

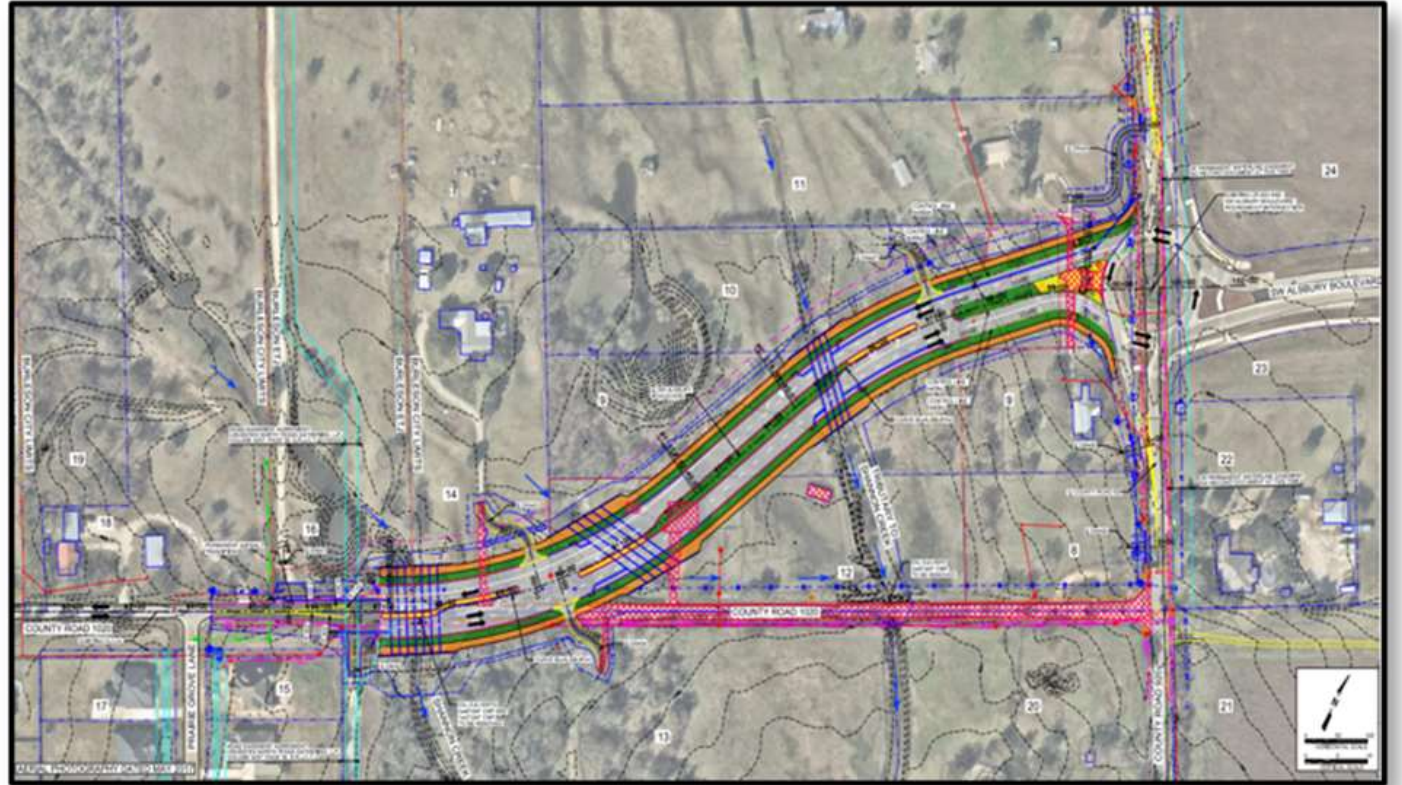


Resolution for Eminent Domain

Presented to the City Council on
January 21, 2024

Alsbury Blvd Extension

- Construction of the extension of Alsbury Blvd from Hulen Street to CR 1020
- The extension of Alsbury will help mitigate traffic on the west side of town and better connect Alsbury Blvd and Chisholm Trail Pkwy
- Utility improvements will accompany the road to serve surrounding area.



Alsbury Blvd Extension

- Portions of 9 different parcels of land along CR 1020 are needed to expand the road and extend utility services
- The City has reached an agreement with 7 of the 9 property owners to acquire portions of their respective tracts along CR 1020
- Two of remaining parcels are located at 11005 CR 1020
- The City needs approximately 44,165 square feet from 11005 CR 1020 along CR 1020 for the road and utility improvements



Alsbury Blvd Extension

- The consultant reached out multiple times in an effort to acquire the necessary acquired, but the counteroffers were significantly higher than appraised value
- This ROW is required to complete the roadway project. All adjacent properties have already been acquired, and design of the roadway is complete
- If property is not acquired, there would be significant costs associated with roadway, drainage, water, and sewer design, construction implications, and additional ROW expenses



Alsbury Blvd Extension

- Staff consulted with a third party to conduct ROW acquisition for this project.
- The legal description and appraisal have since been acquired
- Two letters with the bona fide final offer will be provided according to state law
- The resolution before you for consideration authorizes the filing of eminent domain proceedings once the bona fide offer is provided.



Next Steps

- Provide an initial offer
- Provide a Bonafide final offer
- Begin Eminent Domain proceedings
- Estimated timeline is 4-6 months



Alsbury Blvd Extension

- Action Requested:
Approve or deny the use of eminent domain to condemn property and approve or deny Resolution No. CSO#CSO#5739-02-2025 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property for construction and maintenance of roadway and public utility improvements along CR 1020 to serve existing and new development in the City.
- Staff recommends approval

