



## Memorandum

**To:** Honorable Mayor Maso and Members of the Frisco City Council

**cc:** George Purefoy, City Manager  
Paul Knippel, P.E., Director of Engineering

**From:** Jeff Witt, AICP, ROW Services Manager

**Date:** September 15, 2015

**Subject:** Consider and act upon authorizing the City Manager to acquire by purchase certain property for right of way for construction, access, and maintenance for Frisco Street from Newton Drive to Cobb Hill Road.

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**Action Requested:** City Council consideration and approval authorizing the City Manager to authorize payment to acquire property for public use for right of way (ROW) for construction, access, and maintenance for Frisco Street from Newton Drive to Cobb Hill Road, in the amount of \$135,145.

**Background Information:** Frisco Independent School District (FISD) is preparing to begin construction of Memorial High School. The extension of Frisco Street from Newton Drive to Cobb Hill Road is being constructed in conjunction with the High School. In addition, Cobb Hill Road will be widened at its intersection with Frisco Street to accommodate increased traffic flows once the school opens. As the completed roadways will be the property of the City of Frisco, the City is acquiring the right of way for the proposed roadways.

One property, owned by Mr. Saied Esfahani, is required for the construction of Frisco Street. The property to be acquired is approximately 0.731 acres (31,842 square feet). The City hired an independent appraiser to determine the value of the right of way. The appraised amount was \$3.50 per square foot, for a total of \$111,468. Mr. Esfahani was provided the appraisal, and provided a counter offer of \$135,329, a value of \$4.25 per square foot.

**Alternatives:** City Council could consider the following alternatives:

- Approval
- Deny approval

**Financial Considerations:** General Obligation Bonds will be used for funding.

**Legal Review:** The offer has been reviewed and approved by the City Attorney.

**Supporting Documents:** Supporting documents include the following items:

- Location map
- ROW exhibit

**Staff Recommendation:** Staff recommends approval.