

**CITY OF GREELEY, COLORADO**  
**ORDINANCE NO. 28, 2022**

**AN ORDINANCE AUTHORIZING THE DIVESTMENT OF CITY-OWNED REAL PROPERTY  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 66 WEST OF  
THE 6<sup>TH</sup> P.M. IN WELD COUNTY, COLORADO (THAYER FARM)**

WHEREAS, in 2020, the City of Greeley, acting by and through its Water Enterprise, purchased certain real property that has internally been known as the Thayer Farm, and is more particularly described as Lot B, Amended Recorded Exemption No. 0805-18-4 2AMRECX 19-01-2877, being part of the SE¼ of Section 18, Township 6 North, Range 66 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado; said property is also referred to as Weld County Parcel No. 080518400004 and consists of approximately 131.89 acres, more or less; and

WHEREAS, since acquiring the Thayer Farm, the City has leased the land along with the associated water rights represented by shares in The Larimer and Weld Irrigation Company and The Windsor Reservoir and Canal Company ("LWIC and WRCC Shares"), to a tenant farmer in order to sustain historical use of the water rights; and

WHEREAS, the City recently received an offer to purchase the Thayer Farm, as is described more particularly in the Contract to Buy and Sell Real Estate (Land) and associated exhibits attached hereto as Exhibit A ("Purchase Contract"); and

WHEREAS, the City will retain any and all water and water rights associated with the Thayer Farm, including, without limitation, the LWIC and WRCC Shares described above that have historically irrigated the property; and

WHEREAS, Section 17-4(c) of the Charter for the City of Greeley requires that any sale or exchange of water, water and sewer facilities or land, including the sale of real property previously acquired by the Water and Sewer Department with enterprise funds, be approved by City Council; and

WHEREAS, the City Council may authorize by ordinance the divestment of real property that is not being used or held for a governmental purpose; and

WHEREAS, the Water and Sewer Board on June 15, 2022 made a finding that the Thayer Farm is not currently being used nor held for a governmental purpose, approved the Purchase Contract, and recommended the same action to City Council; and

WHEREAS, the City Council has determined that the sale of the Thayer Farm, as is described more particularly in the Purchase Contract, is in the best interests of the citizens of the City of Greeley.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:**

Section 1. The City Council determines that the Thayer Farm is not being used nor held for a governmental purpose, and is surplus property unnecessary to retain for any governmental

purpose.

Section 2. The City Council authorizes the divestment of the Thayer Farm, in accordance with the terms and conditions of the Contract to Buy and Sell Real Estate (Land) and associated exhibits attached hereto as Exhibit A.

Section 3. The City Council authorizes the Director of the Water and Sewer Department, or his designee, to make minor amendments to the Contract to Buy and Sell Real Estate (Land) and associated exhibits, including, without limitation, corrections to property descriptions and contract extensions.

Section 4. Upon the satisfaction of all contract terms and conditions, including any amendments made thereto, the City Council authorizes (i) the Mayor to execute a deed conveying the Thayer Farm, (ii) the Director of the Water and Sewer Department, or his designee, to execute all other documents necessary to complete the transaction contemplated by the Contract to Buy and Sell Real Estate (Land) and associated exhibits, and (iii) the Director of the Water and Sewer Department, or his designee, to undertake all other necessary and appropriate action to complete the transaction.

Section 5. This Ordinance shall take effect immediately after its final publication.

**PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022.**

**ATTEST**

**CITY OF GREELEY, COLORADO**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Mayor**