

O-2025-34

AN ORDINANCE

AUTHORIZING THE EXECUTION OF AN AGREEMENT
FOR THE LEASE OF PROPERTY LOCATED AT 8745 AND 8755 W. 14TH AVE.,
LAKEWOOD, COLORADO BY AND BETWEEN THE CITY OF LAKEWOOD,
COLORADO AND THE ACTION CENTER

WHEREAS, the City of Lakewood (the "City") is a municipal corporation duly organized and existing as a home rule city under Article XX of the Colorado Constitution and under the Charter of the City (the "Charter");

WHEREAS, subject to certain exceptions, all legislative powers possessed by the City, conferred by Article XX of the State Constitution or contained in the Charter, as either has from time to time been amended, or otherwise existing by operation of law, are vested in the City Council of the City (the "City Council");

WHEREAS, the City is authorized pursuant to Article XX of the State Constitution and Section 14.3(a) of the Charter and its plenary grant of powers as a home rule city, to enter into lease agreements to lease public buildings and real property held or used for any municipal purpose;

WHEREAS, it is anticipated the City will acquire property located at 8745 and 8755 W. 14th Ave., Lakewood, Colorado 80215, legally described as the Northeast One-quarter of Section 3 Township 4 South, Range 69 West (the "Property");

WHEREAS, the current owner, The Action Center, has requested to lease the Property from the City until it can relocate to its new facility;

WHEREAS, the City Council finds and determines that the lease of the Property is authorized by the Colorado Constitution and the Charter and is in the best interests of the City and its residents; and

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies any particular proposal related to this proposal identified herein.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, State of Colorado:

SECTION 1. The City Council hereby finds and determines that it is in the best interests of the City and its residents to lease the Property to The Action Center.

SECTION 2. The City Manager or designee is hereby authorized to execute a lease agreement, and all other related documents, in a form approved by the City Attorney, between the City and The Action Center.

SECTION 3. The lease shall be until December 31, 2027 unless otherwise extended by both parties in writing.

SECTION 4. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 5. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 13th day of October, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 16th day of October, 2025; set for public hearing to be held on the 27th day of October, 2025; read, finally passed and adopted by the City Council on the 3rd day of November, 2025; and signed by the Mayor on the 4th day of November, 2025.

ATTEST:



Jay Robb, City Clerk



Wendi Strom, Mayor

APPROVED AS TO FORM:



Alison McKenney Brown, City Attorney