

RESOLUTION NO. 947

A RESOLUTION OF THE BROKEN ARROW CITY COUNCIL APPROVING, AUTHORIZING AND ACCEPTING A CONTRACT FOR SALE OF REAL ESTATE FOR REAL PROPERTY LOCATED AT 221 NORTH 9TH STREET, BROKEN ARROW, OK 74012; APPROVING AND AUTHORIZING PURCHASE OF REAL ESTATE PURSUANT TO THE CONTRACT FOR SALE OF REAL ESTATE; AND AUTHORIZING THE CITY OF BROKEN ARROW'S EXPENDITURE OF THE SUM OF \$110,000.00 TO EFFECT SUCH PURCHASE, AS WELL AS REASONABLE AND NECESSARY COSTS; DESIGNATING REPRESENTATIVES OF THE CITY OF BROKEN ARROW, OKLAHOMA, FOR PURPOSES OF GRANTING CERTAIN APPROVALS AND EXECUTING CERTAIN INSTRUMENTS AS REQUIRED UNDER AND IN CONNECTION WITH SAID CONTRACT FOR SALE OF REAL ESTATE; AND CONTAINING OTHER PROVISIONS RELATING THERETO (9TH STREET WIDENING PROJECT—ELGIN TO EL PASO)

WHEREAS, Ronald L. Cook own or otherwise claim some interest in certain real property located at 221 North 9th Street, Broken Arrow, OK 74012; and

WHEREAS, the Broken Arrow City Council desires to acquire this right-of-way for the public purpose of constructing the 9th Street Widening Project – Elgin to El Paso; and

WHEREAS, this real property is legally described as follows:

RIGHT-OF-WAY:

(Parcel 4)

A tract of land that is part of the Northwest Quarter (NW/4) of Section 12, Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Broken Arrow, Tulsa County, State of Oklahoma, according to the U.S. Government Survey Thereof, Said tract of land being described as follows:

Commencing at the Southwest Corner of the NW/4; Thence North 01°14'53" West along the Westerly line of said NW/4 for 150.00 feet; Thence North 88°46'52" East parallel with the Southerly line of said NW/4 for 24.75 feet to the Point of Beginning of said tract of land; Thence North 01°14'53" West parallel with said Westerly Line of the NW/4 for 105.00 feet; Thence North 88°46'52" East parallel with said Southerly line of the NW/4 for 12.25 feet; Thence South 01°14'53" East parallel with said Westerly line of the NW/4 for 105.00 feet; Thence South 88°46'52" West parallel with said Southerly line of the NW/4 for 12.25 feet to the Point of Beginning of said tract of land; and

(Parcel 4.1-Utility and Construction Easement)

A tract of land that is part of the Northwest Quarter (NW/4) of Section 12, Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Broken Arrow, Tulsa County, State of Oklahoma, according to the U.S. Government Survey Thereof, Said tract of land being described as follows:

Commencing at the Southwest corner of the NW/4; Thence North 01°14'53" West along the Westerly line of said NW/4 for 150.00 feet; Thence North 88°46'52" East parallel with the Southerly line of said NW/4 for 37.00 feet to the Point of Beginning of said tract of land; Thence North 01°14'53" West parallel with said Westerly line of the NW/4 for 105.00 feet; Thence North 88°46'52" East parallel with said Southerly line of the NW/4 for 13.00 feet; Thence South 01°14'53" East parallel with said Westerly line of the NW/4 for 105.00 feet; Thence South 88°46'52" West parallel with said Southerly line of the NW/4 for 13.00 feet to the Point of Beginning of said tract of land.

WHEREAS, in support of the City of Broken Arrow's efforts and in the interest of securing the Real Property, City staff have entered into an agreement with Ronald L. Cook to purchase the Real Property for the sum of One Hundred and Ten Thousand Dollars and 00/100ths (\$110,000.00); and

WHEREAS, the agreement for the City of Broken Arrow to pay the amount of \$110,000.00 is supported by a current fair market appraisal dated November 17, 2015, and valuing the property at Seventy Thousand Dollars and 00/100ths (\$70,000.00); and

WHEREAS, the City Council deems it appropriate to approve the Contract for Sale of Real Estate, authorize the purchase of the Real Property, authorize the expenditure of the sum of \$110,000.00 to effect the purchase of the Real Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA THAT:

1. The Contract for the sale of real estate is hereby approved, authorized and accepted. The Contract and closing shall be executed for and on behalf of the City by the Mayor or Vice Mayor, as the case may be, and attested by the City Clerk. The Contract for the Sale of Real Estate is hereby authorized for execution and delivery, subject to minor changes, insertions and omissions and such filling of blanks therein as may be approved and made in the form thereof by the officer of the City executing the same pursuant to this section. The execution of the Contract for the Sale of Real Estate for and on behalf of the other parties thereto by their respective authorized officers and for and on behalf of the City by the Mayor or Vice Mayor as the case may be, with an official seal of the City affixed and attested by the signature of the City Clerk, shall be conclusive evidence of the approval of any changes, insertions, omissions and filling of blanks;
2. The City of Broken Arrow is hereby authorized to close the purchase and sale of the Real Property pursuant to the Contract for Sale of Real Estate, to acquire the Real Property for and on behalf of the City and to execute and deliver, for and on behalf of the City, all

necessary instruments and agreements reasonably required in connection therewith, following their approval by the City Attorney (whose approval need not be endorsed thereon);

3. The City of Broken Arrow is hereby authorized to expend the sum of \$110,000.00 for such acquisition and is authorized to expend monies for all closing costs and any other cost related to the purchase and closing of this transaction;
4. The Mayor or Vice Mayor is hereby authorized to approve (upon the recommendation of the City Attorney) the final forms of the purchase and closing of the Real Property, and minor changes, insertions and deletions therein, as well as in the form and content of this Resolution, with any changes in the form or content of this Resolution to be evidenced by a written supplement hereto which shall be executed by the Mayor or Vice Mayor and shall evidence the written prior approval of the City Attorney endorsed thereon, and the signature of the Mayor on such supplement shall be conclusive evidence of the approval thereof by the City Council pursuant to and under the City given under this Section 4;
5. It is the intention of the City Council that the Councilmembers and City Officers shall, and they are hereby *ex officio* authorized and directed to, do any and all lawful acts and deeds to effectuate and carry out the provisions and the purposes of this Resolution, including without limitation and from time to time, the giving of certificates, and instructions under or with respect to the City's performance of the Contract for Sale of Real Estate and the acquisition of the Real Property and such other instruments and documents as are related thereto, in each case following their approval by the City Attorney (whose approval need not be endorsed thereon);
6. All prior transfers made in connection with the preparations for the purchase of the Real Property, including without limitation, those made for the payment of legal services, escrow payments, engineering fees and costs, surveys, appraisals, inspection and exemption payments are hereby ratified.

Approved and adopted by the Broken Arrow City Council at a regularly scheduled meeting, advance public notice of which was duly given and at which a majority of said Councilmembers were present, this 18th day of October, 2016.

CITY OF BROKEN ARROW, OKLAHOMA

Mayor

Attest:

City Clerk

Approved as to form and legality:

Assistant City Attorney