

O-2025-14

AN ORDINANCE

AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 1275 S. TELLER ST., LAKEWOOD, COLORADO FOR MUNICIPAL PURPOSES, INCLUDING ACCEPTANCE OF A DEED THEREFOR

WHEREAS, the City of Lakewood (the "City") desires to purchase approximately seventeen point two (17.2) acres of land generally located in the Northeast one-quarter of Section 23, Township 4 South, Range 69 West, of the 6th Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado, and as identified in Exhibit A (the "Property"), for municipal purposes;

WHEREAS, the City will acquire the Property in accordance with the terms of a Purchase and Sale Agreement between the City and Jefferson County School District R-1 (the "Purchase Agreement");

WHEREAS, the City has sufficient funds in the General Fund to acquire the Property for municipal purposes, and the City Council desires to authorize expenditures therefrom to purchase the Property;

WHEREAS, the City intends to acquire the entire seventeen point two (17.2) acre site and then subdivide the property into two parcels to include a ten (10) acre site to be used as a family resource center and a seven point two (7.2) acre site to be used for municipal purposes;

WHEREAS, the ten (10) acre family resource site will be deed restricted by the Jefferson County School District to ensure the site shall be used for its intended purpose;

WHEREAS, the purchase price for the Property is not to exceed four million dollars (\$4,000,000.00);

WHEREAS, the City is acquiring this parcel in "as-is" condition but will perform a "due diligence" inspection of the Property that includes a title commitment, ALTA survey, and review of existing environmental reports and other documentation;

WHEREAS, the boundaries of the Property as identified in Exhibit A are an approximation; the City will have a final legal description of the site following completion of the ALTA survey;

WHEREAS, the purchase and sale of this Property is subject to compliance with the Jefferson County School District Property Disposition Process and approval of the Board of Education;

WHEREAS, the City Attorney's Office will review and approve the final Purchase Agreement as to form; and

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies any particular proposal related to this proposal identified herein.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, State of Colorado:

SECTION 1. The City Council for the City of Lakewood hereby declares its intent to purchase the Property as identified in Exhibit A, attached hereto and incorporated herein, in fee simple for municipal purposes.

SECTION 2. The purchase of the Property will serve a public purpose and further the health and welfare of the residents of the City by providing necessary resources to residents.

SECTION 3. The City Council hereby authorizes the City Manager or designee to execute all documents necessary to finalize the Purchase Agreement and other documents related to the acquisition of the Property.

SECTION 4. The City Manager or designee is hereby authorized to accept the instruments of conveyance of the property interests purchased pursuant to this Resolution from the Jefferson County School District R-1.

SECTION 5. The City Council hereby authorizes the expenditure of up to four million dollars (\$4,000,000.00) from the General Fund for fiscal year 2025 for the purchase of the Property.

SECTION 6. The City's Chief Financial Officer is hereby authorized and directed to pay amounts not to exceed four million dollars (\$4,000,000.00) for the acquisition of the Property upon receipt of appropriate documentation.

SECTION 7. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

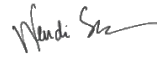
SECTION 8. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 14th day of April, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 17th day of April, 2025; set for public hearing to be held on the 28th day of April, 2025; read, finally passed and adopted by the City Council on the 28th day of April, 2025; and signed by the Mayor on the 29th day of April, 2025.

ATTEST:



Jay Robb, City Clerk



Wendi Strom, Mayor

APPROVED AS TO FORM:



Alison McKenney Brown, City Attorney

EXHIBIT A



EXHIBIT A: EMORY SCHOOL SITE 17 ACRE +/- PARCEL
(approximate boundary)