

**ORDINANCE OF THE  
CITY OF LONE TREE**

**Series of 2024**

**Ordinance No. 24-11**

**AN ORDINANCE APPROVING AND RATIFYING LEASE AGREEMENTS AND  
AMENDMENTS AND EXTENSIONS AT THE LONE TREE MUNICIPAL BUILDING**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LONE TREE,  
COLORADO:**

**ARTICLE 1 – AUTHORITY**

- A. The City of Lone Tree (the "City") is a home rule municipality operating under the Lone Tree Home Rule Charter (the "Charter") adopted on May 5, 1998, and a Municipal Code adopted on December 7, 2004. Pursuant to the Charter, the Municipal Code and the authority given home rule cities, the City may adopt and amend Ordinances.
- B. The procedures by which the City may lease real property to or from any person, firm or corporation, public and private, governmental, or otherwise, are set forth in Section 3, Article XVI of the Charter.

**ARTICLE 2 – FINDINGS OF FACT**

- A. The City Charter provides that any lease of City property for a period of more than one year shall be by ordinance and any lease of City property for one year or less than one year shall be by resolution or ordinance.
- B. The City has entered into certain lease agreements for office suites for various terms of lease periods at the Lone Tree Municipal Building.
- C. The City Council desires to approve and ratify those currently existing lease agreements, future extensions, and amendments thereto, and certain new leases.

**ARTICLE 3 – AUTHORIZATION OF FUTURE AMENDMENTS AND EXTENSIONS OF  
EXISTING LEASES**

- A. The following lease agreements (the "Leases"), copies of which are on file with the Lone Tree City Clerk, are hereby renewed and extended, and the City Manager, or his

designee, is hereby authorized to execute the Lease renewals, on behalf of the City of Lone Tree:

1. Lease Agreement between the City of Lone Tree and South Metro Denver Chamber of Commerce dated March 1, 2023, for Suite 270A and Suite 270B, 9220 Kimmer Drive, Lone Tree, CO 80124.
  2. Lease Agreement between the City of Lone Tree and Kimmer Consulting Group LLC dated January 1, 2023, for Suite 240, 9220 Kimmer Drive, Lone Tree, CO 80124.
  3. Lease Agreement between the City of Lone Tree and South Metro Denver Chamber of Commerce dated January 1, 2022, for Suite 270E, 9220 Kimmer Drive, Lone Tree, CO 80124.
- B. The City Council hereby authorizes the City Manager to approve future amendments and extensions of the Leases specifically identified in Article 3.A. of this Ordinance for subsequent terms on similar terms and conditions, provided that the rental rates for any such Lease extension or amendment are equal to or higher than the rental rates set forth in the Leases.

#### **ARTICLE 4 - RATIFICATION AND APPROVAL OF PRIOR ACTIONS**

All actions heretofore taken (not inconsistent with the provisions of this Ordinance) by the City Council or the officers or agents of the City Council, including but not limited to the City Manager and City staff, relating to the Leases are hereby ratified, approved and confirmed.

#### **ARTICLE 5 – SEVERABILITY**

If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance which can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

#### **ARTICLE 6 - EFFECTIVE DATE**

This Ordinance shall take effect thirty (30) days following publication after the first reading if no changes are made on second reading, or twenty (20) days after publication following second reading if changes are made upon second reading.

**INTRODUCED READ AND ORDERED PUBLISHED ON THIS 17<sup>TH</sup> DAY OF DECEMBER 2024.**

**CITY OF LONE TREE:**

\_\_\_\_\_  
Marissa Harmon, Mayor

**ATTEST:**

\_\_\_\_\_  
Patricia Leyva, CMC, City Clerk

**FINALLY ADOPTED, PASSED, APPROVED WITH CHANGES, IF ANY, AND ORDERED POSTED AT THE LONE TREE ADMINISTRATION BUILDING, 9220 KIMMER DRIVE, LONE TREE, COLORADO 80124 UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE 7<sup>TH</sup> DAY OF JANUARY 2025, BY A VOTE OF 5 IN FAVOR AND 0 AGAINST. IF APPROVED WITH CHANGES AFTER FIRST READING, SUCH CHANGES SHALL BE PUBLISHED IN THE DOUGLAS COUNTY NEWS-PRESS FOLLOWING ADOPTION ON SECOND READING.**

**CITY OF LONE TREE**

\_\_\_\_\_  
Marissa Harmon, Mayor

**ATTEST:**

\_\_\_\_\_  
Patricia Leyva, CMC, City Clerk

### **CERTIFICATION OF PUBLICATION**

I hereby attest and certify that the within and foregoing Ordinance was introduced in printed form by reading of the title only on \_\_\_\_\_; published in full in the *Douglas County News-Press*, under Legal Notice No.\_\_\_\_\_, together with the statement that the Ordinance and any changes thereto, if applicable, shall be considered on second reading for adoption at a public meeting of the City Council on \_\_\_\_\_ at \_\_\_\_\_.; and further attest that the within and foregoing Ordinance was finally passed and adopted on second reading by the City Council on\_\_\_\_\_, at a public meeting of City Council on \_\_\_\_\_and posted in its entirety at the City Administration Building, 9220 Kimmer Drive, Lone Tree, Colorado 80124, and if amended on second reading, such changes to the Ordinance were published in the Douglas County News-Press.

ATTEST:

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Patricia Leyva, CMC, City Clerk