

**ORDINANCE O-25-02**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, AUTHORIZING THE SALE AND TRANSFER OF CERTAIN PROPERTY LOCATED AT 418 N STREET, CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA UNDER THE CITY'S WORKFORCE HOUSING INITIATIVE; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY FOR THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS ORDINANCE AND DECLARING AN EMERGENCY**

**WHEREAS**, pursuant to section 1.03 of the Charter of the City of Bisbee, the City has the authority to sell such City property as its interests may require; and

**WHEREAS**, pursuant to Article 2.10 of the City Code, Bisbee Workforce Housing Initiative, the transfer and conveyance of the subject property to Charles M. Johns, Mary Lee Johns and Leslie Johns who meets the eligibility and purchase price requirements; and

**WHEREAS**, the Council, by majority vote, has determined that it would be in the best interests of the City of Bisbee to sell the City's interests in 418 N Street, City of Bisbee, County of Cochise, State Arizona and more particularly described in the attached Exhibit A; and,

**WHEREAS**, the City has received a Broker's Price Opinion (BPO) of the value of the property, has received an offer at no less than eight (80%) percent of the BPO for this property and has approved the sale of this property; and,

**WHEREAS**, the sale and transfer of the Property as provided for herein is in the furtherance of the purposes of the City and in the public interest; and

**WHEREAS**, it is necessary for the preservation of the peace, health and safety of the City, an emergency is declared to exist, and this Ordinance shall become immediately operative and in force from and after the date of posting hereof.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, AS FOLLOWS:**

Section 1. The sale of that certain property located at 418 N Street, City of Bisbee, County of Cochise, State Arizona and more particularly described in the attached Exhibit A to Charles M. Johns, Mary Lee Johns and Leslie Johns for the sum of \$198,000.00, to be paid in cash or other certified funds prior to the closing of this transaction, is hereby authorized.

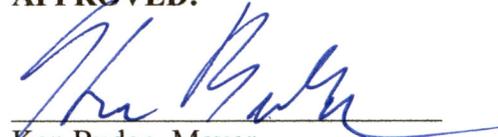
Section 2. The City Manager, Stephen J. Pauken and/or the City Clerk, Ashlee Coronado, is further authorized to execute a Warranty Deed on behalf of the City for the transfer of this property and to execute any and all additional documents that may be necessary for the completion of this transaction.

Section 3. All actions of the officers and agents of the City which conform to the purposes and intent of this Ordinance and which further the sale of the Property as contemplated by this Ordinance, whether heretofore or hereafter taken, are ratified, confirmed, and approved.

Section 4. The immediate operation of the provisions of this Ordinance is necessary for the preservation of the public peace, health and safety of the City for the reason that the transaction authorized herein must be sold immediately to secure the best, available economic terms thereof; an emergency is, therefore declared to exist, and this Ordinance is enacted as an emergency and shall be in full force and effect immediately upon its passage by the Mayor and Council of the City, as required by law, and it is hereby exempt from the referendum provisions of the Constitution and laws of the State of Arizona. If this Ordinance is not approved by the affirmative vote of three-fourths of all the members of the Mayor and Council of the City, the foregoing declaration of an emergency shall be inoperative, and this Ordinance shall not become operative until thirty (30) days after its passage.

**PASSED, APPROVED AND ADOPTED** by the Mayor and Council of the City of Bisbee on this 4<sup>th</sup> day of March, 2025.

**APPROVED:**

  
\_\_\_\_\_  
Ken Budge, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Ashlee Coronado, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Joseph D. Estes, City Attorney  
Pierce Coleman

## EXHIBIT A

### PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCHISE, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The surface to a depth of 40 feet immediately beneath the surface of the Paymaster Lode Mining Claim in the Warren Mining District being shown on Mineral Survey No. 1794 on file in the Bureau of Land Management as granted by Patent recorded in Book 17 of Deeds of Mines, page 476, records of Cochise County, Arizona, designated as Lot 418, Block 12, SAGINAW ADDITION, according to Book 12 of Maps, page 57, records of Cochise County, Arizona, more particularly described as follows:

COMMENCING at the intersection of M Street and None Street;  
thence North 46°41'00" East, a distance of 20.00 feet;  
thence North 43°19'00" West, a distance of 80.63 feet to the POINT OF BEGINNING;  
thence North 43°19'00" West, a distance of 60.00 feet;  
thence North 46°41'00" East, a distance of 80.00 feet;  
thence South 43°19'00" East, a distance of 60.00 feet;  
thence South 46°41'00" West, a distance of 80.00 feet to the POINT OF BEGINNING;

EXCEPT all minerals as reserved in Deed recorded in Document No. 9208-19232, records of Cochise County, Arizona.