

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF REAL ESTATE BY THE CITY OF WILLARD, MISSOURI.

WHEREAS, the City of Willard, Missouri (the “City”), desires to accept the transfer of certain real property located at 418 West Jackson Street, Willard, Greene County, Missouri (“418 West Jackson”), more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, Section 79.010, RSMo, authorizes fourth-class cities to receive and hold real property within the city and purchase, hold, lease, sell or otherwise dispose of any real property it now owns or may hereafter acquire; and

WHEREAS, Section 79.110, RSMo, provides for the authority of the Mayor and Board of Aldermen to have the care, management and control of the city and its finances and shall have power to enact and ordain any and all ordinances not repugnant to the constitution and laws of this state, and such as they shall deem expedient for the good government of the city, the preservation of peace and good order, the benefit of trade and commerce and the health of the inhabitants thereof, and such other ordinances, rules and regulations as may be deemed necessary to carry such powers into effect, and to alter, modify or repeal the same; and

WHEREAS, these statutory provisions collectively confer upon the City the legal authority to receive title to and hold real property; and

WHEREAS, Section 100.010 of the Municipal Code of the City of Willard, Missouri, provides the power of the City to receive and hold property, both real and personal, within the city and may purchase, receive, hold, lease, sell or otherwise dispose of any property, real or personal, it now owns or may own; and

WHEREAS, Emanuel Romanian Christian Church, a Missouri nonprofit corporation (the “Grantor”), has offered to convey to the City the property located at 418 West Jackson Street, Willard, Greene County, Missouri; and

WHEREAS, the legal description of the property located at 418 West Jackson is described in and incorporated herein by reference as Exhibit A; and

WHEREAS, the City has determined that the acquisition of the 418 West Jackson property serves a legitimate public purpose, including the preservation of property for municipal use, community benefit, or future public improvement; and

WHEREAS, the conveyance shall be accomplished by Quitclaim Deed executed by Emanuel Romanian Christian Church in favor of the City of Willard; and

WHEREAS, the City acknowledges that the transfer will place the property under municipal ownership and control, relieving the Grantor of any further maintenance responsibility and ensuring the property’s use for lawful and beneficial municipal purposes; and

WHEREAS, the City has determined that the proposed transfer will not be detrimental to the public and will further a legitimate municipal interest; and

WHEREAS, the primary objective of this conveyance is to serve a recognized public purpose, and any incidental private benefit arising from the transaction does not render it unlawful; and

WHEREAS, the Board of Aldermen finds it necessary and appropriate to authorize execution of a real estate contract, in substantially the form attached hereto and incorporated herein by reference as Exhibit B, to facilitate the lawful conveyance and closing of the transaction contemplated herein; and

WHEREAS, the public purpose of this transaction includes land consolidation and responsible land use planning.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

SECTION 1. Authorization of Acceptance. The Mayor of the City, and/or such other officials as may be designated by the Mayor, are hereby authorized and directed to execute all affidavits, closing documents, and other instruments necessary to effectuate the acceptance and recording of the real property described in Exhibit A from Emanuel Romanian Christian Church.

The City of Willard formally accepts the transfer of title to the property described in Exhibit A from Emanuel Romanian Christian Church, and such acceptance shall be evidenced by the recording of a Quitclaim Deed. The City, as grantee, acknowledges and accepts the conveyance.

SECTION 2. Authorization to Enter Real Estate Contract. The Mayor of the City of Willard, and/or such other officials as may be designated by the Mayor, are hereby authorized to enter into a real estate contract in substantially the form attached hereto as Exhibit B, with such modifications as may be approved by the City Attorney, to carry out the intent of this Ordinance and to effectuate the sale and transfer of the property described in Exhibit A.

SECTION 3. Recording of Deed. The City Clerk is hereby authorized and directed to ensure the proper recording of the deed and any associated documents in the office of the Recorder of Deeds of Greene County, Missouri, and to pay all fees and costs associated with such recording within ten days of execution.

SECTION 4: Legal Description. The real property to be accepted is more particularly described in Exhibit A attached and incorporated by reference.

SECTION 5: Authority to Execute Documents. The Mayor is authorized to execute all documents necessary to complete the acceptance and transfer of title of the above-described property, including but not limited to deeds, affidavits of title, and any other closing documents required to effectuate the conveyance.

SECTION 6: This Ordinance shall take effect and be in full force from and after its passage and approval.

SECTION 7: The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Read the first time this 10th day of November, 2025.

Read the second time, passed by the Board of Aldermen, and approved by the Mayor of the City of Willard, Missouri, this 10th day of November, 2025.

APPROVED:

Troy Smith, Mayor

ATTEST:

Rebecca Hansen, City Clerk