and is under capacity. It will be replaced with a new 5.0 MGD station which MSD estimates will accommodate growth through 2070. In addition, approximately 22,000 LF of new 18" and 20" Force Main will be replaced. The total project budget is \$9.5 million.

The Carrier Bridge Pump Station is MSD's largest pump station with a current capacity of 22 MGD. This pump station serves large portions of southern and western Buncombe County and northern Henderson County. The original station was constructed in the 1960's and upgraded multiple times and the footprint does not allow the upgrade that is required. This station will be replaced with a 34 MGD station, which is expandable to 40 MGD to accommodate 50-year growth projections. Total project cost is \$42.5 Million. HDR is the design consultant and design is approximately 60% complete. Construction is anticipated to begin in FY22-23. The current pump station is located at the French Broad River Park. The new pump station will sit on an adjacent parcel that MSD purchased from Duke Energy last year.

The Swannanoa Equalization Tank (EQ tank) is another important project which will provide temporary storage during and after wet weather conditions. Storm intensities are increasing so this project is more and more important to mitigate surges in the collection system and treatment plant. This tank will draw off water from the Swannanoa Interceptor to mitigate and alleviate surcharges in the collection system as well as surges into the treatment plant. Not only will it reduce SSO's in the system, but it will also stabilize flow coming into the plant and improve treatment efficiency and quality at the plant. This tank has to be located along the Swannanoa River and three sites are currently being evaluated. The hope is to bring this information to the Right of Way Committee in the next couple of months. Storage volume is expected to be approximately 8 million gallons, so this is a large tank, about 200 foot diameter. Total project budget is \$21.4 Million.

Mr. Carson then presented a snapshot of the Collection System Projects in the Ten-Year Capital Program showing over 100 projects in all the various phases.

Mr. Carson then reported on projects ongoing or completed this past year at the Water Reclamation Facility. The High-Rate Primary Treatment is a clarification process that will remove solids and all of the oxygen demand that is associated with those solids thereby improving biological treatment from the Rotating Biological Contactors (RBCs). This is a "high rate" primary clarification project since there is a very limited footprint at the plant. Traditional clarifiers, which a lot of plants use, are 100-foot circular basins and it would take four of those to do what MSD is doing in this smaller footprint. The Actiflo system by Veolia will be used. This is a proven technology and will be the first wastewater application used in N.C. This process

was pilot tested in 2014 against two other vendors and performed very well. Construction completion is estimated to be Fall of 2021. There were significant delays on this project of about 8-9 months due to the fire at the Nutri-Lime Building and loss of equipment associated with this project. Total project cost is \$17.1 Million. Mr. Carson then reported on the Incinerator "Birdhouse" Replacement Project. The "birdhouse" serves as a transition vessel between the incinerator and the exhaust duct. The original birdhouse was constructed about 30 years ago with the original incinerator and is in very poor condition. The unit was replaced with a new steel shell and refractory lining. Total construction cost was \$132,000.

Mr. Carson then reported on projects coming up in FY21-22 at the Water Reclamation Facility. He first reported on the Incinerator Polymer System. Polymer is added to the sludge before it goes into the system. This helps bind solid particles together and improves dewaterability so the water can be removed before it goes into the incinerator. The existing polymer system is original to the incinerator building and is about 30 years old and is in poor condition. In-house Staff will install this system. The total project budget is \$352,000. The Equipment Storage Facility Project is to replace the old Nutri-Lime Building that burned in November 2020. This facility will house MSD owned equipment. It will be a new Pre-engineered Metal Building with interior/exterior lighting, security features, fire protection and alarm systems. It is currently in design by McGill & Associates. Construction is anticipated to begin in Fall of 2021 and be completed in Spring of 2022. The total project budget is \$2.7 Million. The RBC Slide Gate Replacement Project consists of replacing the aluminum slide gates at the influent and effluent side of the RBC basins. These gates are severely corroded. Functional gates are critical to operation and maintenance of the biological system as they allow isolation of the basins to dewater them for maintenance purposes. These gates are also critical for construction sequencing of future biological upgrades. This project will be phased over the next 2 years. Approximately half of the gates will be done in FY22 and the second half in FY23. The total project budget is \$550,000.

Mr. Carson then reported on the Biological Treatment Replacement which is a future project. In 2018, MSD received the most recent and current National Pollutant Discharge Elimination System (NPDES) permit, which allows discharge of effluent to the French Broad River. That permit requires compliance with ammonia limits by October 2030, which we do not currently have. The RBC's are 33 years old, are well over their service life, and cannot meet proposed summer target levels quoted in the NPDES Permit. The District intends to perform an Alternatives Evaluation to look at new technology and what would best suit the plant in FY24; Design in FY25 and Construction in FY27-FY29. The Project Budget is \$51 Million.

Mr. Carson reported that over the past 20 years approximately \$64 Million has been spent at the Water Reclamation Facility. Over the next 10 years MSD intends to spend approximately \$61 Million at the Water Reclamation Facility.

Mr. Carson then reviewed the financial aspects of the Capital Improvement Program. He stated that the total budgeted revenue for FY21 is approximately \$56 Million, with the majority coming from user fees, facility and tap fees, and other sources such as bonds. MSD operates with a balanced budget, so expenditures are also estimated at approximately \$56 Million, with about two-thirds of the budget being dedicated to Capital Reinvestment. Looking ahead in the 10-year



CIP, the Interceptor and Rehabilitation section is \$93.3 Million (27%), Collection Rehabilitation is at \$117.6 Million (33%), Treatment Plant/Pump Stations are at \$141.6 Million (40%), and reimbursements are at \$1 Million (<1%). This gives a total over the next 10 years of \$353.5 Million. From Consolidation in 1990 through the end of FY20, MSD's Capital Expenditures total over \$442 Million.

Mr. Carson presented a graph showing the significant progress with SSO's reported. Due to the aggressive CIP Program, Sewer Overflows have gone down from about 288 over 20 years ago and have stayed down, with only 19 SSO's reported in 2020.

Mr. Carson called for any comments or questions. Mr. Watts thanked Mr. Carson for an excellent presentation and encouraged all Member Agencies to seriously look at the CIP Book to make sure they aren't blindsided by some of the upcoming projects. There were no further comments or questions.

### 3. Capital Improvement Program Priorities & Review of the Ten-Year CIP Document

Mr. Carson presented the Ten-Year CIP Summary document and stated that there are 86 projects and line items in these seven areas. The entire document may be found on-line, including information on each project and a map. He stated that project costs are based upon actual bid prices received over the last calendar year. There are 7 Interceptor and Wet Weather projects this year totaling \$8,871,900. There are 55 General Sewer Rehabilitation projects totaling \$9,564,140. There are 2 Private Sewer Rehabilitation projects totaling \$221,500. There are 20 projects under Treatment Plant, Pump Stations and General Capital Improvements totaling \$7,964,021. The total amount projected for Design, Right of Way and Construction Management Expenses for next year is \$2,900,971. The subtotal for the proposed budget for FY21-22 is \$29,522,532. A flat contingency of \$1,000,000 is proposed. Reimbursement funding of \$100,000 is recommended. This brings the total proposed CIP Budget for FY21-22 to \$30,622,532 and is the amount for which staff is seeking the Committee's endorsement and for the proposed FY21-22 program.

There were no further questions.

Mr. Watts called for a motion. Mr. Ashley moved to approve Staff's recommendation of Endorsement of the CIP Budget for FY21-22 in the total amount of \$30,622,532. Mr. Pelly seconded. Voice vote was unanimous.

Mr. Hartye reported that Mr. Bradford would be retiring at the end of the year and expressed his appreciation for all the hard work and diligence Mr. Bradford has brought to the District. He stated that Mr. Bradford is one of the most conscientious teammates the District could have.

There was no further business or discussion. The meeting was adjourned at 9:28 a.m.

# Finance Committee Minutes

## May 10, 2021

### Call to Order

The Finance Committee of the Metropolitan Sewerage District met in the Boardroom of the Administration Building on Monday, May 10, 2021. Chairman Kelly presided and called the meeting to order at 9:00 am with the following members present; Al Whitesides, Jackie Bryson, Gwen Wisler, Esther Manheimer, and Nathan Pennington.

Others present were Board Member Jerry Vehaun, Thomas Hartye, General Manager, Billy Clarke, Board Legal Counsel, and Scott Powell, Director of Finance.

### 1. Third Quarter Budget to Actual Review

Scott Powell started with a PowerPoint presentation of the Third Quarter Budget to Actual. Both domestic revenue and industrial revenue are above budgeted expectations. Facility Fees are higher due to receiving unanticipated revenue from various developers. Investment and miscellaneous income are performing better than expected due to receiving \$1.7 from Henderson County pertaining to the CCWSD merger. Operation and Maintenance expenditures including encumbrances are at 74%, Capital Projects expenditures are below budgeted expectations due to the delays of two projects. Christian Creek Interceptor project was delayed due to right of way issues and the Plant High-Rate Primary Treatment was delayed to the plant fire. Year-end projections are in line or better than budget expectations for domestic, industrial revenue, and facility fees. Interest and miscellaneous income will be higher than budgeted expectations due to CCWSD merger and insurance proceeds from plant fire. Operation and Maintenance expenditures will be in line with the budget. CIP expenditures will be lower than budget due to the aforementioned issues.

### 2. FY2022 Proposed Budget

Mr. Powell continued with highlights of the FY2022 Proposed Budget. The Operations and Maintenance budget is \$18.05 million, CIP \$30.62 million, Capital Equipment Replacement \$1.07 million, and Debt Service \$9.82 million for a total of \$59.56 million.

Operations & Maintenance budget includes a 3.51% increase in salaries and benefits with a total budget impact of \$510,540. This includes a 3.5% salary increase for all employees, a 6.5% increase in self-insurance funding, GASB 75 OPEB funding, unemployment compensation funding, and a state mandated increase in North Carolina Retirement funding of 11.8%. Materials, Supplies, and Services include a 7.0% increase of 505,000. The increase is to address regulatory and operational needs, including the High-Rate Primary Treatment project process which will be coming online in the fall of 2021.

# Finance Committee Minutes

## May 10, 2021

Mr. Powell next discussed information on Personnel Growth and Trends in Health Care Cost. Personnel Growth has trended downward since 2001 with current staffing holding steady at 151 employees. Ms. Wisler asked about turnover rates and its impacts on the District. Mr. Powell stated that the current turnover rates are primarily retirement related. Mr. Hartye stated the District has a succession plan in place which will minimize the loss of institutional knowledge due to retirements. Mr. Powell continued discussing Health Care Costs. He stated the District health care costs are trending below medical inflation. This is due in part to the district's direct contracts with Advent Health, Range urgent care, and Open MRI. Ms. Wisler asked if the District considered partnering with other municipal units in the area to help with cost. Mr. Powell stated the District on multiple occasions have reached out the city and county to partner on healthcare. These discussions however were not fruitful. Mr. Powell stated the District are always looking for opportunities to maintain and or reduce healthcare cost.

Operation and Maintenance expenses have increased an average of 3.2% over the past 9 years, while averaging 95.8% Actual-to-Budget Ratio. This is primarily due to the deferred utility costs which is a direct result of operations of the hydroelectric facility. The FY2022 proposed Capital Improvement Program budget is \$30.62 million. The majority of the money will be spent for collection rehabilitation and treatment plant.

Major Capital Improvement projects for FY2022 are \$3.9 million on Christian Creek Interceptor, French Broad Interceptor at Amboy Road at \$3.9 million, Equipment Storage Facility at \$2.7 million, and Plant High-Rate Primary Treatment at \$2.2 million.

Capital Equipment Replacement includes Operations & Maintenance at \$112,175; Fleet Replacement requests at \$715,000; Pump Station Replacement at \$50,000, and Water Reclamation Facility \$192,609.

Mr. Powell reported Long Term Bonds Payable increase as the need for CIP funding arises. When bonds are issued, funds are made available to unrestricted reserves through reimbursement resolutions and are used for future CIP needs.

The District's debt composition as of June 30, 2021 will be \$94.5 million in total, with 73% (\$69.42 million) in traditional fixed income, and 27% (\$25.07 million) in synthetic fixed debt. FY2020 debt service is \$9.82 million, which consists of \$6.36 million in principal and \$3.46 million for interest.

Budgeted revenue highlights include .75% growth in residential users, .75% increase in domestic consumption, sewer system development and tap fees budgeted at \$2.2 million, and a 0.05% rate of return on investments. To maintain a balanced budget, proposed revenues of \$59.56 million are made up of \$35.89 million (60.3%) in domestic user fees, \$3.5 million (5.9%) in industrial user fees, and \$17.0 million (28.6%) other sources and uses.

# Finance Committee Minutes

## May 10, 2021

### 3. Business Plan

The Business Plan covers the long-term (ten-year) plan for projected sewer rates and revenues, operating expenses, CIP needs, and debt coverage ratio. Staff uses the District's master plan objectives, regulatory requirements, debt service requirements, the CPI, and other indexes to decide on the level incremental sewer rate increases and equalize the rates over the 10-year period. Budget assumptions used include 0.75% growth in residential users, 0.75% increase in domestic consumption, facility and tap fees budgeted at \$2.2 million, and a 0.05% rate of return on investments in the current year. Ms. Wisler asked about rate of return going forward. Mr. Powell stated that rate of return varies as low as 0.05% in 2020 to as high 2.00% in 2031. Mr. Powell also stated as to the expenditure side the District uses 3.00% for most items with health care at 6.50% and motor fuel and lubricants at 7.50%

In the next ten years, the District will be investing \$353.5 million into its infrastructure. From consolidation through June 30, 2020, the District has invested \$442.2 million in infrastructure. The CIP Program is made up mostly of collection system rehabilitation funding at 39% and 36% in the treatment plant, respectively.

Additionally, the District's business plan projects three (4) debt issuances over the course of the next 10 years as well as 2.75% projected increases for the ratepayers. Debt coverage ratios will exceed the 1.5% target rate. Additionally, capital assets, net of accumulated depreciation as of 2020 are over \$464.3 million as a direct result of CIP funding.

### 4. Rate Information

Mr. Powell stated the District uses NACWA as an information source because they give average monthly bills, including both flow and maintenance costs. Based on data for EPA Region IV – Southeast, the District's average monthly residential bill compares favorably. Additionally, the District's average monthly bill compares favorably to other North Carolina AA and AAA sewer providers.

Staff recommends no increase in Sewer System Development Fees and Sewer Connection Fees change in accordance with staff recommendations; a 2.75% increase in the Domestic Rate; this would be an 87-cent increase in average single-family monthly bill bringing the average bill from \$32.17 to \$33.04. Additionally, staff recommends a 2.75% increase in the Industrial Rate.

The District's proposed rate increase is to provide funding for the CIP Program, maintain favorable debt service ratio to minimize future interest expense, and to keep rate increases small and uniform per industry standards and previous District Board directions.

# Finance Committee Minutes

## May 10, 2021

In closing, Mr. Powell gave special thanks to Division Heads, his finance team, and Teresa Gilbert, Budget Analyst.

### Recommendation for Proposed FY22 Budget and Schedule of Rates & Fees for FY22

Following Mr. Powell's presentation, Chairman Kelly called for any questions or comments. With no further questions, Esther Manheimer moved to recommend the Proposed FY22 Budget and Budget resolution to the Board of Directors. Gwen Wisler seconded. With no further discussion, the motion was carried unanimously. Finally, Gwen Wisler moved to recommend the Schedule of Rates & Fees to the Board of Directors; Chairman Kelly seconded the motion. With no further discussion, the motion carried unanimously.

### May Budget Amendments:

Mr. Powell took the opportunity to inform the Finance Committee of two budget amendments which will be presented at the May Board meeting. The first proposed amendment is to accommodate insurance proceeds and expenditures related to the November 10<sup>th</sup> plant fire. Staff is proposing a \$3.5 million amendment.

The second proposed budget amendment is to address debt obligations pertaining CCWSD merger. As of July 1, 2020 MSD acquired all assets and liabilities of CCWSD. Total outstanding debt as of July 1, 2020 was \$2,648,578. Due to current interest rate environment, staff is proposing a budget amendment to pay off the outstanding debt pertaining to the merger. This will save the District approximately \$500,000 in interest payment over the life of the aforementioned debt.

### Adjournment

With no further discussion, Chairman Kelly called for adjournment at 9:40 am.

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**BOARD MEETING DATE:** May 19, 2021

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

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

**SUBJECT:** Consideration of Bids: Springside Road @ Overlook Road Sanitary Sewer Rehabilitation Project, MSD Project No. 2012127

**BACKGROUND:** This project is located in South Asheville, directly at TC Roberson High School. It consists of replacing problematic six-inch and eight-inch clay lines, which are in poor structural condition and have experienced SSOs at multiple locations. The project is comprised of approximately 3,922 LF of 8-inch and 12-inch DIP.

About half of the project is located within the school campus. Buncombe County Schools (BCS) is planning to rehabilitate portions of their storm drainage and water line systems during this project. The District bid BCS' work along with the sewer project, so that the work can be performed concurrently.

The low bidder was determined based on both the District and BCS work added together, in order that BCS received a competitive bid for its portion. BCS will award the contract for their portion and fund their project separately from the District.

Construction scheduling is tight for this project, as it is planned to occur during the summer break while school is not in session.

The contract was advertised and three bids were received on April 29, 2021 in the following amounts:

<u>Contractor</u>	<u>Bid (Sewer Portion Only)</u>
1) Terry Brothers Construction Co.	\$980,900.00
2) T.P. Howard's Plumbing Co.	\$851,000.00
3) Huntley Construction Co.	\$781,591.00

The apparent low bidder is Huntley Construction Co. with a bid amount of \$781,591.00. Huntley's bid, as well as the other two, are significantly less than the construction budget of \$1,473,000.00. Construction budgets are prepared using recent bid pricing during the previous calendar year.

Due to the large difference, staff investigated this further and discussed it with the bidding contractors. A significant reason for the difference is current market conditions - i.e. they are wanting the work and are aggressively pursuing it with lower pricing. For this particular project - the majority of the difference is from five items: the 8-inch pipe, 12-inch pipe, select backfill, rock, and asphalt resurfacing. The difference in these items totals over \$521k.

Huntley has performed well on previous District projects, and is confident in their bid pricing for this work. Please refer to the attached documentation for further details.

**FISCAL IMPACT:** The FY21-22 Construction Budget for this project is \$1,473,000.00.

**STAFF RECOMMENDATION:** Staff recommends award of this contract to Huntley Construction Co. in the amount of \$781,591.00, subject to review and approval by District Counsel.

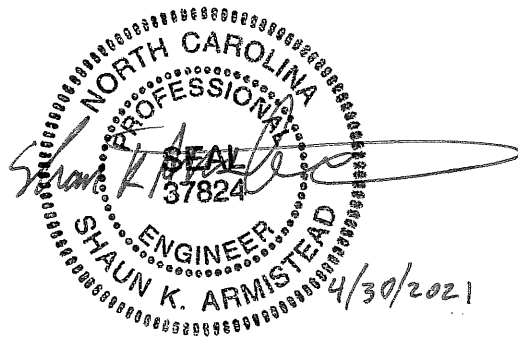
*METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NORTH CAROLINA*

**Springside Road @ Overlook Road Sewer Rehabilitation  
Project No. 2012127**

**BID TABULATION  
April 29, 2021**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>MBE Form</b>	<b>Bid Forms (Proposal)</b>	<b>Total Bid Amount</b>
Terry Brothers Construction Co. Leicester, NC	5%	1	Yes	\$980,900.00
T.P. Howard's Plumbing Company Fairview, NC	5%	1	Yes	\$851,000.00
<b>Huntley Construction Company Asheville, NC</b>	<b>5%</b>	<b>1</b>	<b>Yes</b>	<b>\$781,591.00</b>

**APPARENT LOW BIDDER**



Shaun Armistead, P.E.  
Project Engineer  
Metropolitan Sewerage District of  
Buncombe County, North Carolina

This is to certify that the bids tabulated herein were publicly opened and virtually read aloud at 2:00 p.m. on the 29th day of April, 2021, 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:** Ed Bradford, P.E., Director of Engineering  
**FROM:** Shaun Armistead, P.E., Project Manager  
**DATE:** April 30, 2021  
**RE:** Springside Road @ Overlook Road Sewer Rehabilitation, Project No. 2012127

The Springside Road @ Overlook Road project is located in South Asheville near TC Roberson High School and is comprised of 3,922 LF of 8-inch and 12-inch DIP. The existing line is 6-inch and 8-inch VCP in poor condition, with a history of SSO's at various points. The Pipe Rating for this project is 52.

MSD is coordinating work with Buncombe County Schools (BCS) on construction of a storm sewer and water line rehabilitation project within the project corridor. Sanitary sewer work for MSD was bid as the base bid, with BCS' work being bid as an alternate bid. The low bidder is selected with the alternate included in the total bid, in order that BCS will obtain a competitive low bid for their project. MSD and BCS will execute separate contracts with the lowest bidder for their portions of the project.

Three bids were received on Thursday, April 29, 2021, as follows:

<u>Contractor</u>	<u>Base Bid (Sewer)</u>	<u>Alt. Bid (BCS)</u>	<u>Total Bid</u>
1) Terry Brothers Const. Co.	\$980,900.00	\$589,820.00	\$1,570,720.00
2) T.P. Howard's Plumbing Co.	\$851,000.00	\$419,000.00	\$1,270,000.00
<b>3) Huntley Const. Co.</b>	<b>\$781,591.00</b>	<b>\$358,843.00</b>	<b>\$1,140,434.00</b>

Huntley Construction Company is the apparent low bidder for this contract with a total bid amount of \$1,140,434.00, including \$781,591.00 for the sewer portion. District Staff has had extensive experience with Huntley Construction, and they have proven themselves to be competent contractors on past District projects.

MSD's construction budget for this project is \$1,473,000.00. Bid pricing for this project was considerably lower than estimated for the budget, even though recent bid pricing was used to determine the construction budget amount. Staff contacted all three contractors to review this concern, and learned that major driver for this low pricing is that these contractors are aggressively pricing this work at the moment. Bid items providing the largest savings included 8-inch DIP (\$251,618), 12-inch DIP (\$175,296), Select Backfill (\$22,400), Rock Excavation (\$45,000), and Asphalt Resurfacing (\$27,000). These items total over \$521,000.

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

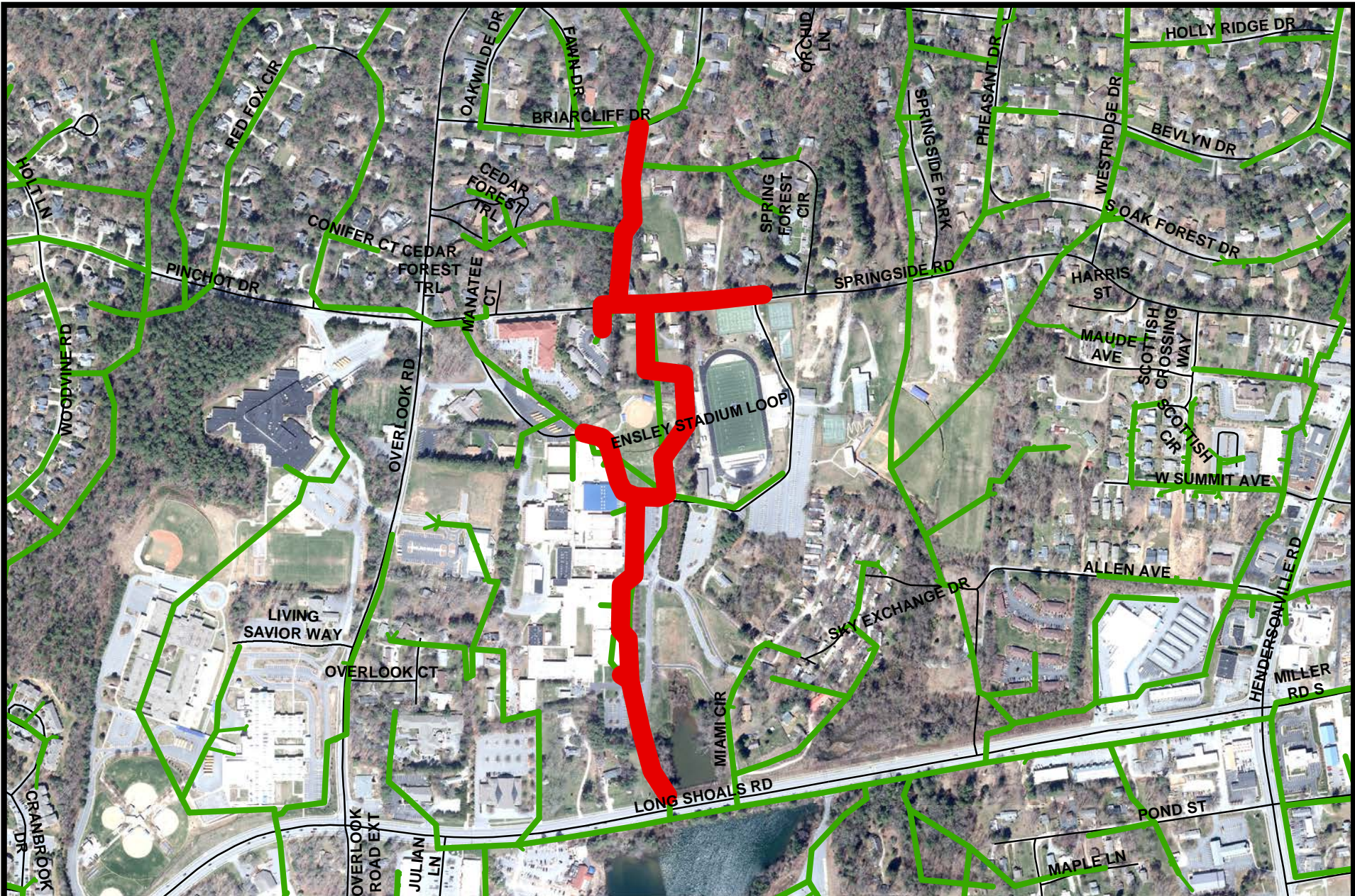
**Metropolitan Sewerage District of Buncombe County, North Carolina  
CAPITAL IMPROVEMENT PROGRAM**

**BUDGET DATA SHEET - FY 2021 - 2022**

<b>PROJECT:</b> Springside Rd. @ Overlook Rd.	<b>LOCATION:</b> S. Asheville
<b>TYPE:</b> General Sewer Rehab.	<b>PIPE RATING:</b> 52
<b>PROJECT NO.:</b> 2012127	<b>TOTAL LF:</b> 3,922
<b>PROJECT BUDGET:</b> \$1,535,887.00	<b>PROJECT ORIGIN:</b> SSO's, Work Orders, Line Condition

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/20	EST. COST JAN - JUNE 2021	BUDGET FY 21-22
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$21,500.00	\$21,500.00		
55330 - DESIGN				
55340 - PERMITS	\$2,000.00	\$240.00	\$1,760.00	
55350 - SPECIAL STUDIES				
55360 - EASEMENT PLATS	\$9,250.00	\$9,250.00		
55370 - LEGAL FEES	\$10,000.00	\$7,248.00	\$2,752.00	
55380 - ACQUISITION SERVICES				
55390 - COMPENSATION	\$14,737.00	\$14,737.00		
55400 - APPRAISAL				
55410 - CONDEMNATION				
55420 - CONSTRUCTION	\$1,473,000.00			\$1,473,000.00
55430 - CONST. CONTRACT ADM.				
55440 - TESTING	\$2,000.00			\$2,000.00
55450 - SURVEY - ASBUILT	\$3,400.00			\$3,400.00
<b>TOTAL AMOUNT</b>	<b>\$1,535,887.00</b>	<b>\$52,975.00</b>	<b>\$4,512.00</b>	<b>\$1,478,400.00</b>

<b>ENGINEER:</b> MSD	<b>SA</b>	<b>ESTIMATED BUDGETS - FY 23 - 31</b>	
<b>R.O.W. ACQUISITION:</b> MSD	<b># PLATS: [ 8 ]</b>	<b>FY 22-23</b>	\$0.00
<b>CONTRACTOR:</b>		<b>FY 23-24</b>	\$0.00
<b>CONSTRUCTION ADM:</b> MSD		<b>FY 24-25</b>	\$0.00
<b>INSPECTION:</b> MSD		<b>FY 25-26</b>	\$0.00
		<b>FY 26-27</b>	\$0.00
<b>PROJECT DESCRIPTION:</b> This project is located in South Asheville near Overlook Rd. and is comprised of 3,922 LF of 8-inch ductile iron pipe. The existing line is 6-inch and 8-inch vitrified clay pipe in poor shape, with a history of SSO's at various points.		<b>FY 27-28</b>	\$0.00
		<b>FY 28-29</b>	\$0.00
		<b>FY 29-30</b>	\$0.00
		<b>FY 30-31</b>	\$0.00
<b>SPECIAL PROJECT NOTES:</b>	Project is being coordinated with school's schedule.		



**Springside Road at Overlook Road**  
**Project No. 2012127**

NOT TO SCALE



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

**Budget Map**

# Metropolitan Sewerage District of Buncombe County

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

COMMITTEE MEETING DATE: 4/28/2021

BOARD MEETING DATE: 5/19/2021

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

**SUBJECT: Consideration of Condemnation –  
Mountain View Road @ Maxwell Road GSR  
MSD Project Number 2019197**

**Property Owner: Barbra Lowman, Pin 9669-40-1698**

Subject parcel is improved with a single-family home that is owner occupied by Barbra Lowman, located along Maxwell Road, a private roadway. The proposed sewer line will run parallel to the existing sewer line in Maxwell Road. The owner is elderly and had attempted to convey the property years ago to her daughter and son-in-law who reside in Asheville. During the title search, MSD's attorney noted errors in the deed for this conveyance which failed to convey ownership. Legally, the property still belongs to Barbra Lowman.

In conversations with the son-in-law, he denied the errors and insisted ownership is legally vested with he and his wife, not Barbra Lowman. The son-in-law finally contacted a local real estate attorney to seek his legal opinion regarding the defective deed. MSD's attorney worked out a solution with the son-in-law's attorney and a quit claim deed was prepared. Thus far, the son-in-law has failed to respond to his attorney regarding execution of the quit claim deed and has not provided any response regarding the standard compensation offer of \$1,197.00.

Contacts: 11

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

Mr. Banner presented a map showing the property location and explained the above situation. Mr. Kelly made the motion to accept Staff's recommendation. Mr. Pelly seconded the motion. Roll Call vote was as follows: 7 ayes, 0 nays.

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

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

COMMITTEE MEETING DATE: 4/28/2021

BOARD MEETING DATE: 5/19/2021

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

**SUBJECT: Consideration of Condemnation –  
Mountain View Road @ Maxwell Road GSR  
MSD Project Number 2019197**

**Property Owner: Larissa Lea Lowman & James Christopher Simmons  
Pin No. 9669-40-1601**

Subject parcel is unimproved, and the owners are the daughter and son in law of Barbra Lowman who owns the adjacent property. The proposed sewer line will run parallel to the existing sewer line within the unopened right of way along Maxwell Road.

Negotiations have stalled with this owner due to the title issues on the Barbra Lowman property. The owner has not provided any response regarding the standard compensation offer of \$496.00.

Contacts: 7

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

Mr. Banner pointed out the location on the map and explained the situation regarding this parcel. Mr. Kelly made the motion to accept Staff's recommendation. Mr. Pelly seconded the motion. Roll Call vote was as follows: 7 ayes, 0 nays.

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

# Metropolitan Sewerage District of Buncombe County

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

COMMITTEE MEETING DATE: 4/28/2021

BOARD MEETING DATE: 5/19/2021

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

**SUBJECT: Consideration of Condemnation –  
Le An Hurst Road GSR  
MSD Project Number 2019027**

**Property Owner: Avital Greenberg, Pin No. 9656-27-2808**

Subject parcel is improved with a single-family home that is a rental. The proposed sewer line is being replaced in the same trench as the existing. The owner is elderly and all communication has gone through her son who lives in Asheville. A site meeting was held with the son early on to discuss the project. The son voiced concerns regarding erosion control and access during construction. Provisions were made to address these concerns. Since our initial meeting the son has stopped responding despite numerous phone calls and emails.

To date there has not been any response regarding the standard compensation offer of \$2,156.00.

Contacts: 8

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

Mr. Banner presented a map and explained the above situation. Mr. Kelly made the motion to accept Staff's recommendation. Mr. Pelly seconded the motion. Roll Call vote was as follows: 7 ayes, 0 nays.

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

# Metropolitan Sewerage District of Buncombe County

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

COMMITTEE MEETING DATE: 4/28/2021

BOARD MEETING DATE: 5/19/2021

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

**SUBJECT: Consideration of Compensation Budgets –**

**Bryson Street, Project No. 2016167**

**Elk Mountain Place GSR, Project No. 2010094**

**Mountainbrook Road @ Chunns Cove Road GSR, Project No. 2010112**

**White Oak Road Rehabilitation, Project No. 2015193**

**276 Hi Alta Avenue Rehabilitation, Project No. 2020081**

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

### **STAFF RECOMMENDATION: Approval of Compensation Budgets.**

Mr. Banner reviewed the above compensation budgets. The Bryson Street project is located in Biltmore near Swannanoa River Road and consists of replacing 611 linear feet of 4” Orangeburg and PVC with 8” DIP and HDPE via trenchless technology. The Elk Mountain Place project is located in Woodfin and consists of replacing 4,137 linear feet of 6” clay pipe with 8” DIP. The Mountainbrook Road @ Chunns Cove Road Project is located off of Tunnel Road and consists of replacing 2,204 linear feet of 4” PVC and 6” VCP with 8” DIP. The White Oak Road Project is located off of Hwy. 25 in Arden and consists of replacing 1,684 linear feet of Orangeburg, VCP and PVC with 8” DIP. The 276 Hi Alta Avenue Project is located off of Old Haywood Road in West Asheville and consists of replacing 201 linear feet of 6” VCP with 8” DIP. Mr. Kelly made the motion to accept Staff’s recommendation. Mr. Pelly seconded the motion. Roll Call vote was as follows: 7 ayes, 0 nays.

### **COMMITTEE RECOMMENDATION: Approval of Compensation Budgets.**

# Bryson Street

Project Number: 2016167

## Compensation Budget

12-Apr-21

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9648605906		Pulliam Bryson Street LLC	0.71	30,927.60	\$1,139,600.00	\$36.85	918.90	\$33,861.47	\$16,930.73	1,375.90	\$50,701.92	\$5,070.19	2	\$845.03	\$17,776
	9648615115		Searles Land Co., LLC	1.83	79,714.80	\$1,283,400.00	\$16.10	0.00	\$0.00	\$0.00	3,001.30	\$48,320.93	\$4,832.09	2	\$805.35	\$805
													<b>TOTALS:</b>	\$18,581		
													<b>Staff Contingency:</b>	\$5,000		
													<b>GM's Contingency</b>	\$5,000		
													<b>Amendment</b>			
													<b>Total Budget:</b>	\$28,581		



# Elk Mountain Place GSR

Project Number: 2010094

## Compensation Budget

12-Apr-21

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9730346198	Allen, et. al.	David	2.21	96,267.60	\$93,600.00	\$0.97	9,521.50	\$9,235.86	\$4,617.93	13,092.70	\$12,699.92	\$1,269.99	9	\$952.49	\$5,570
	9730249354	Bartlett	Jack	14.68	639,460.80	\$408,400.00	\$0.64	7,185.40	\$4,598.66	\$2,299.33	9,829.80	\$6,291.07	\$629.11	9	\$471.83	\$2,771
	9730441030	Broadway	Dante	0.17	7,405.20	\$65,700.00	\$8.87	286.20	\$2,538.59	\$1,269.30	637.20	\$5,651.96	\$565.20	9	\$423.90	\$1,693
	9730447741	Buckner	J.V.	0.29	12,632.40	\$70,700.00	\$5.60	156.90	\$878.64	\$439.32	744.10	\$4,166.96	\$416.70	9	\$312.52	\$752
	9730448389	Buncombe County Board o		5.55	241,758.00	\$106,200.00	\$0.44	7,572.20	\$3,331.77	\$1,665.88	9,768.40	\$4,298.10	\$429.81	9	\$322.36	\$1,988
	9730441125	Clement	Billy	0.11	4,791.60	\$15,500.00	\$3.23	1,144.80	\$3,697.70	\$1,848.85	1,251.90	\$4,043.64	\$404.36	9	\$303.27	\$2,152
	9730442769	Connection Point Church o		3.33	145,054.80	\$99,000.00	\$0.68	2,405.80	\$1,635.94	\$817.97	3,356.60	\$2,282.49	\$228.25	9	\$171.19	\$989
	9730441288	Corn	Ralph	0.16	6,969.60	\$55,300.00	\$7.93	1,969.60	\$15,618.93	\$7,809.46	1,998.40	\$15,847.31	\$1,584.73	9	\$1,188.55	\$8,998
	9730443126	Cox	Melony	0.14	6,098.40	\$63,900.00	\$10.48	1,045.60	\$10,957.89	\$5,478.94	1,176.00	\$12,324.48	\$1,232.45	9	\$924.34	\$6,403
	9730441037	Curatolo	Pete	0.13	5,662.80	\$63,300.00	\$11.18	453.00	\$5,064.54	\$2,532.27	883.40	\$9,876.41	\$987.64	9	\$740.73	\$3,273
	9730243843	Cyrus	Kelvin	0.65	28,314.00	\$60,400.00	\$2.13	1,326.50	\$2,825.45	\$1,412.72	1,216.20	\$2,590.51	\$259.05	9	\$194.29	\$1,607
	9730348867	DeBruhl	Arthur	0.46	20,037.60	\$75,300.00	\$3.76	1,164.00	\$4,376.64	\$2,188.32	1,509.90	\$5,677.22	\$567.72	9	\$425.79	\$2,614
	9730440565	Frankel Family Real Estate		1.00	43,560.00	\$83,900.00	\$1.93	2,611.40	\$5,040.00	\$2,520.00	3,975.40	\$7,672.52	\$767.25	9	\$575.44	\$3,095
	9730349630	Frankel Family Real Estate		0.94	40,946.40	\$83,100.00	\$2.03	2,488.60	\$5,051.86	\$2,525.93	3,632.90	\$7,374.79	\$737.48	9	\$553.11	\$3,079
	9730442447	Frankel Family Real Estate		1.75	76,230.00	\$90,600.00	\$1.19	8,817.30	\$10,492.59	\$5,246.29	12,160.20	\$14,470.64	\$1,447.06	9	\$1,085.30	\$6,332
	9730245874	Harper	Brenda	2.12	92,347.20	\$93,000.00	\$1.01	2,746.60	\$2,774.07	\$1,387.03	4,988.40	\$5,038.28	\$503.83	9	\$377.87	\$1,765
	9730249951	Harper	Brenda	1.70	74,052.00	\$90,200.00	\$1.22	3,269.20	\$3,988.42	\$1,994.21	5,094.90	\$6,215.78	\$621.58	9	\$466.18	\$2,460
	9730442110	Hunter	Kimberly	0.10	4,356.00	\$61,000.00	\$14.00	662.90	\$9,280.60	\$4,640.30	360.10	\$5,041.40	\$504.14	9	\$378.11	\$5,018
	9730444012	Kelley	Jack	0.19	8,276.40	\$66,700.00	\$8.06	67.70	\$545.66	\$272.83	243.40	\$1,961.80	\$196.18	9	\$147.14	\$420
	9730443087	Kelley	Jack	0.15	6,534.00	\$16,100.00	\$2.46	970.60	\$2,387.68	\$1,193.84	1,007.90	\$2,479.43	\$247.94	9	\$185.96	\$1,380
	9730443151	Kelley	Jack	0.14	6,098.40	\$16,000.00	\$2.62	1,053.30	\$2,759.65	\$1,379.82	1,555.00	\$4,074.10	\$407.41	9	\$305.56	\$1,685
	9730443488	Leonard	Jennifer	0.49	21,344.40	\$76,000.00	\$3.56	253.80	\$903.53	\$451.76	912.00	\$3,246.72	\$324.67	9	\$243.50	\$695
	9730347801	McElroy	Gary	0.78	33,976.80	\$81,000.00	\$2.38	4,564.70	\$10,863.99	\$5,431.99	6,760.10	\$16,089.04	\$1,608.90	9	\$1,206.68	\$6,639
	9730442035	McGrayne	Amanda	0.12	5,227.20	\$62,600.00	\$11.98	657.50	\$7,876.85	\$3,938.43	619.40	\$7,420.41	\$742.04	9	\$556.53	\$4,495
	9730444241	Miseti	Michael	0.49	21,344.40	\$86,000.00	\$4.03	0.00	\$0.00	\$0.00	183.10	\$737.89	\$73.79	9	\$55.34	\$55
	9730344740	Morehead	James	0.59	25,700.40	\$78,000.00	\$3.04	3,024.40	\$9,194.18	\$4,597.09	4,536.60	\$13,791.26	\$1,379.13	9	\$1,034.34	\$5,631
	9730343739	Morehead, et. al.	James	0.53	23,086.80	\$76,800.00	\$3.33	1,730.90	\$5,763.90	\$2,881.95	2,596.30	\$8,645.68	\$864.57	9	\$648.43	\$3,530
	9730341882	Morehead, et. al.	James	1.25	54,450.00	\$86,500.00	\$1.59	3,774.00	\$6,000.66	\$3,000.33	5,660.90	\$9,000.83	\$900.08	9	\$675.06	\$3,675

# Elk Mountain Place GSR

Project Number: 2010094

## Compensation Budget

12-Apr-21

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9730441186	New Vision Trust Custodia	0.10	4,356.00	\$61,000.00	\$14.00	522.70	\$7,317.80	\$3,658.90	850.70	\$11,909.80	\$1,190.98	9	\$893.24	\$4,552	
	9730247866	Olinger	Kimberly	1.09	47,480.40	\$84,900.00	\$1.79	3,106.30	\$5,560.28	\$2,780.14	4,659.40	\$8,340.33	\$834.03	9	\$625.52	\$3,406
	9730445054	Pope	Jackie	0.94	40,946.40	\$83,100.00	\$2.03	271.70	\$551.55	\$275.78	555.90	\$1,128.48	\$112.85	9	\$84.64	\$360
	9730448648	Rice	Charles	0.39	16,988.40	\$73,600.00	\$4.33	232.80	\$1,008.02	\$504.01	1,262.60	\$5,467.06	\$546.71	9	\$410.03	\$914
	9730240697	Riverwalk HOA of Bunco		1.39	60,548.40	\$122,914.00	\$2.03	0.00	\$0.00	\$0.00	3,378.20	\$6,857.75	\$685.77	9	\$514.33	\$514
	9730241759	Tantum, Trustee	Patricia	0.48	20,908.80	\$57,900.00	\$2.77	0.00	\$0.00	\$0.00	167.40	\$463.70	\$46.37	9	\$34.78	\$35
	9730442050	Thomson	Emily	0.16	6,969.60	\$65,100.00	\$9.34	120.90	\$1,129.21	\$564.60	111.20	\$1,038.61	\$103.86	9	\$77.90	\$642
	9730243714	Waytan	Elsie	0.49	21,344.40	\$58,100.00	\$2.72	3,719.30	\$10,116.50	\$5,058.25	2,549.70	\$6,935.18	\$693.52	9	\$520.14	\$5,578
	9730442273	Zen General Contracting L		0.35	15,246.00	\$72,500.00	\$4.76	3,028.10	\$14,413.76	\$7,206.88	3,573.60	\$17,010.34	\$1,701.03	9	\$1,275.78	\$8,483

<b>TOTALS:</b>	\$113,253
<b>Staff Contingency:</b>	\$20,000
<b>GM's Contingency</b>	\$20,000
<b>Amendment</b>	
<b>Total Budget:</b>	\$153,253

Pin 9730448389 belongs to Buncombe County Board of Education, MSD does not pay compensation to state agencies, municipalities, etc.

# Mountainbrook Road @ Chunns Cove Road GSR

Project Number: 2010112

## Compensation Budget

12-Apr-21

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)	
27 Pin	83 Pin														
9659135656	Aucremanne	Robert	0.36	15,681.60	\$66,800.00	\$4.26	2,487.45	\$10,596.54	\$5,298.27	2,371.39	\$10,102.12	\$1,010.21	3	\$252.55	\$5,551
9659133631	Ellis	Seth	0.93	40,510.80	\$102,600.00	\$2.53	1,307.93	\$3,309.06	\$1,654.53	5,267.22	\$13,326.07	\$1,332.61	3	\$333.15	\$1,988
9659124869	Gomez	Garrett	0.37	16,117.20	\$67,100.00	\$4.16	2,343.07	\$9,747.17	\$4,873.59	3,676.07	\$15,292.45	\$1,529.25	3	\$382.31	\$5,256
9659134071	Harris	Helen	0.37	16,117.20	\$67,100.00	\$4.16	2,453.33	\$10,205.85	\$5,102.93	2,633.19	\$10,954.07	\$1,095.41	3	\$273.85	\$5,377
9659135787	Hendrickson	Susan	0.39	16,988.40	\$67,600.00	\$3.98	172.83	\$687.86	\$343.93	246.89	\$982.62	\$98.26	3	\$24.57	\$368
9659124758	Mackinnon	James	0.33	14,374.80	\$66,000.00	\$4.59	2,337.35	\$10,728.44	\$5,364.22	2,487.52	\$11,417.72	\$1,141.77	3	\$285.44	\$5,650
9659134193	Mahan	Harold	0.36	15,681.60	\$66,800.00	\$4.26	1,371.32	\$5,841.82	\$2,920.91	1,696.46	\$7,226.92	\$722.69	3	\$180.67	\$3,102
9659133466	Peterson	Thomas	0.38	16,552.80	\$67,300.00	\$4.07	1,894.68	\$7,711.35	\$3,855.67	1,745.12	\$7,102.64	\$710.26	3	\$177.57	\$4,033
9659135545	Porter	William	0.39	16,988.40	\$67,600.00	\$3.98	1,823.93	\$7,259.24	\$3,629.62	1,729.25	\$6,882.42	\$688.24	3	\$172.06	\$3,802
9659135415	Wilcox	Joshua	0.37	16,117.20	\$67,100.00	\$4.16	754.13	\$3,137.18	\$1,568.59	1,126.57	\$4,686.53	\$468.65	3	\$117.16	\$1,686
9659131153	Wildes at Chunns View PO		1.94	84,506.40	\$176,500.00	\$2.09	4,735.83	\$9,897.88	\$4,948.94	7,600.39	\$15,884.82	\$1,588.48	3	\$397.12	\$5,346
9659132449	Wilson	Carey	0.36	15,681.60	\$66,800.00	\$4.26	2,571.25	\$10,953.53	\$5,476.76	2,451.51	\$10,443.43	\$1,044.34	3	\$261.09	\$5,738
9659133035	Zachrich	Myra	0.35	15,246.00	\$50,000.00	\$3.28	0.00	\$0.00	\$0.00	732.95	\$2,404.08	\$240.41	3	\$60.10	\$60

<b>TOTALS:</b>	\$47,956
<b>Staff Contingency:</b>	\$10,000
<b>GM's Contingency</b>	\$10,000
<b>Amendment</b>	
<b>Total Budget:</b>	\$67,956

# White Oak Road Rehabilitation

Project Number: 2015193

## Compensation Budget

12-Apr-21

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9653582689	Perry Lane LLC	12.33	537,094.80	\$972,200.00	\$1.81	9,919.70	\$17,954.66	\$8,977.33	11,084.40	\$20,062.76	\$2,006.28	1	\$167.19	\$9,145	
	9653581099	Pine Needle Apartments	4.45	193,842.00	\$398,300.00	\$2.05	0.00	\$0.00	\$0.00	2,707.90	\$5,551.20	\$555.12	1	\$46.26	\$46	
	9653584391	Woody	Kenneth	0.39	16,988.40	\$45,000.00	\$2.65	466.40	\$1,235.96	\$617.98	895.00	\$2,371.75	\$237.18	1	\$19.76	\$638
<b>TOTALS:</b>														\$9,829		
<b>Staff Contingency:</b>														\$5,000		
<b>GM's Contingency</b>														\$5,000		
<b>Amendment</b>																
<b>Total Budget:</b>														\$19,829		

## 276 Hi Alta Avenue Sewer Rehabilitation

Project Number: 2020081

### Compensation Budget

12-Apr-21

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9628149828	Cave	Michelle	0.26	11,325.60	\$47,500.00	\$4.19	708.00	\$2,966.52	\$1,483.26	1,325.40	\$5,553.43	\$555.34	2	\$92.56	\$1,576
	9628149905	Rivera	Julio	0.26	11,325.60	\$47,500.00	\$4.19	2,297.00	\$9,624.43	\$4,812.22	1,875.50	\$7,858.35	\$785.83	2	\$130.97	\$4,943
<b>TOTALS:</b>														\$6,519		
<b>Staff Contingency:</b>														\$5,000		
<b>GM's Contingency</b>														\$5,000		
<b>Amendment</b>																
<b>Total Budget:</b>														\$16,519		

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Apple Lane Sewer Extension, MSD Project No. 2017130

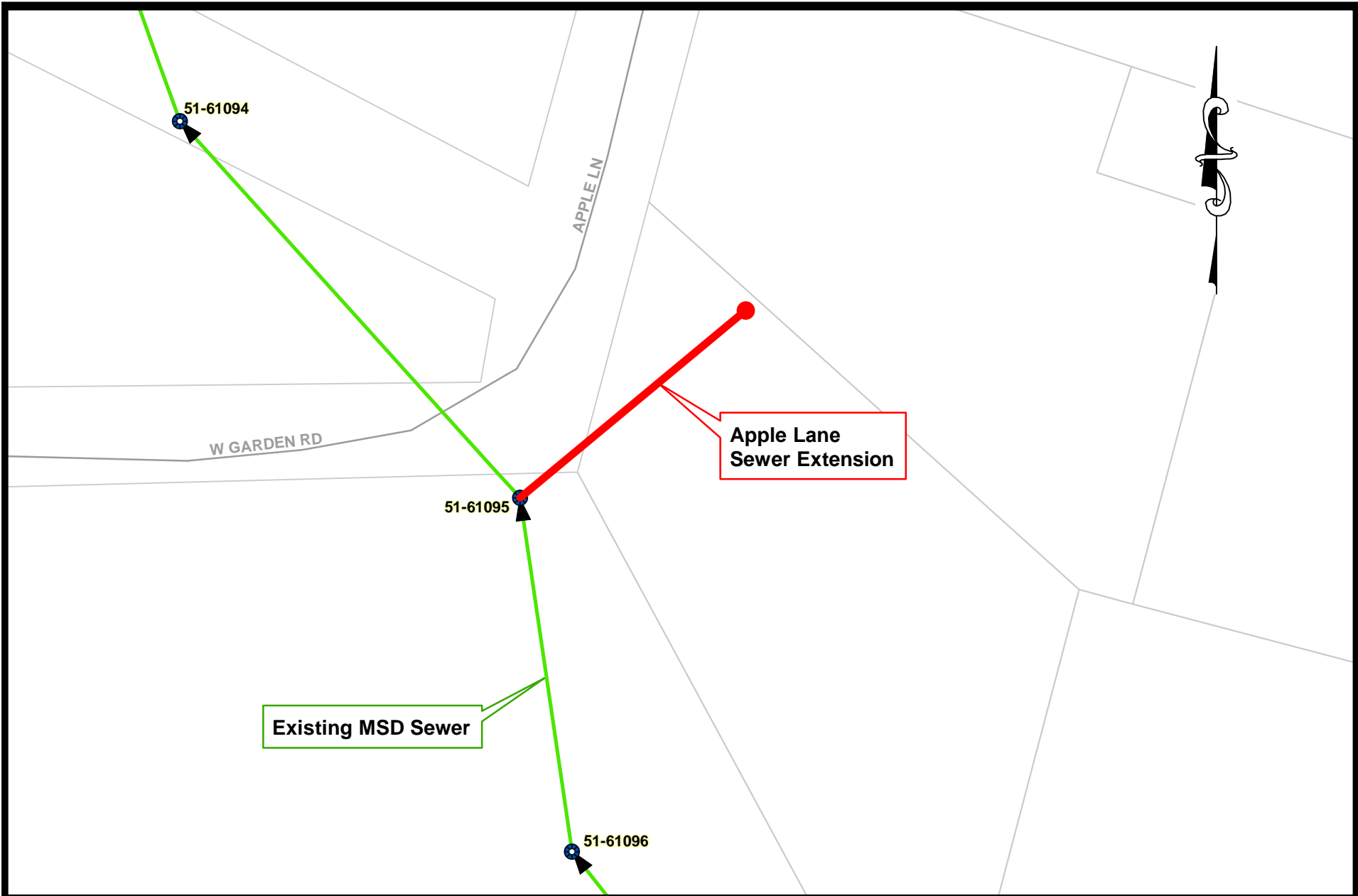
**BACKGROUND:** This project is located inside the District boundary along Apple Lane in the Town of Woodfin. The developer of the project is Michael Cook of CIP Construction and Development Inc.

The project included extending approximately 60 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 1,200 GPD for the four homes proposed for this development. The estimated cost of the sewer construction is \$18,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

### Apple Lane Sewer Extension MSD Project # 2017130

Metropolitan Sewerage District of Buncombe County

5/03/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Greenwood Park Subdivision Sewer Extension, MSD Project No. 2020018

**BACKGROUND:** This project is located inside the District boundary off Union Chapel Road in the Town of Weaverville. The developer of the project is Amit Dorf of Greenwood Park, LLC.

The project included extending approximately 1,410 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 4,800 GPD for the sixteen homes associated with this phase of the development. The estimated cost of the sewer construction is \$162,160.00.

All MSD requirements have been met.

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





**Greenwood Park Subdivision  
Sewer Extension**

VAN STORY RD

AL DORF DR

**Existing MSD Sewer**

43-453991

43-453990

43-101734

GOVERNOR  
THOMSON TER

43-101727

43-101726

43-101725

43-101728



**MSD**  
Engineering Division

**Greenwood Park Subdivision Sewer Extension  
MSD Project # 2020018**

Metropolitan Sewerage District of Buncombe County

5/03/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Hamrick Farms Sewer Extension, MSD Project No. 2018133

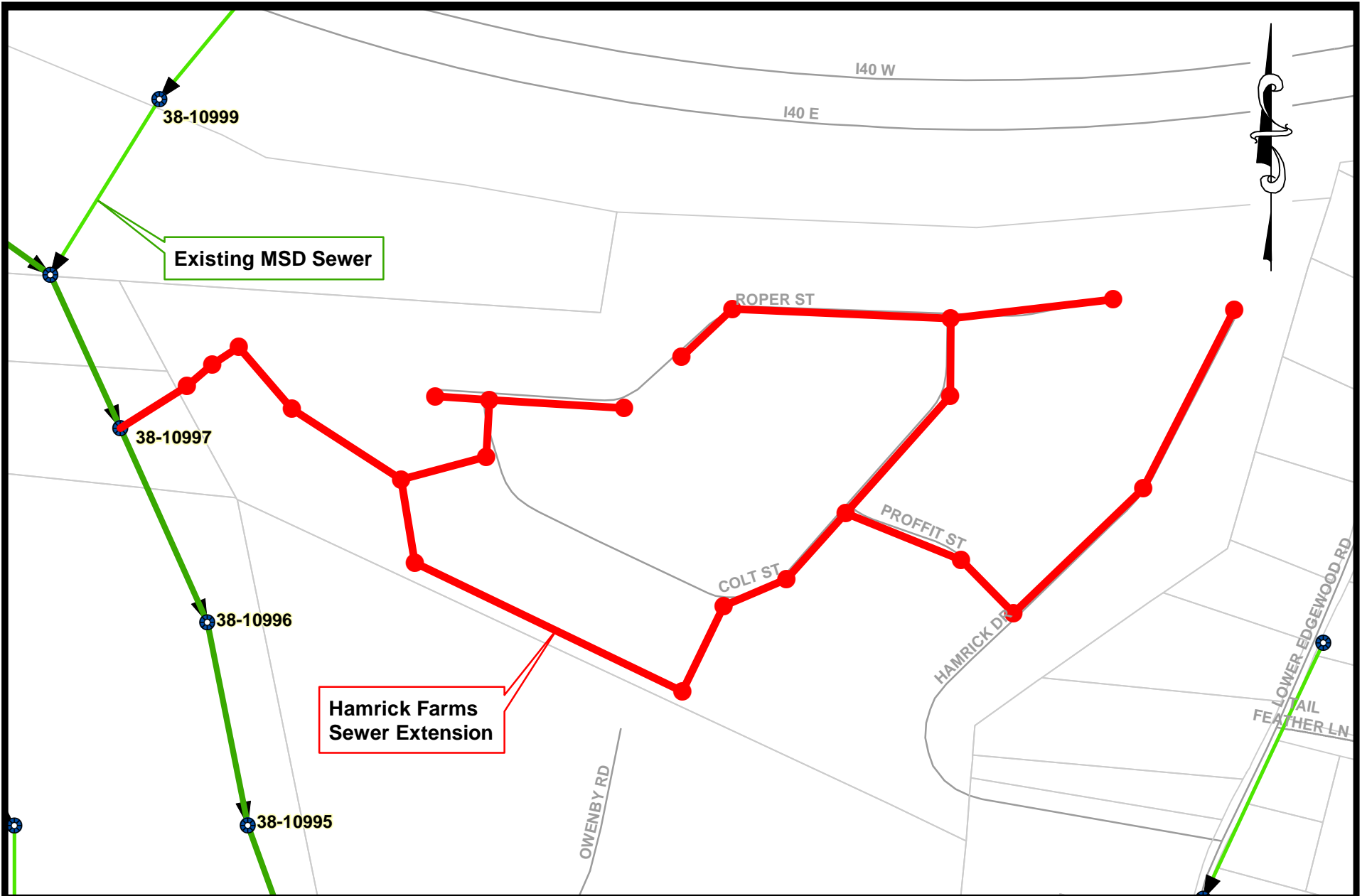
**BACKGROUND:** This project is located inside the District boundary off Lower Edgewood Road in the Buncombe County. The developer of the project is David Luck of Hamrick Farm, LLC.

The project included extending approximately 3,410 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 20,700 GPD for the sixty-nine homes associated with this phase of the development. The estimated cost of the sewer construction is \$295,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Hamrick Farms Sewer Extension  
MSD Project # 2018133**

Metropolitan Sewerage District of Buncombe County

5/05/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Holbrook Road Subdivision Phase 1 Sewer Extension, MSD Project No. 2018125

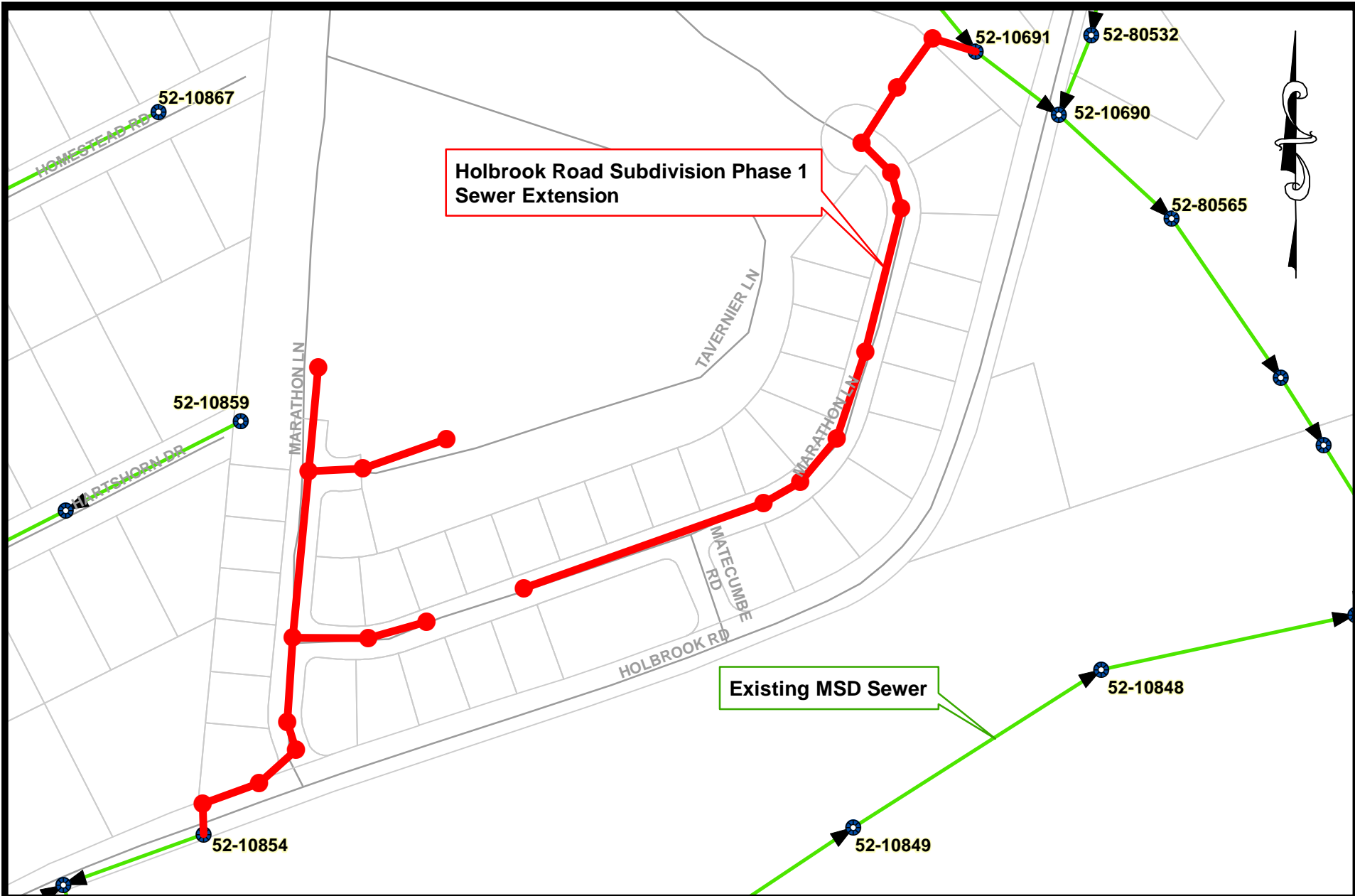
**BACKGROUND:** This project is located inside the District boundary off Holbrook Road in Buncombe County. The developer of the project is Brian Young of the Serviette Group, LLC.

The project included extending approximately 2,230 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 15,000 GPD for the fifty (50) homes associated with this phase of the development. The estimated cost of the sewer construction is \$246,300.00.

All MSD requirements have been met.

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



**Holbrook Road Subdivision Phase 1  
Sewer Extension**

**Existing MSD Sewer**



**MSD**  
Engineering Division

**Holbrook Road Subdivision Phase 1 Sewer Extension  
MSD Project # 2018125**

Metropolitan Sewerage District of Buncombe County

5/05/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Lee Walker Heights Sewer Extension, MSD Project No. 2018126

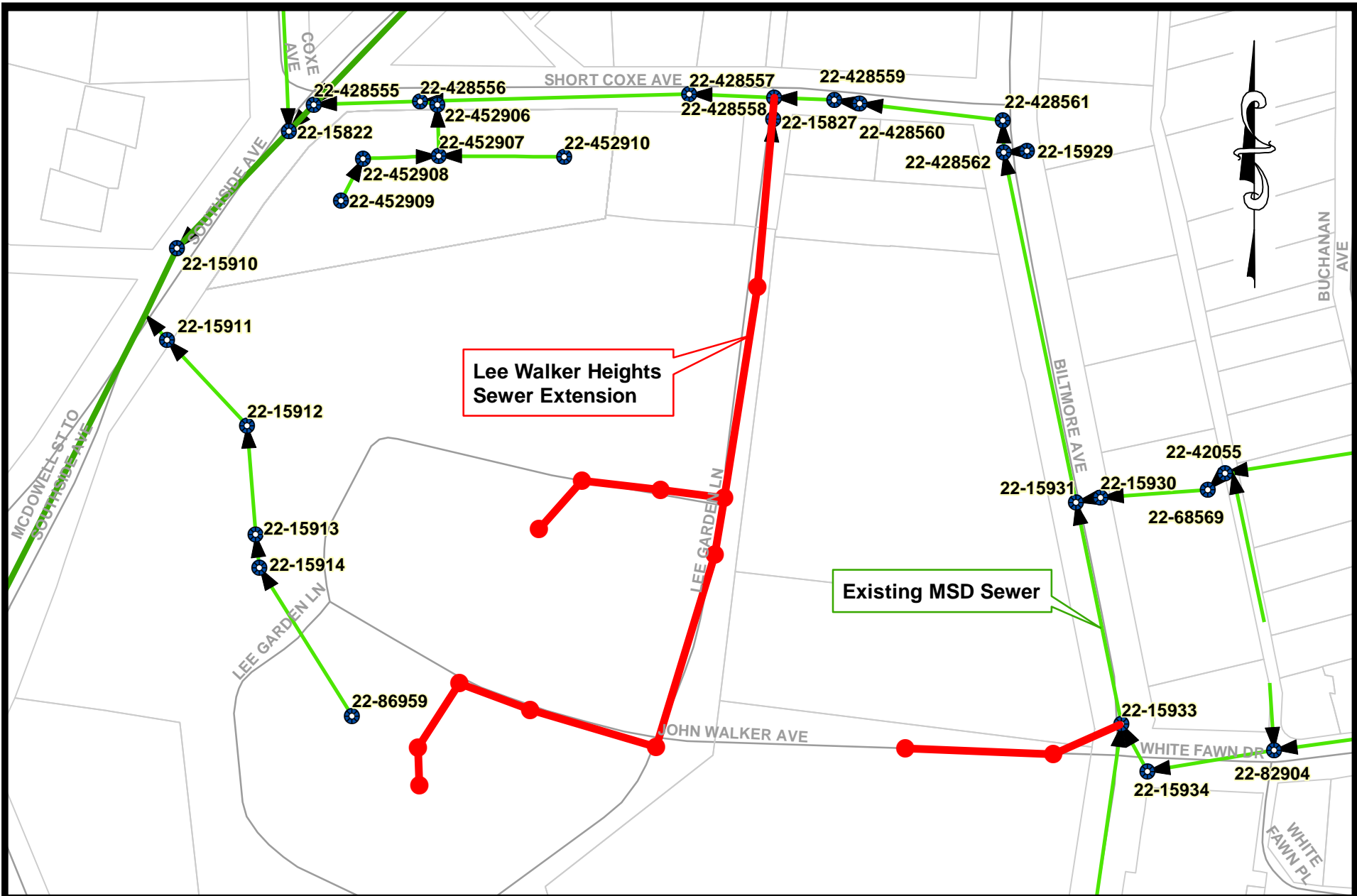
**BACKGROUND:** This project is located inside the District boundary Short Coxe Avenue in the City of Asheville. The developer of the project is David Nash of the Housing Authority of the City of Asheville.

The project included extending approximately 1,600 linear feet of 8-inch public gravity sewer to serve the multi-family affordable apartment development. Since this is affordable housing, the Housing Authority received the discounted Facility Fee of \$670 per unit.

A wastewater allocation was issued in the amount of 12,900 GPD for the 116 apartments for this development. The estimated cost of the sewer construction is \$204,000.00.

All MSD requirements have been met.

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



Lee Walker Heights Sewer Extension

Existing MSD Sewer



MSD  
Engineering Division

Lee Walker Heights Sewer Extension  
MSD Project # 2018126

Metropolitan Sewerage District of Buncombe County

5/05/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Longwell Building Sewer Extension, MSD Project No. 2019230

**BACKGROUND:** This project is located inside the District boundary along Old Charlotte Highway in Buncombe County. The developer of the project is Phillip Longwell of PAL Management, LLC.

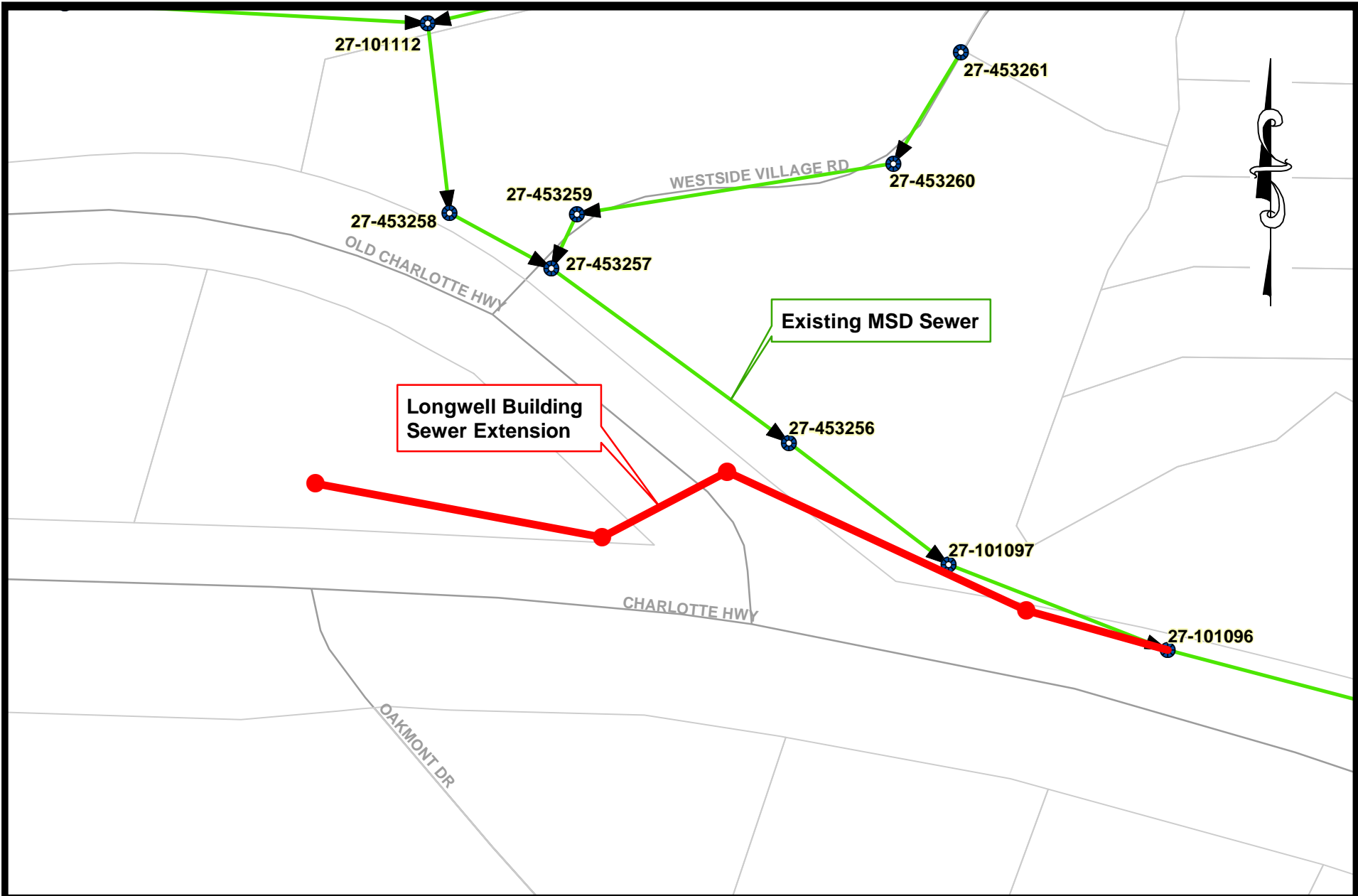
The project included extending approximately 495 linear feet of 8-inch public gravity sewer to serve the commercial (office/retail) development.

A wastewater allocation was issued in the amount of 720 GPD for the development. The estimated cost of the sewer construction is \$85,000.00.

All MSD requirements have been met.

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





**MSD**  
Engineering Division

**Longwell Building Sewer Extension  
MSD Project # 2019230**

Metropolitan Sewerage District of Buncombe County

5/03/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Northridge Commons Sewer Extension, MSD Project No. 2018082

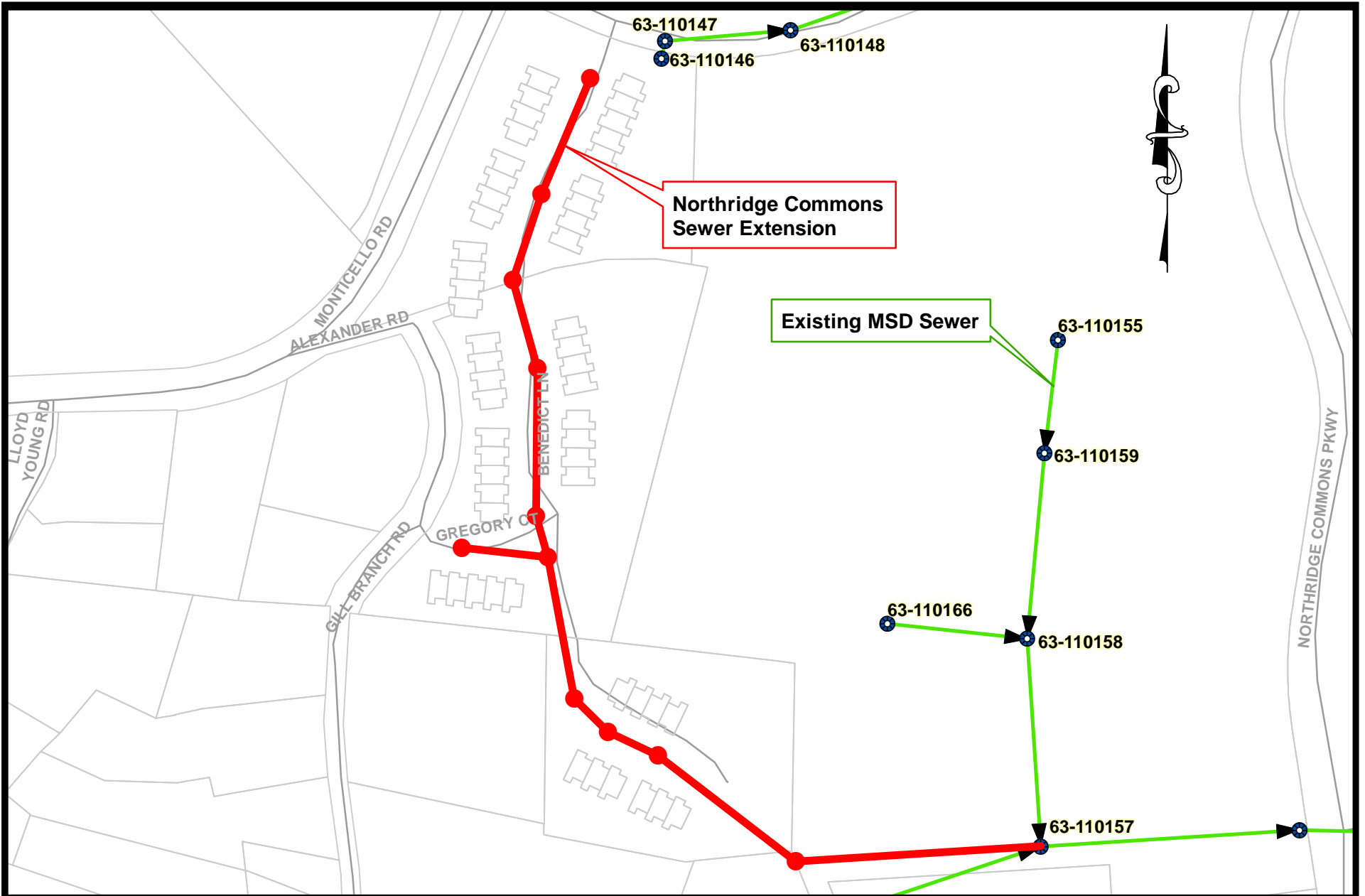
**BACKGROUND:** This project is located inside the District boundary along Monticello Road in the Town of Weaverville. The developer of the project is Ken Jackson of HFW Endeavors, LLC.

The project included extending approximately 1,615 linear feet of 8-inch public gravity sewer to serve the single-family townhome development.

A wastewater allocation was issued in the amount of 15,900 GPD for the fifty-three townhomes for this development. The estimated cost of the sewer construction is \$85,000.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Northridge Commons Sewer Extension  
MSD Project # 2018082**

Metropolitan Sewerage District of Buncombe County

5/05/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Padgettown Road Subdivision Phase 1 Sewer Extension, MSD Project No. 2019003

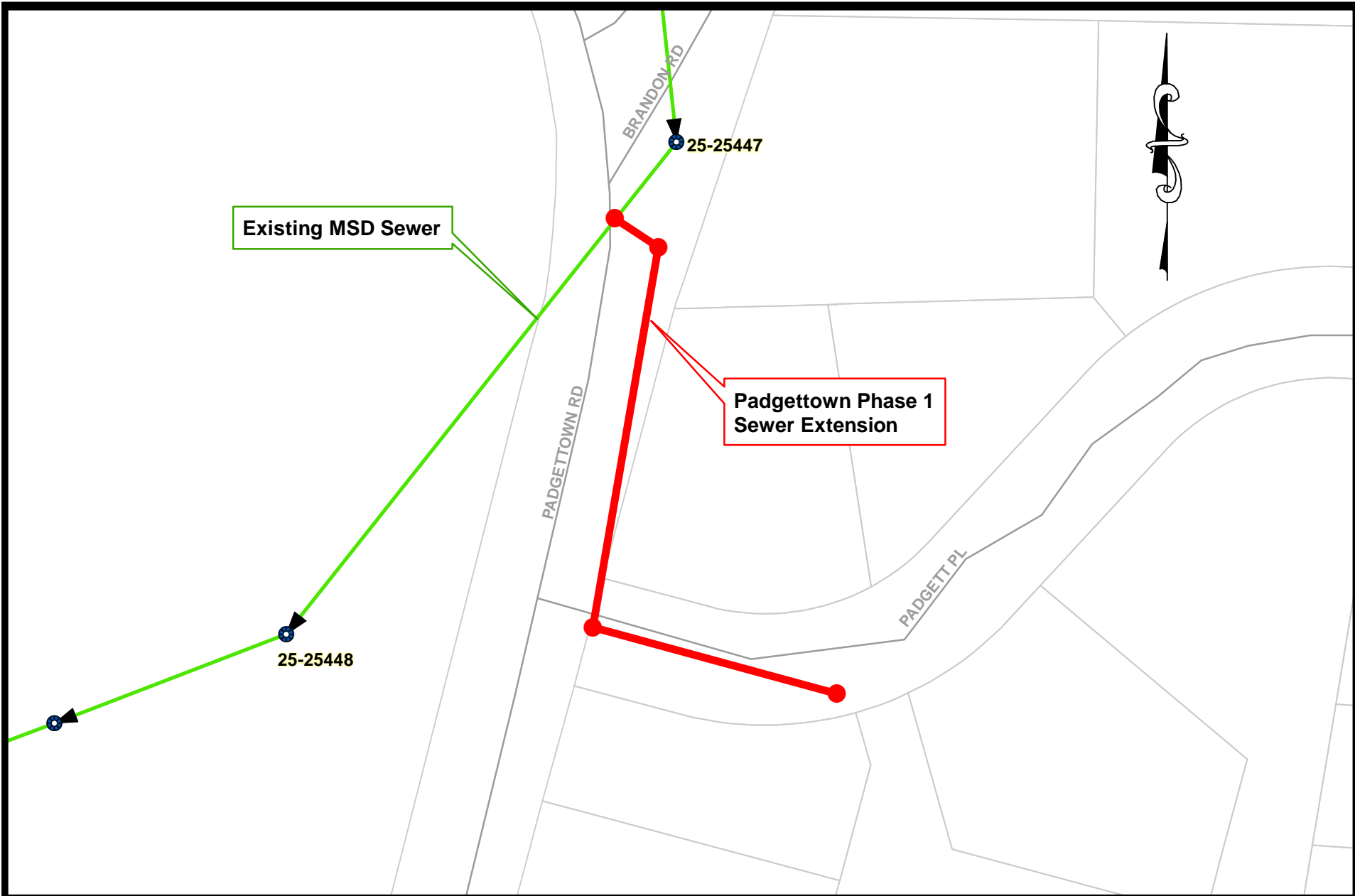
**BACKGROUND:** This project is located inside the District boundary off Padgettown Road in the Town of Black Mountain. The developer of the project is David Roover of BP Black Mountain 1, LLC.

The project included extending approximately 250 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 1,800 GPD for the six homes associated with this phase of the development. The estimated cost of the sewer construction is \$37,712.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Padgettown Phase 1 Sewer Extension  
MSD Project # 2019003**

Metropolitan Sewerage District of Buncombe County

5/05/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Ramble Block "F", Phase 2 Sewer Extension, MSD Project No. 2019237

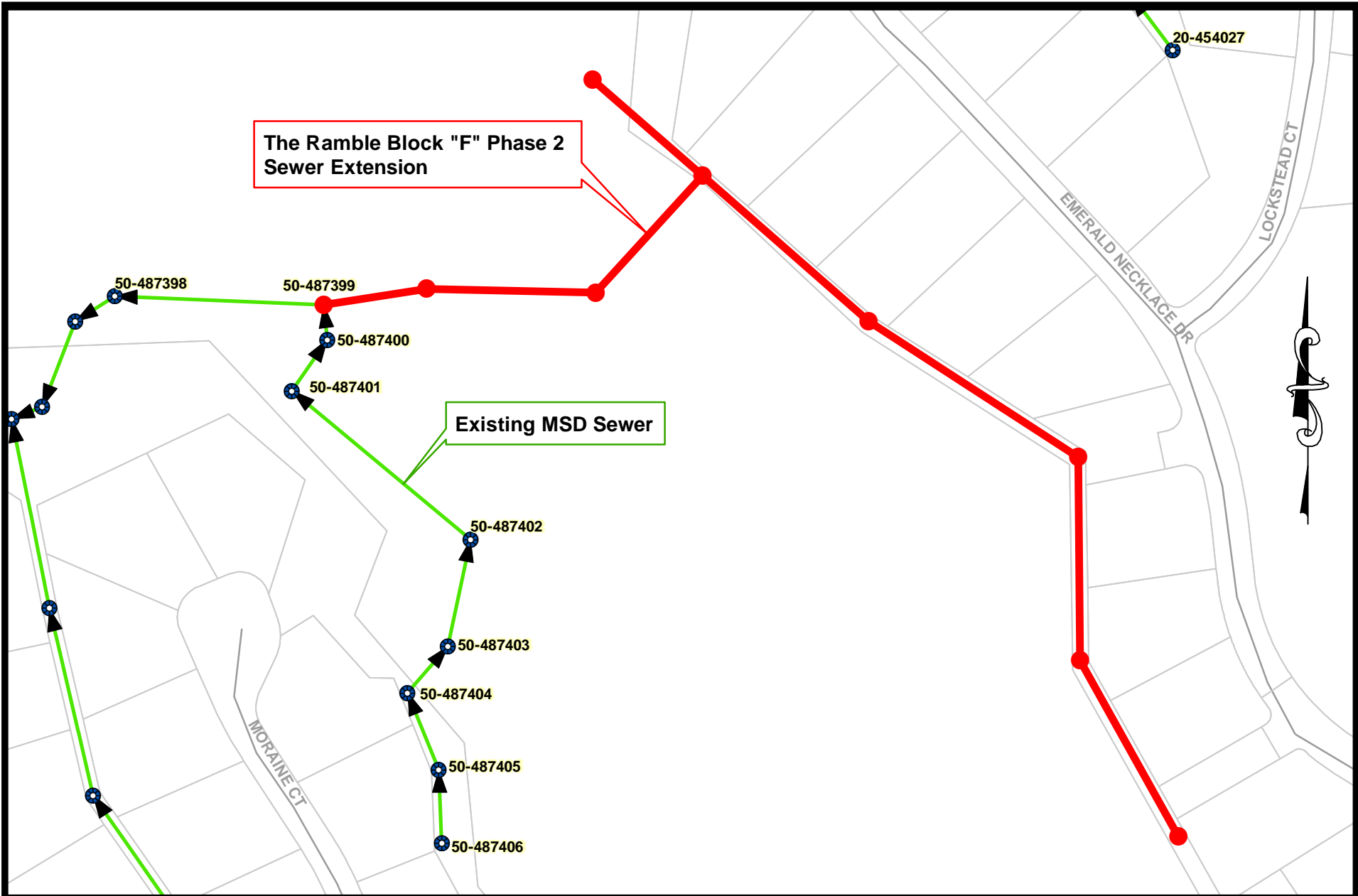
**BACKGROUND:** This project is located inside the District boundary along Emerald Necklace Drive in Buncombe County. The developer of the project is Lee E. Thomason, III, of Ramble Biltmore Forest, LLC.

The project included extending approximately 1,960 linear feet of 8-inch public gravity sewer to serve the single-family residential development.

A wastewater allocation was issued in the amount of 3,000 GPD for the ten homes associated with this phase of the development. The estimated cost of the sewer construction is \$156,000.00.

All MSD requirements have been met.

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



The Ramble Block "F" Phase 2  
Sewer Extension

Existing MSD Sewer



**MSD**  
Engineering Division

**The Ramble Block "F" Phase 2 Sewer Extension  
MSD Project # 2019237**

Metropolitan Sewerage District of Buncombe County

5/03/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Sweetgrass Apartments Sewer Extension, MSD Project No. 2018015

**BACKGROUND:** This project is located inside the District boundary off Bradley Branch Road in Buncombe County. The developer of the project is Hobie Orton of Madison Capital Group.

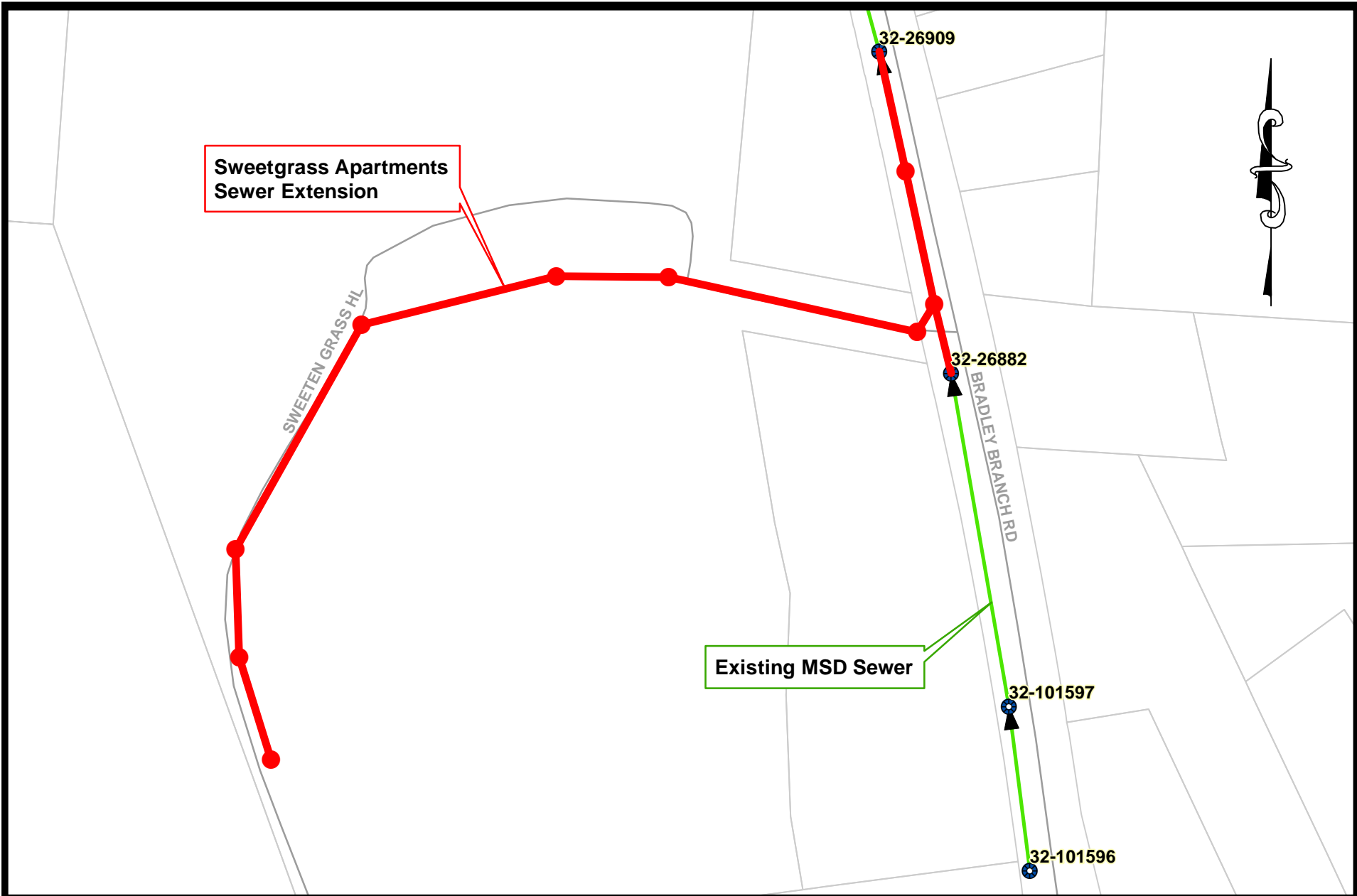
The project included extending rehabilitating approximately 120 linear feet and extending approximately 965 linear feet for a total of approximately 1,085 linear feet of new 8-inch public gravity sewer to serve the multi-family apartment development.

A wastewater allocation was issued in the amount of 81,000 GPD for the 270 apartments for the development. The estimated cost of the sewer construction is \$85,000.00.

All MSD requirements have been met.

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





**MSD**  
Engineering Division

**Sweetgrass Apartments Sewer Extension  
MSD Project # 2018015**

Metropolitan Sewerage District of Buncombe County

5/05/2021

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

**BOARD MEETING DATE:** May 19, 2021

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

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

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

**SUBJECT:** Acceptance of Developer Constructed Sewer System for the Villas of Avery Creek Sewer Extension, MSD Project No. 2017068

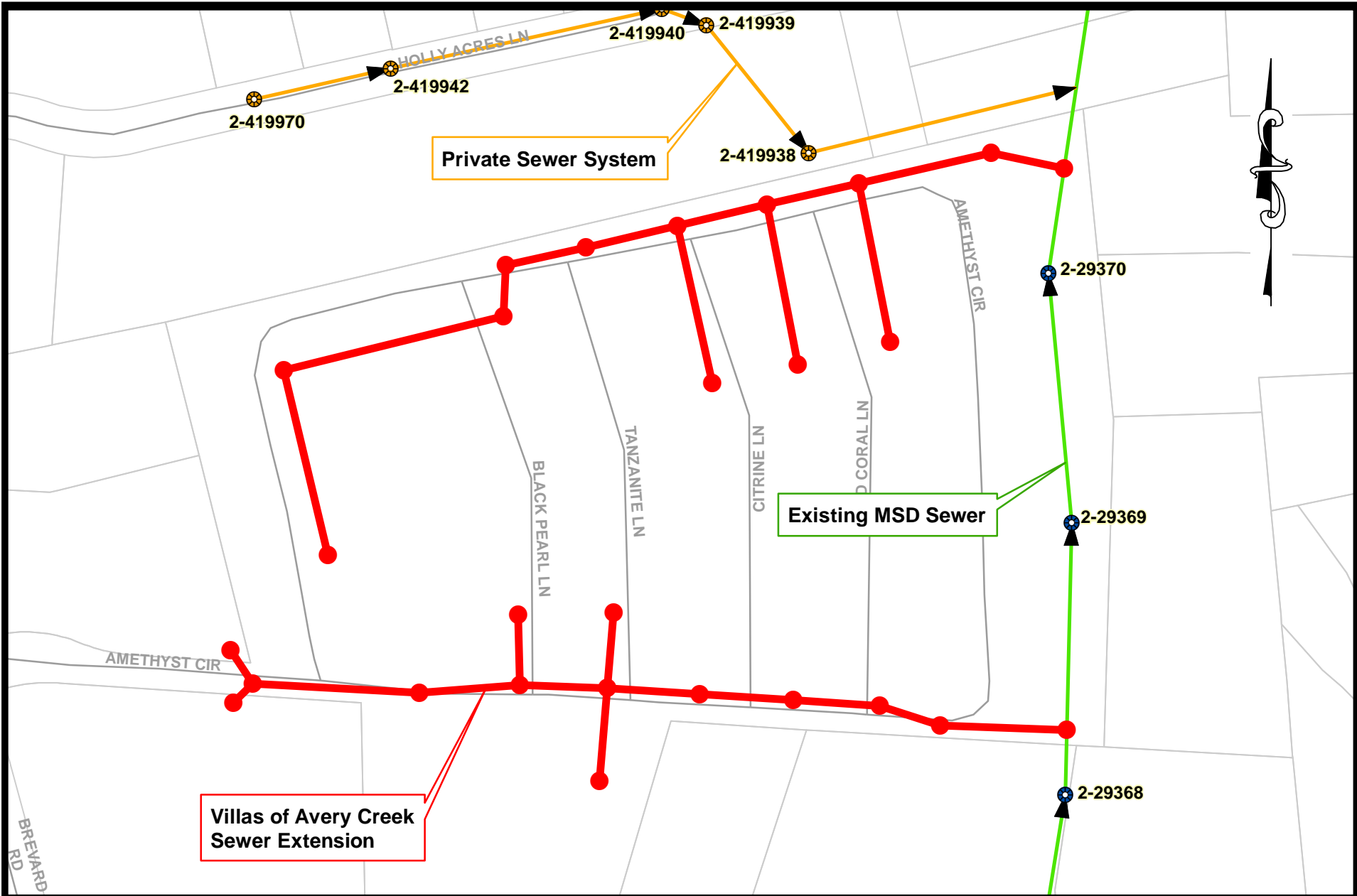
**BACKGROUND:** This project is located inside the District boundary off Brevard Road (NC 191) in Buncombe County. The developer of the project is Mitch Cox of Mitch Cox Companies.

The project included extending approximately 2,875 linear feet of 8-inch public gravity sewer to serve the multi-family apartment development.

A wastewater allocation was issued in the amount of 81,000 GPD for the 270 apartments for the development. The estimated cost of the sewer construction is \$150,750.00.

All MSD requirements have been met.

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



**MSD**  
Engineering Division

**Villas of Avery Creek Sewer Extension  
MSD Project # 2017068**

Metropolitan Sewerage District of Buncombe County

5/05/2021

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

**Meeting Date:** May 19, 2021

**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 March 31, 2021

### 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 March 31, 2021 were \$75,690,572. The detailed listing of accounts is available upon request. The average rate of return for all investments is 0.314%. 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 March 31, 2021 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of March 31, 2021 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$41,372,531.

Total Cash & Investments as of 3/31/2021		75,690,572
Less:		
Budgeted Commitments (Required to pay FY21 budgeted expenditures from unrestricted		
Construction Funds	(13,434,480)	
Operations & Maintenance Fund	<u>(6,176,407)</u>	
		(19,610,887)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(19,909)	
FY21 Principal & Interest Due	<u>(7,743,940)</u>	
		(7,763,849)
District Reserve Funds		
Fleet Replacement	(767,088)	
Pump Replacement	(162,259)	
WWTP Replacement	(217,632)	
Maintenance Reserve	<u>(1,010,208)</u>	
		(2,157,187)
District Insurance Funds		
General Liability	(452,827)	
Worker's Compensation	(394,524)	
Post-Retirement Benefit	(2,148,343)	
Self-Funded Employee Medical	<u>(1,790,424)</u>	
		<u>(4,786,118)</u>
Designated for Capital Outlay		<u>41,372,531</u>

Meeting Date: May 19, 2021

Subject: Cash Commitment/Investment Report-Month Ended March 31, 2021

Page 2

**Staff Recommendation**

None - Information Only.

Action Taken

Motion by: \_\_\_\_\_ to \_\_\_\_\_

Approve

Disapprove

Second by: \_\_\_\_\_

Table

Send to Committee

Other: \_\_\_\_\_

Follow-up required: \_\_\_\_\_

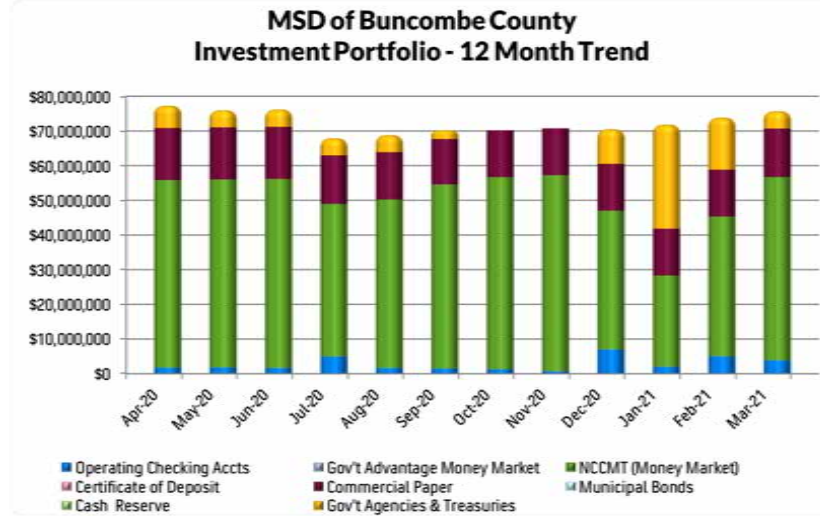
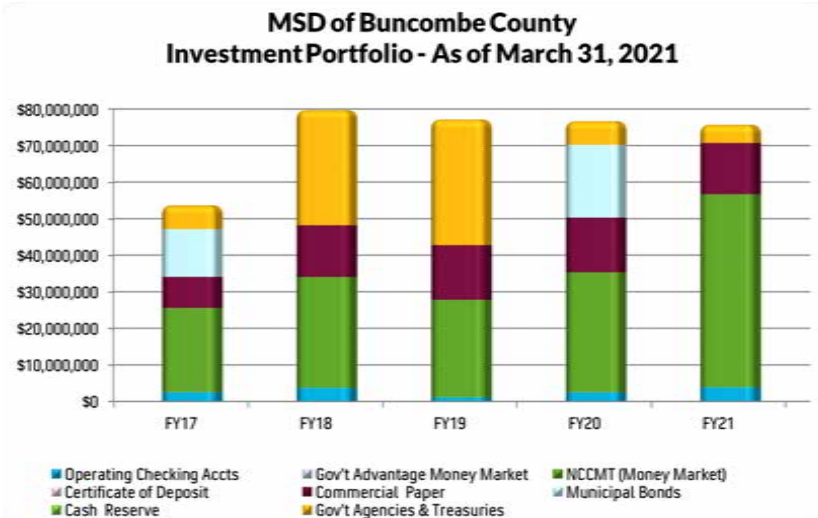
Person responsible: \_\_\_\_\_

Deadline: \_\_\_\_\_

## Metropolitan Sewerage District of Buncombe County Investment Portfolio

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -	\$ -	\$ 19,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,909
Held by MSD	3,850,708	46,691	52,779,381	-	13,993,883	-	-	5,000,000	75,670,663
	<u>\$ 3,850,708</u>	<u>\$ 46,691</u>	<u>\$ 52,799,290</u>	<u>\$ -</u>	<u>\$ 13,993,883</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,000,000</u>	<u>\$ 75,690,572</u>

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	6.61%	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 .05 % is exceeding the YTM benchmark of the
Commercial Paper	20%	18.49%	NCCMT Government Portfolio.
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	69.75%	
Checking Accounts:	100%		All funds invested in CD's, operating checking accounts, Gov't Advantage money market
Operating Checking Accounts		5.09%	are fully collateralized with the State Treasurer.
Gov't Advantage Money Market		0.06%	



Meeting Date: May 19, 2021

Subject: Cash Commitment/Investment Report-Month Ended March 31, 2021

Page 4

**Metropolitan Sewerage District**  
*Investment Managers' Report*  
On March 31, 2021

**Summary of Asset Transactions**

	<b>Original Cost</b>	<b>Market</b>	<b>Interest Receivable</b>
Beginning Balance	\$ 63,875,315	\$ 63,880,621	\$ -
Capital Contributed (Withdrawn)	2,990,043	2,990,043	-
Realized Income	316	316	-
Unrealized/Accrued Income			
Ending Balance	<u>\$ 66,865,674</u>	<u>\$ 66,870,980</u>	<u>\$ -</u>

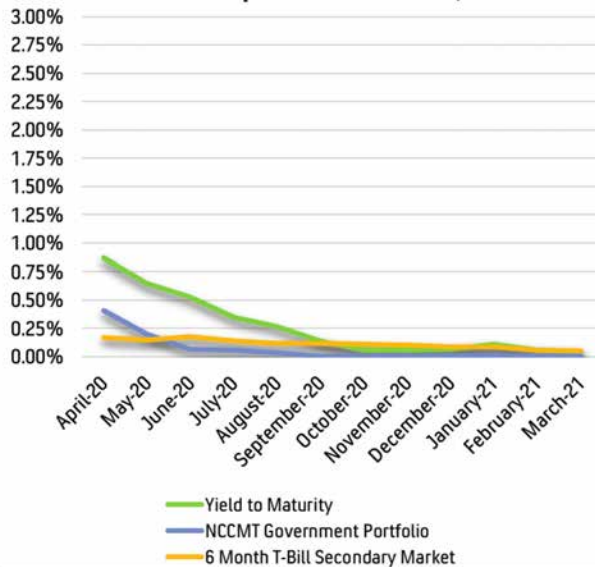
**Value and Income by Maturity**

	<b>Original Cost</b>	<b>Income</b>
Cash Equivalents <91 Days	\$ 66,865,674	\$ 316
Securities/CD's 91 to 365 Days	-	-
Securities/CD's > 1 Year	-	-
	<u>\$ 66,865,674</u>	<u>\$ 316</u>

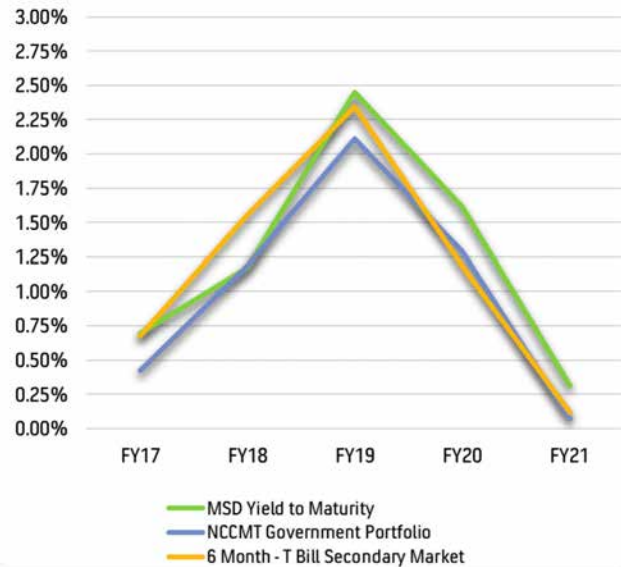
**Month End Portfolio Information**

Weighted Average Maturity	39
Yield to Maturity	0.05%
6 Month T-Bill Secondary Market	0.05%
NCCMT Government Portfolio	0.01%

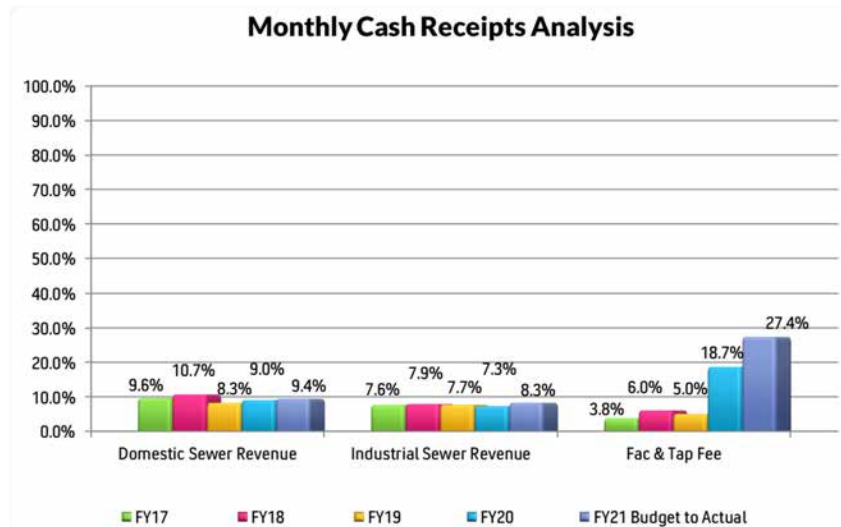
**Metropolitan Sewerage District  
Yield Comparison - March 31, 2021**



**Metropolitan Sewerage District  
Annual Yield Comparison**

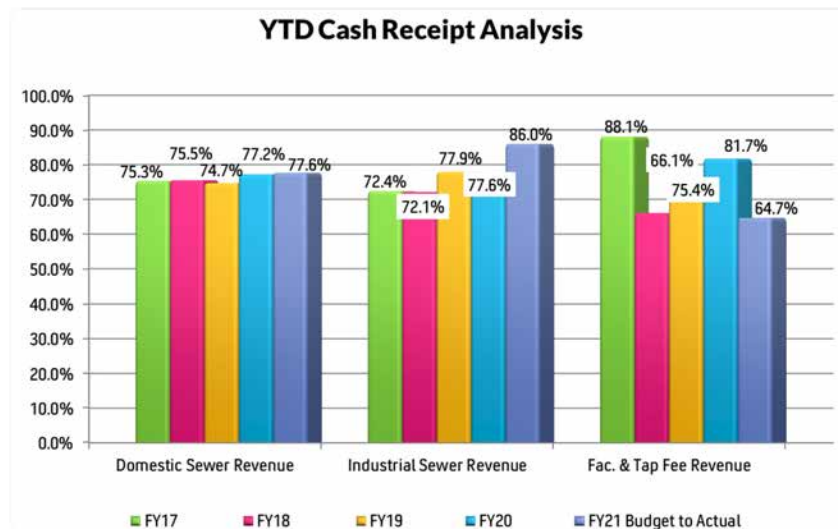


Metropolitan Sewerage District  
*Analysis of Cash Receipts*  
As of March 31, 2021



**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.

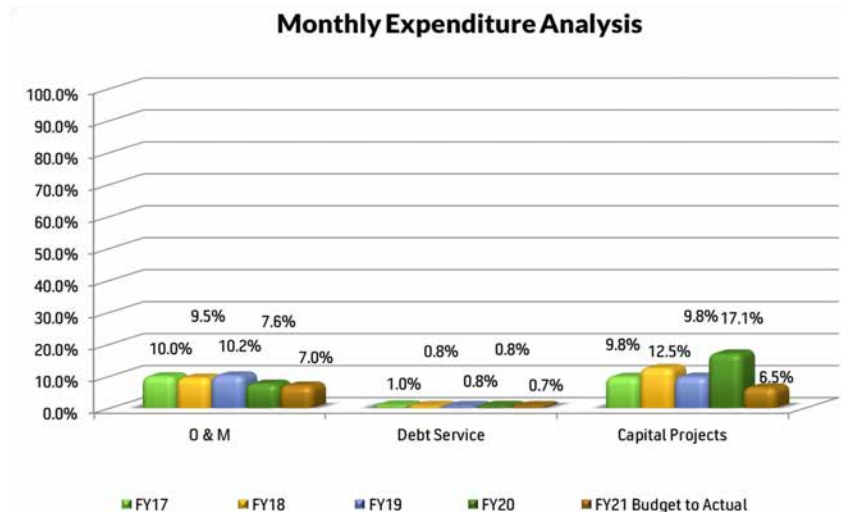


Meeting Date: May 19, 2021

Subject: Cash Commitment/Investment Report-Month Ended March 31, 2021

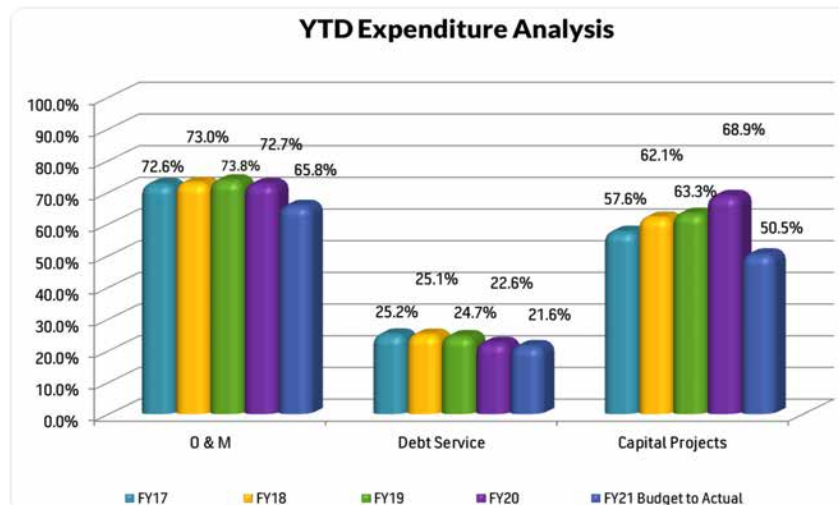
Page 6

Metropolitan Sewerage District  
*Analysis of Expenditures*  
As of March 31, 2021



**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.

Meeting Date: May 19, 2021

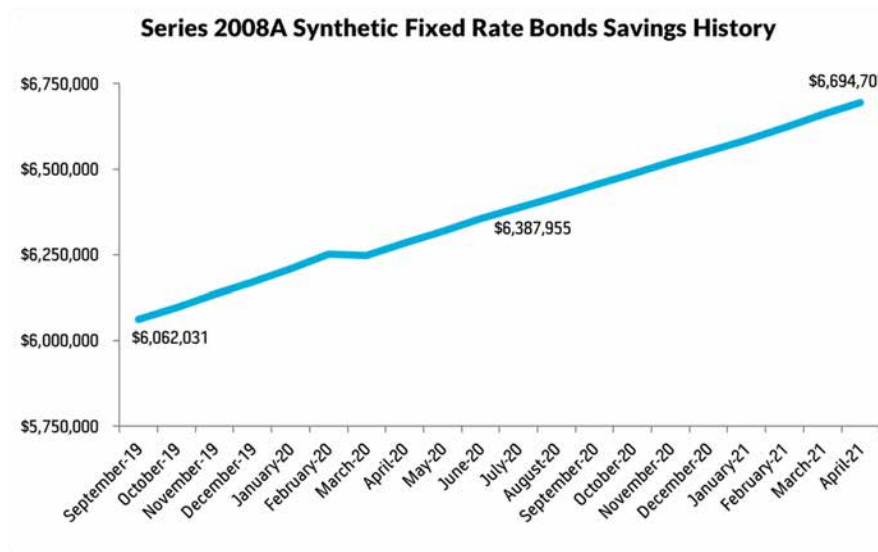
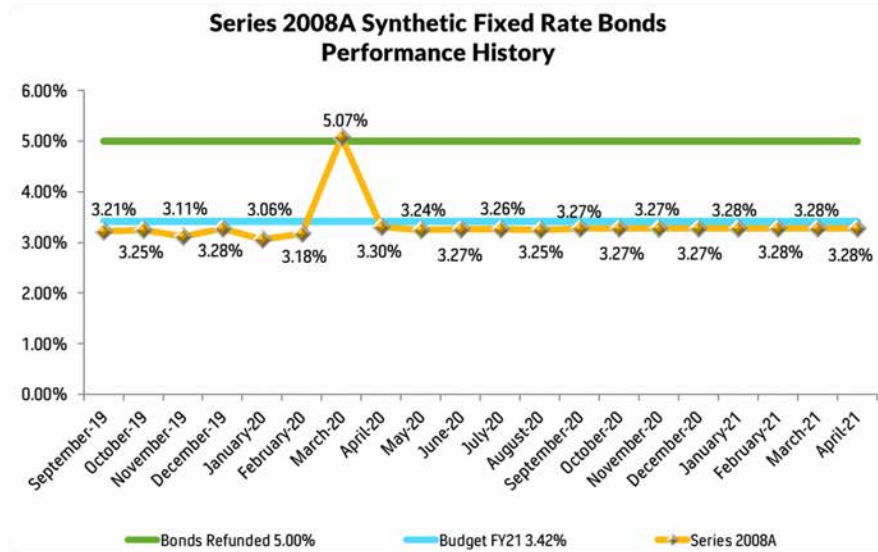
Subject: Cash Commitment/Investment Report-Month Ended March 31, 2021

Page 7

### Metropolitan Sewerage District

### *Variable Debt Service Report*

As of April 30, 2021



#### **Series 2008A:**

- ★ Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$6,694,707 as compared to 4/1 fixed rate of 4.85%.
- ★ Assuming the rate on the Series 2008A Bonds continues at the current all-in rate of 3.7210%, MSD will achieve cash savings of \$4,670,000 over the life of the bonds.
- ★ MSD would pay \$3,051,644 to terminate the existing Bank of America Swap Agreement.

# Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

**Meeting Date:** May 19, 2021  
**Submitted By:** Thomas E. Hartye, PE., General Manager  
**Prepared By:** W. Scott Powell, CLGFO, Director of Finance  
**Subject:** Consideration of Budget Amendments for Fire Loss and CCWSD Debt Payoff

## **Background**

To be in compliance with North Carolina General Statutes, all expenditures must be included in the governing body's adopted annual balanced budget ordinance. In the event unforeseen expenditures occur which exceed the adopted amount, a budget amendment resolution must be approved by the governing body. The proposed budget amendment resolution identifies the nature of the expenditure as well as the source of funding.

## **Discussion**

On November 10<sup>th</sup> a storage building on the District's campus caught fire. As a result, the district had incurred a total loss of the building and its contents. As such, staff recommends amending the Construction Fund in the amount of \$3,500,000. This amount will cover receiving insurance proceeds and using said funds to replace damaged and total loss items.

On June 10, 2020, the District's Board approved consolidation agreement between and CCWSD. This agreement outlined the transition of all assets as well as payment of all obligations. As of July 1, 2020, CCWSD had outstanding debt obligations of \$2,648,578. Due to the current short-term interest environment, staff recommends amending Debt Service Fund in the amount of \$2,750,000. This amendment will save the District approximately \$530,000 in payments pertaining to interest on the outstanding obligations.

## **Fiscal Impact**

The District has received insurance proceeds as well as funds in the CCWSD consolidation to cover the aforementioned recommendations. The District will save approximately \$530,000 in payments pertaining to interest on outstanding CCWSD debt obligations.

## **Staff Recommendation**

Staff recommends the approval of the attached Budget Amendment Resolution.

### **Action Taken**

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

**BUDGET AMENDMENT RESOLUTION  
FOR THE  
METROPOLITAN SEWERAGE DISTRICT  
OF BUNCOMBE COUNTY, NORTH CAROLINA**

**WHEREAS**, the Metropolitan Sewerage District of Buncombe County, North Carolina (the "Issuer") is a body politic and corporate organized and existing under the laws of the State of North Carolina; and

**WHEREAS**, the General Manager and Finance Director recommend and the District Board now desires to amend the FY2021-FY2022 Construction and Debt Service fund outlined below.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

Section 1. The Board hereby adopts the amendment to the Construction Fund listed below.

Construction Expenditures	<u>\$3,500,000</u>
---------------------------	--------------------

It is estimated that the following revenues will be available to the Construction Fund:

Insurance Proceeds	<u>\$3,500,000</u>
--------------------	--------------------

Section 2. The Board hereby adopts the amendment to the Debt Service Fund listed below.

Obligation Expenditures	<u>\$2,750,000</u>
-------------------------	--------------------

It is estimated that the following will be available in the Debt Service:

Merger Proceeds	<u>\$2,750,000</u>
-----------------	--------------------

Section 3. That this resolution shall be entered in the minutes of the District within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G. S. 159-13(d).

**PASSED AND ADOPTED this 19<sup>th</sup> day of May, 2021**

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M. Jerry VeHaun  
Chairman of the Board

Attested to:

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Jackie W. Bryson, Secretary/Treasurer

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

Meeting Date: May 19, 2021

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

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

Reviewed By: Billy Clarke, Legal Counsel

Subject: Consideration of the Resolution Adopting the Preliminary Budget for FY 2021-2022 and the Schedule of Sewer Rates & Fees

### Background

The District Budget process must comply with North Carolina General Statutes and the MSD Revenue Bond Order. The Bond order requires that the District adopt its final budget on or before June 15 of each year. The North Carolina General Statutes required that an annual balanced budget ordinance, based upon expected revenues, along with a budget message, to be presented to the governing board no later than June 1 of each year.

### Staff/Committee Recommendations

#### BUDGET:

The Finance Committee unanimously approved staff's recommendation to forward to the Board for approval of the attached [FY2021-2022 Preliminary Budget](#) along with the Resolution.

#### SEWER RATES & FEES:

The Finance Committee unanimously approved staff's recommendation to forward to the Board for approval of the attached Proposed Schedule of Fees and Charges – FY2022.

#### Action Taken

Motion by:

Second by:

Other:

Follow-up Required:

to

Approve

Table

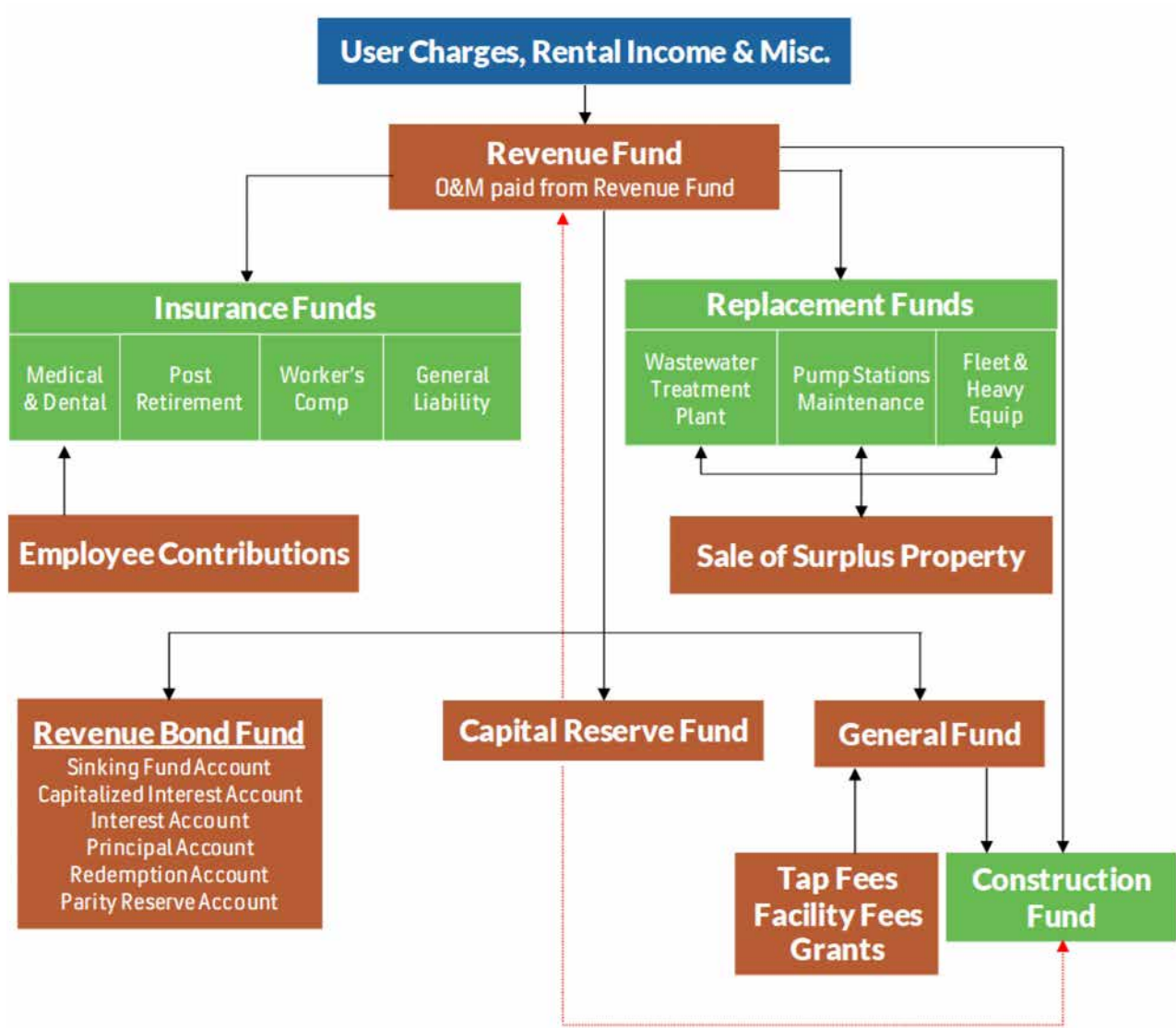
Person Required:

Disapprove

Send to Committee

Deadline:

# Flow of Funds Chart



## Priority of expenditures per Bond Order

1. Current Expenditures
2. Debt Service
3. Capital Reserve
4. Any Lawful Purpose

■ Income Sources

■ Trustee Funds

■ Expenditures

— Flow of Funding

⋯ Flow of Funding if required for emergency repairs or maintenance

# Budget Resolution

**RESOLUTION ADOPTING PRELIMINARY BUDGET AND SEWER USE CHARGES  
FOR THE  
METROPOLITAN SEWERAGE DISTRICT  
OF BUNCOMBE COUNTY, NORTH CAROLINA  
FOR THE FISCAL YEAR July 1, 2021 THRU June 30, 2022**

WHEREAS, the Board of Directors has reviewed the Operations and Maintenance, Bond, Reserves, Construction Expenditures of the District, and the sources of revenue and allocations (uses) of expenditures for the 2021-2022 fiscal year; and

NOW, THEREFORE, BE IT RESOLVED:

- 1** The following amounts are hereby appropriated in the Revenue Fund for the Operations and Maintenance of the District and for transfers to the Debt Service, General Fund, and Insurance Funds for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Operating and Maintenance Expenses	\$ 14,324,629
Transfer to Insurance Accounts	\$ 3,798,061
Transfer to Fleet & Heavy Equipment Fund	\$ 595,000
Transfer to Wastewater Treatment Plant Reser	\$ 200,000
Transfer to Pump Station Maintenance	\$ 55,000
Subtotal O&M	\$ 18,972,690
Transfer to the General Fund	\$ 28,422,532
Transfer to Debt Service Fund	\$ 9,823,943
	<u>\$ 57,219,165</u>

It is estimated that the following revenues will be available in the Revenue Fund for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Domestic User Fees	\$ 34,939,096
Industrial User Fees	\$ 3,509,420
Billing and Collection Fees	\$ 952,783
Investment Interest	\$ 401,148
Reimbursement for Debt Service from COA	\$ 35,000
Rental Income	\$ 71,641
Appropriated from Net Position	\$ 17,310,077
	<u>\$ 57,219,165</u>

- 2** The following amounts are hereby appropriated in the General Fund for the transfers to the Construction Fund for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Transfer into Construction	<u>\$ 30,622,532</u>
----------------------------	----------------------

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Facility and Tap Fees	\$ 2,175,000
Investment Income	\$ 125
Transfer In from Revenue Fund	\$ 28,422,532
Appropriated from Net Position	\$ 24,875
	<u>\$ 30,622,532</u>

3 The following amounts are hereby appropriated in the Construction Fund for Capital Improvement Plan expenditures for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

Capital Improvements Projects	<u>\$ 30,622,532</u>
-------------------------------	----------------------

It is estimated that the following revenues will be available to the Construction Fund for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

Investment Income	\$ 2,500
Transfer In from General Fund	\$ 30,622,532
Contribution to Net Position	\$ (2,500)
	<u>\$ 30,622,532</u>

4 The following amounts are presented as the financial plan of the Insurance Funds that are used to provide insurance services. Estimated operating expenditures for the fiscal year beginning July 1, 2021 and ending June 30, 2022 are:

Operating Expenditures	<u>\$ 3,822,713</u>
------------------------	---------------------

It is estimated that the following revenues will be available in the Insurance Funds for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Transfer In from the Revenue Fund	\$ 3,798,061
Investment Income	\$ 3,000
Employee/Retirees Medical Contributions	\$ 393,600
Contribution To Net Position	\$ (371,948)
	<u>\$ 3,822,713</u>

5 The following amounts are presented as the financial plan of the Fleet & Heavy Equipment Fund designated for capital equipment expenditures for the fiscal year beginning July 1, 2021 and ending June 30, 2022 estimated as follows:

Capital Equipment	<u>\$ 715,000</u>
-------------------	-------------------



It is estimated that the following revenues will be available in the Fleet & Heavy Equipment Fund for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Transfer In from the Revenue Fund	\$	595,000
Sale of Surplus Property	\$	57,200
Investment Income	\$	2,165
Appropriated from Net Position	\$	60,635
	\$	<u>715,000</u>

- 6 The following amounts are presented as the financial plan of the Wastewater Treatment Plant Replacement Fund designated for wastewater treatment plant capital expenditures for the fiscal year beginning July 1, 2021 and ending June 30, 2022 estimated as follows:

Capital Equipment	\$	<u>192,609</u>
-------------------	----	----------------

It is estimated that the following revenues will be available in the Wastewater Treatment Plant Replacement Fund for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Transfer In from the Revenue Fund	\$	200,000
Investment Income	\$	563
Contribution to Net Position	\$	(7,954)
	\$	<u>192,609</u>

- 7 The following amounts are presented as the financial plan in the Pump Station Replacement Fund designated for pump capital expenditures for the fiscal year beginning July 1, 2021 and ending June 30, 2022 estimated as follows:

Transfer to Capital Reserve	\$	53,341
Capital Equipment		<u>50,000</u>
	\$	<u>103,341</u>

It is estimated that the following revenues will be available in the Pump Station Replacement Fund for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Transfer In from the Revenue Fund	\$	55,000
Investment Income	\$	774
Appropriated from Net Position	\$	47,567
	\$	<u>103,341</u>

- 8 The following amounts are hereby appropriated in the Debt Service Fund for principal and interest payments for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Debt Service	\$	<u>9,823,943</u>
--------------	----	------------------

It is estimated that the following revenues will be available in the Debt Service Fund for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Transfer In from the Revenue Fund	\$ 9,823,943
Investment Income	\$ 500
Contribution To Net Position	\$ (500)
	<u>\$ 9,823,943</u>

- 9 That the Board of the Metropolitan Sewerage District does hereby approve an increase in the Budgets to the amount necessary to reflect any contributions to the Debt Service Reserve Fund or Capital Reserve Fund as determined by the Bond Trustee to be necessary to comply with covenants in the Bond Order.
- 10 The General Manager is hereby authorized to transfer appropriations as contained herein under the following conditions:
- a. He may transfer amounts without limitation between departments in a fund.  
He may transfer any amounts within Debt Service and Reserve Funds designated
  - b. as excess by the Trustee into another fund.  
He may transfer up to 10% of Insurance Fund reserves to meet current year
  - c. expenditures in excess of budget.
- 11 That the attached Schedule of Fees and Charges be adopted as effective July 1, 2021.
- 12 That this resolution shall be entered in the minutes of the District and within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G.S. 159-13 (d).

Adopted this 19th day of May 2021

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M. Jerry VeHaun, Chairman  
Metropolitan Sewerage District of  
Buncombe County, North Carolina

Attest:

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Jackie Bryson  
Secretary/Treasurer

**Metropolitan Sewerage District of Buncombe County, North Carolina**  
**Schedule of Rates, Fees, and Charges - FY2022**

*Effective July 1, 2021*

	2.75%	<b>ADOPTED FY2021 RATE</b>	<b>PROPOSED FY2022 RATE</b>
<b>Collection Treatment Charge</b>			
Residential & Commercial Volume Charges (per CCF) Inside		\$ 4.73	\$ 4.86
Industrial Volume Charges (per CCF) Inside		4.73	4.86
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Inside		0.300	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Inside		0.250	0.250
Residential & Commercial Volume Charges (per CCF) Outside		4.74	4.87
Industrial Volume Charges (per CCF) Outside		4.74	4.87
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Outside		0.300	0.30
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Outside		0.250	0.25
<b>Base Meter/Maintenance Charge &amp; Billing Fee</b>			
	5/8"	7.29	7.49
	3/4"	10.61	10.90
	1"	18.83	19.35
	1 1/2"	43.09	44.27
	2"	76.20	78.30
	3"	168.99	173.64
	4"	301.57	309.86
	6"	679.34	698.02
	8"	1,206.24	1,239.41
	10"	1,888.91	1,940.86
	Billing Fee (per bill)	2.45	2.50
<b>Sewer System Development Fees</b>			
This impact fee is for allotted capacity in the treatment and transmission system. A differential fee will be charged for increases to an existing meter size.			
<i><u>Residential</u></i>			
	Per Unit	2,836.00	2,836.00
	Mobile Home	2,836.00	2,836.00
	Multifamily Unit	1,900.00	1,900.00
	Affordable Housing	670.00	670.00
<i><u>Nonresidential</u></i>			
	5/8"	2,836.00	2,836.00
	3/4"	4,254.00	4,254.00

**Metropolitan Sewerage District of Buncombe County, North Carolina**  
**Schedule of Rates, Fees, and Charges - FY2022**

*Effective July 1, 2021*

	ADOPTED FY2021 RATE	PROPOSED FY2022 RATE
2.75%		
<b>Sewer System Development Fees (continued)</b>		
<i>Nonresidential (continued)</i>		
1"	7,090.00	7,090.00
1 1/2"	14,180.00	14,180.00
2"	22,688.00	22,688.00
3"	45,376.00	45,376.00
4"	70,900.00	70,900.00
6"	141,800.00	141,800.00
8"	226,800.00	226,800.00
10"	595,560.00	595,560.00
12"	751,540.00	751,540.00
<b>Sewer Connection Fees**</b>		
This fee is to provide new or re-establish existing service connections to the MSD system.		
Sewer Connection by MSD	1,300.00	1,300.00
Pavement Disturbance and Boring Fee	2,300.00	2,300.00
Inspection Fee for Developer (or Utility Contractor) Installed Sewer Connection	140.00	140.00
<p>**The Sewer Connection Fee will apply to all new construction, as well as existing structures which have been demolished/rebuilt and sewer service is reinstated under new property ownership. MSD reserves the right to require that a licensed utility contractor install any sewer connection/service line. Sewer service lines within public rights-of-way between 75 and 300 feet shall be constructed by a licensed utility contractor to MSD Standards. All work will be subject to MSD inspection.</p>		
<b>Manhole Installation/Replacement</b>		
Cost per foot	250.00	250.00
Pavement replacement (if required)	1,800.00	1,800.00
<b>Other Fees</b>		
Allocation Fee	170.00	170.00
Non-Discharge Permit	200.00	200.00
Plan Review Fee	450.00	450.00

**Metropolitan Sewerage District of Buncombe County, North Carolina**  
**Schedule of Rates, Fees, and Charges - FY2022**

*Effective July 1, 2021*

	ADOPTED FY2021 RATE	PROPOSED FY2022 RATE
2.75%		
<b>Other Fees, (continued)</b>		
Plan re-review Fee	350.00	350.00
Pump Station Acceptance Fee	Note 1	Note 1
Note 1--See policy for details of computation of O&M and equipment replacement costs for upcoming 20 years; 50% discount for affordable housing.		
<b>Bulk Charges</b>		
Volume Charge for Septic Haulers (per 1,000 Gal.)	45.00	45.00
Biochemical Oxygen Demand >250 mg/l (per lb.)	0.300	0.300
Total Suspended Solids >250 mg/l (per lb.)	0.250	0.250
<b>Returned Check Charge</b>		
Returned Check (per event)	25.00	25.00
Dishonored Draft (per event)	25.00	25.00
<b>Copy/Printing Fees/Miscellaneous (each)</b>		
8x11 first print of standard GIS inquiry	1.00	1.00
8x14 first print of standard GIS inquiry	1.00	1.00
11x17 first print of standard GIS inquiry	2.00	2.00
24x36 first print of standard GIS inquiry	7.00	7.00
34x44 first print of standard GIS inquiry	12.00	12.00
36x48 first print of standard GIS inquiry	14.00	14.00
8x11 or 8x14 copies after first print	0.11	0.11
11x17 copies after first print	0.20	0.20
24x36 copies after first print	0.94	0.94
34x44 copies after first print	1.76	1.76
36x48 copies after first print	2.03	2.03
Foam Core mounting per sq. foot	3.00	3.00
Data CD	30.00	30.00
Shipping for CD	5.00	5.00
Permit Decals for Septic Haulers	50.00	50.00

# **STATUS REPORTS**

**MSD System Services In-House Construction**

**FY 20-21**

PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
East Chestnut Ave. @ Five Points Line A Sewer Rehabilitation	Asheville	28801	580	5/11/20 - 7/2/20	268188	631	7/2/2020	638	Complete
WRF Ash Pump Line Replacement	Woodfin	28804	500	6/29/20-7/2/20	267391	674	7/2/2020	380	Complete
Caledonia Road at Springdale Rd	Asheville	28803	629	6/11/20 - 7/24/20	268194	674	7/14/2020	647	Complete
Cumberland Ave @ Magnolia Road Sewer Rehab	Asheville	28801	500	7/25/20 - 8/5/20	272220	674	7/31/2020	451	Complete
Lake Julian FM Replacement	Arden	28704	300	8/6/20 - 9/1/20	267272	674	8/12/2020	314	Complete
Winery Road Creek Crossing Repair	Asheville	28803	107	8/17/20 - 8/18/20	273337	614	8/18/2020	107	Complete
Westwood Avenue at Covered Corner Drive	Swannanoa	28778	1286	7/6/20 - 8/14/20	269524	631	8/26/2020	1125	Complete
217 Westwood Avenue Construction Rehabilitation	Swannanoa	28778	367	8/27/2020	269524	631	8/27/2020	367	Complete
91 Weaverville Road	Woodfin	28804	40	9/9/20 - 9/10/20	273982	647	9/10/2020	40	Complete
Wilson Avenue @ Dellwood Avenue Phase 1	Swannanoa	28778	1191	8/16/20 - 9/20/20	272531	674	9/29/2020	1173	Complete
Wilson Avenue @ Dellwood Avenue Phase 2	Swannanoa	28778	25	10/1/20 - 10/7/20	274491	674	10/7/2020	19	Complete
171 Forest Hills Drive Construction Rehab	Asheville	28803	260	10/18/2020	274835	608	10/18/2020	260	Complete
Eastwood Avenue @ Durham Place	Swannanoa	28778	1574	8/15/20 - 10/20/20	271745	631	10/30/2020	1591	Complete
Durham Place Replacement	Swannanoa	28778	225	11/1/20 - 11/6/20	275144	631	10/30/2020	206	Complete
214 Pine Hill Road Construction Rehab	Swannanoa	28778	148	11/12/2020	274408	631	11/12/2020	148	Complete
99 Old Patton Cove Road Construction Rehab	Swannanoa	28778	320	11/16/20 - 11/17/20	26639	631	11/17/2020	320	Complete
2317 US 70 Hwy Construction Rehab	Swannanoa	28778	1021	11/9/20 - 11/20/20	255611	631	11/16/2020	361	Complete
Union Chapel Road Construction Rehabilitation	Weaverville	28787	300	12/3/20 - 12/11/20	275349	631	12/9/2020	299	Complete
111 Compton Drive	Asheville	28806	370	12/14/20 - 1/15/21	228741	631	1/21/2021	364	Complete
Jarnaul Avenue Sewer Rehabilitation Phase I	Woodfin	28804	2554	10/12/20-2/19/21	273436	674	2/19/2021	2458	Complete
77 Dellwood Street Sewer Rehabilitation	Asheville	28804	200	2/21/21 - 2/28/21	237568	631	2/19/2021	226	Complete
51 Eastview Avenue	Ashweville	28803	50	3/12/2021	278219	511	3/12/2021	54	Complete
Mount Clare Ave @ 37 Donna Drive Rehab	Asheville	28804	142	2/22/21 - 3/10/21	276876	631	3/12/2021	173	Complete
23 Spears Avenue Sewer Rehabilitation	Asheville	28801	130	3/11/21 - 3/31/21	263130	631	3/31/2021	135	Complete
SandHill Road Construction Rehabilitation	Asheville	28806	185	4/5/2021	277293	543	4/5/2021	185	Complete
123 Wemberly Road Construction Rehabilitation	Asheville	28804	135	3/29/21 - 4/2/21	278406	631	4/7/2021	123	Complete
Lakeview Road Sewer Rehabilitation	Asheville	28804	1400	3/8/21 - 5/5/21	277697	674	5/4/2021	1157	Complete
White Oak Road Sewer Rehabilitation Phase I	Arden	28704	500	4/5/21 - 5/8/21	264966	631			Construction 90% complete
Sulphur Springs Road Sewer Rehabilitation	Asheville	28806	2,100	5/10/21 - 6/30/21	278841	674			Ready for construction
Dogwood Rd @ White Pine Sewer Rehabilitation	Arden	28704	565	5/10/21 - 6/10/21	265656	631			Ready for construction
72 Dillingham Road	Asheville	28805	234	FY 20-21	39327	631			Ready for construction
White Oak Road Sewer Rehabilitation Phase II	Arden	28704	726	FY 20-21	264966	TBA			In ROW



## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2020 to 3/31/2021

	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 2020	29	9	180	514	15	18	16,700	0	0	2124	11	0	2124
August 2020	25	9	73	591	17	20	19,850	0	474	1439	8	0	1913
September 2020	28	11	201	634	18	25	240	0	0	1213	10	0	1213
October 2020	30	12	72	872	20	20	1,260	0	0	1816	10	260	2076
November 2020	26	9	157	519	16	14	0	0	987	0	0	0	987
December 2020	22	13	74	631	9	27	0	0	553	0	0	0	553
January 2021	29	8	85	741	11	26	490	0	89	364	3	0	453
February 2021	27	17	125	758	16	27	0	0	185	2684	19	0	2869
March 2021	39	15	129	868	15	28	0	0	189	173	2	0	362
<b>Grand Totals</b>	<b>255</b>	<b>103</b>	<b>1,096</b>	<b>6,128</b>	<b>137</b>	<b>205</b>	<b>38,540</b>	<b>0</b>	<b>2477</b>	<b>9813</b>	<b>63</b>	<b>260</b>	<b>12550</b>

\* Used to calculate Total Rehab Footage





## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2020 to March 31, 2021

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
<b>2020</b>							
July	139,745	1,781	1,508	141,253	17,283	17,249	16,389
August	120,958	1,682	1,115	122,073	29,203	30,909	24,117
September	86,789	1,342	2,545	89,334	22,635	4,520	31,359
October	70,467	1,264	5,903	76,370	21,650	3,640	83,346
November	71,302	1,592	1,675	72,977	18,441	2,890	50,836
December	56,115	1,262	275	56,390	16,585	0	50,297
<b>2021</b>							
January	72,173	2,395	2,772	74,945	13,327	276	42,747
February	68,713	1,972	1,661	70,374	22,107	1,673	42,287
March	54,659	3,137	3,588	58,247	19,323	100	28,763
<b>Grand Total:</b>	<b>740,921</b>	<b>16,427</b>	<b>21,042</b>	<b>761,963</b>	<b>180,554</b>	<b>61,257</b>	<b>370,141</b>
<b>Avg Per Month:</b>	<b>82,325</b>	<b>1,825</b>	<b>2,338</b>	<b>84,663</b>	<b>20,062</b>	<b>6,806</b>	<b>41,127</b>



## CUSTOMER SERVICE REQUESTS

### Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>DAY 1ST RESPONDER</b>				
	July, 2020	111	25	36
	August, 2020	103	26	36
	September, 2020	109	27	39
	October, 2020	137	26	41
	November, 2020	107	25	31
	December, 2020	110	28	33
	January, 2021	132	34	35
	February, 2021	136	27	33
	March, 2021	170	33	36
		<b>1,115</b>	<b>28</b>	<b>36</b>
<b>NIGHT 1ST RESPONDER</b>				
	July, 2020	42	29	26
	August, 2020	34	36	33
	September, 2020	23	32	36
	October, 2020	38	36	30
	November, 2020	24	43	28
	December, 2020	46	25	28
	January, 2021	35	31	26
	February, 2021	48	35	32
	March, 2021	41	34	24
		<b>331</b>	<b>33</b>	<b>29</b>
<b>ON-CALL CREW *</b>				
	July, 2020	26	44	34
	August, 2020	34	46	31
	September, 2020	22	46	37
	October, 2020	32	60	36
	November, 2020	29	54	36
	December, 2020	43	30	39
	January, 2021	49	37	37
	February, 2021	36	46	38

\* On-Call Crew Hours: 8:00pm-7:30am (Jul. - Oct.) 11:30pm-7:30am (from Nov. onward) Monday-Friday, Weekends, and Holidays



## CUSTOMER SERVICE REQUESTS Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>ON-CALL CREW *</b>				
	March, 2021	39	49	36
		<b>310</b>	<b>45</b>	<b>36</b>
<b>Grand Totals:</b>		<b>1,756</b>	<b>32</b>	<b>34</b>

\* On-Call Crew Hours: 8:00pm-7:30am (Jul. - Oct.) 11:30pm-7:30am (from Nov. onward) Monday-Friday, Weekends, and Holidays

## *Right of Way Section 3rd Quarter Summary Open Projects*

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expenditures to Date</i>	<i>Comment</i>
Christian Creek Interceptor	\$100,477	\$85,427	Access 87% complete with 85% of Total Budget expended to date. Five condemnations filed. One case closed via Default Judgment. Four cases pending; three with Norfolk Southern and one with Regal Hospitality.
Dogwood Rd. @ White Pine Circle PSR	\$29,290	\$20,221	Project 100% complete with 69% of Total Budget expended and no condemnations.
Highland Farms Road GSR	\$11,128	\$2,694	Access 75% complete with 24% of Total Budget expended to date.
Le An Hurst Road GSR	\$44,613	\$22,212	Access 85% complete with 50% of Total Budget expended to date.
Mountain View Road @ Maxwell Road GSR	\$17,840	\$6,368	Access 75% complete with 36% of Total Budget expended to date.
Mountainbrook Road @ Chunns Cove Road GSR	\$67,956		Intro letters out 3/15/21.
Northwest Avenue @ No. 215 GSR	\$18,356	\$10,131	Project 100% complete with 55% of Total Budget expended and no condemnations.
White Oak Road Rehabilitation	\$19,829		Intro letters out 3/11/21.

**CAPITAL IMPROVEMENT PROGRAM**

**STATUS REPORT SUMMARY**

**May 12, 2021**

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
CHESTNUT LODGE ROAD	Black Mountain	Terry Brothers Construction Company	8/19/2020	8/20/2020	6/1/2021	\$1,462,900.80	95%	Work is almost complete. Final walk through will be scheduled soon.
JARNAUL AVENUE PHASE 2	Asheville 28804	Terry Brothers Construction Company	2/17/2021	2/24/2021	6/24/2021	\$476,360.50	85%	Construction is progressing well.
SPRINGSIDE ROAD @ OVERLOOK ROAD	Asheville 28803	TBA	TBA	TBA	TBA	TBA	0%	Project was bid on April 29th. Huntley Construction Company is the apparent low bidder. Project will be presented at the May Board meeting.
WRF- PLANT HIGH RATE PRIMARY TREATMENT	Woodfin	Shook Construction Company	10/17/2018	1/7/2019	10/31/2021	\$15,188,281.87	85%	Working on equipment pads in chemical building and piping in pump room. Completion delayed, while equipment lost in recent fire is replaced.

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

## Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

May 7, 2021

No.	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
2	8 Sulphur Springs Road	2015116	Asheville	28806	6	80	11/22/2016	Final Inspection complete, awaiting close-out docs
3	Towne Place Suites	2016012	Asheville	28801	83	342	9/11/2018	Testing
4	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
5	Element Hotel	2016124	Asheville	28805	Comm.	177	1/21/2020	Final Inspection complete, awaiting close-out docs
6	Ashecroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
7	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
8	Gudger Road	2017226	Asheville	28715	6	90	3/9/2021	Testing
9	US 74 Commercial Development	2018010	Asheville	28803	4	265	5/25/2018	Final Inspection complete, awaiting close-out docs
10	Whitney Drive Subdivision	2018057	Asheville	28806	15	425	3/12/2021	Pre-con held, construction not yet started
11	Fern Street	2018081	Asheville	28803	8	60	2/15/2019	Testing
12	Tru by Hilton	2018131	Asheville	28805	1	248	1/25/2019	Final Inspection complete, awaiting close-out docs
13	Rowhouse Development	2018205	Asheville	28801	20	365	1/7/2020	Waiting on final inspection
14	Hibriten Subdivision	2018274	Asheville	28801	9	175	3/2/2021	Pre-con held, construction not yet started
15	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	Installing
16	Mountain Song	2019065	Asheville	28806	5	263	5/1/2020	Final Inspection complete, awaiting close-out docs
17	Amaranth Apartments	2019068	Asheville	28715	70	840	5/21/2020	Waiting on final inspection
18	Enclave at Piney Mtn. Ph. 1	2019075	Asheville	28805	211	740	3/19/2021	Pre-con held, construction not yet started
19	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
20	River Takh (Ulrichs) Sewer Extension	2019117	Asheville	28806	10	200	10/30/2020	Final Inspection complete, awaiting close-out docs
21	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Pre-con held, construction not yet started
22	100 Airport Road Sewer Relocation	2019125	Asheville	28704	Comm.	548	8/23/2019	Final Inspection complete, awaiting close-out docs
23	Hawthorne at Haywood Phase 2	2019130	Asheville	28806	92	668	12/15/2020	Testing
24	Abundance Run Subdivision	2019141	Asheville	28805	16	500	12/20/2019	Installing
25	Towne Place by Marriott (Bear Creek)	2019187	Asheville	28806	Comm.	264	2/28/2020	Waiting on final inspection
26	Thirsd Street Cottages Ph. 1 Relocation	2019242	Asheville	28803	4	115	3/17/2021	Pre-con held, construction not yet started
27	Overlook Circle Subdivision	2019256	Asheville	28803	7	180	8/11/2020	Final Inspection complete, awaiting close-out docs
28	Craggy Park Ph. 2	2020038	Asheville	28806	27	1,300	11/24/2020	Waiting on final inspection
29	West Keesler Avenue	2007176	Black Mountain	28711	6	410	11/15/2016	Final Inspection complete, awaiting close-out docs
30	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
31	Chapman's Cove	2017227	Black Mountain	28711	10	430	9/21/2018	Final Inspection complete, awaiting close-out docs
32	262 Flat Creek Road	2018223	Black Mountain	28711	3	286	12/6/2019	Final Inspection complete, awaiting close-out docs
33	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
34	Padgettown Road - Phase 2	2019085	Black Mountain	28711	43	1,308	7/19/2019	Final Inspection complete, awaiting close-out docs
35	Waightstill Mountain Phase 2B	2015155	Buncombe Co.	28704	16	1,784	4/23/2019	Final Inspection complete, awaiting close-out docs
36	Bee Tree Village	2015158	Buncombe Co.	28778	26	1,118	3/17/2017	Final Inspection complete, awaiting close-out docs
37	NC DOT I-5504 NC 191/1-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	In Construction
38	Bradley Branch Phase 4A	2016189	Buncombe Co.	28704	27	2,420	5/10/2019	Final Inspection complete, awaiting close-out docs
39	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Waiting on final inspection
40	Victoria Hills (Lance Road) Ph. 1	2018094	Buncombe Co.	28704	38	1,176	3/6/2020	Testing
41	Victoria Hills (Lance Road) Ph. 2 & 3	2018094	Buncombe Co.	28704	54	2,180	3/6/2020	Testing
42	Starnes Cove Subdivision	2018106	Buncombe Co.	28806	14	315	9/6/2019	Final Inspection complete, awaiting close-out docs
43	Bee Tree Road	2018115	Buncombe Co.	28778	6	240	12/18/2018	Final Inspection complete, awaiting close-out docs
44	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
45	Retreat at Arden Farms	2018207	Buncombe Co.	28704	416	299	11/19/2019	Final Inspection complete, awaiting close-out docs
46	Reserve at Gashes Creek	2018208	Buncombe Co.	28803	190	1,940	8/2/2019	Waiting on final inspection
47	Birch Lane	2018241	Buncombe Co.	28704	26	875	1/3/2020	Final Inspection complete, awaiting close-out docs
48	Lower Grassy Branch Ph. 2	2018252	Buncombe Co.	28805	12	270	1/21/2020	Final Inspection complete, awaiting close-out docs
49	Rice MHP Off-Site	2019029	Buncombe Co.	28715	TBD	460	4/24/2020	Final Inspection complete, awaiting close-out docs
50	Reflection Pointe	2019032	Buncombe Co.	28806	270	1,995	6/30/2020	Waiting on final inspection
51	Roberson Relocation	2019037	Buncombe Co.	28715	Comm.	200	4/24/2020	Pre-con held, construction not yet started
52	Jasper Apartments	2019086	Buncombe Co.	28778	100	760	12/8/2020	Waiting on testing
53	Aiken Road Multi-Family	2019128	Buncombe Co.	28804	407	4,620	10/2/2020	On hold
54	Fairview Meadows Subdivision	2019142	Buncombe Co.	28730	42	1,460	8/28/2020	Waiting on final inspection
55	Riceville Road Development	2019156	Buncombe Co.	28805	7	145	1/21/2020	Final Inspection complete, awaiting close-out docs
56	Swearmore Cove Subdivision	2019158	Buncombe Co.	28803	26	570	6/9/2020	Installing
57	Fields Jaguar	2019169	Buncombe Co.	28704	Comm.	305	10/27/2020	Waiting on final inspection
58	Twin Oaks Subdivision	2019195	Buncombe Co.	28704	45	2,300	10/9/2020	Waiting on final inspection
59	CMH Homes - N. Louisiana Ave.	2019220	Buncombe Co.	28806	30	1,187	7/28/2020	Installing
60	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
61	Creekside Cottages	2019255	Buncombe Co.	28704	6	400	3/12/2015	Phase 2 Construction Not started
62	Fisher Mill Road	2020015	Buncombe Co.	28704	3	380	10/20/2020	Final Inspection complete, awaiting close-out docs
63	Fountain Park Subdivision - Ph. 2	2020026	Buncombe Co.	28806	120	4,611	7/12/2019	Waiting on final inspection
64	Haakon	2020055	Buncombe Co.	28715	Comm.	230	9/29/2020	Waiting on final inspection
65	Amarx - Clayton Road	2020075	Buncombe Co.	28704	24	1,080	4/16/2021	Pre-con held, construction not yet started
66	Holbrook Road Subdivision - Ph. 2	2020150	Buncombe Co.	28715	16	670	11/13/2020	Waiting on final inspection
67	Holbrook Road Subdivision - Ph. 3	2020243	Buncombe Co.	28715	29	1,365	4/27/2021	Pre-con held, construction not yet started
68	Holbrook Road Subdivision - Ph. 4	2020244	Buncombe Co.	28715	12	454	4/27/2021	Pre-con held, construction not yet started
69	Neshitt Farms Ph. 2	2018101	Cane Creek	28759	81	4,094	2/23/2021	Installing
70	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Waiting on final inspection
71	828 North	2017153	Weaverville	28787	224	1,090	11/17/2020	Installing
72	Ambler's Chase	2017249	Weaverville	28787	21	1,235	11/29/2018	Waiting on final inspection
73	Maple Trace Ph. 4	2018214	Weaverville	28787	35	1,265	5/24/2019	Final Inspection complete, awaiting close-out docs
74	The Holston	2019133	Weaverville	28787	240	36	6/2/2020	Waiting on final inspection
75	Northridge Commons Retail	2020147	Weaverville	28787	Comm.	790	12/1/2020	Waiting on testing
76	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
77	Reese & Jan Lasher (High Hopes)	2015152	Woodfin	28806	14	320	4/26/2016	Final Inspection complete, awaiting close-out docs
78	Olivette Gravity Phase 2	2018116	Woodfin	28804	94	12,406	11/27/2018	Installing
79	Skyfin-Terraces at Reynolds Mtn -Phase 2	2018187	Woodfin	28804	10	140	8/8/2017	Final Inspection complete, awaiting close-out docs
80	Skyfin-Terraces at Reynolds Mtn -Phase 3	2020176	Woodfin	28804	12	605	8/8/2017	Final Inspection complete, awaiting close-out docs
81	Skyfin-Terraces at Reynolds Mtn - Phase 4	2020167	Woodfin	28804	5	100	8/8/2017	Installing
82	Brown Avenue	2018267	Woodfin	28804	3	62	7/2/2019	Final Inspection complete, awaiting close-out docs
83	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Pre-con held, construction not yet started
84	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	Pre-con held, construction not yet started
<b>TOTAL</b>					<b>4,103</b>	<b>79,195</b>		



# Metropolitan Sewerage District

OF BUNCOMBE COUNTY, NORTH CAROLINA

MSD BOARD  
MEETING NOTICE  
May 19, 2021 @ 2:00 PM

You may join meeting by dialing in:

United States (Toll Free): [1-866-899-4679](tel:1-866-899-4679)

United States: [+1 \(571\) 317-3116](tel:+1(571)317-3116)

**Access Code: 348-698-869**

*~Protecting Our Natural Resources~*

# MSD

## Regular Board Meeting

Metropolitan Sewerage District  
of Buncombe County, NC

### AGENDA FOR 5/19/2021

✓	Agenda Item	Presenter	Time	
	Call to Order and Roll Call	VeHaun	2:00	
	01. Inquiry as to Conflict of Interest	VeHaun	2:05	
	02. Approval of Minutes of the April 21, 2021 Board Meeting	VeHaun	2:10	
	03. Discussion and Adjustment of Agenda	VeHaun	2:15	
	04. Introduction of Guests	VeHaun	2:20	
	05. Informal Discussion and Public Comment	VeHaun	2:25	
	06. Report of General Manager	Hartye	2:30	
	07. Report of Committees		2:40	
	a. Personnel Committee – April 27, 2021	Bryson		
	b. Right of Way Committee – April 28, 2021	Kelly		
	c. CIP Committee – April 29, 2021	Watts		
	d. Finance Committee – May 10, 2021	Kelly		
	08. Consolidated Motion Agenda	Hartye	2:50	
	a. Consideration of Bids – Springside Road @ Overlook Road Rehabilitation	Hartye		
	b. Consideration of Condemnation – Mountain View @ Maxwell Road – Lowman	Hartye		
	c. Consideration of Condemnation – Mountain View @ Maxwell Road – Lowman/Simmons	Hartye		
	d. Consideration of Condemnation – Le An Hurst Road - Greenberg	Hartye		
	e. Consideration of Compensation Budgets – Bryson Street; Elk Mountain Place; Mountainbrook @ Chunns Cove Road; White Oak Road; 276 Hi Alta Avenue	Hartye		
	f. Consideration of Developer Constructed Sewer Systems – Apple Lane; Greenwood Park; Hamrick Farms; Holbrook Road Phase 1; Lee Walker Heights; Longwell Building; Northridge Commons; Padgettown Phase1; The Ramble Block F, Phase 2; Sweetgrass Apartments; Villas of Avery Creek	Hartye		
	g. Cash Commitment/Investment Report – Month ended March, 2021	Powell		
	h. Consideration of Budget Amendments for Fire Loss and Debt Payoff	Powell		
	09. Consideration of Resolution Adopting Preliminary Budget for FY 21-22 and Schedule of Sewer Rates and Fees	VeHaun	3:00	
	10. Old Business		3:10	
	11. New Business:	VeHaun	3:15	
	12. Adjournment: (Next Meeting 6/9/21)	VeHaun	3:20	
	STATUS REPORTS			