



# Metropolitan Sewerage District

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OF BUNCOMBE COUNTY, NORTH CAROLINA

## *Meeting Notice*

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The following meeting will be held on **Wednesday, June 26, 2024**, in the Boardroom of the W.H. Mull Building located at 2028 Riverside Drive, Asheville, North Carolina.

### Right-of-Way Committee – 9:00 am

Agenda is attached.

*~Protecting Our Natural Resources~*



Metropolitan Sewerage District  
of Buncombe County, NC

AGENDA FOR 6/26/2024  
9:00 A.M.

**ROW COMMITTEE**

	Agenda Item	Presenter
	01. Call to Order	Kelly
	02. Inquiry as to Conflict of Interest	Kelly
	03. Consideration of Condemnation – Knauth Road GSR Heirs of Margaret Smith Collier	Banner
	04. Consideration of Compensation Budgets – Avon Avenue @ Haywood Road; 10 Balsam Road; Jonestown Road @ Riverside Drive; Sand Hill Road @ Baker Place	Banner
	05. Other business	Banner
	06. Adjourn	Kelly
	Date of next meeting: July 24, 2024 @ 9:00 a.m.	

Committee Members:

- Glenn Kelly, Chairman
- Matt Ashley
- Jackie Bryson
- Esther Manheimer
- Chris Pelly
- Nathan Pennington
- Al Whitesides

# Metropolitan Sewerage District of Buncombe County

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

COMMITTEE MEETING DATE: 6/26//2024

BOARD MEETING DATE: 7/17/2024

SUBMITTED BY: Tom Hartye, PE, General Manager  
PREPARED BY: Angel Banks, Right of Way Manager  
Wesley Banner, Right of Way Agent

REVIEWED BY: Hunter Carson, PE, Director of CIP

**SUBJECT: Consideration of Condemnation-  
Knauth Road GSR  
MSD Project No. 2015220**

**Owner Name: Heirs of Margaret Smith Collier  
Parcel Numbers: 9668-27-4647 and 9668-27-5628**

Subject parcel is an unimproved, wooded lot along a private gravel road in East Asheville. The existing and proposed sewer lines are located within the limits of said private road. The proposed alignment was shifted to avoid conflict with a culvert and a drainage ditch. The proposed easement does not encumber any buildable area.

Staff contacted a local heir of the estate, and he directed us to deal directly with the estate's attorney. Kate Madison, MSD's real estate attorney, has been in contact with the estate attorney since August 2023. There are legal issues concerning the Estate that have delayed it being settled due to a handwritten will. Kate Madison prepared an Agreement to Convey Easement for the Estate Heirs to sign that would allow work to begin, and once the legal issues of the estate are settled the Heirs would sign the Easement Agreement. Kate's efforts to get the Agreement to Convey Easement signed by the Estate Heirs have been unsuccessful. Kate will continue to work with the estate attorney in attempts to reach a resolution, however we must begin construction soon.

The compensation offer is \$5224 and the owner's countered with \$10,000. MSD countered this offer with \$7224 to reach a resolution, and the owners have not responded back.

Contacts: 7

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

**COMMITTEE RECOMMENDATION:**

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

COMMITTEE MEETING DATE: 6/26//2024

BOARD MEETING DATE: 7/17/2024

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

**SUBJECT: Consideration of Compensation Budgets-**

**Avon Avenue @ Haywood Road GSR, Project No. 2021003**  
**10 Balsam Road SSR, Project No. 2020214**  
**Jonestown Road @ Riverside Drive GSR, Project No. 2018028**  
**Sand Hill Road @ Baker Place SSR, Project No. 2015223**

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

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

**COMMITTEE RECOMMENDATION:**

# Avon Avenue @ Haywood Road GSR

Project Number: 2021003

## Compensation Budget

10-Jun-24

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															
	9638854910	Billings	Carl	0.24	10,454.40	\$97,200.00	\$9.30	363.10	\$3,376.83	\$1,688.42	669.60	\$6,227.28	\$622.73	1	\$51.89	\$1,740
	9638854615	Bushkar	Loren	0.10	4,356.00	\$86,200.00	\$19.79	127.90	\$2,531.14	\$1,265.57	289.30	\$5,725.25	\$572.52	1	\$47.71	\$1,313
	9638854852	Singleton	Leah	0.15	6,534.00	\$91,100.00	\$13.94	117.10	\$1,632.37	\$816.19	1,351.50	\$18,839.91	\$1,883.99	1	\$157.00	\$973
	9638855736	Sosebee	Avery	0.21	9,147.60	\$95,400.00	\$10.43	0.00	\$0.00	\$0.00	342.80	\$3,575.40	\$357.54	1	\$29.80	\$30
	9638855607	Stone	John	0.20	8,712.00	\$94,800.00	\$10.88	0.00	\$0.00	\$0.00	715.20	\$7,781.38	\$778.14	1	\$64.84	\$65
	9638853746	Varela	Paul	0.62	27,007.20	\$99,700.00	\$3.69	3,797.80	\$14,013.88	\$7,006.94	5,131.40	\$18,934.87	\$1,893.49	1	\$157.79	\$7,165
<b>TOTALS:</b>													\$11,286			
<b>Staff Contingency:</b>													\$5,000			
<b>GM's Contingency</b>													\$5,000			
<b>Amendment</b>																
<b>Total Budget:</b>													\$21,286			

# 10 Balsam Road SSR

Project Number: 2020214

## Compensation Budget

10-Jun-24

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														
0629588501	Blair	Christopher	0.52	22,651.20	\$36,100.00	\$1.59	5,247.40	\$8,343.37	\$4,171.68	3,925.40	\$6,241.39	\$624.14	2	\$104.02	\$4,276
0629585399	Brackett	Raymond	0.61	26,571.60	\$36,900.00	\$1.39	1,125.30	\$1,564.17	\$782.08	1,774.30	\$2,466.28	\$246.63	2	\$41.10	\$823
0629586374	Comstock, Jr.	James	0.47	20,473.20	\$35,600.00	\$1.74	249.40	\$433.96	\$216.98	1,225.00	\$2,131.50	\$213.15	2	\$35.53	\$253
0629585426	Harris	Tommy	0.29	12,632.40	\$33,300.00	\$2.64	727.50	\$1,920.60	\$960.30	1,073.70	\$2,834.57	\$283.46	2	\$47.24	\$1,008
0629589548	O'Grady	Maureen	0.42	18,295.20	\$35,000.00	\$1.91	257.30	\$491.44	\$245.72	395.30	\$755.02	\$75.50	2	\$12.58	\$258
0629587538	Ridgecrest Foundation, Inc.		0.51	22,215.60	\$36,000.00	\$1.62	999.40	\$1,619.03	\$809.51	1,481.20	\$2,399.54	\$239.95	2	\$39.99	\$850
0629586654	Ridgecrest Foundation, Inc.		0.51	22,215.60	\$36,000.00	\$1.62	776.50	\$1,257.93	\$628.97	1,185.70	\$1,920.83	\$192.08	2	\$32.01	\$661
0720404586	Ridgecrest Foundation, Inc.		689.12	30,018,067.20	\$1,417,800.00	\$0.05	75.20	\$3.76	\$1.88	108.60	\$5.43	\$0.54	2	\$0.09	\$2

<b>TOTALS:</b>	\$8,130
<b>Staff Contingency:</b>	\$10,000
<b>GM's Contingency</b>	\$10,000
<b>Amendment</b>	
<b>Total Budget:</b>	\$28,130

# Jonestown Rd. @ Riverside Dr. GSR

Project Number: 2018028

## Compensation Budget

10-Jun-24

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														
9730235002	Bean	Scott	0.63	27,442.80	\$46,300.00	\$1.69	5,079.90	\$8,585.03	\$4,292.52	6,748.80	\$11,405.47	\$1,140.55	4	\$380.18	\$4,673
9730225238	Brown	Wayne	0.27	11,761.20	\$41,200.00	\$3.50	242.20	\$847.70	\$423.85	499.50	\$1,748.25	\$174.83	4	\$58.28	\$482
9730225326	Brown	Wayne	0.60	26,136.00	\$46,000.00	\$1.76	5,560.10	\$9,785.78	\$4,892.89	5,134.70	\$9,037.07	\$903.71	4	\$301.24	\$5,194
9730217506	Church of The Redeemer		2.39	104,108.40	\$95,500.00	\$0.92	1,596.50	\$1,468.78	\$734.39	2,186.10	\$2,011.21	\$201.12	4	\$67.04	\$801
9730225966	Johnson	David	0.24	10,454.40	\$40,500.00	\$3.87	469.20	\$1,815.80	\$907.90	875.10	\$3,386.64	\$338.66	4	\$112.89	\$1,021
9730227031	SFH Financial LLC		0.81	35,283.60	\$47,900.00	\$1.36	225.50	\$306.68	\$153.34	1,722.10	\$2,342.06	\$234.21	4	\$78.07	\$231
9730226149	Shelton LE	Coralee	1.02	44,431.20	\$62,000.00	\$1.40	7,540.30	\$10,556.42	\$5,278.21	11,261.10	\$15,765.54	\$1,576.55	4	\$525.52	\$5,804
9730226809	Verney	Richard	0.23	10,018.80	\$40,300.00	\$4.02	311.50	\$1,252.23	\$626.12	431.90	\$1,736.24	\$173.62	4	\$57.87	\$684
9730226498	Wilson Jr.	Harry	2.20	95,832.00	\$91,600.00	\$0.96	3,592.40	\$3,448.70	\$1,724.35	7,147.70	\$6,861.79	\$686.18	4	\$228.73	\$1,953
9730228471	Wilson Jr.	Harry	3.76	163,785.60	\$120,300.00	\$0.73	4,763.30	\$3,477.21	\$1,738.60	7,066.10	\$5,158.25	\$515.83	4	\$171.94	\$1,911
<b>TOTALS:</b>													\$22,754		
<b>Staff Contingency:</b>													\$5,000		
<b>GM's Contingency</b>													\$5,000		
<b>Amendment</b>															
<b>Total Budget:</b>													\$32,754		

# Sand Hill Road @ Baker Place Sewer Replacement

Project Number: 2015223

## Compensation Budget

10-Jun-24

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															
	9628825022	Austin	George	0.17	7,405.20	\$81,100.00	\$10.95	129.40	\$1,416.93	\$708.47	455.00	\$4,982.25	\$498.23	4	\$166.08	\$875
	9628824249	Bednarzik	Andrew	0.70	30,492.00	\$98,600.00	\$3.23	3,530.20	\$11,402.55	\$5,701.27	4,867.90	\$15,723.32	\$1,572.33	4	\$524.11	\$6,225
	9628825170	Callaghan	Kathryn	0.17	7,405.20	\$81,100.00	\$10.95	81.20	\$889.14	\$444.57	12.50	\$136.88	\$13.69	4	\$4.56	\$449
	9628811875	Hocking	Samuel	0.27	11,761.20	\$69,200.00	\$5.88	1,909.50	\$11,227.86	\$5,613.93	792.60	\$4,660.49	\$466.05	4	\$155.35	\$5,769
	9628811735	Martin Jr. Trust	James	0.25	10,890.00	\$85,500.00	\$7.85	200.00	\$1,570.00	\$785.00	227.60	\$1,786.66	\$178.67	4	\$59.56	\$845
	9628814925	PATMO, LLC		0.10	4,356.00	\$41,500.00	\$9.53	1,138.20	\$10,847.05	\$5,423.52	1,028.80	\$9,804.46	\$980.45	4	\$326.82	\$5,750
	9628824050	PATMO, LLC		0.16	6,969.60	\$80,400.00	\$11.54	1,633.80	\$18,854.05	\$9,427.03	1,494.10	\$17,241.91	\$1,724.19	4	\$574.73	\$10,002
	9628812788	Radford	George	0.32	13,939.20	\$88,500.00	\$6.35	2,334.10	\$14,821.54	\$7,410.77	4,194.10	\$26,632.54	\$2,663.25	4	\$887.75	\$8,299
	9628825047	Scott Living Trust	Leroy	0.13	5,662.80	\$3,700.00	\$0.65	296.70	\$192.86	\$96.43	664.20	\$431.73	\$43.17	4	\$14.39	\$111
	9628824124	Scott Living Trust	Leroy	0.55	23,958.00	\$95,400.00	\$3.98	4,204.10	\$16,732.32	\$8,366.16	5,026.00	\$20,003.48	\$2,000.35	4	\$666.78	\$9,033
	9628823062	Stevens	Lief	0.26	11,325.60	\$86,000.00	\$7.59	506.30	\$3,842.82	\$1,921.41	1,052.00	\$7,984.68	\$798.47	4	\$266.16	\$2,188
	9628813869	Treanor	Siobahn	0.41	17,859.60	\$91,600.00	\$5.13	492.60	\$2,527.04	\$1,263.52	0.00	\$0.00	\$0.00	4	\$0.00	\$1,264

<b>TOTALS:</b>	\$50,808
<b>Staff Contingency:</b>	\$10,000
<b>GM's Contingency</b>	\$10,000
<b>Amendment</b>	
<b>Total Budget:</b>	\$70,808