

ORDINANCE NO. 2017-07

AN ORDINANCE OF THE CITY OF FRUITA, COLORADO AUTHORIZING THE PURCHASE OF A PARCEL OF REAL PROPERTY LOCATED AT 1115 18 ROAD, FRUITA, COLORADO TOGETHER WITH IMPROVEMENTS AND WATER SHARES AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS RELATED TO THE PURCHASE OF THE REAL PROPERTY

WHEREAS, the City of Fruita desires to acquire an approximately 4.7 acre parcel of real property located at 1115 18 Road, Fruita, Colorado adjoining Little Salt Wash Park; and

WHEREAS, Lila M. Wills, the owner of such parcel, has indicated a desire to sell, by Warranty Deed, such parcel to the City of Fruita for the sum of \$160,000.00 for the land only, not including any improvements thereon; and

WHEREAS, Lila M. Wills has also indicated a desire to convey to the City of Fruita, by bill of sale, structures located on said property for the purchase price of \$30,000.00; and

WHEREAS, the City of Fruita also desires to acquire from Lila M. Wills six (6) water shares in the Grand Valley Irrigation Company associated with the property; and

WHEREAS, the City of Fruita has received a grant from Great Outdoors Colorado (GOCO) to assist with the purchase of the property to be used for public park and open space purposes.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO:

Section 1. The City of Fruita is hereby authorized to purchase from Lila M. Wills the following described real property:

S1/2 NE1/4 SE1/4 SE1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, also known as 1115 18 Road, Fruita, Colorado.

For the purchase price of \$160,000.00. The City of Fruita shall pay all costs and expenses of the sale including attorney's fees, recording fees, title insurance premiums and any other costs attributable to the preparation of the warranty deed, title insurance, and any other closing documents, and closing costs.

Section 2. The City of Fruita is also authorized to purchase, by Bill of Sale from Lila M. Wills, all structures located on the above described real property for the purchase price of \$30,000.00.

Section 3. The City of Fruita is further authorized to purchase from Lila M. Wills six (6) water shares in the Grand Valley Irrigation Company associated with the above described property for the total purchase price of \$2,700.00.

Section 4. The City Manager or his designee is hereby authorized and directed to execute a Contract to Buy and Sale Real Estate providing for the purchase of the above described real property for the purchase price described above, by Bill of Sale conveying improvements on said property, and all other documents necessary or appropriate related to the conveyance of the real property described above, the structures described above and the water shares described above.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS 20TH DAY OF JUNE, 2017.

CITY OF FRUITA

Lori Buck, Mayor

ATTEST:

Margaret Sell, City Clerk