

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT HELD SEPTEMBER 12, 2019

A Regular Meeting of the Board of Directors of the Sheridan Station West Metropolitan District (referred to hereafter as the "Board") was convened on Thursday, September 12, 2019 at 10:00 a.m., at the offices of McGeady Becher P.C., 450 E. 17<sup>th</sup> Avenue, Suite 400, Denver, Colorado 80203. The meeting was open to the public.

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**Directors In Attendance Were:**

Jordan Scharg  
Scott M. Watkins  
Paul Malone

Following discussion, upon motion duly made by Director Scharg, seconded by Director Watkins and, upon vote, unanimously carried, the absences of Director Elenowitz and Director Martines were excused and Director Scharg was appointed Acting President for this meeting only.

**Also In Attendance Was:**

David Solin and Brian Bowers; Special District Management Services, Inc.

Megan Becher, Esq. and Chris Brummitt, Esq.; McGeady Becher P.C.

**DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST**

**Disclosure of Potential Conflicts of Interest:** Attorney Becher noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Becher requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Becher noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the statutes.

**ADMINISTRATIVE  
MATTERS**

**Agenda:** Mr. Solin distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Scharg, seconded by Director Malone and, upon vote, unanimously carried, the Agenda was approved, as amended.

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**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Scharg, seconded by Director Malone and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District boundaries, or within 20 miles of the District's boundaries or within the county in which the District is located to conduct this meeting, the meeting would be conducted at the above-stated location. The Board further noted that notice of the date, time and location of the meeting was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

**Minutes:** The Board reviewed the Minutes of the June 13, 2019 Regular Meeting.

Following discussion, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Minutes of the June 13, 2019 Regular Meeting were approved, as presented.

**New Legislation:** Attorney Brummitt discussed with the Board the new legislation regarding posting of meeting notices, effective August 1, 2019.

**First Amendment to Resolution No. 2018-11-01, Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices:** The Board considered a First Amendment to Resolution No. 2018-11-01, Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices.

Following review, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Board adopted the First Amendment to Resolution No. 2018-11-01, Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices.

**Resolution No. 2019-07-01, Resolution of the Board of Directors of the Sheridan Station West Metropolitan District Establishing District Website and Designating Location for Posting of 24-Hour Notices:** The Board considered 2019-09-01, Resolution of the Board of Directors of the Sheridan Station West Metropolitan District Establishing District Website and Designating Location for Posting of 24-Hour Notices.

Following review, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Board adopted 2019-09-01, Resolution of the Board of Directors of the Sheridan Station West Metropolitan District Establishing District Website and Designating Location for Posting of 24-Hour Notices.

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### FINANCIAL MATTERS

**Claims:** The Board considered ratifying the approval of the payment of claims for the following periods:

Fund	Period Ending June 26, 2019	Period Ending July 27, 2019	Period Ending Aug. 30, 2019
General	\$ 8,368.68	\$ 17,482.36	\$ 7,762.48
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 3,600.41	\$ 5,879.68	\$ 2,507.50
<b>Total</b>	<b>\$ 11,969.09</b>	<b>\$ 23,362.04</b>	<b>\$ 10,269.98</b>

Following discussion, upon motion duly made by Director Malone, seconded by Director Watkins and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

**Unaudited Financial Statements:** The Board reviewed the unaudited financial statements for the period ending August 31, 2019 and statement of cash position, updated as of August 31, 2019.

Following review, upon motion duly made by Director Scharg, seconded by Director Malone and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending August 31, 2019 and statement of cash position, updated as of August 31, 2019.

### LEGAL MATTERS

**Water Services from Consolidated Mutual Water Company:** Attorney Becher updated the Board on the status of water services from Consolidated Mutual Water Company. There was no action needed at this time.

**Sewer Service Agreement from the City of Lakewood and East Lakewood Sanitation District:** Attorney Becher discussed with the Board the status of the Sewer Service Agreement from the City of Lakewood and East Lakewood Sanitation District.

*First Amendment to Resolution No. 2018-08-02 of the Board of Directors of the Sheridan Station West Metropolitan District Acknowledging Sewer Service Providers:* Attorney Becher reviewed with the Board a First Amendment to Resolution No. 2018-08-02 of the Board of Directors of the Sheridan Station West Metropolitan District Acknowledging Sewer Service Providers.

Following discussion, upon motion duly made by Director Scharg, seconded by Director Malone and, upon vote, unanimously carried, the Board adopted the First Amendment to Resolution No. 2018-08-02 of the Board of Directors of the Sheridan Station West Metropolitan District Acknowledging Sewer Service Providers, subject to final review by Legal Counsel.

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### **Rules and Regulations, Policies and Procedures of the District:**

*Authorize any other Actions Required in Connection with the District's Rules and Regulations or Policies and Procedures:* After discussion, upon motion duly made by Director Malone, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved conforming revisions to its Rules and Regulations and Policy Procedures.

*Resolution of the Board of Directors of Sheridan Station West Metropolitan District Regarding Parking Rules and Regulations:* Attorney Becher reviewed with the Board a Resolution of the Board of Directors of Sheridan Station West Metropolitan District Regarding Parking Rules and Regulations.

Following discussion, upon motion duly made by Director Malone, seconded by Director Watkins and, upon vote, unanimously carried, the Board adopted the Resolution of the Board of Directors of Sheridan Station West Metropolitan District Regarding Parking Rules and Regulations, subject to final receipt of comments and final approval from Director Watkins and Legal Counsel.

*BBO Rules and Regulations:* The Board discussed the BBQ Rules and Regulations. Legal Counsel will review and report back to the Board about any suggested updates at a future meeting.

*Assignment of License Agreement between Xcel Energy and Sheridan Station Transit Village, LLC to the District:* The Board deferred discussion. No action taken at this time.

*Proposal for District Engineering and Cost Certification Services from Ranger Engineering:* The Board reviewed the proposal for District Engineering and Cost Certification Services from Ranger Engineering.

Following discussion, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Board approved the proposal for District Engineering and Cost Certification Services from Ranger Engineering, subject to finalization of the agreement by Legal Counsel.

*Service Agreement between the District and Metco Landscape, Inc. for Snow Removal Services:* The Board reviewed the Service Agreement between the District and Metco Landscape, Inc. for Snow Removal Services.

Following discussion, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Board approved the Service Agreement between the District and Metco Landscape, Inc. for Snow Removal Services.

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**CONSTRUCTION  
MATTERS**

**Status of Construction:** The Board discussed the status of construction. It was noted that Phase IV has begun.

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**OTHER MATTERS**


There were no other matters to discuss at this time.

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**ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Malone, seconded by Director Watkins, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By   
Secretary for the Meeting

**RESOLUTION NO. 2019-09-01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE SHERIDAN STATION  
WEST METROPOLITAN DISTRICT ESTABLISHING DISTRICT WEBSITE AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings ("**Notice of Meeting**") will be physically posted at least 24 hours prior to each meeting ("**Designated Public Place**").

B. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., effective as of August 2, 2019, special districts are relieved of the requirement to physically post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district ("**District Website**") at least 24 hours prior to each regular and special meeting.

C. Pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., if a special district does not have a District Website or is unable to post a Notice of Meeting on its District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Effective as of August 2, 2019, Section 32-1-903(2) has been amended to remove the requirement for additional postings at three public places within the boundaries of the special district and the office of the county clerk and recorder and the requirement for 72-hour notices for special meetings.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Sheridan Station West Metropolitan District (the "**District**"), Jefferson County, Colorado:

1. That the Board of Directors (the "**District Board**") authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of regular and special meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

2. That the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each regular and special meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S., effective August 2, 2019.

3. That if the District does not yet have a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) On a post within the boundaries of the District

RESOLUTION APPROVED AND ADOPTED on September 12, 2019.

**SHERIDAN STATION WEST  
METROPOLITAN DISTRICT**

By:   
\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
Secretary

**FIRST AMENDMENT TO RESOLUTION NO. 2018-08-02 OF THE BOARD OF  
DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT  
ACKNOWLEDGING SEWER SERVICE PROVIDERS**

A. Sheridan Station West Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado located in the City of Lakewood (the “**City**”), Jefferson County, Colorado.

B. The District was organized pursuant to a Service Plan approved by the City on August 22, 2016 (the “**Service Plan**”).

C. The District’s boundaries are described in the legal description attached hereto as **Exhibit A**, which legal description may be amended from time to time, pursuant to the inclusion and/or exclusion of property into or from the District (the “**Property**”).

D. East Lakewood Sanitation District (“**ELSD**”) provides sewer services (the “**Services**”) to certain portions of the Property.

E. The portions of the Property to which ELSD provides Services (“**ELSD Service Area**”) are described in the map attached as **Exhibit B**, which may be amended from time to time.

F. ELSD will provide the Services directly to Owners and will directly invoice or bill Owners for the Services provided by ELSD. Information regarding ELSD is attached as **Exhibit C**, which may be amended from time to time.

G. The City of Lakewood Sewer Service (the “**City Sewer Service**”) provides Services to certain portions of the Property.

H. The portions of the Property to which the City Sewer Services provides Services (the “**City Service Area**”) are described in **Exhibit B**, which may be amended from time to time.

I. The City Sewer Service will provide the Services directly to Owners and will directly invoice or bill Owners for the Services provided by the City. Information regarding the City Sewer Service is attached as **Exhibit D**, which may be amended from time to time.

J. Pursuant to Section 32-1-1001(1)(m), C.R.S., the District has the power “to adopt, amend and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and of the special district.”

K. The District wishes to adopt this Resolution to provide notice and acknowledge ELSD as the sewer service provider for the ELSD Service Area within the Property and the City Sewer Service as the sewer service provider for the City Service Area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT:



1. The Board hereby determines that it is in the best interests of the District and its inhabitants for ELSD to provide Services to the ELSD Service Area.

2. The Board acknowledges that ELSD may adopt its own rules and regulations (“**ELSD Regulations**”) and service rates or fees (“**ELSD Rates**”) to provides Services to the ELSD Service Area.

3. The District hereby adopts and incorporates the then-current ELSD Regulations and ELSD Rates for Services to the ELSD Service Area, as each may be amended from time to time.

4. The Board hereby determines that it is in the best interests of the District and its inhabitants for the City Sewer Service to provide Services within the City Sewer Service Area.

5. The Board acknowledges that City Sewer Service may adopt its own rules and regulations (“**City Sewer Service Regulations**”) and service rates or fees (“**City Sewer Service Rates**”) to provides Services to the City Sewer Service Area.

6. The District hereby adopts and incorporates the then-current City Sewer Service Regulations and City Sewer Service Rates for Services to the City Sewer Service Area, as each may be amended from time to time.

7. Judicial invalidation of any of the provisions of the Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances shall not affect the validity of the remainder of the Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

8. Nothing herein shall be interpreted or construed as limiting the Board’s authority, in its sole and absolute discretion, to supplement or amend this Resolution from time to time.

9. Any inquiries pertaining to this Resolution may be directed to the Manager for the District at: David Solin, Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228-1898, (303) 987-0835.

10. This Resolution shall take effect immediately upon its adoption and approval.


APPROVED AND ADOPTED this 12th day of September 2019.

**[SIGNATURE PAGE TO FOLLOW]**

**[SIGNATURE PAGE TO FIRST AMENDMENT TO RESOLUTION NO. 2018-08-02 OF  
THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST  
METROPOLITAN DISTRICT ACKNOWLEDGING SEWER SERVICE PROVIDERS]**

**SHERIDAN STATION WEST  
METROPOLITAN DISTRICT**

By:   
\_\_\_\_\_  
President

Attest:  
  
\_\_\_\_\_  
Secretary or Assistant Secretary

**EXHIBIT A**

Property

**EXHIBIT A-1**  
**INITIAL DISTRICT BOUNDARY LEGAL DESCRIPTION**

BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST, 6<sup>TH</sup> P.M. CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO. MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, BEING MONUMENTED ON THE EAST 1/4 CORNER BY AN ILLEGIBLE 3-1/4" BRASS CAP IN RANGE BOX AND MONUMENTED ON THE CENTER 1/4 CORNER BY AN ILLEGIBLE 3-1/4" BRASS CAP IN RANGE BOX. SAID LINE BEARS SOUTH 89°47'38" WEST WITH A DISTANCE OF 2648.68 FEET.

COMMENCING AT SAID EAST 1/4 CORNER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, SOUTH 89°47'38" WEST A DISTANCE OF 1138.64 FEET;  
THENCE DEPARTING SAID SOUTH LINE NORTH 00°19'28" EAST WITH A DISTANCE OF 25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 10<sup>TH</sup> AVENUE AND POINT OF BEGINNING;

THENCE ALONG A LINE BEING PARALLEL TO AND 25.00 FEET NORTH OF SAID SOUTH LINE OF THE NORTHEAST 1/4 SOUTH 89°47'38" WEST 372.70 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2 BLOCK 1 OF GREENSPIRE ESTATES SUBDIVISION;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°18'03" EAST A DISTANCE OF 165.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 89°47'38" WEST 144.08 FEET TO THE NORTHWEST CORNER OF LOT 4 BLOCK 1 OF GREENSPIRE ESTATES SUBDIVISION;

THENCE NORTH 00°18'03" EAST 305.45 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF GREENSPIRE ESTATES SUBDIVISION. SAID POINT BEING 165.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4;

THENCE ALONG A LINE BEING 165.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, NORTH 89°47'38" EAST 516.97 FEET;

THENCE SOUTH 00°19'28" WEST 470.46 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 219,384 SQUARE FEET OR 5.036 ACRES.

**EXHIBIT A-2**  
**INCLUSION AREA BOUNDARY LEGAL DESCRIPTION**

BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST, 6<sup>TH</sup> P.M. CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO. MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, BEING MONUMENTED ON THE EAST 1/4 CORNER BY AN ILLEGIBLE 3-1/4" BRASS CAP IN RANGE BOX AND MONUMENTED ON THE CENTER 1/4 CORNER BY AN ILLEGIBLE 3-1/4" BRASS CAP IN RANGE BOX. SAID LINE BEARS SOUTH 89°47'38" WEST WITH A DISTANCE OF 2648.68 FEET.

**COMMENCING** AT SAID EAST 1/4 CORNER;  
THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, SOUTH 89°47'38" WEST A DISTANCE OF 662.17 FEET;  
THENCE DEPARTING SAID SOUTH LINE NORTH 00°16'54" EAST WITH A DISTANCE OF 25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 10<sup>TH</sup> AVENUE AND **POINT OF BEGINNING**;  
THENCE ALONG A LINE BEING PARALLEL TO AND 25.00 FEET NORTH OF SAID SOUTH LINE OF THE NORTHEAST 1/4 SOUTH 89°47'38" WEST 993.23 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 4 BLOCK 1 OF GREENSPIRE ESTATES SUBDIVISION;  
THENCE NORTH 00°18'03" EAST 470.45 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF GREENSPIRE ESTATES SUBDIVISION. SAID POINT BEING 165.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4;  
THENCE ALONG A LINE BEING 165.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, NORTH 89°47'38" EAST 993.07 FEET;  
THENCE SOUTH 00°16'54" WEST 470.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 467,213 SQUARE FEET OR 10.725 ACRES.

**EXHIBIT B**

City Sewer Service and ELSD Service Areas for the Property

**CITY OF LAKEWOOD SEWER SERVICE**

Sewer Service  
Dividing Line

Sewer Service  
Dividing Line

**EAST LAKEWOOD SANITATION  
DISTRICT SERVICE**



## **EXHIBIT C**

### Information Regarding ELSD

- ELSD's website is: <http://www.castlakewoodsd.org/> ("ELSD Website").
- Copies of the ELSD Regulations and ELSD Rates may be obtained from ELSD and are also available on the ELSD Website.
- As of the date of this Resolution, the then-current ELSD Regulations are available here: [http://www.castlakewoodsd.org/wp-content/uploads/2016/07/AMENDED-AND-RESTATED-RULES-AND-REGULATIONS-JULY-2015\\_2015.pdf](http://www.castlakewoodsd.org/wp-content/uploads/2016/07/AMENDED-AND-RESTATED-RULES-AND-REGULATIONS-JULY-2015_2015.pdf).
- As of the date of this Resolution, the then-current ELSD Rates are available here: <http://www.castlakewoodsd.org/wp-content/uploads/2018/03/ELSD-2018-fees.pdf>.
- ELSD's District Manager is CliftonLarsonAllen, LLP, 8390 E. Crescent Pkwy., Suite 300, Greenwood Village CO, (303) 779-4525.
- General questions regarding ELSD can be directed to: (303) 779-4525.
- Questions regarding billing for ELSD can be directed to: (303) 265-7949.



## **EXHIBIT D**

### Information Regarding City Sewer Services

- The City Sewer Service's website is: <https://www.lakewood.org/Finance/Water-Sewer-and-Stormwater-Utility-Billing> ("**City Sewer Service Website**").
- Copies of the City Sewer Service's Rates may be obtained from the City and are also available on the City Sewer Service Website.
- As of the date of this Resolution, the then-current ELSD Regulations are available here: [http://www.eastlakewoodsd.org/wp-content/uploads/2016/07/AMENDED-AND-RESTATED-RULES-AND-REGULATIONS-JULY-2015\\_2015.pdf](http://www.eastlakewoodsd.org/wp-content/uploads/2016/07/AMENDED-AND-RESTATED-RULES-AND-REGULATIONS-JULY-2015_2015.pdf).
- As of the date of this Resolution, the then-current City Sewer Service Rates are available here: <https://www.lakewood.org/Finance/Water-Sewer-and-Stormwater-Utility-Billing#section-6>
- General questions regarding the City Sewer Service can be directed to: (303) 987-7615.
- Questions regarding billing for City Sewer Service can be directed to: (303) 987-7615; or online at: <https://upay.lakewood.org/>

RESOLUTION NO. 2019-09- 03

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
SHERIDAN STATION WEST METROPOLITAN DISTRICT**

**REGARDING PARKING RULES AND REGULATIONS**

WHEREAS, Sheridan Station West Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado and operates pursuant to its Service Plan approved by the City Council of the City of Lakewood, on August 22, 2016 (the “**Service Plan**”); and

WHEREAS, Section V.A.3 of the Service Plan authorizes the District to provide for the design, acquisition, construction, financing, completion and installation of streets within the District’s service area, among related street improvements powers; and

WHEREAS, it is anticipated that the City will own and maintain some roadways within the District’s service area, (the “**City Roadways**”); and

WHEREAS, it is anticipated that the District will own and maintain those roadways within the District’s service area not accepted by the City, (the “**District Roadways**”); and

WHEREAS, the Service Plan provides that any District Roadways are operated and maintained by the District or an owner’s association; and

WHEREAS, Section V.A.4 of the Service Plan authorizes the District to provide for the design, acquisition, construction, financing, completion and installation of traffic and safety controls; and

WHEREAS, the District has adopted Rules and Regulations governing trash removal within the District; and

WHEREAS, such removal occurs on District Roadways and is frequently impeded by cars parking on the District Roadways; and

WHEREAS, accordingly, except as otherwise provided herein, the District Roadways shall be designated and posted as “No Parking Zones” in the interest of the public health, safety and welfare; and

WHEREAS, attendant to its duties and obligations for the District Roadways, the District wishes to adopt parking rules and regulations to put District residents and guests on notice of the parking restrictions on District Roadways.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT (THE “**BOARD**”) OF THE CITY OF LAKEWOOD, COLORADO:

1. The Board hereby determines that it is in the best interests of the District and members of the public using the District Roadways to exercise the authority granted under the Service Plan to adopt the Rules and Regulations attached hereto as Exhibit A and incorporated herein by this reference.

2. The District reserves the right, from time to time, to modify, amend or replace these Parking Rules and Regulations in conformance with the City of Lakewood or other relevant regulations then in effect.

3. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase, or word hereof, or the application thereof in any given circumstance shall not affect the validity of the remainder of this Resolution.

RESOLUTION APPROVED AND ADOPTED on September 12, 2019.

SHERIDAN STATION WEST  
METROPOLITAN DISTRICT

By:   
\_\_\_\_\_  
President

Attest:  
  
\_\_\_\_\_  
Secretary

**EXHIBIT A TO RESOLUTION NO. 2019-09- 03**

**SHERIDAN STATION WEST METROPOLITAN DISTRICT  
PARKING RULES AND REGULATIONS**

1. Applicability. These Rules and Regulations shall apply to all roadways and portions of roadways owned and maintained by the District as designated on Exhibit 1 attached hereto and incorporated herein by this reference (the “**District Roadways**”).

2. Vehicles. For purposes of these Rules and Regulations, “vehicle” shall mean every device that is capable of moving itself, or of being moved, from place to place upon wheels or endless tracks. Vehicle includes, without limitation, a motor vehicle, a motorcycle, a bicycle, electrical assisted bicycle, or EPAMD, but does not include a wheelchair, off-highway vehicle, snowmobile, farm tractor, or implement of husbandry designed primarily or exclusively for use and used in agricultural operations or any device moved exclusively over stationary rails or tracks or designed to move primarily through the air.

3. Parking Violations.

(a) Generally. For any District Roadway where authorized signs are posted giving notice of parking limitations, regulations, restrictions or prohibitions, it shall be unlawful for any person to park a vehicle in any manner in violation of, or contrary to, the provisions contained on such signs except when necessary to avoid conflict with other traffic, or in compliance with the directions of a police officer, or traffic-control signal, sign or device, or except momentarily for the purpose of loading or unloading passengers when such parking does not obstruct, impede or endanger any traffic.

(b) No Parking Zones. Portions of the District Roadways are designated, and shall be posted, as No Parking Zones. The District reserve the right to further restrict or prohibit parking upon the District Roadways by adopting an amendment to these Rules and Regulations and posting said roadway(s) as a No Parking Zone or otherwise designating parking restrictions.

(c) Handicap Space. It shall be unlawful to for any person to park any vehicle in a designated handicap space upon the District Roadways without a valid disability placard or license plate.

(d) Fire Lane. It shall be unlawful for any person to park any vehicle upon the District Roadways in designated fire lane.

(e) Obstruction of Traffic. It shall be unlawful for any person to park any vehicle upon the District Roadways in such manner or under such conditions as to:

(i) leave available less twenty (20) feet of width of the roadway for free movement of vehicular traffic; or

(ii) prevent another vehicle from accessing a valid parking zone or the District Roadways.

(f) Parking in Excess of Seventy-Two Hours.

(i) It shall be unlawful for any owner or operator of a vehicle to leave that vehicle parked in the same place upon the District Roadways continuously for a period in excess of seventy-two (72) hours. A vehicle shall be considered in violation of this subsection if it has not been moved at least one hundred (100) feet during the seventy-two-hour period of time.

(ii) It shall be unlawful for the owner of an automobile junker to leave it parked upon the District Roadways for a period in excess of seventy-two (72) hours, regardless of location. The seventy-two-hour time limit includes the cumulative time spent on any District Roadways. For purposes of this subsection, an automobile junker is defined as a vehicle which is:

(1) Apparently inoperable; and

(2) Extensively damaged, such damage including but not limited to any of the following: broken windows, windshields, or both; missing wheels, tires, motor, or transmission.

(g) Parking in Opposite Direction of Traffic. It shall be unlawful for any person to park any vehicle upon the District Roadways in a direction that is opposite to the regular flow of traffic.

(h) Landscaping. It shall be unlawful for any person to park any vehicle upon any landscaped area owned and maintained by the District.

(i) Flat Tire. It shall be unlawful for any person to park any vehicle upon the District Roadways with a flat tire in excess of seventy-two (72) hours.

(j) Vehicle Repair. It shall be unlawful for any person to park or operate a vehicle upon the District Roadways for the principal purpose of greasing, oiling, lubricating, painting or repairing such vehicle, except repairs necessary to remove the vehicle from the roadway, and which are required to be made because of an emergency.

(k) Recreational Vehicles. It shall be unlawful for any person to park any house trailers, camping trailers, boat trailers, hauling trailers, boats or accessories thereto, self-contained motorized recreational vehicles or other types of recreational vehicles or equipment anywhere upon the District Roadway in excess of seventy-two (72) hours, regardless of location. The seventy-two-hour time limit includes the cumulative time spent on any District Roadways.

4. Towing, Fines and Immobilization.

(a) Generally. The District reserves the right to have any vehicles parked on District Roadways in violation of these Rules and Regulations removed, towed or immobilized (including booting) at the owner's cost and expense. Further, the District reserves the right to assess fines for parking violations against the vehicle owner. Except as otherwise provided in

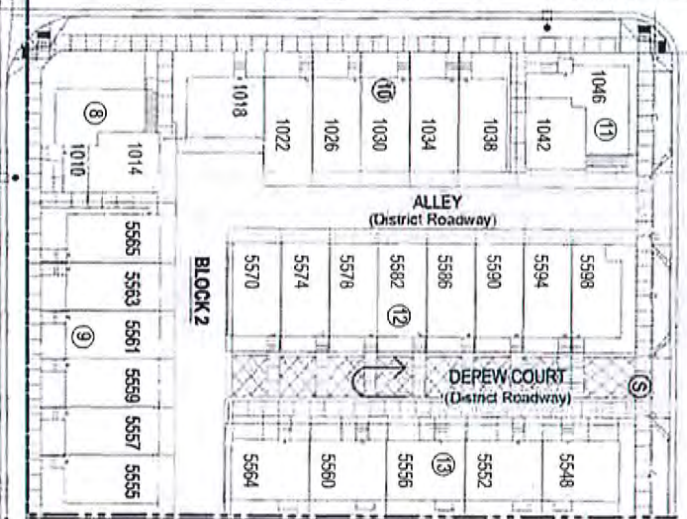
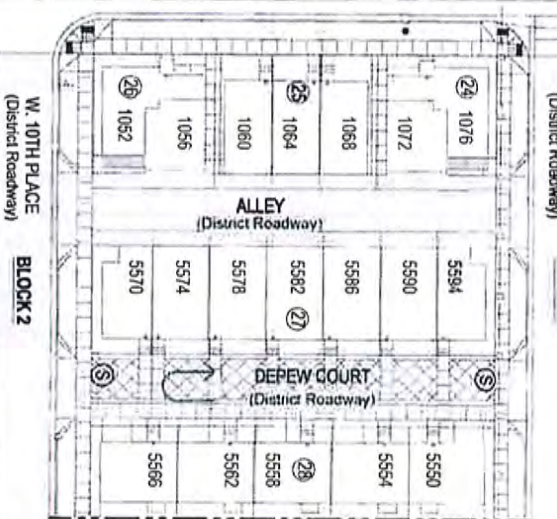
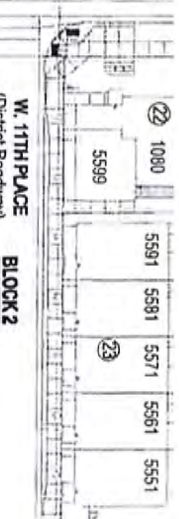
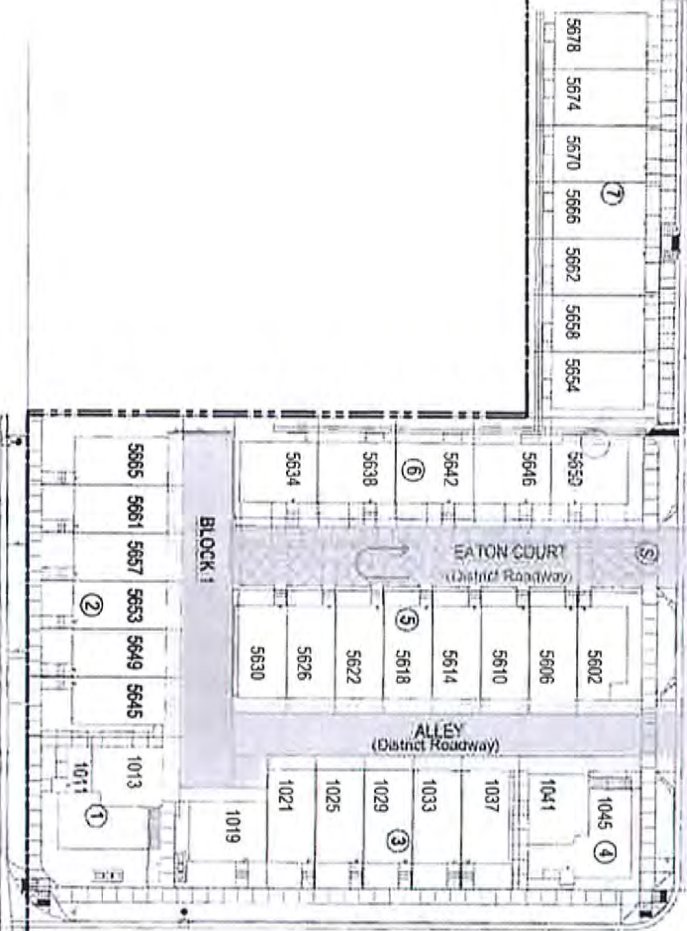
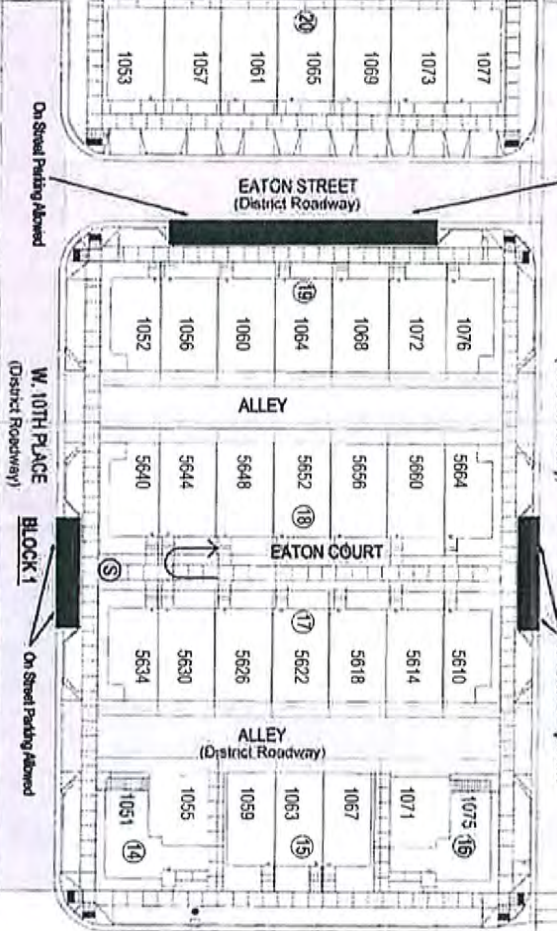
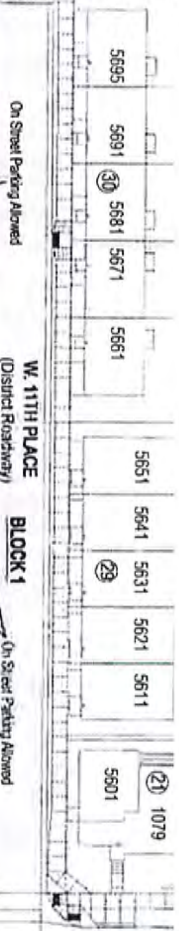
subsection 3.b below, any violation of these Rules and Regulations may result in immediate removal, towing or impoundment of the vehicle without prior notice to the owner or operator.

(b) Warning Citations. The District shall cause a warning citation to be issued for vehicles parked in violation of subsections 2.f (Parking in Excess of Seventy-Two Hours), 2.i (Flat Tire), 2.j (Vehicle Repair) and 2.k (Recreational Vehicles). In the event that the condition of violation continues for more than seventy-two (72) hours following issuance of the citation, the District reserves the right to remove, tow or immobilize the vehicle at the owner's cost and expense in accordance with subsection 3.a above.

5. Administrative Fee for Towing. The District may assess an administrative fee for towing, which fee shall be collected as part of the general towing fee paid to the tow lot operator and remitted to the District or, alternatively, assessed to the vehicle owner directly by the District.

**EXHIBIT 1**

Roadways and portions thereof owned and maintained by the District



W. 10TH AVENUE