

# CRYSTAL VALLEY INTERCHANGE PROJECT

## EMINENT DOMAIN ORDINANCE

NOVEMBER 1, 2022



# PROJECT OVERVIEW



GAMBLE RIDGE DRIVE

CLARKES CIRCLE

TWIN OAKS ROAD

Twin Oaks Road  
Temporary Extension

PROPOSED PRAIRIE HAWK DRIVE  
(Relocated Frontage Road)  
(Future Project)

DAWSON RIDGE BOULEVARD (Relocated Frontage Road)

BNSF Railroad



EAST FRONTAGE RD

EAST FRONTAGE RD

CRYSTAL VALLEY PKWY

DOUGLAS LN

Existing Plum Creek Bridge

# TIMELINE

Ordinance #2019-008 for Eminent Domain  
May, 2019

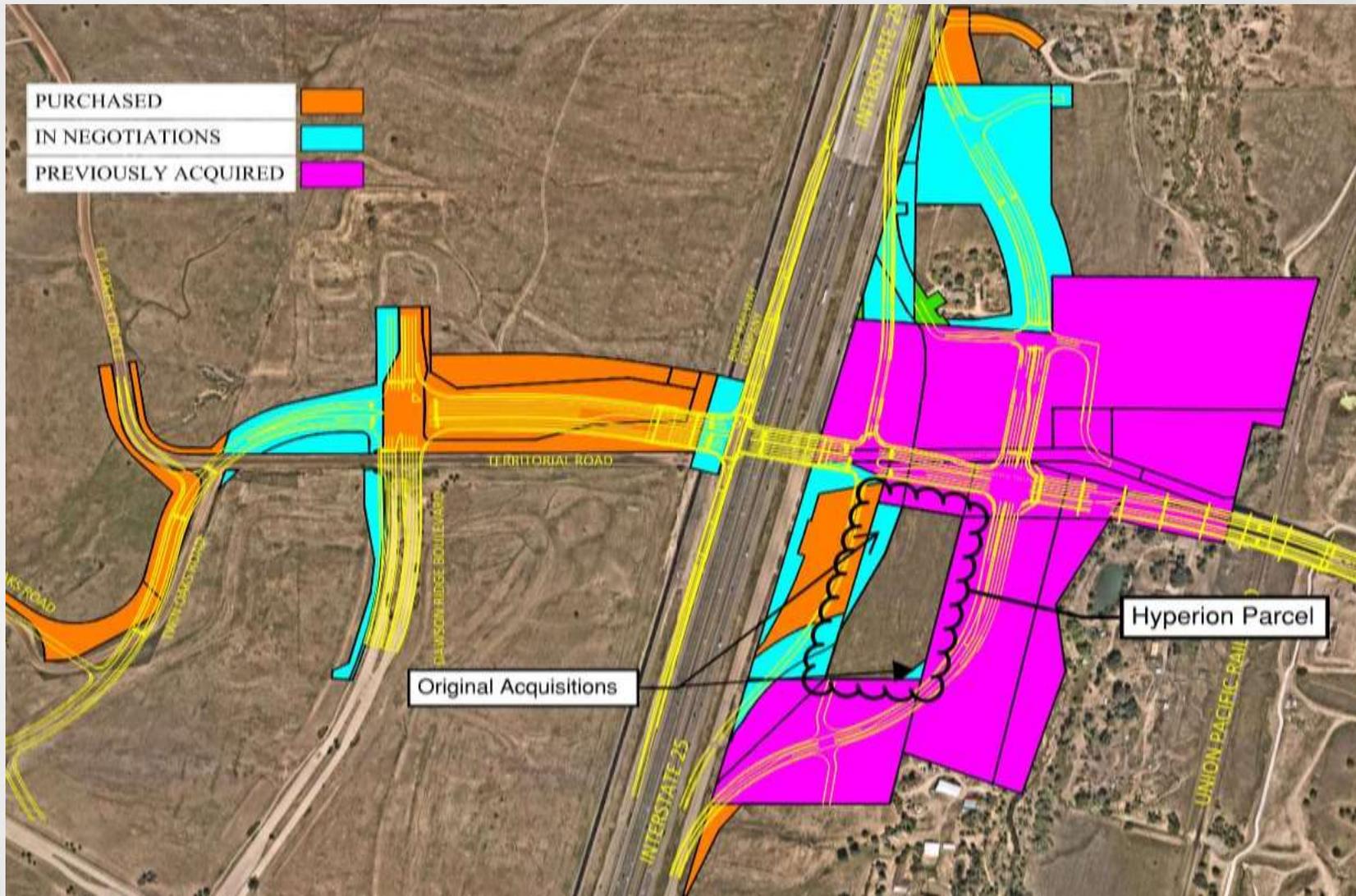
Initial Offer  
March, 2020

Preferred Alternative  
Configuration of  
Interchange  
January, 2022

Hyperion Informed  
of Full Take  
June, 2022

Feedback  
From Hyperion  
August, 2022

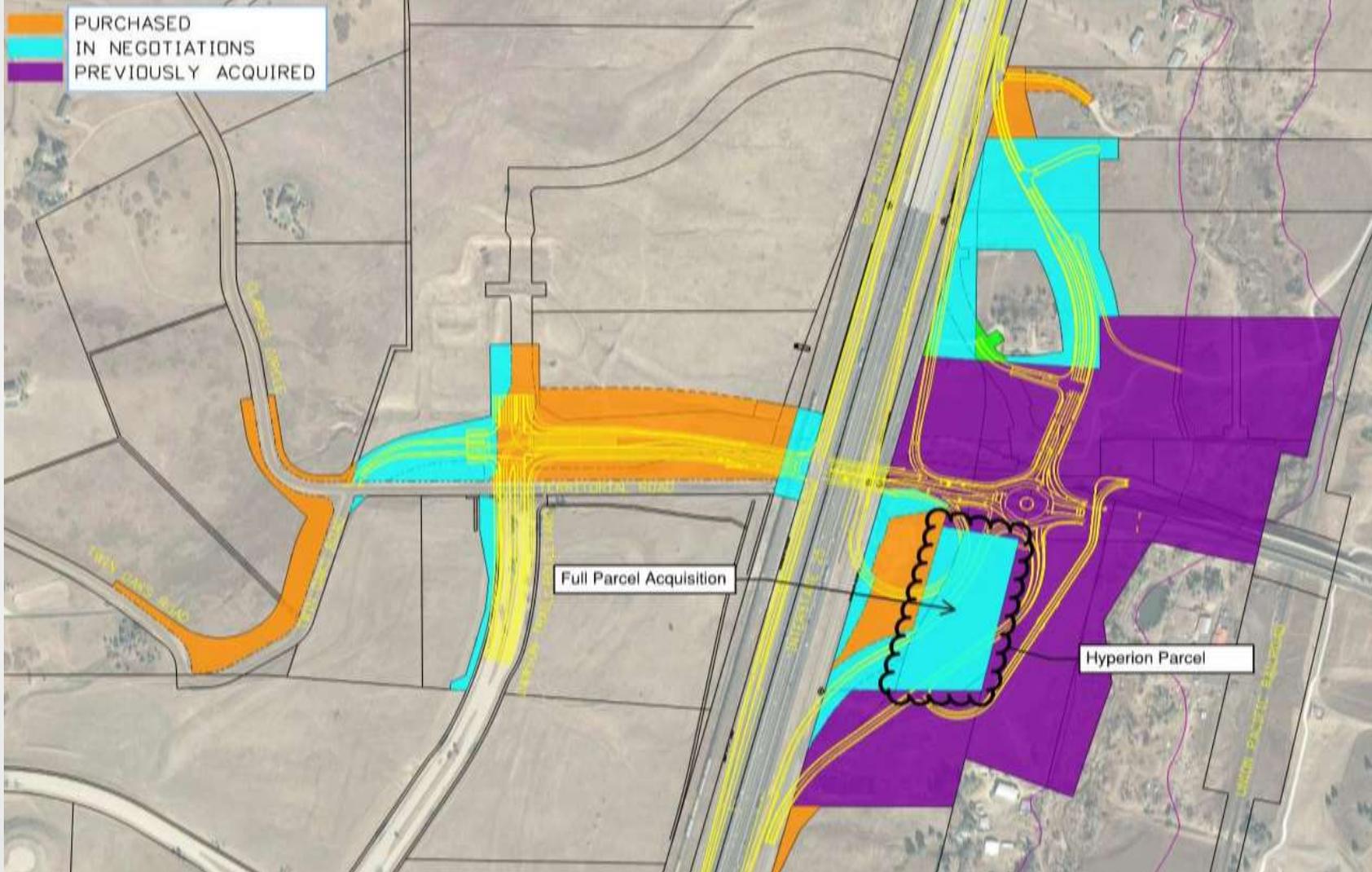
PURCHASED  
IN NEGOTIATIONS  
PREVIOUSLY ACQUIRED



Original Acquisitions

Hyperion Parcel

PURCHASED  
IN NEGOTIATIONS  
PREVIOUSLY ACQUIRED



Full Parcel Acquisition

Hyperion Parcel

# POST- ORDINANCE PROCESS

- Complete appraisal
- Notice of intent to acquire (includes informing of statutory rights)
- Submit offer
- Consider any counter offer
- Purchase and sale contract
- Contract closing

# NO AGREEMENT ON PURCHASE AND SALE

If owner is not responsive or counter offer is not supported:

- Town Council advised at a Council meeting
- Owner gets to address Council
- Council votes on moving forward with formal condemnation

# PROJECTED TIMELINE

Second Reading  
November 15, 2022

Offer  
December, 2022

Purchase and  
Sale Contract  
January/February, 2023

Closing  
March, 2023



# NO AGREEMENT PROJECTED TIMELINE

Second  
Reading  
November 15,  
2022

Offer  
December,  
2022

Non-responsive  
/Courter Offer  
March, 2023

Approach  
Council  
April, 2023

Order of Immediate  
Possession  
Estimated  
June, 2023



# RECOMMENDATION

Staff recommends Town Council approve the Ordinance as presented on first reading.

# PROPOSED MOTION

***“I MOVE TO APPROVE THE ORDINANCE AS INTRODUCED BY TITLE.”***

***“I MOVE TO APPROVE THE ORDINANCE AS INTRODUCED BY TITLE WITH THE FOLLOWING CHANGES \_\_\_\_\_”***

***“I MOVE TO CONTINUE THIS ITEM TO A FUTURE TOWN COUNCIL MEETING DATE”***



THANK YOU