

**CITY OF WHEAT RIDGE, COLORADO**  
**RESOLUTION NO. 50**  
**Series of 2020**

**TITLE: A RESOLUTION CONCERNING THE ACQUISITION AND ACCEPTANCE OF SIX PROPERTIES ON WADSWORTH BOULEVARD FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, MAINTAINING, AND USING PUBLIC IMPROVEMENTS FOR IMPROVING WADSWORTH BOULEVARD BY EITHER NEGOTIATION AND VOLUNTARY PURCHASE OR, IF NECESSARY, THROUGH THE UTILIZATION OF THE CITY'S POWER OF EMINENT DOMAIN, AND AUTHORIZING SUCH ACTION AS NECESSARY TO ACCOMPLISH SAID PURPOSES**

**WHEREAS**, the City of Wheat Ridge, Colorado possesses the power of eminent domain pursuant to Article XX, §§1 and 6 of the Colorado Constitution, Section 16.4 and 1.3 of the City of Wheat Ridge Home Rule Charter, C.R.S. §38-1-101, *et seq.*, and C.R.S. § 38-6-101, *et seq.*; and

**WHEREAS**, the City Council for the City of Wheat Ridge seeks to acquire certain property rights from six properties more particularly described and shown on the attached **Exhibit A** for the purposes of constructing, installing, maintaining and using public improvements for improving Wadsworth Boulevard in Wheat Ridge, Colorado; and

**WHEREAS**, the City of Wheat Ridge has complied and intends to continue to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, including, but not limited to, the notice and good faith negotiation requirements and provisions thereof.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Wheat Ridge that:

**Section 1.** The term "Subject Properties" means the interest in the six real properties more particularly described on **Exhibit A** along Wadsworth Boulevard.

**Section 2.** The City Council hereby finds that the acquisition of the Subject Properties for the construction, installation, maintenance and use of the public improvements for improving Wadsworth Boulevard will serve a proper, public and municipal purpose and use, and that such acquisition is necessary and essential to this public purpose and use. The City Council hereby declares its intent to acquire the Subject Properties for the purposes stated herein.

**Section 3.** The City Manager or his designee, in consultation with the City Attorney, is directed to provide notice of the City's intent to acquire the Subject Properties to the various owners of said properties and to thereafter conduct good faith negotiations with the owners for the acquisition of the property rights sought.

The City Manager is authorized to make offers for all of the Subject Properties based upon the appraisal or fair market valuation of the same, and is further authorized to execute agreements for the acquisition of the Subject Properties.

**Section 4.** If, after making good faith offers to acquire the Subject Properties, the City is unable to acquire the necessary property rights by negotiation and/or voluntary purchase, the City Attorney is hereby authorized to institute and prosecute eminent domain proceedings in the name of the City so as to acquire the Subject Properties by condemnation. In the prosecution of any eminent domain actions to acquire the Subject Properties, the City shall have and retain all rights and powers lawfully delegated to it by the Colorado Constitution, the City of Wheat Ridge Home Rule Charter, and C.R.S. § 38-1-101, *et seq.* and C.R.S. § 38-6-101, *et seq.*

**Section 5.** The City Manager or his designee, in consultation with the City Attorney, is authorized to seek and to take immediate possession of the Subject Properties as may be necessary for constructing, installing, maintaining and using public improvements for improving Wadsworth Boulevard, and to make such deposits or other payments as may be necessary in connection therewith. If eminent domain proceedings are instituted, the City Manager or his designee, in consultation with the City Attorney, is authorized to retain such expert witnesses, including appraisers, as the City determines are necessary for the eminent domain proceedings.

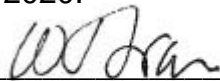
**Section 6.** The City Manager or his designee, in consultation with the City Attorney, are hereby specifically authorized to make such reasonable or necessary amendments and corrections to the terms and/or legal descriptions of the Subject Properties to be acquired, including authorization to include such additional or other property rights necessary or desirable for the City to acquire so as to construct, install, maintain and use the public improvements for multi modal improvements. The Mayor and City Clerk are hereby authorized and directed to execute an acceptance of the interests in real property when acquired.

**Section 7.** The City Council hereby finds, determines and declares that this Resolution is promulgated under the general police power of the City of Wheat Ridge, that it is adopted for the health, safety and welfare of the public, and that this Resolution is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Resolution bears a rational relation to the proper legislative object sought to be obtained.

**Section 8.** If any clause, sentence, paragraph or part of this Resolution or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

**Section 9.** This Resolution shall become effective immediately upon adoption.

**DONE AND RESOLVED** this 12<sup>th</sup> day of October 2020.

  
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Bud Starker, Mayor

ATTEST:  
  
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Steve Kirkpatrick, City Clerk



**Exhibit A**  
**Subject Properties**

<b>RW #</b>	<b>OWNER</b>	<b>BUSINESS</b>	<b>ADDRESS</b>
17	Munchkin Properties LLC	Wadsworth Center	3855 Wadsworth Blvd.
28	CINNA, LLC	Aquacalientes	4105 Wadsworth Blvd.
27/29	44th & Wadsworth LLC	Big Lots, Ross, etc.	4184 Wadsworth Blvd.
46/47	Leftin Investment Co.	O'Reilly's	4490 Wadsworth Blvd.
69	Seun Phommatha	Vacant	4711 Wadsworth Blvd.
41	Pacific Realty Associates L.P.	Pep Boys	7525 W. 44th Avenue