



Lakewood

City Clerk's Office
Lakewood Civic Center
480 S. Allison Parkway
Lakewood, CO 80226-3127
Email: Margy Greer
margre@lakewood.org
Phone: 303-987-7080
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TDD: 303-987-7057

CAMPAIGN FINANCE COMPLAINT FORM

Your Information – Information about the person filing the complaint (complainant)

Full Name: Sandie Weathers

Address: 8107 W Virginia Ave City: Lakewood State: CO Zip: 80226

Telephone number: 303-523-0435 Email address: sandie.weathers@hotmail.com

Information of the person alleged to have committed a violation:

Full Name: Michael Gunstanson

Address: 8994 W La Salle Ave City: Lakewood State: CO Zip: 80227

Alleged violation – must include the section of the code or rule# or the alleged violation:

2.54.030 A (1) – Failure to file a candidate affidavit within 10 days of becoming a candidate.

Circulating a candidate petition before filing a candidate affidavit .

2.54.030 A (2) – Failure to register a candidate committee within 10 days of making an expenditure.

2.54.030 A (4) & 2.54.040 (1) (a) (1) – Failure to report contributions and expenditures by a candidate committee in a timely fashion.

Sandie Weathers

Complainant's Signature

8/22/21

Date

August 22, 2021

Bruce Roome, City Clerk
City of Lakewood
480 S. Allison Parkway
Lakewood, CO 80226
broome@lakewood.org

Re: Campaign Finance Complaints against Michael Gunstanson

Dear Mr. Roome:

Pursuant to section 2.54.050 B (1) of the Lakewood Municipal Code (LMC), I respectfully submit the following complaints against Michael Gunstanson, a candidate in the November 2, 2021 municipal election for the office of City Council, Ward 5.

Factual Background

1. Michael Gunstanson is a resident of Lakewood Ward 5 and resides at 8994 W La Salle Ave, Lakewood, CO, 80227.
2. On April 28, 2021, according to data from cubdomain.com (see Exhibit 1) and thesiterank.com (see Exhibit 2), two websites that independently track domain name registrations, Mr. Gunstanson made a payment to register a domain name for www.michaelgunstanson.com.
3. On July 19, 2021, according to data from cubdomain.com (see Exhibit 3), Mr. Gunstanson made a payment to obtain an SSL certificate for his registered domain www.michaelgunstanson.com. To obtain an SSL certificate, one must prove ownership of the domain. SSL certificates are generally obtained by website owners in order to securely process credit card transactions – for example, by online retailers, or in this particular case, by a candidate for public office seeking online campaign donations. (See Exhibit 4 for background information on SSL certificates).
4. On August 4, 2021, in response to a post I wrote on nextdoor.com about an upcoming event where residents would be able to meet several candidates who have already filed to run for City Council this November, Mr. Gunstanson sent me a private message on Nextdoor stating, “There’s going to be one more candidate in this race.” (See Exhibit 5.)
5. On or before August 9, 2021, Mr. Gunstanson published his campaign website at www.michaelgunstanson.com, which unambiguously declares his intent to seek election to the office of Lakewood City Council, Ward 5, this November.
 - a) The “Issues” page on his campaign website clearly states the publication date and time of the webpage as August 9, 2021. See the bottom of page 6 of Exhibit 6 for this date and time stamp.
 - b) The banner across the top of the website reads “Gunstanson for Lakewood.” (See Exhibit 7).

- c) On the homepage of the campaign website, Mr. Gunstanson writes, “I will be the kind of Councilman who tells you the truth. I will answer to you, the residents of Ward 5, followed by the citizens of Lakewood.” (See Exhibit 8.)
 - d) On a page of the website entitled “Who Really Runs Lakewood?” Mr. Gunstanson writes as an aside, “If I am elected to the council...” (See middle of page 1 of Exhibit 9.) At the very bottom of this page (see page 3 of Exhibit 9), it is stated that this webpage was first “published 10 days ago.” Note that the time stamp in the top left corner of each page of Exhibit 9 indicates that the page was retrieved on August 22, 2021, meaning that the publication date of the “Who Really Runs Lakewood?” page was August 12, 2021.
6. Mr. Gunstanson’s campaign website contains a secure donation page, which as of the date it was retrieved on August 22, 2021, indicates that three people have made donations to date. (See Exhibit 10.)
 7. On August 18, 2021, Mr. Gunstanson wrote a public post on nextdoor.com announcing his intention to run for a seat on Lakewood’s City Council for Ward 5. (See Exhibit 11.)
 8. On August 19, 2021, Mr. Gunstanson wrote a message on nextdoor.com stating, “I have 10 days from my announcement (which was yesterday) to file. I have until 8-23 to return my petition with enough signatures to get on the ballot. I plan to file both at the same time.” (See Exhibit 12.)
 9. According to the website of the Lakewood City Clerk, as of August 22, 2021, Mr. Gunstanson has not filed a candidate affidavit to run for the Ward 5 council seat. (See Exhibit 13, retrieved on August 22, 2021, from <https://www.lakewood.org/files/assets/public/city-clerks-office/pdfs/candidate-documents/2021-candidates.pdf>)

Legal Obligations for Lakewood City Council Candidates

10. LMC section 2.54.020 defines a “candidate” as:

Candidate means any person who seeks nomination or election to any local public office that is to be voted on at any municipal election. A person is a candidate for election if the person has publicly announced an intention to seek election to public office, or has received a contribution or made an expenditure in support of the candidacy.
11. The City of Lakewood Campaign Finance Rules and Regulations, Rule Number 1.9, defines the term “publicly announced” as used in the above definition of a “Candidate” in LMC 2.54.020.
 - 1.9 “Publicly announced” means:
 - 1.9.1 A person has made a statement signifying an interest in a public office; and
 - 1.9.2 The statement is made by means of a speech, advertisement, or other communication reported or appearing in public media or in any place accessible to the public; and
 - 1.9.3 A reasonable person would expect the statement to become public.
 - 1.9.4 The registration of a candidate committee also constitutes a public announcement of an intention to seek election.
12. LMC section 2.54.030 A (1) states:

“Within ten day after an individual becomes a candidate and before circulating any petition, such individual shall certify, by affidavit filed with the City Clerk, that the candidate is familiar with the provisions of this chapter.”

13. LMC section 2.54.030 A (2) states in relevant part:

“...all candidate committees shall register with the City Clerk within ten days after accepting any contribution or making any expenditure.”

14. LMC section 2.54.030 A (4) (a) states:

“All candidate committees shall report to the City Clerk: their contributions received, including the name, address, and amount contributed of each contributor; expenditures made; and obligations entered into by the committee.”

15. LMC section 2.54.040 (1) (a) (I) states:

Except as otherwise provided in this chapter, all reports that are required to be submitted shall be filed with the City Clerk pursuant to the following schedule:

(A) On the 270th, 180th, 90th, 60th, 30th, and 7th days before the regular municipal election; and

(B) On the 30th day after the regular municipal election.

Complaint #1

Mr. Gunstanson has violated section 2.54.030 A (1) of the LMC by failing to file a candidate affidavit within 10 days of becoming a candidate for the Ward 5 City Council seat.

Mr. Gunstanson became a candidate on April 28, 2021, when he made an expenditure (thus far unreported to the City Clerk) to register the domain name of his campaign website, www.michaelgunstanson.com (Exhibits 1 and 2). The plain language of the definition of a “candidate” in LMC 2.54.020 clearly indicates that an individual is a candidate the moment an expenditure in support of the candidacy is made; and as shown in paragraph 5 of the Factual Background section above, the purpose of www.michaelgunstanson.com is unambiguously to promote and support Mr. Gunstanson’s candidacy.

Notwithstanding the unreported expenditure made on April 28, Mr. Gunstanson would have become a candidate on July 19, 2021, when he made an (also unreported) expenditure to obtain an SSL certificate for his website (Exhibit 3). In this context, the only practical reason a person would expend money and effort to obtain this certificate is to be able to solicit online campaign donations (Exhibit 10), an activity that is clearly in support of a candidacy.

Notwithstanding the unreported expenditures made on April 28 and July 19, Mr. Gunstanson would have become a candidate on or before August 9, 2021, when the content of his campaign website was published (Exhibit 6), or at the latest on August 12, 2021 the date he wrote the words “If I am elected to council...” on the “Who Really Runs Lakewood?” page of his website (Exhibit 9). As documented in Exhibits 7, 8, and 9, Mr. Gunstanson’s campaign website publicly announces his intention to seek the Ward 5 City Council seat, an act that in and of itself triggers the LMC 2.54.020 “candidate” definition that anyone who has publicly announced a candidacy is a candidate. The content of the campaign website amounts to a

public announcement of his candidacy, because all three thresholds stipulated in Rule 1.9 are easily met:

1. Mr. Gunstanson makes multiple statements on his website signifying an interest in the Ward 5 City Council office;
2. The statements are made via a public communication channel, insofar as any member of the public with an internet connection can access the website;
3. At a minimum, a reasonable person would certainly *expect* statements appearing on a campaign website to become public; but going further than what the definition demands, any reasonable person would understand that content accessible to anyone on a website *already is* public.

Regardless of whether Mr. Gunstanson became a candidate on April 28, July 19, August 9, or August 12, he failed to file the legally mandated affidavit within 10 days of becoming a candidate, because as of August 22, 2021, no such affidavit was filed (Exhibit 13). The only remaining date that he could attempt to file the required affidavit is August 23, 2021, which happens to be the very last day candidate affidavits can be accepted for this election, and which falls exactly 11 days after August 12, 14 days after August 9, 35 days after July 19, and 117 days after April 28.

Mr. Gunstanson may argue that he became a candidate on August 18, 2021, which falls within 10 days of August 23, 2021, should he attempt to file his affidavit on that date. (See Exhibit 12, where he has in fact already publicly made this argument on Nextdoor.com.) Unfortunately, this argument amounts to an incorrect understanding of what the law demands of candidates, as his activities discussed above that occurred on April 28, July 19, August 9, and August 12 all satisfy the LMC definition of becoming a candidate. Furthermore, it is clear in retrospect that the Mr. Gunstanson's private statement to me on August 4 (Exhibit 5) that "There's going to be one more candidate in this race" was in fact a reference to himself. Taken together with his actions on April 28 and July 19 to establish his campaign website, it is clear that Mr. Gunstanson has been planning to launch this campaign for quite some time. He has had ample time to familiarize himself with the campaign finance code and make the required filings in a timely manner; he has chosen not to do so.

Complaint #2

Mr. Gunstanson has violated section 2.54.030 A (1) of the LMC by circulating his petition to appear on the November 2 ballot before filing the required candidate affidavit.

As of August 22, 2021, Mr. Gunstanson has not filed his candidate affidavit. (Exhibit 13).

On August 19, 2021, Mr. Gunstanson wrote a public message on nextdoor.com stating that, "I have 10 days from my announcement (which was yesterday) to file. I have until 8-23 to return my petition with enough signatures to get on the ballot. I plan to file both at the same time." (Emphasis added) (Exhibit 12).

The plain language of LMC 2.54.030 A (1) prohibits candidates from circulating petitions prior to filing their candidate affidavit. By Mr. Gunstanson's own words, written in a public forum, he plans to file his petitions and affidavit "at the same time" – something the LMC does not permit him to do. Indeed, the code mandates *filing* the affidavit *first*, then *circulating* petitions, and then, finally, once a sufficient number of signatures have been obtained, *submitting* the

petitions. His public statement on August 19 combined with the very short time frame remaining before the filing deadline is strong evidence that he has *already been circulating* petitions *before* filing the affidavit, as that is the only conceivable way he could have the petition signatures ready to submit “at the same time” as he files his affidavit.

Should Mr. Gunstanson in fact attempt to file petitions and his candidate affidavit “at the same time” on August 23, 2021, that act in and of itself will be proof positive that a violation of LMC 2.54.030 A (1) has already occurred.

Complaint #3

Mr. Gunstanson has violated section 2.54.030 A (2) of the LMC by failing to register a candidate committee within 10 days of making an expenditure.

As documented in Exhibits 1 and 2, Mr. Gunstanson made expenditures to register his campaign website’s domain name on April 28, 2021.

Under the plain language of 2.54.030 A (2), Mr. Gunstanson should have filed paperwork to form a candidate committee no later than May 8, 2021.

Notwithstanding the expenditure on April 28, Mr. Gunstanson made an additional expenditure on July 19, 2021, to obtain an SSL certificate for his website, and thus would have been required to form a candidate committee no later than July 29, 2021.

As of August 22, 2021, Mr. Gunstanson has not registered a candidate committee – a full 116 days after the April 28 expenditure, and 35 days after the July 19 expenditure.

Complaint #4

Mr. Gunstanson has violated sections 2.54.030 A (4) and 2.54.040 (1) (a) (I) of the LMC by failing to report contributions and expenditures to his campaign committee by the mandated reporting deadlines.

For the 2021 election, the contribution and expenditure report that was due 180 days before the election was due on May 6. The report that was due 90 days before the election was due on August 4.

As shown in Exhibits 1 and 2, Mr. Gunstanson made an expenditure to register the domain name of his website on April 28, 2021. This expenditure was required to have been reported by May 6.

As shown in Exhibit 3, Mr. Gunstanson made an expenditure to obtain an SSL certificate for his campaign website on July 19, 2021. This expenditure was required to have been reported by August 4.

As of August 22, 2021, at least 3 people have donated to Mr. Gunstanson’s campaign via his online platform for accepting donations (Exhibit 10). Because he had the capability to set up an online platform to accept secure donations any time after July 19, it is possible that some of these donations, and potentially other donations not recorded on his campaign website,

could have occurred before August 4. Such donations should have been reported on August 4.

As of August 22, 2021, Mr. Gunstanson has not submitted any reports detailing contributions and expenditures.

Request for Relief

The City Clerk is Respectfully Requested to:

- 1) Initiate enforcement proceedings and impose such sanctions and disclosure requirements upon Mr. Gunstanson as may be determined appropriate pursuant to LMC section 2.54.050 (B) and (C).
- 2) Reject as null and void all signatures on petitions that Mr. Gunstanson has circulated prior to whatever time he may attempt to file his candidate affidavit, and that he may attempt to submit to the City Clerk's office for purposes of qualifying for the ballot for the November 2, 2021 election, in contradiction to the clear command of LMC section 2.54.030 A (1) that the candidate affidavit must be filed prior to circulating any petitions.

Respectfully Submitted,

Sandie Weathers
8107 W Virginia Ave
Lakewood, CO 80226

miamiwoodstudios.mobi

mianneal.com

miaodanzhushou.com

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SSL Certificate Checker

It is a free tool to check SSL certificate detail such as expire date, issue date by Common Name, Serial Number, Signature algorithm, Organization, Country and more.

General Information

Resolves to

www.michaelgunstanson.com

Issued

7/19/2021 8:00:00 PM

Expires

7/19/2022 7:59:59 PM

Certificate Expires

in 365 day(s)

Hostname

Matches

Signature Algorithm

sha256RSA

Serial Number

0B10B3D19CC85D8DDC53290B079CA395

Issued For

Common Name

www.michaelgunstanson.com

SAN

www.michaelgunstanson.com,

Organization

"Cloudflare

Organization Unit

NA

Country

US

Locality

San Francisco

State

California

Issued By

Common Name

Cloudflare Inc RSA CA-2

Organization

"Cloudflare

Organization Unit

NA

Country

US

Locality

NA

State

NA

Chain

Common Name: Cloudflare Inc RSA CA-2

Organization: "Cloudflare

Organization Unit: NA

Country: US

Locality: NA

State: NA

Issued: 7/19/2021 8:00:00 PM

Expires: 7/19/2022 7:59:59 PM

Common Name: Baltimore CyberTrust Root

Organization: Baltimore
Organization Unit: CyberTrust
Country: IE
Locality: NA
State: NA
Issued: 1/27/2020 7:46:39 AM
Expires: 12/31/2024 6:59:59 PM

Common Name: Baltimore CyberTrust Root
Organization: Baltimore
Organization Unit: CyberTrust
Country: IE
Locality: NA
State: NA
Issued: 5/12/2000 2:46:00 PM
Expires: 5/12/2025 7:59:00 PM

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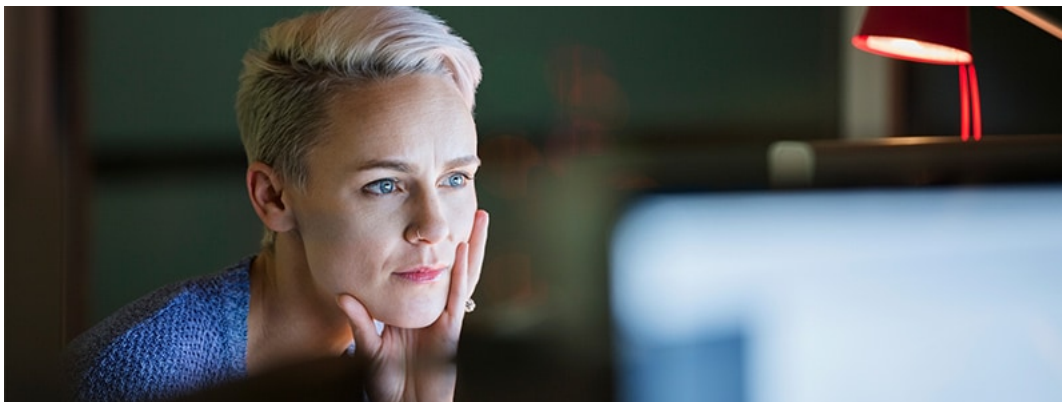
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How To

Security Center (/internetsecurity) > How To (/internetsecurity-how-to.html) > What is an SSL certificate?

What is an SSL certificate?

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By Joe Gervais, a NortonLifeLock employee

Dec. 17, 2019

An SSL certificate is a type of digital certificate that provides authentication for a website and enables an encrypted connection. These certificates communicate to the client that the web service host demonstrated ownership of the domain (<https://https.cio.gov/>) to the certificate authority at the time of certificate issuance.¹

This authentication process is much like sealing a letter in an envelope before sending it through the mail. SSL, short for Secure Sockets Layer, is commonly used on e-commerce sites and pages that require users to submit personal or credit card information.

By ensuring that all data passed between the two parties remains private and secure, SSL encryption can help prevent hackers from stealing private information such as credit card numbers, bank information, names, and addresses.

Researchers have predicted that e-commerce will make up 17 percent of all U.S. retail sales by 2022, up from around 12.7 percent in 2017. This growth is only possible with a foundation of trust. SSL certificates create trust with users by verifying that websites used to track finances and make online purchases are secure and legitimate.

Why do you need an SSL certificate?

An SSL certificate ensures that the provider is who they claim to be and also indicates secure connections between personal devices and websites. Understanding SSL certificates is important for website trust and to help protect customers from becoming a victim to scammers. It's smart to keep in mind that not all websites, or SSL certificates, are created equal.

An SSL certificate helps secure information such as:

- Login credentials
- Credit card transactions or bank account information
- Personally identifiable information — such as full name, address, date of birth, or telephone number
- Proprietary information
- Legal documents and contracts
- Medical records

What are the different types of SSL certificates?

Website owners purchase SSL certificates through Certification Authorities. CAs are trusted entities that manage and issue security certificates and public keys that are used for communication in a public network.

There are three different types of SSL certificates. Each provides a different level of security. The levels of security differ greatly among the types of certificate. This is why it's important to understand what kind of SSL certificate a site is using when performing a financial transaction or doing anything involving personal user data.

- **Domain validated (DV).** DV certificates only verify who owns the site. It's a simple process where the CA will send an email to the website's registered email address in order to verify its identity. No information about the company is required. Be aware that DV certificates have the lowest level of trust and are commonly used by cybercriminals³ because they are easy to obtain and can make a website appear more secure than it is.
- **Organizationally validated (OV).** To receive an OV certificate, a CA must validate certain information, including the organization, physical location, and its website's domain name. This process typically takes a couple of days. OV certificates have a moderate level of trust and are a good option for public-facing websites that deal with less sensitive transactions.⁴
- **Extended validation (EV).** This type of certificate is a must-have for websites that handle sensitive information. It has the highest level of security⁵ and is the easiest to identify. In order to issue an EV certificate, the CA performs an enhanced review of the applicant to increase the level of confidence in the business. The review process includes examination of corporate documents, confirmation of applicant identity, and checking the information with a third-party database. Users can know if a website holds an EV certificate if the browser's URL bar contains a padlock and the company name is listed in green.

Ensure your online session is secure

Now that you know what an SSL certificate is, the three different types, and that DV-enabled sites pose a risk for scams, it's important to learn how to reduce your exposure while shopping or performing other sensitive transactions online. To help ensure your online session is secure, follow these four steps:

1. **Read the seller's privacy policy.** Find out how your personal information will be used. Reputable companies should be open about the information they collect and what they do with it.
2. **Look for trust indicators on shopping sites.** Reputable logos or badges signify that the website meets certain security standards.
3. **Understand the type of SSL certificate a website holds.** As a first step, look for visual cues indicating security, such as a lock symbol and green color in the address bar. Only EV-enabled websites include the company name in the web address bar. Browsers don't distinguish a DV certificate from an OV certificate. Norton's Safe Web tool can help you easily decipher the difference (<https://safeweb.norton.com/>).
4. **Only conduct transactions and provide personal data to sites with OV or EV certificates.** DV certificates can serve legitimate purposes, but that doesn't include using them for e-commerce sites. If you drop a URL into the Norton Safe Web tool and it reports that the site has a DV certificate, rethink conducting any type of transaction through that site. If it's an OV or EV certificate site, you know that the business information has been confirmed.

As more consumers continue to shop online, cyber risks continue to evolve. According to the 2018 Global Risk Report, published by the World Economic Forum, the financial costs of cyberattacks are rising, and the cost of cybercrime to businesses over the next five years is expected to reach \$8 trillion (http://www3.weforum.org/docs/WEF_GRR18_Report.pdf).⁶ Understanding the types of SSL certificates to look for, what makes a safe site, and potential risks of online shopping, will help consumers avoid scams and protect their personal data from cybercriminals.

Try Norton 360 **FREE 30-Day Trial*** - Includes Norton Secure VPN

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Is private browsing really private? Short answer: No (/internetsecurity-privacy-your-private-browser-is-not-so-private-after-all.html)

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The Norton with LifeLock Story (/internetsecurity-privacy-norton-with-lifelock-story.html)

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[Norton Family \(/norton-family\)](/norton-family)
[Norton Mobile Security for Android \(/mobile-security-for-android\)](/mobile-security-for-android)
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[Norton Utilities Premium \(/norton-utilities\)](/norton-utilities)
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Product Features

[Antivirus \(/antivirus\)](/antivirus)
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[Cloud Backup \(/feature/backup\)](/feature/backup)
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[Password Manager \(/feature/password-manager\)](/feature/password-manager)
[Parental Control \(/feature/parental-control\)](/feature/parental-control)
[Secure VPN \(/feature/vpn\)](/feature/vpn)
[Privacy Monitor \(/feature/privacy-monitor\)](/feature/privacy-monitor)
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Compose

City Council candidates

**Michelle Anthony**

6 Aug

RE: Egg cartons mostly blue & yellow

I didn't know that about the Act...

**Michael Gunstanson**

4 Aug

City Council candidates

There's going to be one more c...

**Kathe Odenweller**

19 Jul

GMW&SD

Ok, thank you for responding. ❤️

**Doug Hall**

14 Jul

Little free library

Thanks Sandie, Good luck keepi...

Started on 8/4

Michael Gunstanson, Westgate



There's going to be one more candidate in this race.

Also, I tried to view the link but it wouldn't let me. It said it was protected even though I'm part of the group.

Regards,

MG

The expansion of Bear Creek Lake could be catastrophic



KEY ISSUES

As the 2021 city council election draws closer, there are several major issues facing Lakewood. These are some I deem important. What do you think is the most important issue or issues facing our city. Please let me hear from you. You can drop me a note [here](#).

BEAR CREEK LAKE RESERVOIR

The Army Corp of Engineers is proposing to increase in Bear Creek Lake Reservoir from 2000 acre feet to 22,000 acre feet. By contrast, [Chatfield Reservoir](#) in its current configuration, is 27,000 acre feet. This increase will greatly reduce the habitat for animals such as deer, elk, squirrels and raptors. Reportedly, this increased water level will mainly benefit the homes and businesses in the northern suburbs.





This change will result in a 10-fold increase in water storage for more development and possibly for states further downstream such as Arizona and California.



It most assuredly will result in the need for flood insurance for Ward 5 residents, as well as others in Lakewood and Morrison. In case you haven't checked lately, the [average cost of flood insurance for Colorado](#) is \$650 per year.



Part of the problem is that, while Bear Creek Lake Park is listed as a city of Lakewood park, the city doesn't own it. The 2,600 acre Bear Creek Park surrounding the lake is operated by the city of Lakewood, under a lease agreement through the U.S. Army Corps of Engineers.

So how do we stop this development?

The easiest way would be to buy the property from the Corps. The city could fight back, and, I'm told, several council members would like to do so. It's possible that with a little push back the Corps might kick this project down the road for two decades or more or might even eliminate it all together. But, our city manager doesn't want to fight it so a majority of council members are going along with her recommendation.

If this is an issue you care about, please let me hear from you.

METRO DISTRICTS



Haven't heard of Metro districts yet? You aren't alone. But you can bet the folks in Solterra have heard of them and many in that development have come to loathe them.

Like homeowner's associations, Metro Districts are quickly becoming the norm in Colorado. So, if you are buying a house that is currently being built, make sure to ask if there is a Metro District involved.

So how do they work?

Metro Districts were designed to help serve those less fortunate than the rest of us -- DEVELOPERS!

This device -- [Metro Districts](#) -- allows cities and other government entities to help developers get financing, usually meaning the developers receive the money to build their project at a lower rate. Here's a little more on how they work:

Capital is advanced to pay for infrastructure and is repaid over the long-term through property taxes called a mill levy—a rate of taxes calculated at \$1 per \$1000 of home value and collected by the county in which the Metro District is located.

Solterra's Metro District is named Fossil Ridge and there are three of them. It raised tens of millions of dollars in bond issues, with lower interest rates than the banks were offering at the time. The developers of Solterra used these funds to pay themselves back for putting in the water and sewer lines and other infrastructure.

Some new home buyers in Solterra weren't told about this until after they had closed on their homes.

Then, the developer stuck the residents with the costs of paying back the bonds. You can see from the information above how expensive the payment can be, in addition to your monthly house payment and, possibly, your homeowner's association dues.

As a homeowner, you are stuck with this unless you sell your house. If you do sell, you are passing along the tax burden to the new homeowner.

At first glance I'm not in favor of the continued use of Metro Districts in our city. What do you think. Please connect with me [here](#) to share your thoughts on this subject.

GROWTH/CONGESTION/LEADERSHIP

Tired of waiting twice or sometimes three times for a light on Wadsworth or Kipling? And that's with many people still working from home thanks to Covid-19 protocols. Imagine how much worse it will be if/when we go back to what was once our normal commutes.

As you probably know, a couple of years back we passed Strategic Growth Initiative 200, which is supposed to limit the city's growth to 1 percent each and every year (there are provisions, such as [blighting](#), that would allow the city to exceed the limit).



And that COULD HAVE curtailed some of the congestion we are now seeing had not our city staff and some members of city council been complicit in finding ways to circumvent the new law. Did you know that some on the city's planning staff have told property owners to let their property go so they can qualify for the blight designation meaning they don't have to comply with the lottery system called for in the law's language?

Lakewood needs -- and deserves -- real leadership. We need a council that will stand up and FOLLOW the law, not try to find ways to circumvent it.

We, as citizens, need to be more vigilant and to hold our elected officials accountable for shenanigans such as this.

SUSTAINABILITY/CLIMATE CHANGE

Did you know our city's sustainability plan has not been updated since 2015? While that may seem alarming, according to city officials there is a perfectly good explanation. The data always runs a year to 18 months behind and Covid-19 restrictions have further curtailed the collection of data. Still, a 6-year gap? That just doesn't pass the smell test to me, and even if true sends the message that the city isn't really that invested in "REAL" sustainability.

Here are some things Lakewood could do NOW to become a "smart" city and help our city become more sustainable:

- Follow Denver's lead and convert our city's fleet of vehicles, including police cars, into Hybrid (gas/electric), full electric or, ideally, hydrogen powered
- We have a service center on Estes with land that could be converted to a solar power station
- We should seriously consider opening our own utility plant to get us out of the Xcel monopoly
- Pass an ordinance to require Xcel to replace our street lights with non-light pollution, low-energy LED bulbs and point them toward the ground, thus cutting light pollution throughout the city
- Petition to join the [C40 Cities](#) and follow there guidelines
- Starting now, require all new development to be powered at least 80 percent by solar

✉ It will take real leadership to achieve these goals. As a member of council I can help provide that leadership.



RAISING SALES TAXES



🗨 You haven't heard the city's leaders speak about this much, but if you read between the lines you'll see they are laying the groundwork for raising our sales tax. The last time we had our sales tax raised was when Mike Rock, former City Manager and mentor to our current city manager, persuaded us to vote for a 50-percent sales tax increase. How did he do that, you ask? Simple. He used Wal-Mart as the excuse. Wal-Mart was opening the location at Wadsworth and Colfax. In order to do that the company closed the location at Fifth and Wadsworth and moved the staff to the new location. This was a temporary closure and Rock knew it. But, a week after the closure Rock came to City Council crying like Chicken Little about how screwed the city was because he had done his calculations based on both locations staying open.

The City Council, led by Rock's good buddy Mayor Bob Murphy, agreed to put a sales tax option on the ballot. Then, the real snow job began. The city embarked on a PR campaign focused on scare tactics. They threatened to cut police, turn off street lights, close parks and convinced us we didn't have enough money to pay the police or keep the lights on or mow the grass in the parks. All because ONE Wal-Mart location was closed.

AND WE BOUGHT IT.

The sales tax increase was approved.

And then guess what happened.

Yep. Wal-Mart opened up the old location on Wadsworth. Turns out, they intended to do that all along. They just used the opening of the new location as an excuse to remodel the old location.

And Mike Rock played us all. We'll see if the same happens this time around.

RISING CRIME RATE

There is no doubt that crime in Lakewood is on the rise. Just look at any feed on the Nextdoor app and you'll see complaint after complaint about vehicles being stolen, catalytic converters being stolen right out of people's driveways, packages being stolen from porches and vehicles and houses being broken into. Clearly, things need to change.

A few years back we heard the department was having a hard time recruiting and retaining agents (Lakewood police are referred to as agents, not officers). When I first moved here, I was informed that Lakewood had the highest rate of pay for ANY law enforcement agency in the state, including the state patrol. This made me very proud knowing my tax dollars were being put to good use.

Now, I'm told we are not the highest paying law enforcement agency.

That is where I believe we should start if we want to address this problem.

With a higher rate of pay we will attract more persons interested in law enforcement. With more agents we can have more community policing, more patrols in the neighborhood. More patrols should spark more arrests and, more arrests should bring down the crime rate.

☐ I'm open to any and all suggestions. Please drop me a note and let me know your thoughts.



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Recent responses



Richard Bennett commented [18 hours ago \(2021-08-22T03:54:48Z\)](#)

You can safely ignore the lunatic fringe demanding city action on 5G. Congress has assigned all of the pertinent regulatory standards to the FCC, and after a couple of challenges the Supreme Court has confirmed this delegation of authority. It's a national issue.

We have a lot of important local issues today, such as a rational growth policy, smartening up our traffic grid, affordable housing, jobs, and large question of whether Lakewood wants to be a real city or just a Denver bedroom community.

The public participation process with the Council needs some work too, it's too friendly to perpetual activists.



Linnea Hauser commented [3 days ago \(2021-08-19T02:01:31Z\)](#)



I fully agree with your positions. However I ask that you include another important issue – the adoption of codes to address the health, safety and security issues inherent in wireless technology, particularly 5G.

PS There are a few typos in your site.



Michael Gunstanson published this page 13 days ago (2021-08-09T17:05:08Z)

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Growth,
Congestion,
Leadership:
Lakewood has lots
of two and not
enough of the last
one



Growth, Congestion, Leadership: Lakewood has lots of two and not enough of the last one



About



Hi, I'm Michael Gunstanson and I have lived in Lakewood for more than 17 years. I'm an Eagle Scout and have lived my life by the tenets I learned in Scouting. My wife of 17 years Drucella and I love dogs. We have three of them, the twins Jazz and Dixie, two Golden Retrievers and the boss of the house, Duchess, a Dachshund.

For four years I owned a small business in Lakewood. So I know what it means to make payroll. To struggle to find good employees, pay taxes and I know what kind of commitment it takes to keep the lights on.

I have been active in local issues since I moved to Lakewood. I helped spread the word years ago about the "switch for the ditch," where the city wanted to trade open space in Rooney Valley for, well, a ditch. Most recently, I helped lead the opposition to the city's plan to take away our right to choose our own trash haulers. Instead, they would have chosen a trash and recycling hauler for us. Which could have eventually led to an increase in all our trash bills.

I also helped the residents of Silver Valley stop the over-development of the Snell farm. The development would have ruined a cherished historical asset.

What I have learned from being involved in several political campaigns is that some candidates will give you broad comments without really addressing the issues, then vote in lock-step with the establishment. Some candidates will tell you the truth.

Bottom line: I will be the kind of Councilman that will tell you the truth. I will answer to you, the residents of Ward 5, followed by the citizens of Lakewood. I will weigh each issue carefully and will make decisions based on what is best for Ward 5 and what is best for Lakewood, not some developer's pocketbook.

Contact

Contact us	
First name	Last name
Email	Mobile phone
Country United States	
Street address	
Apt, suite, etc.	
City	State
Zip code	
<input type="checkbox"/> Don't post this publicly	
Send me email updates	
Send me text message updates	
<input type="button" value="Send message"/>	

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Who really runs Lakewood?

Here's how the city's website says the city is supposed to work:

City Council

Lakewood has a Council/Manager form of government, as established in the City Charter. Citizens elect a City Council consisting of the Mayor, who is elected at-large, and 10 City Council members, two from each of the city's [five geographical wards](#). They set the policies for the operation of the city government.

In reality, it works nothing like this and hasn't for decades.

Since at least 2005 (when I moved here and started paying attention to politics) Lakewood has worked like this:

Developers bring a project to city staff and tell them how they want it to work.

City staff evaluates, makes cosmetic changes so they can say they are doing their jobs.

The developer then brings the "proposal" which has already gotten staff approval, to the Planning Commission.

This is probably a good point to stop and explain how the Planning Commission and the council work. The planning commission is the single most important body for the city aside from the council. In the past it has been used as a jumping off point for gaining a seat on the city council. The planning commission isn't elected, but rather appointed by the council. Here's how that works. At face value anyone can apply and be "interviewed" for a spot on the commission. There are at-large spots and spots reserved for citizens from each ward. Each applicant is interviewed by a panel of city council members. The council members then debate and "decide" upon whom to promote to the full council for a rubber stamp vote. There is no recorded vote from the interview stage, even though it is quite clear some sort of vote must take place to reach a consensus. In the real world, council members recruit their friends for a seat on the commission. This ensures they will vote the way the council wants when the time comes. **(Please note, if I am elected to the council I will push for a change to have a recorded vote that is then part of the public record.)**

The Council is elected by a vote of the people in off-year elections, meaning years in which there isn't a presidential candidate atop the ballot. This ensures a lower voter turnout since many don't vote unless the presidency is up for grabs.

Just like the planning commission, city council candidates are often recruited from friends of council members or those already on the planning commission. If you look at the candidates already announced for Ward 5 I bet you can find at least one candidate that is close friends with a sitting council member.

So now we're back to our "proposal" that our developer is trying to turn into a full-fledged project. The planning commission might make a suggestion or two, but they basically rubber stamp what the city staff has already "approved." That's how we get projects such as the Villages at Belmar, that are allowed to use patios and sidewalks as their "buffer zone." The buffer zone was designed to ensure a certain amount of each project was reserved for landscaping or what used to be called beautification. I'm sure you can agree a concrete patio or sidewalk does not qualify as "beautification."

So now the planning commission has endorsed our developer's plan and it is headed to the city council for approval. Normally, this is also a slam dunk. But, in the last few years we have elected some council members who are leery of the rubber stamp and have begun to ask questions. This has also trickled down to the planning

commission, where some questions have begun to be raised. Additional council and planning commission engagement has brought additional engagement from the citizenry. Several projects (a town home development in Ward 5 and the White Fence Farm in Ward 3) have been stopped or significantly altered, whereas previously their developers would have been given the green light. In the case of the White Fence Farm the original proposal called for a structure far higher than the neighborhood was willing to accept and a design that did not fit with the aesthetics of the surrounding area. A similar proposal in Ward 5 was scrapped after residents complained en masse.

Once the proposal is in front of city council it is ready to be approved. Unless there is some sort of public outcry, as with the two projects mentioned above, the projects get approved. The general public, however, is busy just trying to make ends meet and usually doesn't have time to follow the day-to-day machinations of city hall. That's why you need me on city council. I will ensure every project gets its required due diligence and complies with the city's zoning laws. And I'll make damn sure sidewalks and patios are NOT included as landscaping.

So who really runs Lakewood? For the most part it still is the developers calling the shots. And you can rest assured they are only out for one thing -- to make sure their bottom line is enhanced. But that power is slowly being wrested back into the hands of us, the citizens. By electing those such as myself, anti-establishment candidates that don't rubber stamp everything the staff serves up, we can ensure we get the city that WE want, not what the developers want.

Special interests spend a lot of money to get the council THEY want. My opponents have raked in tens of thousands of dollars from special interests. I'm wondering what those donors are hoping to get back for their donation.

Sign in to comment

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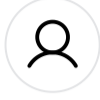




Recent responses



Michael Gunstanson published this page [9 days ago \(2021-08-13T04:24:18Z\)](#).



Michael Gunstanson published this page [10 days ago \(2021-08-11T21:34:49Z\)](#).

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[Gunstanson for Lakewood](#)

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Michael Gunstanson

Westgate • 4 days ago



I'm in the race, but it will take all of us to win it. Hello Lakewood residents,

For those of you who don't know me, my name is Michael Gunstanson. My friends call me Gunner because of my last name and the generic-ness of my given name.

The purpose of this post is to tell you a little about me and to convey the fact that I am running for a seat on Lakewood's city council as a representative of Ward 5.

First, a little about me. My wife, Drucella and I have lived in Lakewood for 17 years. We don't have kids. Instead, we have three dogs, two Golden Retrievers, Jazz and Dixie and the boss of the house, a little 9-pound dachshund named Duchess. I'm a proud Eagle Scout and the only member of my family to ever graduate from college -- Southern Methodist University.

So why am I running? There are lots of reasons, but the most important one, I believe, is that for too long our city has been run by staff and council that did anything but listen to us, the citizens of this great city.

For years I have watched as decisions were made to seemingly cater to the needs of every developer. As a result, our city streets are congested, our neighborhoods are under-served, crime is on the rise and it seems to only be getting worse.

But there is a solution. We should **DEMAND SOMETHING BETTER!**

Together we can turn this city around.



Michael Gunstanson

Westgate · 3 days ago



Tap here to turn off notifications for this post



Michael ...



Debbie J. I have 10 days from my announcement (which was yesterday) to file. I have until 8-23 to return my petition with enough signatures to get on the ballot. I plan to file both at the same time. If there is a particular piece of information I can share with you please ask. I'm happy to answer.

2d Like Reply Share



Debbie J. · Sutherland Shire ...



Michael Gunstanson But your earlier response implied you had already filed them and, somehow, the City was responsible for them not being on the websit... See more

2d Like Reply Share



Patti Peters · Carmody



Debbie J. Good Morning! another example of a different perception. I



Add a comment...



**NOVEMBER 2, 2021
CITY OF LAKEWOOD
REGULAR MUNICIPAL ELECTION**

CANDIDATES

WARD 1

Jeslin Shahrezaei
40 S. Cody Street
Lakewood, CO 80226
720-785-0680
Jeslin4lakewood@gmail.com

Catherine Kentner
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cathykentner@gmail.com

WARD 2

Sophia Mayott-Guerrero
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Charles Kenneth Davis
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charles@charleskdavis.com
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www.charleskdavis.com

WARD 3

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Web Address:
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Web Address:
enrichlakewood.com

David Hoover
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Hooverforlakewood@gmail.com

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Lakewood CO 80232
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keefe4co@gmail.com

Wendi Strom
7919 W. Harvard Place
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720-280-9296
Wendiforlakewood@gmail.com

Web Address:
WendiStrom.com

RETENTION OF JUDGES

Anne Stavig, Presiding Judge
Nicole Bozarth, Municipal Judge

August 25, 2021

Bruce Roome, City Clerk
City of Lakewood
480 S. Allison Parkway
Lakewood, CO 80226
broome@lakewood.org

Re: Addendum to August 22, 2021 Campaign Finance Complaint against Michael Gunstanson

Dear Mr. Roome:

Please accept this addendum to Complaint #2 in the letter that I submitted to your office dated August 22, 2021, detailing four complains against Michael Gunstanson, a candidate in the November 2, 2021 municipal election for the office of City Council, Ward 5. Since the time that I submitted that Campaign Finance Complaint letter, further evidence supporting Complaint #2 has come to light.

As noted in the original complaint letter, Lakewood Municipal Code (LMC) section 2.54.030 A (1) states:

*“Within ten day after an individual becomes a candidate and **before circulating any petition**, such individual shall certify, by affidavit filed with the City Clerk, that the candidate is familiar with the provisions of this chapter.”* (Emphasis added)

The attached Exhibit 14 is a true copy of the petitions that Mr. Gunstanson submitted to the City Clerk’s office on August 23, 2021, for purposes of qualifying for the ballot for the November 2 election.

The attached Exhibit 15 is a true copy of the candidate affidavit that Mr. Gunstanson filed with the City Clerk’s office on August 23, 2021, at 9:48 a.m., as indicated by the City Clerk Office’s official stamp at the top of the document.

Exhibit 14 shows that Mr. Gunstanson’s petitions were signed by a total of 45 registered electors within Ward 5. The dates of these signatures range from August 18 through August 22, 2021. Each of these signatures was collected before Mr. Gunstanson filed his candidate affidavit on August 23, 2021; therefore, each of the 45 signatures constitute 45 separate and distinct moments in time whereby Mr. Gunstanson circulated his petition, in violation of the requirement in LMC 2.54.030 A (1) that a candidate file the affidavit with the City Clerk certifying he is familiar with the provisions of the campaign finance code “**before circulating any petition**.” (Emphasis added)

In the original complaint, I noted: “Should Mr. Gunstanson in fact attempt to file petitions and his candidate affidavit ‘at the same time’ on August 23, 2021, that act in and of itself will be proof positive that a violation of LMC 2.54.030 A (1) has already occurred.” This is now exactly what has transpired. By this action, Mr. Gunstanson filed a sworn affidavit that he understands the city’s campaign finance rules at the very moment he also submitted evidence that he has already broken them 45 times.

In an ideal world, it should not fall to a private Lakewood resident, who has a right pursuant to LMC 2.54.050 B (1) to initiate campaign finance complaints against candidates for office, to point out with such prescience that a candidate is willfully planning to unlawfully disregard the city’s election rules, and then point out again after the fact that the candidate did indeed proceed to act unlawfully in the exact way that his public statements and actions (see Exhibit 12 of the original complaint) broadcast that he would. In an ideal world, candidates would take it upon themselves to understand and follow the law before running for office, rather than violating it no less than 45 times in just five days – to say nothing of the pattern of unlawful actions taken by Mr. Gunstanson stretching back to April 2021, detailed in Complaints #1, #3, and #4 of my August 22 letter, that are also in clear violation of the campaign finance code. Lakewood voters deserve to know that one of their candidates for council does not seem to believe that he has an obligation to follow the clear and simple requirements of the law.

The City Clerk is once again Respectfully Requested to initiate enforcement proceedings and impose such sanctions upon Mr. Gunstanson as may be deemed appropriate.

Respectfully,

Sandie Weathers
8107 W Virginia Ave
Lakewood, CO 80226

CITY OF LAKEWOOD

NOMINATION PETITION

RECEIVED
CITY OF LAKEWOOD, CO

TO: Bruce Roome, City Clerk, City of Lakewood, 480 South Allison Parkway, Lakewood, CO 80227 AUG 23 A 9:53

I, Joe Michael Gunstanson

OFFICE OF THE
CITY CLERK

(full name of candidate) who resides at 8994 W La Salle Ave, Lakewood, CO 80227

(street number) in the City of Lakewood, Colorado hereby petition to be a candidate for the office of City Council in Ward 5 to be voted at the Regular Municipal Election to be held on the 2nd day of November, 2021.

SIGNATURES OF PETITIONERS

	SIGNATURE	PRINTED NAME	ADDRESS	WARD	DATE
1		Drucella Davis	8994 W La Salle Ave Lakewood CO 80227	5	8/19/21
2		Brian Nerone	8963 W. LA SALLE AVE LAKEWOOD, CO 80227	5	8/19/21
3		SARAH NERONE	8963 W La Salle Ave Lakewood, CO 80227	5	8/19/21
4		Alei Sver Puseu	8577 W. Hampden Ave Lakewood, CO 80227	5	8/19/21
5		John Mather	6743 W. Yale Ave	5	8/19/21
6		Susana Sabak	6769 W Yale	5	8/20/21
7		Dawn Gallegos	8935 W. KODAK AVE	5	8/20/21
8		Taryn Lucas	1952 S. Xenon St Lakewood CO 80228	5	8/20/21
9		Jeanne Dotsen	8904 W. La Salle Ave Lakewood, CO 80227	5	8-21-21
10		Mark Olive	8903 W. La Salle Ave Lakewood, CO 80227	5	8-21-21
11		Pam Oline	8913 W La Salle Ave Lakewood, CO 80227	5	8-21-21
12		Kari Schoen	8523 W. TUFF LN Lakewood, CO 80227	5	8/21/21
13		Lily Bezuidenhout	2253 S. Holland Way Lakewood, CO 80227	5	8/21/21
14		ROBERT OLIVER	2253 S. HOLLAND WAY	5	8/21/21
15		Ralph Strobel	2263 S. Holland Way Lakewood CO	5	8/21/21
16					
17		Loren Leeg	9389 W. BALTIC DR	5	8/21/21
18		CARRY F. STORMS	9349 W BALTIC DR	5	8/21/21
19		Penny Storms	9349 W BALTIC DR	5	8/21/21
20		ANTOINETTE CARACCI	9309 W. BALTIC DR	5	8/21/21
21		Amy Masgrove	9250 W. Baltic Dr.	5	8/21/21
22		Blake Christensen	9249 W Baltic Dr	5	8/21/21
23		Lynne M Kinney	10134 W HAWAII PI 80232	5	8/21/21
24		Cynthia L. Resinger	1529 S Lee ST, Lakewood, 80227	5	8/21/21
25		Mike Schnob	16185 S. Lee St Lakewood	5	8/21/21
26		Alexei Taylor	1619 S. Lee St, Lakewood CO	5	8/21/21
27		David Wilson	1625 S. Kipling St.	5	8/21/21
28		Daria Nix	10021 W. ELIAS AVE	5	8/21/21
29		Cordi Schreivogel	10151 W Elvans Ave	5	8/21/21
30					

AFFIDAVIT OF CIRCULATOR

I, Joe Michael Gunstanson (full name of circulator) hereby certify that I circulated this petition and that each signature is the signature of the person whose name it purports to be and that each signer has stated that he is a registered elector of Lakewood and of Ward 5 for which this nomination is made.

[Signature]
Signature of Circulator

Date: 8-23, 2021.

State of Colorado

County of Jefferson

Subscribed and sworn to me before this 23 day of August, 2021.

ALEXANDRE GREENHOLZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184045840
MY COMMISSION EXPIRES NOV 29, 2022

[Signature]
Notary Public

(SEAL)

Commission expires: 11/29/22

ACCEPTANCE OF NOMINATION

I Joe Michael Gunstanson (full name of candidate) hereby accept the nomination tendered me by the foregoing petitioners for the office of City Council Ward 5 and hereby certify that I satisfy the qualifications to run for Lakewood municipal office, that I am a U.S. citizen, at least twenty-one years of age, a resident of the City of Lakewood for twelve consecutive months preceding the election, a registered elector, and a resident of the ward from which this nomination is sought.

[Signature]
Signature of Candidate

Mailing Address 8994 W LA SALLE AVE LAKEWOOD, CO 80227

Residence Address 8994 W LA SALLE AVE LAKEWOOD, CO 80227

Date: 8-23, 2021.

State of Colorado

County of Jefferson

Subscribed and sworn to me before this 23 day of August, 2021.

ALEXANDRE GREENHOLZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184045840
MY COMMISSION EXPIRES NOV 29, 2022

[Signature]
Notary Public

Commission expires: 11/29/22

PLEASE INDICATE BELOW THE WAY YOU WISH YOUR NAME TO APPEAR ON THE BALLOT. NO DEGREE OR TITLE IS PERMITTED. PLEASE PRINT LEGIBLY.

Michael Gunstanson

CITY OF LAKEWOOD

NOMINATION PETITION

RECEIVED
CITY OF LAKEWOOD, CO

TO: Bruce Roome, City Clerk, City of Lakewood, 480 South Allison Parkway, Lakewood, CO 80226

2021 AUG 23 A 9:53

I, Joe Michael Gunstanson

OFFICE OF THE
CITY CLERK

(full name of candidate) who resides at 8994 W LaSalle Ave

(street number) in the City of Lakewood, Colorado hereby petition to be a candidate for the office of City Council in Ward 5 to be voted at the Regular Municipal Election to be held on the 2nd day of November, 2021.

SIGNATURES OF PETITIONERS

	SIGNATURE	PRINTED NAME	ADDRESS	WARD	DATE
1	<i>Steve Dorman</i>	Steve Dorman	2510 S. Hoyt Court	5	08-18-21
2	<i>Preston Vohler</i>	Preston Vohler	10812 W. Evans Ave, W114	5	08/21/2021
3	<i>Kirsten Warner</i>	Kirsten Warner	2090 S Asbury Dr	5	8/21/2021
4	<i>Lonnie Hish</i>	Lonnie Hish	10140 W. EVANS Ave.	5	8/21/21
5	<i>Debbie Hish</i>	Debbie Hish	10140 W Evans Ave	5	8/21/21
6	<i>Gilberto Lujan</i>	Gilberto Lujan	2105 S Kipling St	5	8/21/21
7	<i>Al Gutierrez</i>	Al Gutierrez	8993 W LaSalle	5	8/21/21
8	<i>Nick Utley</i>	Nick Utley	8933 W. LaSalle	5	8-21-21
9	<i>Barbara Ingledoy</i>	Barbara Ingledoy	2622 S Field Ct	5	8-22-21
10	<i>Ronna Kils Miller</i>	Ronna Kils Miller	2591 S. Field Ct.	5	8-22-21
11	<i>Ralph Hamilton</i>	Ralph Hamilton	2591 S Field Ct	5	8-22-21
12	<i>Yancy Ferrel</i>	Yancy Ferrel	2597 S Florence St	5	8/22/21
13	<i>Danielle Swanson</i>	Danielle Swanson	2607 S FINNER ST	5	8/22/21
14	<i>Tim Oberly</i>	Tim Oberly	9032 W Wagh Burn	5	8/22/21
15	<i>René Guerette</i>	René Guerette	2621 S. Field St.	5	8/22/21
16	<i>Alan Utley</i>	Alan Utley	8933 W. LaSalle Ave	5	8/22/21
17					
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30					

AFFIDAVIT OF CIRCULATOR

I, Joe Michael Gunstanson (full name of circulator) hereby certify that I circulated this petition and that each signature is the signature of the person whose name it purports to be and that each signer has stated that he is a registered elector of Lakewood and of Ward 5 for which this nomination is made.

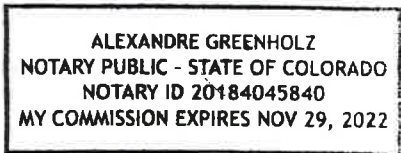
Michael Gunstanson
Signature of Circulator

Date: August 23, 2021.

State of Colorado

County of Jefferson

Subscribed and sworn to me before this 23 day of August, 2021.



[Signature]
Notary Public

(SEAL)

Commission expires: 11/29/22

ACCEPTANCE OF NOMINATION

I Joe Michael Gunstanson (full name of candidate) hereby accept the nomination tendered me by the foregoing petitioners for the office of City Council Ward 5 and hereby certify that I satisfy the qualifications to run for Lakewood municipal office, that I am a U.S. citizen, at least twenty-one years of age, a resident of the City of Lakewood for twelve consecutive months preceding the election, a registered elector, and a resident of the ward from which this nomination is sought.

Michael Gunstanson
Signature of Candidate

Mailing Address 8994 W. La Salle Ave Lakewood, Co 80227

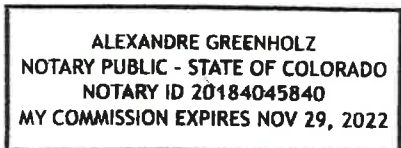
Residence Address 8594 W LA SALLE Ave Lakewood, Co 80227

Date: 8-23, 2021.

State of Colorado

County of Jefferson

Subscribed and sworn to me before this 23 day of August, 2021.



[Signature]
Notary Public

Commission expires: 11/29/22

PLEASE INDICATE BELOW THE WAY YOU WISH YOUR NAME TO APPEAR ON THE BALLOT. NO DEGREE OR TITLE IS PERMITTED. PLEASE PRINT LEGIBLY.

Michael Gunstanson

RECEIVED
CITY OF LAKEWOOD, CO

2021 AUG 23 A 9:48



Lakewood

OFFICE OF THE
CITY CLERK

City Clerk's Office
Lakewood Civic Center
480 S. Allison Parkway
Lakewood, CO 80226-3127
Phone: 303-987-7080
Fax: 303-987-7088
TDD: 303-987-7057

CANDIDATE AFFIDAVIT

This affidavit certifies that I, Michael Gunstanson, am a candidate
(Name)

for the 2021 election, for the office of Council,
(Year) (Mayor/Council)

Ward Five (5) (if applicable).
(Ward)

Physical Address of Candidate: 8994 W La Salle Ave Lakewood, CO 80227
(Street/City/St/Zip)

Mailing address: 8994 W La Salle Ave Lakewood, CO 80227

Business Phone: 3039003415 Residence Phone: 3033194399

Fax: _____ Web Address: michaelgunstanson.com

E-Mail Address: MGUNNER7@GMAIL.COM

I certify that I have read and understand that campaign finance activities are governed by Chapter 2.54 Campaign and Political Finance in Municipal Elections of the Lakewood Municipal Code and the Lakewood City Clerk Rules and Regulations regarding campaign finance.

By submitting this form, you are certifying the above information to be true and correct, to the best of your knowledge.

Print Candidate Name: Michael Gunstanson

Candidate's Signature: Michael Gunstanson Date: 8-13-21

Bruce Roome

From: Sandie Weathers <sandie.weathers@hotmail.com>
Sent: Monday, August 30, 2021 11:19 AM
To: Bruce Roome
Cc: Bernadette Salazar
Subject: Additional Evidence against Michael Gunstanson

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL – USE CAUTION

Dear Mr. Roome,

I have additional evidence in my complaint against Mr. Gunstanson. I am not sure how I should submit this new information. I am going to include it here in this email. If this is not a sufficient method of submission, please let me know.

Last week at the hearing against Mr. Gunstanson, he chose to discuss the additional complaints against him including the purchase of his domain michaelgunstanson.com. In his testimony he claimed that that the domain was purchased for personal reasons and mentioned he provided a screenshot of said website as evidence.

After CORA requesting said screenshot, I am whole heartedly convinced that Mr. Gunstanson lied to yourself, the judge, and the City Attorney.

1) The screenshot that Mr. Gunstanson submitted as evidence at the hearing last week of what he claimed used to be posted on michaelgunstanson.com is the same content that is currently posted on www.michaelanddru.com.(as of 8/30/2021 at 10:50 am mountain time)

2) www.michaelanddru.com was registered as a domain name back in 2004, several months before the date of his wedding, according to [whois.com](https://www.whois.com/whois/michaelanddru.com): <https://www.whois.com/whois/michaelanddru.com>

The screenshot shows a web browser window with the address bar displaying "whois.com/whois/michaelanddru.com". The page content includes the Whois logo and a navigation menu with options: DOMAINS, WEBSITE, CLOUD, HOSTING, SERVERS, EMAIL, SECURITY, WHOIS. The main content area displays the domain "michaelanddru.com" with a "Updated 3 days ago" indicator. Below this, there are two sections: "Domain Information" and "Registrant Contact".

Domain Information	
Domain:	michaelanddru.com
Registrar:	1&1 IONOS SE
Registered On:	2004-01-18
Expires On:	2022-01-18
Updated On:	2021-01-19
Status:	clientTransferProhibited
Name Servers:	ns1024.ui-dns.biz ns1024.ui-dns.com ns1024.ui-dns.de ns1024.ui-dns.org

Registrant Contact	
State:	CO
Country:	US

3) www.michaelgunstanson.com was registered as a domain in April of 2021, according to the two websites listed in the August 22 complaint, as well as whois.com:
<https://www.whois.com/whois/michaelgunstanson.com>

4) The Internet Archive, also known as the "Wayback Machine" stores images of how websites appeared on specific dates in the past. There are 32 captures of www.michaelanddru.com going back to 2004, a few months before his wedding, up to the present day, showing that michaelanddru.com hasn't been updated in 17 years, but has remained online.

Web link to Archive capture of michaelanddru.com from March 31, 2004: <http://web.archive.org/web/20040331142912/http://michaelanddru.com:80/>

From the above link one can navigate to 32 distinct captures of the website between 2004 and today.

5) The Internet Archive has no history of michaelgunstanson.com. See this link:

https://web.archive.org/web/*/https://www.michaelgunstanson.com/

The most likely explanation for this is because the website is so new - the domain was registered for the first time (**not renewed, but registered for the first time, in April 2021**), and went online on August 9, 2021, per the published time stamp on that page.

I also find it interesting that the screenshot Mr. Gunstanson provided you does not show the domain name on the address bar from which it is coming from. This was very intentional as I feel Mr. Gunstanson is attempting to **deceive** the court and the Clerk's office.

Can you please provide an update on when I can expect a hearing for my remaining complaints? Is there an additional penalty for deceiving the clerk's office?

Sincerely,
Sandie Weathers

1.