

ORDINANCE NO. 25-1223

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF DOUGLAS, COCHISE COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF A PROPERTY EXCHANGE AGREEMENT WITH THE DOUGLAS UNIFIED SCHOOL DISTRICT NO. 27 FOR SECTIONS OF REAL PROPERTY, IDENTIFIED AS THE DOUGLAS AQUATIC CENTER, THE OLD SEGREGATED HISTORIC SCHOOL AND OTHER VACANT LAND PARCELS IN EXCHANGE FOR SECTIONS OF REAL PROPERTY IDENTIFIED AS THE ARMANDO DE LUCAS FOOTBALL AND COPPER KING BASEBALL STADIUMS; ESTABLISHING SEVERABILITY OF COMPONENTS OF ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

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

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

13 **WHEREAS**, the Mayor and Council find as a matter of better use of city assets and to better service the
14 community that the city exchange real property identified as the Armando de Lucas Football Stadium and
15 the Copper King Baseball Stadium within the city limits and owned by the city currently part of assessor's
16 parcel number (APN) 410-14-001K and further described by a survey to be performed by the city. The
17 city parcels are to be exchanged for sections of real property identified as the Douglas Aquatic Center
18 owned by the Douglas Unified School District No. 27 (DUSD) currently under APN 409-19-095 and
further described by a survey to be performed by DUSD. Other parcels the city will receive include the
Segregated Historic School under APN 409-08-003 and vacant land parcels 406-05-003, 408-16-045,
409-27-001, 409-27-003, 409-27-004 and 409-16-033. The parcels to be exchanged are more particularly
described in the attached Property Exchange Agreement and accompanying Exhibits. It is in the best
interest of the city to acquire the real property through the outlined exchange for the improved provision
of municipal services; and

19 **WHEREAS**, the Mayor and Council find that it is in the best interest of the city to acquire said property
20 pursuant to the terms and conditions outlined in the proposed Property Exchange Agreement in
21 substantially final form and incorporated into this Ordinance by this reference. Staff are granted leave to
make non-material modifications to the Property Exchange Agreement with the assistance of the City
Attorney.

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

24 **Section 1.** The city is authorized to exchange the parcels of real property described in the attached Exhibits of the Property Exchange Agreement at minimal expense to the city inclusive of any associated and related costs of closing, with the exception of the city paying for their own survey and title insurance.

Section 2. The Mayor and the City Clerk are authorized and directed to sign and execute all documents as deemed appropriate and necessary to consummate the Property Exchange Agreement of the properties described under the provisions and obligations outlined in the Exhibits.

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 14th day of January 2026.

Jose Grijalva, Mayor

Attest:

Approved as to Form:

Alma Andrade, City Clerk

Denis Fitzgibbons, City Attorney

Prepared by:

Luis Pedroza, Deputy City Manager