

**ORDINANCE NO. 16-01**

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF CASTLE PINES APPROVING A LONG TERM LEASE WITH  
DOUGLAS COUNTY LIBRARIES FOR CITY ADMINISTRATIVE OFFICES**

**WHEREAS**, C.R.S., Sections 31-15-801 and 31-15-713, authorize municipalities to enter into long term leasehold agreements subject to approval by ordinance; and

**WHEREAS**, the City previously conveyed property legally described as Lot 7, Charter Oaks 4<sup>th</sup> Amendment, County of Douglas, State of Colorado to the Douglas County Libraries, a library district formed in Douglas County pursuant to the provisions of C.R.S. §§ 24-90-101 through 119 (the "Library"), to facilitate the construction of a new library ("Library Building") on the subject property; and

**WHEREAS**, pursuant to an intergovernmental agreement between the City and the Library, the Library agreed to lease approximately 2,000 square feet of office space in the newly constructed Library Building to the City for the City's administrative offices ("Leased Premises"); and

**WHEREAS**, the Library and the City desire to entire into a lease agreement to memorialize the parties' understanding of the terms under which the City will occupy the Leased Premises and enjoy use the common areas within the Library Building.

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

**Section 1.** **Approval.** In accordance with C.R.S., Section 31-15-801, the City Council hereby approves a lease agreement by and between the Douglas County Libraries and the City of Castle Pines, in substantially the same form as is attached hereto as **Exhibit A**, subject to non-substantive revisions and modifications approved by the City Manager and City Attorney, provided that any revisions or modifications to the form of lease do not increase the City's financial obligations.

**Section 2.** **Purpose and Terms.** The purpose of the lease agreement is for municipal purposes including municipal office space. The term of the lease is ten years, rental payments shall be \$12.00 per year, and the City shall be obligated to pay reasonable and proportionate share of expenses associated with the City's use of the Leased Premises and common areas.

**Section 3.** **Severability.** Should any one or more sections or provisions of this Ordinance enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

**Section 4.** **Repeal.** Any and all ordinances, resolutions, or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby

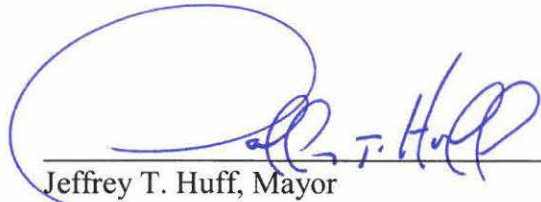
repealed; provided, however, that the repeal of any such ordinance, resolution, or code or part thereof shall not revive any other section or part of any ordinance, resolution, or code provision heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance or code hereby repealed prior to the taking effect of this ordinance.

**Section 5. Effective Date.** This Ordinance shall take effect and be in force thirty (30) days after publication following final adoption.

**INTRODUCED, READ, AND PASSED ON FIRST READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO the 26<sup>th</sup> day of APRIL, 2016.**


**READ, PASSED, AND ADOPTED ON SECOND READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO the 10<sup>th</sup> day of MAY, 2016.**



  
Jeffrey T. Huff, Mayor

ATTEST:

Approved as to form:


  
Sharon Washington, CMC, City Clerk

  
Linda C. Michow, City Attorney

**CERTIFICATION OF PUBLICATION**

I hereby attest and certify that the within and foregoing Ordinance was introduced and read on first reading at a noticed public meeting of the Castle Pines City Council on April 26, 2016; published by title only in the *Douglas County News-Press*, together with the statement that “[t]he complete text of all ordinances is available through the City Offices and on the City’s official website”; and finally passed and adopted by the City Council on May 10, 2016 and ordered published by title only, with amendments if any, one time in the *Douglas County News-Press* on May 19, 2016.

ATTEST:

  
Sharon Washington, CMC, City Clerk

**EXHIBIT A**  
**FORM OF LEASE BETWEEN CITY OF CASTLE PINES AND DOUGLAS**  
**COUNTY LIBRARIES**