


M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Mount Glennon – River Bend Corporation JCOS22-10

DATE: December 6, 2022

Staff Recommendation:

Whereas the Board of County Commissioners has received the recommendation made in Open Space Advisory Committee Resolution #22-14, to purchase the Mount Glennon - River Bend Corporation property for the purchase price of \$400,000;

NOW, THEREFORE, BE IT RESOLVED that the Board 1) authorizes the Chair of the Board to execute the Purchase and Sale Agreement and all related documents; 2) authorizes the Director of Open Space or his designee to sign the closing documents; 3) authorizes the Chair of the Board or the Assistant County Attorney to accept the deeds and other documents when received; 4) authorizes the County Attorney's Office to cause the deed and easements to be recorded in the Jefferson County Clerk & Recorder's Office; and 5) directs the Treasurer or his designee to make an electronic payment for the purchase price and transaction costs, using specific payment delivery instructions to be provided by the Director of Accounting.

Resolution No. CC22-313

Background:

The River Bend Corporation property is one of the last remaining private properties on Soda Lakes Road, which is adjacent to the Jeffco Open Space (JCOS) Mount Glennon property. Mount Glennon is part of the Dakota Ridge Hogback and within the Front Range Mountain Backdrop/Foreground Preservation Area. The property has been a priority acquisition for several years, but JCOS staff was unable to reach an agreement with prior landowners on a fair purchase price. The current owners acquired the property through a foreclosure and approached Jefferson County to sell the property at a discounted price which was supported by staff analysis.

Fiscal Impact: \$400,000, plus \$15,000 to be paid to Seller for Seller's closing costs (including property taxes), plus additional funds for closing fees paid to the title company, paid with Open Space funds from the adopted 2022 budget.

Originator:

Patrick Gardner, Real Estate Specialist

Distribution:

Karey Baker, Hillary Merritt, Joy Lucisano, Melinda Beck,
Lori Foster and Clerk to the Board

CONTRACT REVIEW ROUTING FORM

Parties to Contract: Jefferson County

Project: Mount Glennon River Bend Corporation JCOS22-10

Process Dates: Must be executed by BCC: December 6, 2022.

Deadline to County Manager: November 23, 2022

Contacts: Originating Department/Contact: Open Space/ Patrick Gardner
County Attorney/Contact: Melinda Beck

Phone: 303-271-5944

Phone: 303-271-8926

MANDATORY ACCOUNT INFORMATION				Total Amount:	\$415,000	
Account Number:	53180, 550000:SC557110	Project:	JCOS22-10	Funds Available:	Yes	X No

ROUTING

O R D E R	Department	Authorized Signatures Name/Initials (*)	Date Rec'd	Date Forward	Comments
	Originator	Patrick Gardner	11/22/2022	11/22/2022	
	Department/Division Director	Tom Hoby	11.28.22	11.28.22	
	County Attorney	Melinda Beck	11-28-22	11-29-22	
	Director of Accounting				
	BCC Agenda Coordinator	JCM			

INSTRUCTIONS

- (*) Initials of reviewer indicate that the contract is acceptable and ready for BCC action, from reviewer's perspective.
(**) Signature of authorized department contact for contractual questions.