

ORDINANCE NO. 21-1140

1  
2 AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE  
3 CITY OF DOUGLAS, COCHISE COUNTY, ARIZONA,  
4 AUTHORIZING THE SALE OF A SEMI-IMPROVED PARCEL  
5 OF LAND LOCATED ON THE 900 BLOCK OF 2<sup>ND</sup> STREET,  
6 LOTS 13-16 WITHIN PARCEL #409-14-093 TO JOSEPH L.  
7 GARCIA AND MARIA DE LA LUZ GARCIA, HUSBAND AND  
8 WIFE, PURSUANT TO TERMS ENTERED INTO BY THE  
9 PARTIES; ESTABLISHING SEVERABILITY OF  
10 COMPONENTS OF ORDINANCE; AND ESTABLISHING AN  
11 EFFECTIVE DATE THEREOF.

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13 **WHEREAS**, Article I, Section 3 (A) of the City Charter empowers the City to acquire real property for  
14 any City purpose and to sell or otherwise dispose of real property in the manner, for such consideration  
15 and upon such conditions as may be determined by the City Council; and

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17 **WHEREAS**, Article VII, Section 5 (12) of the City Charter provides that the acquisition, sale, lease or  
18 exchange of real property shall be by ordinance; and

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20 **WHEREAS**, the Mayor and Council find that it is in the best interest of the City of Douglas to sell a  
21 semi-improved parcel of land located on the 900 block of 2<sup>nd</sup> Street, LOTS 13-16 within Parcel (409-14-  
22 093) in Douglas, Arizona, which is more fully described as:

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24 **The unimproved real estate is generally described to be within a Portion of Section 13 SESE,  
25 Township 24, Range 27, Douglas Townsite, Cochise County, Arizona, described as follows:**

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27 **Lots 13-16 within Parcel #409-14-093, and a Right of First Refusal as to Lots 13-16 within Parcel  
28 #409-14-093, Block 22, DOUGLAS TOWNSITE, according to Book 409 of Map 14, records of  
29 Cochise County, Arizona.**

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31 for a total purchase price of \$20,000 per the terms of the accepted offer, which is attached and  
32 incorporated herein by reference; and

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34 **WHEREAS**, the Mayor and Council find that the sale of the semi-improved real property is in the best  
35 interest of the City pursuant to the terms and conditions of the terms described in the attached Purchase  
36 Agreement as entered into by the parties.

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38 **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Douglas, Arizona,  
39 as follows:

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41 **Section 1.** The City is authorized to sell to Joseph L. Garcia and Maria De La Luz Garcia, husband and  
42 wife:

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44 **Lots 13-16 within Parcel #409-14-093, and a Right of First Refusal as to Lots 13-16 within Parcel  
45 #409-14-093, Block 22, DOUGLAS TOWNSITE, according to Book 409 of Map 14, records of  
46 Cochise County, Arizona.**

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48 for a total purchase price of \$20,000 per the terms of the accepted offer, plus any related costs associated  
49 with closing.

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51 **Section 2.** Approving the terms of the accepted offer attached hereto and incorporated herein by  
52 reference.

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54 **Section 3.** The Mayor, the City Manager and the City Clerk are authorized and directed to sign and  
55 execute all documents necessary to consummate the sale of the subject property.

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**Section 4.** This ordinance shall be effective thirty (30) days after final approval and adoption by the Mayor and Council.

**Section 5. Severability.** If any chapter, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance

**PASSED AND ADOPTED** by the Mayor and Council of the City of Douglas, Arizona, this 10<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
Donald C. Huish, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Alma Andrade, City Clerk

\_\_\_\_\_  
Denis Fitzgibbons, City Attorney

Prepared by:  
Luis Pedroza, Management Services Manager