

O-2024-15

AN ORDINANCE

AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 1211-1215 QUAIL ST., 1303 OAK ST., AND 10811 W. COLLINS AVE. FOR PROPERTY TO EXPAND THE PUBLIC WORKS MAINTENANCE FACILITIES, AND ACCEPTANCE OF A DEED(S) THEREFORE

WHEREAS, the City of Lakewood (the "City") desires to purchase approximately 18 acres of land generally located in the Northwest One-Quarter of Section 4, Township 4 South, Range 69 West of the 6th P.M., City of Lakewood, County of Jefferson, State of Colorado, and as more particularly described in Exhibit A attached hereto (the "Property"), for the purpose of expanding the Public Works Maintenance facilities and other municipal uses;

WHEREAS, the City will acquire the Property in accordance with the terms of a Purchase and Sale Agreement by and between the City and Cobe Laboratories, Inc. and/or Cobe Sterilization Services Inc. (the "Purchase Agreement");

WHEREAS, the City Council appropriated \$15,000,000.00 for this land purchase in the 2024 Approved Budget, comprised of \$8,000,000.00 from the Capital Improvement Fund and \$7,000,000.00 from the General Fund;

WHEREAS, the purchase price for the Property is Fifteen Million dollars (\$15,000,000);

WHEREAS, City staff has performed and is continuing to perform a "due diligence" inspection of the Property that includes a title commitment, structural investigation, boundary survey, environmental reports and an appraisal, and the City Attorney's Office will review and approve the Purchase Agreement as to form;

WHEREAS, the City Council hereby finds and determines that the acquisition of the Property will further the health and welfare of City residents by expanding the current undersized Public Works Facilities to allow the City to better accommodate and serve the community;

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; 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 the proposal.

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

SECTION 1. The City Council of the City of Lakewood hereby declares its intent to purchase 18 acres of land generally located in the Northwest One-Quarter of Section 4, Township 4 South, Range 69 West of the 6th P.M., City of Lakewood, County of Jefferson, State of Colorado, and as more particularly described in Exhibit A attached hereto and incorporated herein (the "Property") in fee simple for municipal purposes.

SECTION 2. The City Council hereby finds that the purchase of the Property will serve a public purpose and further the health and welfare of the citizens of Lakewood.

SECTION 3. The City Council hereby authorizes the City Manager or designee to execute the Purchase Agreement and all other documents related to the acquisition of the Property, including all necessary easement, access, and other agreements, following the review and approval of all such documents by the City Attorney.

SECTION 4. The City Council hereby authorizes the expenditure of, up to Fifteen Million dollars (\$15,000,000), composed of Seven Million dollars (\$7,000,000) from the General Fund and Eight Million dollars (\$8,000,000) from the Capital Improvement Fund, as approved in the 2024 fiscal year for the purchase of Property.

SECTION 6. The City Manager, through the City's Property Manager, is hereby authorized to accept the instruments of conveyance of the property interests purchased pursuant to this Ordinance.

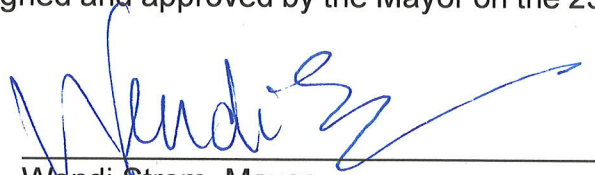
SECTION 7. The City's Director of Finance is hereby authorized and directed to pay amounts not to exceed Fifteen Million dollars (\$15,000,000) for the acquisition of the Property upon receipt of appropriate documentation.

SECTION 8. This Ordinance shall become effective thirty (30) days after final publication.

SECTION 9. 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 that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.


I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 10th day of June, 2024; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 13th day of June, 2024; set for public hearing on the 24th day of June, 2024, read, finally passed and adopted by the City Council on the 24th day of June, 2024 and, signed and approved by the Mayor on the 25th day of June, 2024.






Wendi Strom, Mayor

ATTEST:



Jay Robb, City Clerk

APPROVED AS TO FORM:



Alison McKenney Brown, City Attorney