

Meeting Notice

The following meeting will be held on **Wednesday, February 25, 2026**, 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.



Metropolitan Sewerage District
of Buncombe County, NC

AGENDA FOR 02/25/2026
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 Condemnation – Hazel Mill Road at Richland Street GSR	Banner
	04. Consideration of Condemnation - ITT Pump Station Replacement	Banner
	05. Consideration of Compensation Budget – Old Turnpike Road @ Azalea Road Rehabilitation	Banner
	06. Other business – ROW Meeting Schedule	Ashley
	07. Adjourn	Ashley
	Date of next meeting: March 25, 2026 @ 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: 02/25/2026

BOARD MEETING DATE: 03/18/2026

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 Condemnation-**
Hazel Mill Road @ Richland Street GSR
MSD Project No. 2024016

Owner Name: River Echeverria
Parcel Number: 9638-67-2805

Subject parcel is located along Hazel Mill Road in West Asheville and is an unimproved vacant lot. The existing sewer line runs through the western side of the subject parcel and is being replaced in the same location via pipe burst method. Subject parcel is designated as RM8 zoning; therefore, a portion of the proposed easement area lies within the side and front setbacks.

Staff began negotiations with the owner back in August of 2025. We have been unsuccessful in reaching an agreement with the property owner despite multiple letters, door hangers and phone calls. The compensation offer is \$9,984.00 and the property owner has not indicated if they agree with this offer due to their lack of response. The project goes out to bid soon and MSD must move forward.

Staff is requesting authority to order an appraisal and to proceed with condemnation if necessary.

Contacts: 6

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: 02/25/2026

BOARD MEETING DATE: 03/18/2026

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 Condemnation-
ITT Pump Station Replacement
MSD Project No. 2020061**

Owner Name: Quality Point LLC
Parcel Number: 9642-36-1779

Subject parcel is located along Broadpointe Drive in Fletcher and is improved with industrial mix use. The proposed easement will serve as the parking and access road to the new pump station being built on the adjacent parcel to the north. The subject parcel is designated as M-1 zoning; therefore, a portion of the easement lies within the side 5-foot setback.

Staff began negotiations with the owner back in September of 2025. Negotiations with the owner have progressed slowly despite multiple letters, emails and phone calls. A site meeting with the owner's representatives was held in late January. The owner's main concern is that the proposed easement may conflict with the expansion plans to their facility. The MSD Project Engineer is working with the owner's Engineer to resolve these concerns; however, the project goes out to bid in May and MSD must move forward.

The compensation offer is \$75,329 and the owner has not provided any feedback concerning this offer.

Staff is requesting authority to order an appraisal and to proceed with condemnation if necessary.

Contacts: 10

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: 02/25/2026 BOARD MEETING DATE: 03/18/2026

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 Budget-
Old Turnpike Road @ Azalea Road Rehabilitation
Project No. 20232255**

The attached Compensation Budget is based on current ad valorem tax values and follows the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budget.

COMMITTEE RECOMMENDATION:

Old Turnpike Road @ Azalea Road Rehabilitation

Project Number: 2023255

Compensation Budget

17-Feb-26

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)
9654286555	Bender	Martin		0.61	26,571.60	\$46,100.00	\$1.73	2,426.00	\$4,196.98	\$2,098.49	2,542.00	\$4,397.66	\$439.77	3	\$109.94	\$2,208
9654287968	Church of Jesus Christ o			2.82	122,839.20	\$810,700.00	\$6.60	3,768.00	\$24,868.80	\$12,434.40	10,543.00	\$69,583.80	\$6,958.38	3	\$1,739.60	\$14,174
9654287599	Gronski Living Trust	Lukasz		0.75	32,670.00	\$75,100.00	\$2.30	1,854.00	\$4,264.20	\$2,132.10	3,016.00	\$6,936.80	\$693.68	3	\$173.42	\$2,306
9654284682	Kennedy	Donald		0.23	10,018.80	\$40,300.00	\$4.02	1,819.00	\$7,312.38	\$3,656.19	2,293.00	\$9,217.86	\$921.79	3	\$230.45	\$3,887
9654283419	Nash	Donald		0.20	8,712.00	\$39,500.00	\$4.53	1,418.00	\$6,423.54	\$3,211.77	1,944.00	\$8,806.32	\$880.63	3	\$220.16	\$3,432
9654283573	Nash	Donald		0.21	9,147.60	\$9,900.00	\$1.08	1,402.00	\$1,514.16	\$757.08	1,604.00	\$1,732.32	\$173.23	3	\$43.31	\$800
9654285571	Oguin	Bryan		0.55	23,958.00	\$45,400.00	\$1.90	709.00	\$1,347.10	\$673.55	978.00	\$1,858.20	\$185.82	3	\$46.46	\$720
9654281480	Penland	Phillip		0.17	7,405.20	\$38,600.00	\$5.21	1,356.00	\$7,064.76	\$3,532.38	1,794.00	\$9,346.74	\$934.67	3	\$233.67	\$3,766
9654282444	Penland	Rebecca		0.25	10,890.00	\$40,700.00	\$3.74	1,893.00	\$7,079.82	\$3,539.91	1,644.00	\$6,148.56	\$614.86	3	\$153.71	\$3,694
9654285780	Ponder	Katherine		0.43	18,730.80	\$43,900.00	\$2.34	1,902.00	\$4,450.68	\$2,225.34	155.00	\$362.70	\$36.27	3	\$9.07	\$2,234
9654482573	Rosscraggon Wood Inc			20.71	902,127.60	\$286,100.00	\$0.32	792.00	\$253.44	\$126.72	1,757.00	\$562.24	\$56.22	3	\$14.06	\$141
9654284528	Zaic	Kella		0.22	9,583.20	\$40,000.00	\$4.17	1,589.00	\$6,626.13	\$3,313.07	1,579.00	\$6,584.43	\$658.44	3	\$164.61	\$3,478

TOTALS: \$40,839

Staff Contingency: \$10,000

GM's Contingency \$10,000

Amendment

Total Budget: \$60,839

Right of Way Committee Meetings for 2026

Wednesday at 9:00 a.m.

January	Cancelled
February	25
March	25
April	22
May	27
June	24
July	22
August	26
September	23
October	28
November	25

Note: The December Meeting is cancelled due to the Holidays.