

ORDINANCE NO. 063, 2021
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE SALE OF AN 11.4-ACRE PARCEL OF
VACANT LAND LOCATED AT MEADOW SPRINGS RANCH

WHEREAS, the City is the owner of Meadow Springs Ranch, 26,000 acres of land located approximately 20 miles to the north of the City of Fort Collins near to the Wyoming border (the "Ranch"); and

WHEREAS, the City's wastewater utility uses the Ranch for the regulatory compliant land application of biosolids generated from the City's wastewater facilities, and it is also leased as a working cattle ranch; and

WHEREAS, an 11.4-acre parcel (the "Property") within the Ranch is located adjacent to the east side of Interstate 25, is severed from the remainder of the Ranch, and is not used either for biosolids application or for cattle ranching operations; and

WHEREAS, Real Estate Services staff has consulted with Utilities and Natural Areas department staff, and staff has concluded the City has no current or future identified use for the Property; and

WHEREAS, because there is no foreseeable City use of the Property, staff is recommending the Property be sold for fair market value to Daniel R. Thiel who, along with his company Terry Grazing Association, is the owner of the real property surrounding the Property; and

WHEREAS, Mr. Thiel has agreed to pay \$13,680.00, which Real Estate Services staff has determined is fair market value based on a review of comparable sales and considering the lack of existing independent access to the Property; and

WHEREAS, in addition to agreeing to pay fair market value, Mr. Thiel has agreed to a deed restriction that will prohibit the placement of advertising signs on the Property, which is a restriction recommended by the Natural Areas department; and

WHEREAS, Section 23-111 of the City Code authorizes the City Council to sell, convey or otherwise dispose of any interest in real property owned by the City, provided the City Council first finds, by ordinance, that such sale or other disposition is in the best interests of the City and, for real property that is part of the City's utility systems, that the disposition will not materially impair the viability of that utility system as a whole and will be for the benefit of the citizens of the City.


NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby finds that the sale of the Property to Daniel R. Thiel as provided herein is in the best interests of the City, will not impair the viability of the City's utility systems, and will be for the benefit of the citizens of the City.


Section 3. That the Mayor is hereby authorized to execute a deed and such other documents as are necessary to convey the Property to Mr. Thiel on terms and conditions consistent with this Ordinance, together with such other additional terms and conditions as the City Manager, in consultation with the City Attorney, determines are necessary and appropriate to protect the interests of the City or effectuate the purposes of this Ordinance, including but not limited to any necessary changes to the legal description of the Property, as long as such changes do not materially increase the size of the parcel to be conveyed.

Introduced, considered favorably on first reading, and ordered published this 20th day of April, A.D. 2021, and to be presented for final passage on the 4th day of May, A.D. 2021.




Mayor

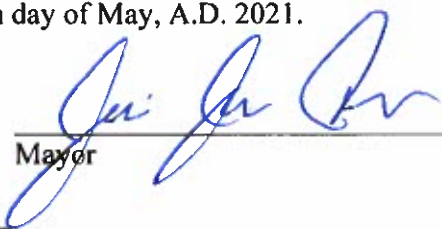
ATTEST:



City Clerk




Passed and adopted on final reading on the 4th day of May, A.D. 2021.



Mayor

ATTEST:



City Clerk

