

RESOLUTION NO. R-025- 053

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

PRELIMINARY ORDER CONCERNING COUNTRY CLUB DRIVE (GROUP 10) LOCAL IMPROVEMENT DISTRICT, DOUGLAS COUNTY, COLORADO; REGARDING THE INITIATION OF A LOCAL IMPROVEMENT DISTRICT; ADOPTING PRELIMINARY PLANS, SPECIFICATIONS, AND COST ESTIMATES; REQUIRING A MAP OF PROPERTY TO BE ASSESSED AND AN APPROXIMATE ASSESSMENT SCHEDULE; DESCRIBING MATERIALS; SETTING THE DATE OF A PUBLIC HEARING; AND ORDERING PUBLICATION AND MAILING OF NOTICE OF HEARING TO OWNERS OF PROPERTY TO BE ASSESSED

WHEREAS, pursuant to part 6 of article 20 of title 30, Colorado Revised Statutes, as amended (the “Act”), the Board of County Commissioners (the “Board”) of Douglas County, Colorado (the “County”) has received petitions from the property owners representing more than half of the estimated costs to be burdened by any assessment (the “Petitioners”) of the proposed County Club Drive (Group 10) Local Improvement District, Douglas County, Colorado (the “Proposed District”); and

WHEREAS, the Board is required to initiate proceedings for the creation of the Proposed District for the purpose of acquiring, constructing and installing certain improvements including, without limitation (1) water mains and lot water service improvements (“Water Improvements”), (2) sanitary sewer main and lot sewer service improvements, (“Sewer Improvements”), (3) the roadway and drainage improvements, (“Roadway Improvements”), (4) natural gas mains by Black Hills Energy (“Gas Improvements”) and (5) electrical mains by CORE Electric Cooperative (“Electrical Improvements”) in portions of Perry Park filing 4 located in the County, as more particularly described in the form of Notice set forth herein and constituting a part hereof (the “Notice”), and other incidental and necessary improvements, to the extent moneys are available (collectively, the “Improvements”) within the Proposed District, and to assess the cost thereof against the properties specially benefited thereby; and

WHEREAS, the Board has received a request by property owners within the boundary of the Proposed District, and intends to proceed with the formation of the Proposed District; and

WHEREAS, there has been prepared and filed with the County Clerk and Recorder preliminary cost estimates relating to the Improvements; and

WHEREAS, it is necessary that a preliminary order be made, adopting preliminary estimates, describing the materials to be used or stating that one of several specified materials shall be chosen, determining the number of installments and time at which the cost of the Improvements shall be payable, describing the property to be assessed for the cost of the Improvements, and requiring an estimate of cost and a map by the County Public Works –

Engineering staff, and adopting a schedule showing the approximate amounts to be assessed upon the several lots or parcels of property within the Proposed District; and

WHEREAS, this Resolution shall constitute the preliminary order required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO:

Section 1. The preliminary estimate of cost, a map of the Proposed District, and schedule of approximate assessments prepared and filed are hereby adopted and approved by the Board for use in the construction of the Improvements within the Proposed District.

Section 2. The nature and location of the Improvements to be made in the Proposed District and the materials to be used in constructing the Improvements shall be generally as stated in the form of the Notice that appears below. The boundaries of the Proposed District shall be as set forth in the form of the Notice.

Section 3. The assessments to be levied for the Improvements shall be due and payable within 30 days after the final adoption of an assessing resolution (the "Assessing Resolution") by the Board assessing the cost of the Improvements against the property in the Proposed District. However, all such assessments may be paid, at the election of the owner, in ten annual installments of principal, interest and County Treasurer's collection fee. The first of said installments shall be due and payable not more than two years from the date of the Assessing Resolution, as determined in and by the Assessing Resolution. The entire cost shall therefore be payable within ten years of the first installment date. The times of payment of installments and interest thereon shall be the same as the times of payment for installments of property taxes. The rate of interest on unpaid and deferred installments shall be finally determined by the Board and set forth in the final Assessing Resolution.

Section 4. The property to be assessed for the cost of the Improvements shall be the property specially benefited thereby as more particularly described in the form of the Notice. The Board hereby determines that the method of assessing and allocating the probable costs of the Improvements as described in the Notice reflects the benefits, which accrue to each lot, parcel or tract of land, on an equitable basis.

Section 5. A public hearing concerning the creation of the Proposed District and the construction of the Improvements therein shall be held on Tuesday, August 12, 2025, at 2:30 p.m. at the County Philip S. Miller Building, 100 Third Street, Castle Rock, Colorado.

Section 6. Notice of the intention of the Board to create a local improvement district pursuant to the state statutes and to construct the Improvements therein and of a public hearing thereon shall be given by the County Clerk by publication once in the *Douglas County News Press*, a newspaper of general circulation in the County, at least 30 days prior to the date of the hearing, as required by law. In addition, the Notice, being a brief written synopsis of the Improvements, shall be mailed by first-class mail to each property owner to be assessed for the cost of the Improvements who is included within the Proposed District. The mailed Notice shall

be made on or about the date of publication of the notice of the hearing. The Notice shall be in substantially the following form:

[Form of Notice]

N O T I C E

**OF HEARING ON THE PROPOSED CREATION OF COUNTRY CLUB DRIVE
(GROUP 10) LOCAL IMPROVEMENT DISTRICT, DOUGLAS COUNTY
COLORADO, FOR THE PURPOSE OF CONSTRUCTION OF CERTAIN
IMPROVEMENTS**

All owners of real estate and property hereinafter described, and all persons generally are hereby notified that the Board of County Commissioners of Douglas County, Colorado (the “County”) has adopted preliminary cost estimates for certain improvements to be acquired, constructed and installed within a proposed local improvement district in the County, to be known as County Club Drive (Group 10) Local Improvement District, Douglas County, Colorado (the “Proposed District”).

1. A description of the boundaries of the Proposed District is as follows and includes generally the real property described herein:

Lot 5, Block 5, Perry Park, Filing 4,
Lot 6, Block 5, Perry Park Filing 4,
Lot 18, Block 6, Perry Park Filing 4,
Lot 19, Block 6, Perry Park Filing 4

The improvements to be made are as follows and are collectively referred to as the “Improvements”:

Construction of water main and lot services, sanitary sewer main and lot services, roadway and drainage improvements by the County, installation of natural gas mains by Black Hills Energy, and installation of electric mains by CORE Electric Cooperative on the following roadways:

Roadway improvements shall consist of subgrade preparation, drainage improvements, shouldering with aggregate base course, or placement of curb and gutter, placement and preparation of road base and the installation of asphalt pavement on From the existing asphalt roadway on Country Club Drive to the East of the LID property addresses ending on the West end of the proposed LID.

Each and every buildable lot or parcel listed below will receive one full assessment for the Improvements within the Proposed District:

Lot 5, Block 5, Perry Park, Filing 4,
Lot 6, Block 5, Perry Park Filing 4,
Lot 18, Block 6, Perry Park Filing 4,
Lot 19, Block 6, Perry Park Filing 4

The Improvements described above will be funded from legally available moneys of the County, private placement construction loan or by the issuance of special assessment bonds by the County (the “Financing”). The Financing shall be paid through special assessments imposed against the

real property included within the boundaries of the Proposed District and specifically benefited by the Improvements. The estimated total cost of constructing the Improvements, \$680,000.00. The method of assessment shall be as follows:

Each buildable lot and parcel within the boundaries of the Proposed District shall be assessed an equal share of the total cost of the Improvements. The assessment for each buildable lot or parcel for the Improvements is estimated to be \$170,000.00. The estimated costs of the Improvements exclude the costs of incidentals, County administration, and general legal expenses. If such assessment is paid in installments, additional costs including interest and additional statutory County Treasurer collection fees will be added to such payments.

2. Assessments shall be payable either within thirty (30) days after publication of the resolution making the assessments on each parcel of land benefited, or in installments payable with interest and statutory County Treasurer collection fees over the term of the Financing, at the election of each property owner. The term of the Financing shall not exceed ten (10) years. If not paid in full within thirty (30) days as described, assessments shall be payable with interest at a rate not to exceed 12% per annum, in ten (10) annual installments.

3. The rate of interest on unpaid and deferred installments shall be determined by the Board of County Commissioners and set forth in the Assessing Resolution. In addition, County collections fees will be charged on full payments and installment payments as State law requires.

4. As shown by the estimates previously prepared and filed with the County Clerk, the probable total cost of the Improvements in the Proposed District, including, without limitation, construction, contingency, design, administration and supervision, and legal is \$680,000.00. Of said cost it is estimated that \$0 will be paid by the County and the Perry Park Metro District for survey, design, administration, and construction management of the Improvements. It is estimated that approximately \$170,000.00 will be assessed against the benefited property within the Proposed District.

Upon completion and acceptance of the Improvements or any part thereof, or as soon as the total actual cost thereof can be reasonably ascertained, such cost shall be apportioned to each lot or parcel of land in the Proposed District. Notice of such apportionment shall be given, and a hearing will be held prior to the adoption of the Assessing Resolution, all as provided by law.

5. Not less than 30 days after publication of this Notice, *i.e.* on Tuesday, August 12, 2025, at 2:30 p.m., a resolution creating the Proposed District and authorizing the Improvements will be considered and a public hearing thereon will be held by the Board of County Commissioners at the Philip S. Miller Building, 100 Third Street, Castle Rock, Colorado.

6. An estimate of costs, a map, and a schedule showing the approximate amount to be assessed and all resolutions and proceedings are on file and may be seen and examined by any person interested at the County Department of Public Works – Engineering, Engineering Services Division, 100 Third Street, Castle Rock, Colorado at any time during business hours on or before the date specified in paragraph 6 hereof.

7. Owners of any real property to be assessed may appear before the Board and be heard at the public hearing. All complaints and objections that may be made in writing concerning the Improvements by the owner or owners of any real property to be assessed will be heard and determined by the Board of County Commissioners at the public hearing referred to above, or at some adjournment thereof, before final action thereon.

DATED this 24th day of June 2025.

Signed by:

(SEAL)



Published in: *Douglas County News Press*

To be published on: Thursday, July 10th, 2025.

DocuSigned by:

Sheri Davis

EDCFF4B58E0D496...


Sheri Davis

County Clerk and Recorder
Douglas County, Colorado

[Forward copy of notice as printed in newspaper to County Attorney]
[End form of Notice]


Section 7. Should any one or more sections or provisions of this Resolution be judicially determined invalid or unenforceable, such determination shall not affect, impair or invalidate the remaining sections or provisions hereof, the intention being that the various sections or provisions hereof are severable.

ADOPTED AND APPROVED this 24th day of June 2025.

Signed by:

2322EA9EBA95429...

Abe Laydon
Board of County Commissioners

ATTEST:

DocuSigned by:

4D0E70F519BB420...
~~Kayley Hark~~ Kristin Randlett

Clerk to the Board

Signed by:



SEAL

(Attach Publisher's Affidavit of Publication
of Notice of Public Hearing When Received)

Certificate Of Completion

Envelope Id: 7316633B-7C19-483B-8414-E673E26C11FC

Status: Completed

Subject: 2ac - 6.24.25 - Resolution - Prelim Ord Not of LID - Country Club Dr

Source Envelope:

Document Pages: 9

Signatures: 3

Envelope Originator:

Certificate Pages: 5

Initials: 0

Amy Williams

AutoNav: Enabled

Stamps: 2

100 Third St.

Envelopeld Stamping: Enabled

Castle Rock, CO 80104

Time Zone: (UTC-07:00) Mountain Time (US &

awilliam@douglas.co.us

Canada)

IP Address: 20.236.201.102

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Status: Original

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6/25/2025 2:38:15 PM

awilliam@douglas.co.us

Signer Events

Amy Williams

awilliam@douglas.co.us

Paralegal

Douglas County Colorado

Security Level: Email, Account Authentication
(None)

Signature

Completed

Using IP Address: 67.135.162.224

Timestamp

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Viewed: 6/25/2025 3:44:03 PM

Signed: 6/25/2025 3:44:06 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Abe Laydon

alaydon@douglas.co.us

Douglas County Commissioners

Douglas County Government

Security Level: Email, Account Authentication
(None)

Signed by:

2322EA9EBA95429...

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Viewed: 6/25/2025 3:47:49 PM

Signed: 6/25/2025 3:48:02 PM

Signature Adoption: Uploaded Signature Image

Using IP Address: 199.200.80.2

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 6/25/2025 3:47:49 PM

ID: 52bb2a08-b22f-4d68-89db-c2b26f273dbc

Kristin Randlett

krandlett@douglas.co.us

Clerk to the Board

Douglas County Government, Colorado

Security Level: Email, Account Authentication
(None)

DocuSigned by:

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Viewed: 6/26/2025 3:35:17 PM

Signed: 6/26/2025 3:46:57 PM

Signature Adoption: Pre-selected Style

Using IP Address: 67.135.162.226

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Sheri Davis

sdavis1@douglas.co.us

Douglas County Clerk & Recorder

Security Level: Email, Account Authentication
(None)

DocuSigned by:

FDCE4B58F0D496...

Signature Adoption: Pre-selected Style

Using IP Address: 67.135.162.252

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Resent: 6/27/2025 8:53:58 AM

Viewed: 6/27/2025 9:42:47 AM

Signed: 6/27/2025 9:43:29 AM

Electronic Record and Signature Disclosure:

Accepted: 8/12/2021 11:44:43 AM

ID: 5d2103e8-e317-4662-a7bb-045f618af8f5

Signer Events	Signature	Timestamp
Amy Williams awilliam@douglas.co.us Paralegal Douglas County Colorado Security Level: Email, Account Authentication (None)	Completed Using IP Address: 67.135.162.224	Sent: 6/27/2025 9:43:30 AM Viewed: 6/27/2025 9:57:16 AM Signed: 6/27/2025 9:57:35 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Updated	Security Checked	6/25/2025 3:59:47 PM
Envelope Updated	Security Checked	6/25/2025 3:59:47 PM
Envelope Updated	Security Checked	6/25/2025 3:59:47 PM
Envelope Updated	Security Checked	6/26/2025 3:39:03 PM
Certified Delivered	Security Checked	6/27/2025 9:57:16 AM
Signing Complete	Security Checked	6/27/2025 9:57:35 AM
Completed	Security Checked	6/27/2025 9:57:35 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Carahsoft OBO County of Douglas, CO:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To advise Carahsoft OBO County of Douglas, CO of your new email address

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- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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- Until or unless you notify Carahsoft OBO County of Douglas, CO as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Carahsoft OBO County of Douglas, CO during the course of your relationship with Carahsoft OBO County of Douglas, CO.