



Background Paper for Proposed Ordinance

COUNCIL MEETING DATE: June 27, 2022

TO: President Heather Graham and Members of City Council
 CC: Mayor Nicholas A. Gradisar
 VIA: Marisa Stoller, City Clerk
 FROM: Daniel C. Kogovsek, City Attorney
 SUBJECT: AN EMERGENCY ORDINANCE APPROVING A LEASE BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND FRIDAY HEALTH PLANS MANAGEMENT SERVICES COMPANY, INC., A COLORADO CORPORATION, FOR SUITE 300, 317 NORTH MAIN STREET, PUEBLO, CO 81003 AND AUTHORIZING THE MAYOR TO EXECUTE SAID LEASE AND RATIFYING THE MAYOR'S PRIOR SIGNATURE THERETO

SUMMARY:

Attached is a proposed Emergency Ordinance approving and authorizing the Mayor to sign and ratifying the Mayor's prior signature to a lease between the City of Pueblo and Friday Health Plans Management Services Company, Inc., a Colorado corporation ("Company").

PREVIOUS COUNCIL ACTION:

Not applicable to this Ordinance.

BACKGROUND:

Company is requesting a short-term lease of 3,000 square feet of space in the Pope Block building located at 317 North Main Street in Downtown Pueblo. The Pope Block building is owned by the City of Pueblo. The Company is willing to sign the Lease approved hereby on the condition that it take occupancy of the leased premises on July 1, 2022

FINANCIAL IMPLICATIONS:

The City and Company have agreed to a three-month lease on the following terms and conditions:

MONTH	RENT	PARKING	TOTAL
July, 2022	\$ 4,250	\$ 900	\$ 5,150
August, 2022	4,250	900	5,150
September, 2022	4,250	900	5,150
TOTAL	\$12,750	\$2,700	\$15,450

Company is paying rent at the rate of \$17 per square foot including CAM expenses. In addition, Company has been assigned 30 parking spaces at the rate of \$30 per parking space per month. Company has agreed to pre-pay \$15,450 prior to taking occupancy. Company has also been granted an option to continue the lease for an additional 60 days on the same terms and conditions.

BOARD/COMMISSION RECOMMENDATION:

Not applicable to this Ordinance.

STAKEHOLDER PROCESS:

Not applicable to this Ordinance.

ALTERNATIVES:

If this Ordinance is not approved, Company's lease will not be approved.

RECOMMENDATION:

Approve the Ordinance.

Attachments:

Proposed Ordinance

Proposed Lease.

ORDINANCE NO. 10197

AN EMERGENCY ORDINANCE APPROVING A LEASE BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION AND FRIDAY HEALTH PLANS MANAGEMENT SERVICES COMPANY, INC., A COLORADO CORPORATION, FOR SUITE 300, 317 NORTH MAIN STREET, PUEBLO, CO 81003 AND AUTHORIZING THE MAYOR TO EXECUTE SAID LEASE AND RATIFYING THE MAYOR'S PRIOR SIGNATURE THERETO

BE IT ORDAINED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The Lease dated June 27, 2022, between the City of Pueblo, a Colorado municipal corporation and Friday Health Plans Management Services Company, Inc., a Colorado corporation ("Company") a copy of which is attached hereto, having been approved as to form by the City Attorney is hereby approved. The Mayor is authorized to execute and deliver said Lease in the name of the City and the Mayor's prior signature thereto is ratified and the City Clerk is authorized to affix the seal of the City thereto and attest same.

SECTION 2.

The officers and staff of the City are authorized to perform any and all acts consistent with this Ordinance and the attached Lease which are necessary or desirable to effectuate the transactions described therein.

SECTION 3.

Savings Clause: The Company is willing to sign the Lease approved hereby on the condition that Company take possession of the leased premises on July 1, 2022. Company has agreed to pre-pay \$15,450 to the City prior to taking occupancy. Given these time constraints, the immediate enactment of this Ordinance is necessary in order to preserve and protect the health, safety and welfare of the residents of the City. Pursuant to Sec. 3-20 of the City Charter, this Ordinance shall become effective on the date of final action by the Mayor and City Council.

Action by City Council:

Introduced and initial adoption of Ordinance by City Council on June 27, 2022.

Final adoption of Ordinance by City Council on June 27, 2022.



President of City Council

Action by the Mayor:

- Approved on June 29, 2022.
- Disapproved on _____ based on the following objections:

Hilda Leavins
Mayor

Action by City Council After Disapproval by the Mayor:

- Council did not act to override the Mayor's veto.
- Ordinance re-adopted on a vote of _____, on _____
- Council action on _____ failed to override the Mayor's veto.

President of City Council

ATTEST

W. S. ...
City Clerk