

TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO. 09-2016

AN ORDINANCE for the purpose of accepting a special warranty deed for the parcel of real property known as 105 North Liberty Street and to authorize the Town Manager to execute any and all documents necessary to consummate the purchase of 105 North Liberty Street in compliance with the Charter of the Town of Centreville, Article III, Section 301, paragraph 46 and Section 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland; and all matters related thereto.

WHEREAS, on June 21, 2016 the Town Council entered into an Agreement of Sale (“Agreement of Sale”) with Magnolia Trust (Jenna Gadd Ashley, Trustee and Sydney Cooper Ashley, Trustee) to purchase a parcel of real property within the Town limits described as (and hereinafter referred to as the “Property”):

All those certain tracts or parcels of land located in Queen Anne’s County, Maryland known as 105 N. Liberty Street, Centreville, Maryland, and being more particularly described in a Confirmatory Deed from Jenna Gadd Ashley and Sydney Cooper Ashley, Trustees of The Sydney Gadd Ashley Revocable Deed of Trust and Sydney Gadd Ashley individually dated September 27, 2012 and recorded among the Land Records of Queen Anne’s County, Maryland in Liber 2135, folio 508, reference being hereby made to said Deed for a more complete description of said tracts or parcels of land by metes and bounds, courses and distances.

TOGETHER WITH (i) all and singular the rights, development rights, alleys, ways, tenements, hereditaments, easements, appurtenances, passages, waters, advantages and privileges now or hereafter appertaining to the Property or any part thereof; (ii) all improvements, structures and buildings on the Property; and (iii) such other rights, interests, and properties as may be specified.

WHEREAS, Section 523 of the Charter of the Town of Centreville authorizes the Town Manager to enter into contracts for the Town government;

WHEREAS, the Town Council believes that it is in the best interests of the Town of Centreville to accept a special warranty deed to the Property and to authorize the recordation thereof, and to authorize the Town Manager to execute an appropriate HUD-1 Settlement Sheet and any other documents necessary to consummate the purchase of the Property in accordance with the terms of the Agreement of Sale.

WHEREAS, The Town Council recently entered into a Public Works Agreement with the Queen Anne’s County Board of Commissioners for the Board of Commissioners to build a new Circuit Court House which requires the Board of Commissioners to pay a fee in lieu of providing onsite public parking;

WHEREAS, The Town Council will use the parking fee to purchase the Property, and will dedicate a portion of the Property towards public parking; and

WHEREAS, in accordance with Article III, Section 301, paragraph 46 of the Town Charter and Section 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland and for the reasons articulated herein, the Town Council has determined that 105 North Liberty Street in the Town of Centreville is needed for a public purpose.

NOW, THEREFORE, it is hereby ordained by the Town Council of the Town of Centreville that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

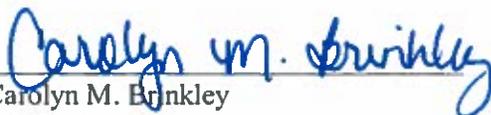
Section 2. The Town Manager be, and is hereby, authorized to accept a special warranty deed for the purchase of the Property in accordance with the terms set forth in the Agreement of Sale dated June 21, 2016 between the Town Council of Centreville, as Buyer, and Magnolia Trust (Jenna Gadd Ashley, Trustee and Sydney Cooper Ashley, Trustee) as Seller;

Section 3. The Town Manager be, and is hereby authorized to execute any HUD-1 Settlement Sheet and any other documents necessary to consummate to purchase of the Property in accordance with the terms of the Agreement of Sale.

Section 4. Any prior execution and delivery of documents related to the purchase of the Property that are consistent with the purpose and intent of this Ordinance, are hereby ratified and approved.

Section 5. This Ordinance shall become effective twenty (20) days after its adoption.

ATTEST:



Carolyn M. Brinkley
Town Clerk

THE TOWN COUNCIL OF CENTREVILLE


George G. Sigler, President

First Reading: 8/4/2016
Second Reading: August 18, 2016
Enacted: August 18, 2016
Effective: September 7, 2016



Timothy E. McCluskey, Vice President

ABSTAINED

Jim A. Beauchamp, Member