



**Item**

Maverik Estopple Certificate

**Responsible Staff Contact**

Clara Chaffin

**Recommendation**

Approve the Estopple Certificate as presented.

**Executive Summary**

Through the process of purchasing land, Maverik has requested a legal document releasing the company from any Seven Trails Annexation Agreement requirements outside of the property being purchased for development. Staff has reviewed the request and found that the development of the property is in compliance with both current development standards and the Seven Trails Annexation Agreement. Approval of the Estopple Certificate ensures that Maverik will not be held responsible for items in the Seven Trails Annexation Agreement outside of the property they are purchasing.

**Background**

In 2015 the City annexed Seven Trails and the Seven Trails Commerce Center and signed the associated Seven Trails Annexation Agreement which identifies development standards specific to the property annexed at the time.

An Estopple Certificate is a legal document used in due diligence in real estate and mortgage activities which prevents a party from claiming a change in an agreement at a later date. It is used for both residential and commercial transactions.

**Alignment to Strategic Doing (SD) and/or Other Plans**

**SD24 Outcome**

Prosperous & Stable Economy (PSE)

**SD24 Strategy**

Strategy #2: Focused Efforts on Economic Growth (strive for economic diversification, strategies, and recruitment, support energy economy)

**SD24 KPI**

PSE-01 Enhanced and collaborative economic development efforts including tourism.

**2014 Master Plan**

Goal D2. Support local commerce and new business and foster a business-friendly atmosphere.

**2015 Downtown Master Plan**

n/a



CITY OF **DOUGLAS** WYOMING  
HOME OF THE JACKALOPE.

## Agenda Item Report City Council – April 22, 2024

### Budget/Fiscal Impact

Fund/Department

Project/Line Item(s)

Budgeted Amount

Anticipated Amount

### Action Requested/Recommended Motion

I move to approve the Estoppel Certificate for Maverik, Inc. as presented.

### Reviewed/Approved

- Community Development
- Law Enforcement
- City Manager
- Public Works
- Legal
- Finance/City Clerk