

**ORDINANCE NO. 1914
SERIES 2026**

**AN ORDINANCE APPROVING A CONTRACT FOR THE LEASE AND PURCHASE
OF REAL ESTATE – 1155 PINE STREET**

WHEREAS, the City of Louisville is a home rule municipality and political subdivision of the State of Colorado; and

WHEREAS, the City Council wishes to purchase a portion of that property located at 1155 Pine Street within the City of Louisville; and

WHEREAS, the purchase will require subdivision of the property, the plat for which will take several months to prepare, review and process through the City's subdivision procedures in accordance with the provisions of the Louisville Municipal Code; and

WHEREAS, the City Council desires to rent the portion of the property to be purchased by the City until such time as the sale can be completed; and

WHEREAS, the City and the property owner have negotiated a Contract for the Lease and Purchase of Real Estate, a copy of which Contract accompanies this ordinance; and

WHEREAS, the Council is authorized to enter into the Contract to lease from the property owner, pending purchase the same, the property as provided in such Contract, pursuant to Section 12-4 of the City Charter and state law, including C.R.S. § 31-15-801; and

WHEREAS, the lease term in the Contract expires on July 31, 2026; and

WHEREAS, in order to implement the property purchase as set forth in the Contract, the Council desires (a) to authorize and approve the execution and delivery by the City of, and the performance by the City of its obligations under, the Contract and certain other documents described herein; and (b) to authorize, approve, ratify, make findings and take other actions with respect to the foregoing and related matters.

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

Section 1. The Council hereby: (a) approves the leasing of the portion of that property located at 1155 Pine Street pursuant to the Contract in exchange for the payment of rental payments as provided in the Contract, (b) approves the Contract, which is presented in substantially final form to the Council in connection with the adoption of this Ordinance; (c) authorizes the Mayor, the City Manager, and the Finance

Director, and all other appropriate officers and employees of the City to execute and deliver the Contract in the form appended hereto with such changes and modifications as are deemed necessary by the City Attorney and approved by the Mayor; and (d) authorizes and directs the performance by the City of its obligations under the Contract.

Section 2. The Council hereby adopts, as if set forth in full herein, all the representations, covenants, agreements, findings, determinations and statements of or by the City set forth in the Contract.

Section 3. The officers, employees and agents of the City are authorized and directed to take all action necessary or appropriate to carry out the provisions of this Ordinance and the Contract referred to herein and to carry out the transactions described herein or in such documents, and any actions and the execution and delivery of any documents necessary or convenient to accomplish the conveyance of the leased property to, and acquisition of the leased property by, the City.

Section 4. All actions previously taken by the Council and the officers, employees and agents of the City that are directed toward the transactions described herein or in the documents referred to herein and that are not inconsistent herewith are hereby ratified, approved and confirmed.

Section 5. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares it would have passed and approved this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 6. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 7. The Contract does not create a multiple fiscal year direct or indirect debt or other financial obligation and does not require voter approval in advance under Section 4(b) of Article X, Section 20 of the Colorado Constitution. The Contract will not cause the City to exceed its spending limits under Section 7, Article X, Section 20 of the Colorado Constitution.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED
PUBLISHED** this 20th day of January 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

**PUBLIC HEARING AND SECOND READING WILL BE THE 3RD DAY OF
FEBRUARY 2026, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET,
LOUISVILLE, CO 80027.**

**PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of
_____, 2025.**

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

APPROVED AS TO FORM:
Kelly PC

Kathleen M. Kelly, City Attorney

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF BOULDER

I, Genny Kline, City Clerk for Louisville, Colorado, do solemnly swear and affirm that
on January 21, 2026, I published in full a true and correct copy of:

Ordinance No. 1914 Series 2026, 1st Reading

on the City of Louisville's website:

<https://www.louisvilleco.gov/local-government/public-notice>

Witness my hand and seal this 21st day of January 2026.

G. Kline

Genny Kline
City Clerk

