

Metropolitan Sewerage District

OF BUNCOMBE COUNTY, NORTH CAROLINA

Meeting Notice

The following meeting will be held on **Wednesday, August 24, 2022**, 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 8/24/2022
9:00 A.M.

ROW COMMITTEE

	Agenda Item	Presenter
	01. Call to Order	Kelly
	02. Inquiry as to Conflict of Interest	Kelly
	03. Consideration to Construct Without Easement or Condemnation – Elk Mountain Place GSR, Project Number 2010094	Banks
	04. Ragsdale Creek Interceptor Sewer Extensions - English Drive Subdivision Project No. 2021216 Mission Campus Project No. 2020127	
	Date of next meeting: September 28, 2022 @ 9:00 a.m.	

Committee Members:

- Glenn Kelly, Chairman
- Matt Ashley Jr.
- 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: 8/24/2022

BOARD MEETING DATE: 9/21/2022

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 to Construct Without an Easement or Condemnation –
Elk Mountain Place GSR
MSD Project Number 2010094**

Property Owner: Geraldine Buckner, Pin 9730-44-7741

Subject parcel is improved with a boarded up vacant home on an overgrown lot located on Elk Mountain Road in Woodfin. Property taxes are paid only through 2020. The existing sewer line is being replaced in the same trench along the rear corner of the property. Numerous doorhangers and a certified letter have been sent over the past two months and the owners have not responded. Staff will negotiate with the owners if contact is made.

It is unclear if the owners agree with the standard compensation offer of \$752.

Staff is requesting authority to proceed with construction without an easement or condemnation action at this time. If owners or heirs do come forth, staff will negotiate or condemn if necessary for taking at that time.

Contacts: 5

STAFF RECOMMENDATION: Authority to proceed with construction without an easement or condemnation at this time.

COMMITTEE RECOMMENDATION:

Metropolitan Sewerage District of Buncombe County

Information Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 8/24/2022

BOARD MEETING DATE: 9/21/2022

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

REVIEWED BY: Hunter Carson, PE, Director of CIP

**SUBJECT: Ragsdale Creek Interceptor Sewer Extensions
English Drive Subdivision, Proj. No. 2021216
Mission Campus, Proj. No. 2020127**

Background: See attached maps of two proposed developments in the Ragsdale Creek basin of Candler. A 12-inch sewer line extension is proposed to serve the English Drive Subdivision and Mission Campus (no affiliation with Mission Hospital). The two projects are anticipated to generate approximately 6,900gpd and 26,290gpd, respectively at full buildout.

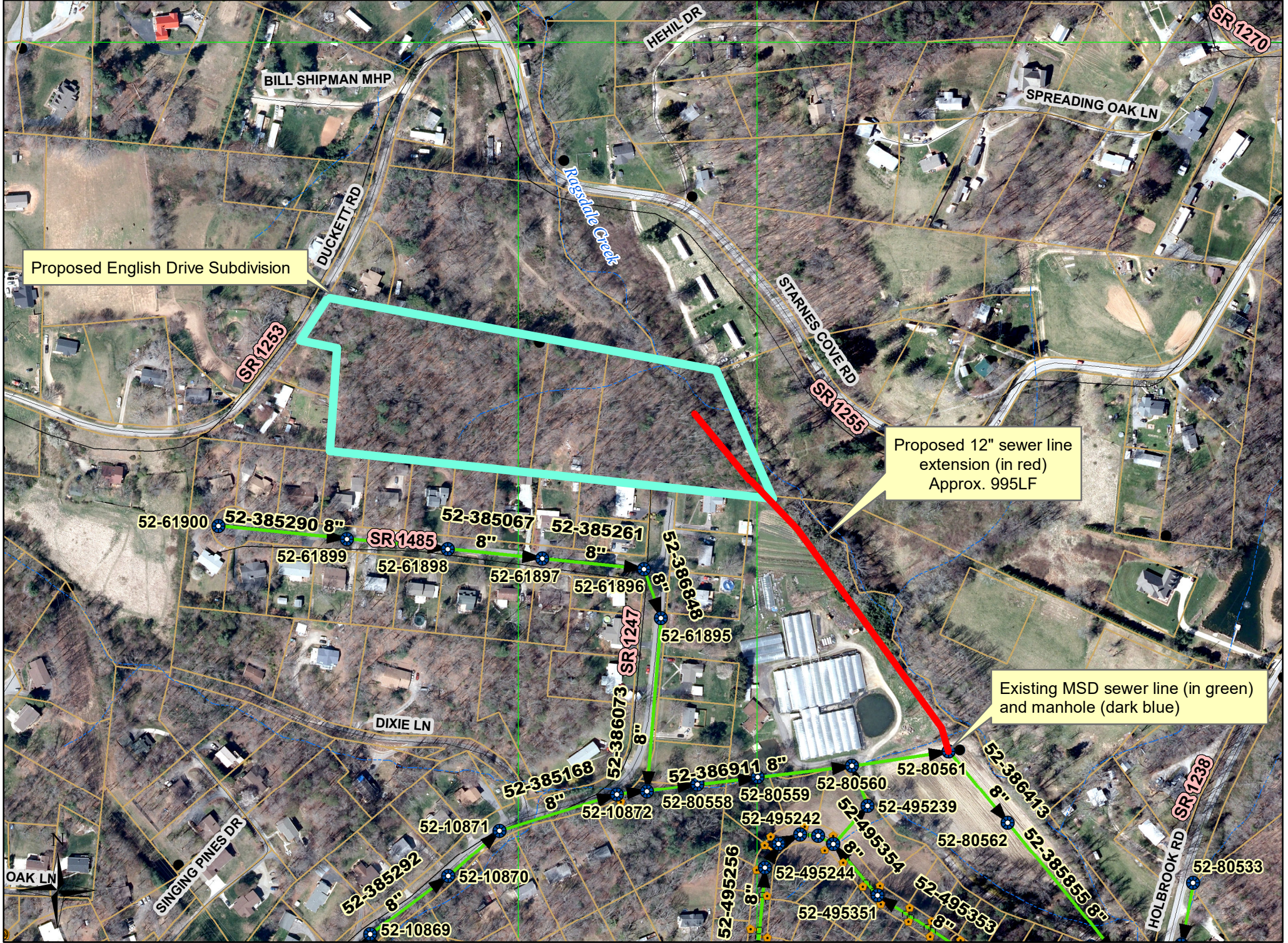
The English Drive Subdivision project can be served by existing gravity lines adjacent to the proposed development; however, MSD required the developer to grow the system in an orderly manner by extending the Ragsdale Creek Interceptor via the master plan alignment. The proposed alignment includes approximately 995 linear feet of 12-inch sewer to serve the development.

The 12-inch master plan line allows the developer, Terra Dominus I LLC to utilize MSD's Reimbursement Program (part of the *Policy and Procedures for the Extension of Sewer Service*), sharing costs to extend a new gravity line along Ragsdale Creek. Per the policy, the developer may recover the differential costs between the minimum size pipe necessary for the development and the larger size required by the District for other (upstream) users. The program also requires MSD to provide design and right of way acquisition services. Ross Farm is the only landowner affected by the English Drive Subdivision extension for which MSD would cost share with the developer and provide design and right of way acquisition services.

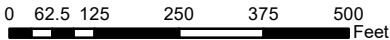
The Mission Campus project requires the installation of approximately 3,850 linear feet of 12-inch master plan sewer line (beyond the English Drive Subdivision), plus acquisition of approximately sixteen (16) easements. Additional 8-inch sewer line is required to serve the property; however, the Reimbursement Program does not include lines less than 12-inch. The developer, Peter Radchishin, has proposed to fund the design and construction in its entirety if the District will acquire rights of way.

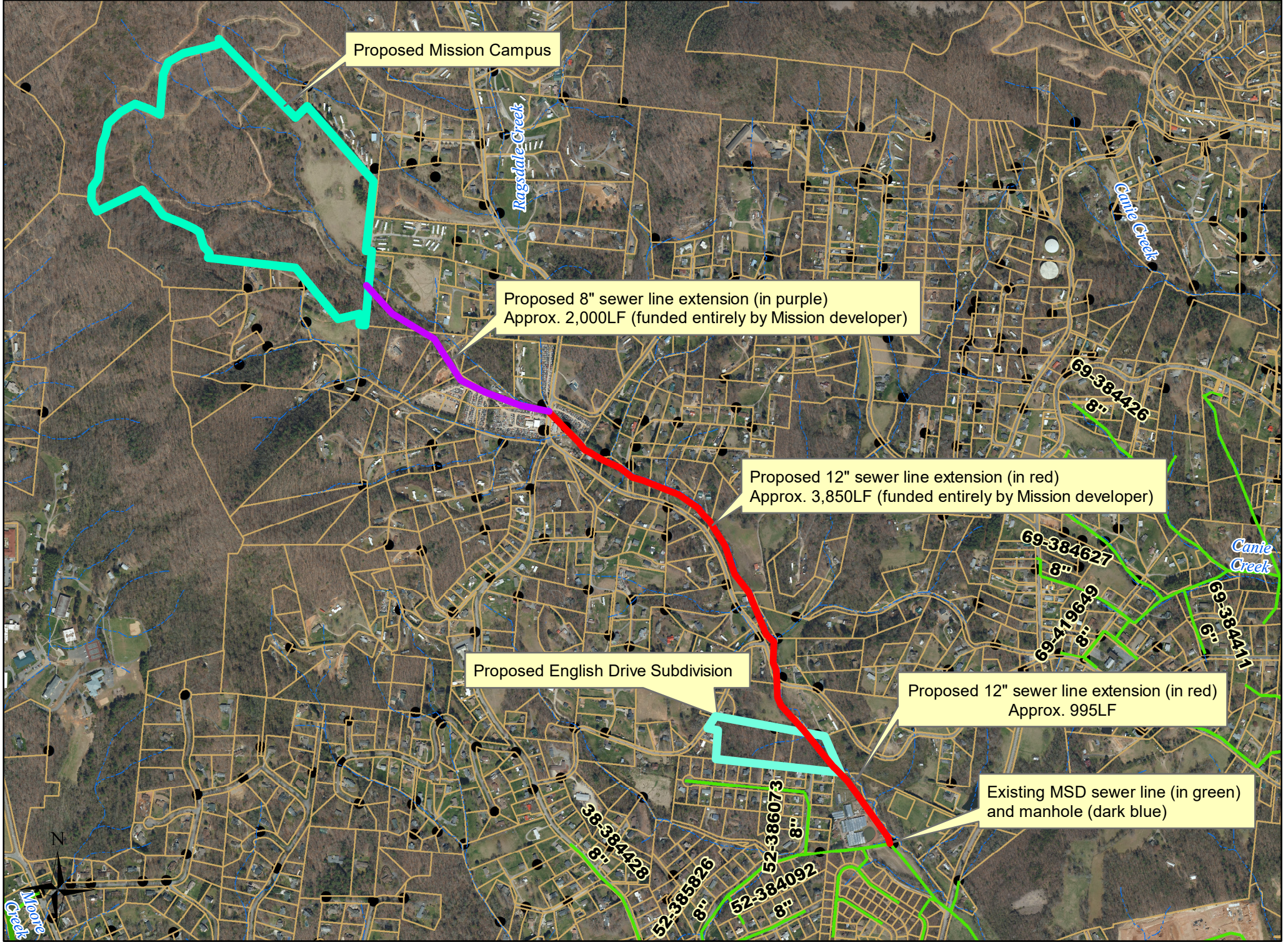
The Reimbursement Program (including design and ROW acquisition services) was utilized in 2008 for the Reems Creek Master Plan Interceptor project, and the West French Broad Master Plan Interceptor project in 2012.

STAFF RECOMMENDATION: For information only. No action required.



English Drive Subdivision
P&D Proj. No. 2021216





Proposed Mission Campus

Proposed 8" sewer line extension (in purple)
 Approx. 2,000LF (funded entirely by Mission developer)

Proposed 12" sewer line extension (in red)
 Approx. 3,850LF (funded entirely by Mission developer)

Proposed English Drive Subdivision

Proposed 12" sewer line extension (in red)
 Approx. 995LF

Existing MSD sewer line (in green)
 and manhole (dark blue)

Ragsdale Creek Interceptor Extensions

