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 AND COPPER KING FOOTBALL AND BASEBALL STADIUMS; ESTABLISHING SEVERABILITY OF COMPONENTS OF ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

WHEREAS, Article I, Section 3(A) of the City Charter empowers the city to acquire real property for 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

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

WHEREAS, the Mayor and Council find as a matter of better use of city assets and to better service the community that the city exchange real property identified as the Armando de Lucas Football Stadium and the Copper King Baseball Stadium within the city limits and owned by the city currently part of assessor's parcel number (APN) 410-14-001K and further described by a survey to be performed by the city. The city parcels are to be exchanged for sections of real property identified as the Douglas Aquatic Center 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

WHEREAS, the Mayor and Council find that it is in the best interest of the city to acquire said property pursuant to the terms and conditions outlined in the proposed Property Exchange Agreement in 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.

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

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.

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1 2	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.	
3	Section 4. This ordinance shall be effective thirty (30) days after final approval and adoption by the Mayo and Council.	
4	Section 5. Severability. If any chapter, section, subsection, s	
5	is for any reason held to be invalid or unconstitutional by the decision of any court of competen jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance	
6	PASSED AND ADOPTED by the Mayor and Council of the City of Douglas, Arizona, this 12 th day of November 2025.	
7	Two verifices 2023.	
8		Jose Grijalva, Mayor
9	Attest:	Approved as to Form:
10	The state of the s	Approved us to Form
11	Aluca Andreda City Clark	Danie Estraibh ann Cita Attaman
12	Alma Andrade, City Clerk	Denis Fitzgibbons, City Attorney
13	Prepared by: Luis Pedroza, Deputy City Manager	
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