

**TOWN OF LYONS, COLORADO  
ORDINANCE 1116**

**AN ORDINANCE OF THE TOWN OF LYONS, COLORADO APPROVING AN AMENDMENT  
TO A CONTRACT TO BUY AND SELL REAL ESTATE WITH LYONS UTE HWY, LLC FOR  
LOT 1, RAILROAD SUBDIVISION**

**WHEREAS**, C.R.S. § 31-15-713(1)(b) provides that the Town of Lyons (the "Town"), by ordinance may dispose of any real property not held or used for park purposes or any other governmental purpose upon terms and conditions the Town of Lyons Board of Trustees (the "Board") may determine; and

**WHEREAS**, pursuant to that authority, on February 4, 2019, the Board passed Ordinance 1052 authorizing the sale of surplus property of the Town to Paul Tamburello; and

**WHEREAS**, Ordinance 1052 authorized the sale of surplus property known as "the Railroad Right of Way Property" ("Railroad Property") pursuant to a Memorandum of Agreement ("MOA") attached to the Ordinance; and

**WHEREAS**, the MOA outlined several preconditions of sale that were required to be satisfied by the Town prior to the execution of a buy and sell contract for sale of the Railroad Property; and

**WHEREAS**, the preconditions of sale established by the MOA included: approval for the alienation of the Railroad Property from the EDA; subdivision of the 100 ft Previous Railroad Right of Way into the portion to be sold; annexation of a portion of the Railroad Property into the Town; and appraisal of the value of the Railroad Property

**WHEREAS**, the Town satisfied all conditions of sale; and

**WHEREAS**, pursuant to the authority granted under Ordinance 1052 and the MOA, the Town Administrator executed a Buy and Sell Contract for Lot 1, Railroad Subdivision with Lyons Ute Hwy, LLC (the "Agreement"); and

**WHEREAS**, the Board ratified the Agreement pursuant to Resolution 2020-41; and

**WHEREAS**, Lyons Ute Hwy, LLC is the successor to Paul Tamburello as the buyer of the property pursuant to Section 30.1 of the Agreement; and

**WHEREAS**, the Agreement requires pursuant to Section 30.9 that:

Buyer shall have 1 year from the date of closing to make application for a PUD to the city that encompasses both the north and south parcels. In the event Buyers fails to make said application buyer agrees to pay a penalty fee of \$100,000.00 due and payable within 30 days. (This Section 30.9 shall survive the closing and not merge with the deed); and

**WHEREAS**, due to difficulties created by the Corona Virus Disease 2019 ("COVID-19") public health crisis the Town and Lyons Ute Hwy agreed to extend the requirement to submit a planned united development ("PUD") an additional 17 months pursuant to Ordinance 1090; and

**WHEREAS**, during a regular Town of Lyons Board of Trustees ("Board") meeting on December 6, 2021, Lyons Ute Hwy, LLC requested that the Section 30.9 be removed from the Buy and Sell Agreement; and

**WHEREAS**, the Board agreed with the request of Lyons Ute Hwy, LLC and directed Town Staff to amend the Buy and Sell Agreement; and

**WHEREAS**, pursuant to Section 26 of the Agreement, amendments to the agreement must be in writing and signed by both parties; and

**WHEREAS**, the Board desires to approve an amendment to Section 30.9 of the agreement substantially in form of the amendment attached as **Exhibit A** and incorporated herein by reference (the "Amendment") to remove the requirement to submit an application for a PUD.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, COLORADO:**

**Section 1.** The above recitals are hereby incorporated by reference.

**Section 2.** The Town Board of Trustees hereby approved the Amendment as substantially reflected in **Exhibit A**.

**Section 3.** The Town Board of Trustees authorizes the Town Administrator, in consultation with the Town Attorney, to make non-material changes to the Amendment which do not increase the financial obligations of the Town.

**Section 4.** Effective Date. This Ordinance Shall become effective thirty (30) days after publication following final passage in accordance with Lyons Municipal Code Section 2-2-160.

**INTRODUCED AND PASSED ON FIRST READING THIS 30<sup>th</sup> DAY OF December, 2021.**

**INTRODUCED, PASSED, ADOPTED AND ORDERED PUBLISHED THIS 1<sup>st</sup> DAY OF January, 2022.**

**TOWN OF LYONS, COLORADO**

  
Nicholas Angelo  
Nicholas Angelo, Mayor

**ATTEST:**

  
Dolores Vasquez, Town Clerk

EXHIBIT A

1 The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
2 (AE41-6-15) (Mandatory 1-16)

3  
4 **THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR**  
5 **OTHER COUNSEL BEFORE SIGNING.**

6  
7 **AGREEMENT TO AMEND/EXTEND CONTRACT**  
8  
9

10 Date: \_\_\_\_\_  
11

12 1. This agreement amends the contract dated April 17, 2019 (Contract), between Town of Lyons, Colorado  
13 (Seller), and Lyons Ute Hwy, LLC (Buyer), relating to the sale and purchase of the following legally described real estate in the County of Boulder,  
14 Colorado: Lot 2, Lyons Village East\*, consisting of approximately 7.58 acres \*following recordation of Lyons Village East plat in the  
15 real property records of the County of Boulder, State of Colorado, together with the interests, easements, rights, benefits,  
16 improvements and attached fixtures appurtenant thereto, and all interest of Seller in vacated streets and alleys adjacent  
17 thereto, except as herein excluded (Property).

18 known as No. 4651 and 4652 UTE HIGHWAY Lyons Colorado 80540-0049 (Property).  
19 Street Address City State Zip

20  
21 **NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to**  
22 **the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the**  
23 **corresponding provision of the Contract to which reference is made is deleted.**

24  
25 2. **§ 3. DATES AND DEADLINES.** [Note: This table may be omitted if inapplicable.]

EXHIBIT A

26  
27 3. Other dates or deadlines set forth in the Contract are changed as follows:

30  
31 Section 30.9 - DELETED  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

Section 30.9 - DELETED

4. Additional amendments:

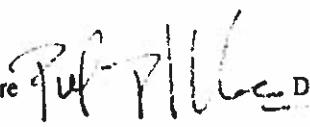
Sections and subsection subsequent to 30.9 are renumbered. All other terms and conditions of the Contract remain the same.

This proposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before January 31, 2022 5:00 PM.  
Date Time

Buyer's Name: Paul Tamburello

Buyer's Name:

Buyer's Signature



Date 1/26/22

Buyer's Signature

Date

Colorado

Seller's Name: Town of Lyons,

AE41-6-15. AGREEMENT TO AMEND/EXTEND CONTRACT

Page 2 of 2

## EXHIBIT A

Seller's Name:

By:

Seller's Signature

Date



Seller's Signature



Date