



Metropolitan Sewerage District

OF BUNCOMBE COUNTY, NORTH CAROLINA

Meeting Notice

The following meeting will be held on **Wednesday, July 23, 2025**, 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 7/23/2025
9:00 A.M.

ROW COMMITTEE

	Agenda Item	Presenter
	01. Call to Order	Ashley
	02. Inquiry as to Conflict of Interest	Ashley
	03. Consideration of Compensation Budgets – Carrier Bridge Pump Station; Hazel Mill @ Richland Street; 28 Vista Street	Banner
	04. Quarterly Report – Fourth Quarter	Banner
	05. Other business	Banner
	06. Adjourn	Ashley
	Date of next meeting: August 27, 2025 @ 9:00 a.m.	

Committee Members:

Matt Ashley, Chairman
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: 7/23/2025

BOARD MEETING DATE: 8/20/2025

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

**SUBJECT: Consideration of Compensation Budgets-
Carrier Bridge Pump Station Replacement, Project No. 2019045
Hazel Mill Road @ Richland Street GSR, Project No. 2014016
28 Vista Street Sewer Replacement, Project No. 2024211**

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

The total compensation budget on the Hazel Mill Road @ Richland Street GSR project is over budget by \$19,179. Since this is a multiyear project, the compensation budget will be adjusted accordingly during the FY 26-27 budget.

STAFF RECOMMENDATION: Approval of Compensation Budgets.

COMMITTEE RECOMMENDATION:

Hazel Mill Rd @ Richland Street GSR

Project Number: 2014016

Compensation Budget

08-Jul-25

PIN and Name															
27 Pin	83 Pin		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)
	9638671653	Auryaa LLC	0.23	10,018.80	\$106,300.00	\$10.61	1,035.00	\$10,981.35	\$5,490.68	1,595.00	\$16,922.95	\$1,692.30	6	\$846.15	\$6,337
	9638672300	Bruner	0.23	10,018.80	\$106,300.00	\$10.61	209.00	\$2,217.49	\$1,108.75	30.00	\$318.30	\$31.83	6	\$15.92	\$1,125
	9638675175	Chase	0.15	6,534.00	\$100,200.00	\$15.34	576.00	\$8,835.84	\$4,417.92	374.00	\$5,737.16	\$573.72	6	\$286.86	\$4,705
	9638675282	Chase	0.19	8,276.40	\$103,500.00	\$12.51	862.00	\$10,783.62	\$5,391.81	999.00	\$12,497.49	\$1,249.75	6	\$624.87	\$6,017
	9638672805	Echeverria	0.26	11,325.60	\$108,100.00	\$9.54	2,093.00	\$19,967.22	\$9,983.61	0.00	\$0.00	\$0.00	6	\$0.00	\$9,984
	9638674789	Ewing	0.16	6,969.60	\$101,100.00	\$14.51	957.00	\$13,886.07	\$6,943.04	1,382.00	\$20,052.82	\$2,005.28	6	\$1,002.64	\$7,946
	9638675931	Gaea	0.20	8,712.00	\$104,300.00	\$11.97	485.00	\$5,805.45	\$2,902.73	773.00	\$9,252.81	\$925.28	6	\$462.64	\$3,365
	9638671711	Hathaway	0.21	9,147.60	\$105,000.00	\$11.48	881.00	\$10,113.88	\$5,056.94	1,154.00	\$13,247.92	\$1,324.79	6	\$662.40	\$5,719
	9638674868	Hutt Revocable Trust	0.16	6,969.60	\$101,100.00	\$14.51	881.00	\$12,783.31	\$6,391.66	1,581.00	\$22,940.31	\$2,294.03	6	\$1,147.02	\$7,539
	9638671567	Klein	0.12	5,227.20	\$97,200.00	\$18.60	613.00	\$11,401.80	\$5,700.90	495.00	\$9,207.00	\$920.70	6	\$460.35	\$6,161
	9638670766	Lostao	0.24	10,454.40	\$106,900.00	\$10.23	80.00	\$818.40	\$409.20	400.00	\$4,092.00	\$409.20	6	\$204.60	\$614
	9638673775	Lyda	0.20	8,712.00	\$104,300.00	\$11.97	805.00	\$9,635.85	\$4,817.93	1,036.00	\$12,400.92	\$1,240.09	6	\$620.05	\$5,438
	9638671837	Mahowald	0.16	6,969.60	\$101,100.00	\$14.51	395.00	\$5,731.45	\$2,865.73	0.00	\$0.00	\$0.00	6	\$0.00	\$2,866
	9638673536	Mayer	0.16	6,969.60	\$101,100.00	\$14.51	695.00	\$10,084.45	\$5,042.23	807.00	\$11,709.57	\$1,170.96	6	\$585.48	\$5,628
	9638672682	Mitchell	0.22	9,583.20	\$105,700.00	\$11.03	968.00	\$10,677.04	\$5,338.52	1,312.00	\$14,471.36	\$1,447.14	6	\$723.57	\$6,062
	9638672741	Mitchell	0.41	17,859.60	\$115,100.00	\$6.44	2,072.00	\$13,343.68	\$6,671.84	2,724.00	\$17,542.56	\$1,754.26	6	\$877.13	\$7,549
	9638674472	Poole	0.44	19,166.40	\$116,300.00	\$6.07	181.00	\$1,098.67	\$549.34	1,003.00	\$6,088.21	\$608.82	6	\$304.41	\$854
	9638674416	Poole	0.27	11,761.20	\$108,700.00	\$9.24	635.00	\$5,867.40	\$2,933.70	801.00	\$7,401.24	\$740.12	6	\$370.06	\$3,304
	9638673447	Purdy	0.39	16,988.40	\$114,400.00	\$6.73	1,444.00	\$9,718.12	\$4,859.06	2,488.00	\$16,744.24	\$1,674.42	6	\$837.21	\$5,696
	9638674665	Ramsey	0.41	17,859.60	\$115,100.00	\$6.44	224.00	\$1,442.56	\$721.28	446.00	\$2,872.24	\$287.22	6	\$143.61	\$865
	9638675549	Ramsey	0.38	16,552.80	\$113,900.00	\$6.88	463.00	\$3,185.44	\$1,592.72	930.00	\$6,398.40	\$639.84	6	\$319.92	\$1,913
	9638672408	Ransdell	0.16	6,969.60	\$91,000.00	\$13.06	904.00	\$11,806.24	\$5,903.12	817.00	\$10,670.02	\$1,067.00	6	\$533.50	\$6,437
	9638671583	Rivas	0.16	6,969.60	\$101,100.00	\$14.51	1,005.00	\$14,582.55	\$7,291.28	782.00	\$11,346.82	\$1,134.68	6	\$567.34	\$7,859
	9638673246	Roberts	0.36	15,681.60	\$113,100.00	\$7.21	791.00	\$5,703.11	\$2,851.56	1,239.00	\$8,933.19	\$893.32	6	\$446.66	\$3,298
	9638672370	Roberts	0.41	17,859.60	\$115,100.00	\$6.44	952.00	\$6,130.88	\$3,065.44	1,621.00	\$10,439.24	\$1,043.92	6	\$521.96	\$3,587
	9638672412	Smith	0.19	8,276.40	\$77,700.00	\$9.39	2,055.00	\$19,296.45	\$9,648.23	1,425.00	\$13,380.75	\$1,338.08	6	\$669.04	\$10,317
	9638674223	Wolf Living Trust	0.35	15,246.00	\$112,700.00	\$7.39	1,541.00	\$11,387.99	\$5,694.00	1,608.00	\$11,883.12	\$1,188.31	6	\$594.16	\$6,288
	9638675201	Wolf Living Trust	0.32	13,939.20	\$111,300.00	\$7.98	1,680.00	\$13,406.40	\$6,703.20	2,518.00	\$20,093.64	\$2,009.36	6	\$1,004.68	\$7,708

Hazel Mill Rd @ Richland Street GSR

Project Number: 2014016

Compensation Budget

08-Jul-25

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													
TOTALS:														\$145,179
Staff Contingency:														\$15,000
GM's Contingency														\$15,000
Amendment														
Total Budget:														\$175,179

28 Vista Street Sewer Replacement

Project Number: 2024211

Compensation Budget

08-Jul-25

PIN and Name								Net PE	PE Assd.	50% PE		TCE Assd.	10% Annl	Proj	TCE Rent	Total Comp.
27 Pin	83 Pin			Acres	Parcel SF	Land Value	LV/SF	SF	Value	Assd. Value	TCE SF	Value	Return	Time	Value	(Rounded)
	9657196455	Agyeman et al	Janell	0.31	13,503.60	\$73,900.00	\$5.47	715.60	\$3,914.33	\$1,957.17	1,721.80	\$9,418.25	\$941.82	4	\$313.94	\$2,271
	9657195060	Bowling	Michael	1.24	54,014.40	\$120,500.00	\$2.23	5,028.30	\$11,213.11	\$5,606.55	12,774.80	\$28,487.80	\$2,848.78	4	\$949.59	\$6,556
	9657184781	Bowling	Michael	0.97	42,253.20	\$86,400.00	\$2.04	5,606.30	\$11,436.85	\$5,718.43	9,128.00	\$18,621.12	\$1,862.11	4	\$620.70	\$6,339
	9657196108	Kaye	Janis	0.62	27,007.20	\$81,300.00	\$3.01	3,007.70	\$9,053.18	\$4,526.59	4,511.50	\$13,579.62	\$1,357.96	4	\$452.65	\$4,979
	9657196259	McAbee	Michael	0.28	12,196.80	\$72,800.00	\$5.97	1,008.30	\$6,019.55	\$3,009.78	1,512.40	\$9,029.03	\$902.90	4	\$300.97	\$3,311
	9657195454	Nicholson	Sarah	0.20	8,712.00	\$69,500.00	\$7.98	1,165.40	\$9,299.89	\$4,649.95	1,430.00	\$11,411.40	\$1,141.14	4	\$380.38	\$5,030
	9657195523	Turner	Elizabeth	0.31	13,503.60	\$73,900.00	\$5.47	801.50	\$4,384.21	\$2,192.10	727.00	\$3,976.69	\$397.67	4	\$132.56	\$2,325
	9657196364	Wilson	Curtis	0.36	15,681.60	\$75,400.00	\$4.81	1,095.60	\$5,269.84	\$2,634.92	1,641.80	\$7,897.06	\$789.71	4	\$263.24	\$2,898

Metropolitan Sewerage District of Buncombe County

Information Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 7/23/2025

BOARD MEETING DATE: 8/20/2025

SUBMITTED BY: Tom Hartye, PE, General Manager

PREPARED BY: Wesley Banner, Right of Way Manager

REVIEWED BY: Hunter Carson, PE, Director of CIP

SUBJECT: 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.

STAFF RECOMMENDATION: For information only. No action required.

Right of Way Section 4th Quarter Summary Open Projects

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expends to Date</i>	<i>Comment</i>
Bellevue Road SSR	\$55,536		Intro Letters went out on April 21, 2025 with 0% of budget expended to date.
Christian Creek Interceptor	\$100,477	\$91,885	Access 100% complete with 91% of Total Budget expended to date. Two condemnations filed. One case closed by Default Judgment. One case pending with Regal Hospitality.
Logan Avenue Sewer Rehabilitation	\$83,337	\$31,561	Access 69% complete with 38% of budget expended to date.
Montford Ave. @ Montford Park	\$87,109	\$57,049	Access 90% with one condemnation pending and 65% of budget expended to date.
West City View Dr. @ Riverside Drive SSR	\$20,130	\$9,866	Access 85% complete with 49% of budget expended to date.