

**RESOLUTION NO. 2024-138-R**

**A RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY  
FOR THE BROWNSFERRY ROAD & BURGREN ROAD ROUNDABOUT PROJECT**

**BE IT RESOLVED** by the City Council of the City of Madison, Alabama, a municipal corporation within the State of Alabama, as follows:

1. That in the judgment and opinion of the City Council of the City of Madison, it is in the public interest and necessary and expedient that the City of Madison acquire certain rights-of-way and utility and drainage easements (herein the "Tracts") on, over, across and upon the following described parcel of land, to-wit, that certain parcel currently owned by Tribble Spring, LLC, as described herein and attached Exhibit A, B and C.
2. **Exhibit A: Warranty Deed** depicts the Tract to be acquired for a right of way for the expressed purpose of constructing the proposed Browns Ferry Road and Burgreen Road Roundabout (herein "the Project"). The Tract is further described as follows:

A section of Right-of-Way being situated in the Northeast quarter of Section 1, Township 4 South, Range 3 West, more particularly described as follows:

Commence from the capped rebar said point being the Point of Commencement (said point having the coordinates of N: 1721201.802, E: 2180259.114; thence S 72°52' 28" W a distance of 253.72 feet to a point said point being the Point of Beginning (said point offset 37.35' RT and perpendicular to the centerline of Huntsville Browns Ferry Road at approximate station 77+00.00); thence S 47°09'04" W a distance of 101.33 feet to a point (said point offset 85' RT and perpendicular to the centerline of Burgreen Road at approximate station 53+90.00); thence S 01°30'19" Ea distance of 205.00 feet to a point (said point offset 85' RT and perpendicular to the centerline of Burgreen Road at approximate station 51+85.00); thence S 27°03'51" W a distance of 96.78 feet to a point (said point offset 38.72' RT and perpendicular to the centerline of Burgreen Road station 51+00.00); thence N 01°21'20" W a distance of 360.40 feet to a point (said point

offset 36.92' RT and perpendicular to the centerline of Burgreen Road station 75+78.53); thence S 89°52'15" Ea distance of 121.47 feet to the Point of Beginning, containing 0.39 acres, more or less.

3. **EXHIBIT B: Utility and Drainage Easement Deed** depicts the necessary easements the City is required to obtain for such utilities and drainage needs (herein "the Project"). The Utility and Drainage Easement is further described as follows:

A section of Permanent Utility Easement being situated in the Northeast quarter of Section 1, Township 4 South, Range 3 West, more particularly described as follows:

Commence from the capped rebar said point being the Point of Commencement (said point having the coordinates of N: 1721201.802, E: 2180259.114; thence S 53°57' 05" W a distance of 370.80 feet to a point said point being the Point of Beginning (said point offset 100' RT and perpendicular to the centerline of Burgreen Road at approximate station 53+15.00); thence S 01°30'19" Ea distance of 10.00 feet to a point (said point offset 100' RT and perpendicular to the centerline of Burgreen Road at approximate station 53+05.00); thence S 88°29'41" W a distance of 15.00 feet to a point (said point offset 85' RT and perpendicular to the centerline of Burgreen Road at approximate station 53+05.00); thence N 01°30'19" W a distance of 10.00 feet to a point (said point offset 85' RT and perpendicular to the centerline of Burgreen Road station 53+15.00); thence N 88°29'41" Ea distance of 15.00 feet to the Point of Beginning, containing 0.003 acres, more or less.

4. **EXHIBIT C: Utility and Drainage Easement Deed** depicts the additional necessary easements the City is required to obtain for such utilities and drainage needs (herein "the Project"). The Utility and Drainage Easement is further described as follows:

A section of Permanent Utility Easement being situated in the Northeast quarter of Section 1, Township 4 South, Range 3 West, more particularly described as follows:

Commence from the capped rebar said point being the Point of Commencement (said point having the coordinates of N: 1721201.802, E: 2180259.114; thence S 45°53' 51" W a distance of 107.88 feet to a point said point being the Point of Beginning (said point offset 37.92' RT and perpendicular to the centerline of Huntsville Browns Ferry Road at approximate station 78+65.00); thence S 39°32'19" W a distance of 15.69 feet to a point (said point offset 50' RT and perpendicular to the centerline of Huntsville Browns Ferry Road at approximate station 78+55.00); thence S 89°55'47" W a distance of 155.00 feet to a point (said point offset 50' RT and perpendicular to the centerline of Huntsville Browns Ferry Road at approximate station 77+00.00); thence N 00°04'13" W a distance of 12.65 feet to a point (said point offset 37.35' RT and perpendicular to the centerline of Huntsville Browns Ferry Road station 77+00.00); thence S 89°52'20" Ea distance of 165.00 feet to the Point of Beginning, containing 0.05 acres, more or less.

5. That obtaining the foregoing Tracts and Easements are necessary for the development and construction of the Project, which is in the best interest of the citizens of the City of Madison in that it will contribute to the health, safety, and general welfare of the citizens of Madison.
6. That the Mayor of the City of Madison, or his designees are further authorized, empowered, and directed to acquire said Tracts and Easements by voluntary conveyance and offer Tribble Spring, LLC a total of **one hundred and eight thousand six hundred forty-seven dollars (\$108,647.00)** to compensate owner for the conveyances enumerated in Exhibit A, B and C.
7. That said Tracts have been appraised in accordance with Section 18-1A-21 of the Code of Alabama, as amended, to determine the amount of just compensation required for the acquisitions and it is the judgment and opinion

of the City Council of the City of Madison that the offer to the owner represents such just compensation.

8. That the Mayor is authorized to execute any and all documents necessary to complete the acquisition of the Tract and all necessary easements described in Exhibit A, B and C.
9. Any prior acts taken by the City toward the acquisition of the property are hereby ratified and affirmed.

**READ, PASSED, AND ADOPTED** at a regularly scheduled meeting of the City Council of the City of Madison, Alabama, on this 13<sup>th</sup> day of May 2024.

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*Ranae Bartlett, Council President*  
City of Madison, Alabama

**ATTEST:**

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Lisa D. Thomas, City Clerk-Treasurer  
City of Madison, Alabama

**APPROVED** this \_\_\_ day of May 2024.

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*Paul Finley, Mayor*  
City of Madison, Alabama