

**TOWN OF PARACHUTE  
ORDINANCE NO. 805-2022**

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**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, APPROVING A LEASE WITH CHERYL & CO. PROPERTY MANAGEMENT, LLC FOR PROPERTY LOCATED AT 135 E. 1<sup>ST</sup> STREET, PARACHUTE, CO FOR THE OPERATION OF A CO-WORKING SPACE**

**WHEREAS**, the Town of Parachute (“Parachute” or the “Town”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Parachute Home Rule Charter; and

**WHEREAS**, Section 13-11 of the Town Charter provides that “The Town shall have the power to acquire, own, sell, lease, exchange, dispose of, or otherwise deal with real or personal property by ordinance without the need for an election.”;

**WHEREAS**, the Town wishes to lease property located at 135 E. 1<sup>st</sup> Street in Parachute (the “Premises”) from Cheryl & Co. Property Management, LLC (“Landlord”) for use as co-working space available to the public (the “Co-Work Space”) beginning January 1, 2023 for two, 1-year terms, pursuant to the Commercial Lease enclosed as **Exhibit A** (the “Lease”);

**WHEREAS**, as consideration for the Lease, Landlord will manage the Co-Work Space, as set forth in Appendix A to the Lease; and

**WHEREAS**, the Town Council wishes to approve the Lease and finds and determines that doing so is in the interest of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO THAT:**

Section 1.     Recitals. The foregoing recitals are incorporated herein as if set forth in full.


Section 2.     Commercial Lease. The Town Council hereby ratifies and approves the Lease in substantially the same form as set forth in **Exhibit A**, as determined to be satisfactory to the Town Attorney, and authorizes the Mayor and Town Manager to execute the same. All actions heretofore taken by the Town Manager, and the other officers, employees, and agents of the Town in connection with the subject matter of this Resolution are hereby ratified, approved, and confirmed in all respects. Further, the Town Council authorizes and directs the Town Manager to take such steps as are necessary to implement this Resolution and the Lease.


Section 3.     Severability. If any provision of this Ordinance is found to be unconstitutional or unlawful, such finding shall only invalidate that part of portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect.

**INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY** by a vote of 5 to 0 of the Town Council of the Town of Parachute, Colorado at a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 17 day of November, 2022 and approved by the Mayor on the 17 day of November, 2022.

**TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO**



  
\_\_\_\_\_  
Tom Rugaard, Mayor

**ATTEST:**  
  
\_\_\_\_\_  
Lucy Spalenka, Town Clerk

**PUBLIC NOTICE**

Public notice is hereby given that an Ordinance entitled:

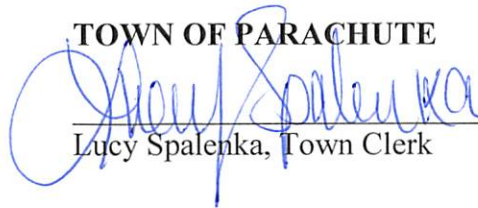
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was introduced before the Town Council on November 17, 2022; that a copy of said Ordinance is posted at Town Hall; and that the Ordinance was approved at a regular meeting of the Town Council held on November 17, 2022, and approved by the Mayor on November 17, 2022

Copies of the adopted ordinance are available for inspection at the Town Hall, Parachute, Colorado and available on the internet at <http://www.parachutecolorado.com>.

Dated this 17 day of November, 2022.

**TOWN OF PARACHUTE**

  
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Lucy Spalenka, Town Clerk