

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
Fax: 303-987-2032

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Gregg Bradbury	President/Chairman	2020/May 2020
Jeff L. Nading	Treasurer	2022/May 2022
Charles Church McKay	Assistant Secretary	2020/May 2020
Diana K. Ten Eyck	Assistant Secretary	2020/May 2020
Steve Nading	Assistant Secretary	2022/May 2022
David Solin	Secretary	

DATE April 23, 2019 (Tuesday)
TIME: 9:30 A.M.
PLACE: Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, Colorado

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.

- B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

- C. Review and approve Minutes from the March 26, 2019 regular meeting (enclosure).

II. CONSENT AGENDA – these items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Ratify approval of Task Order #6 for District Oversight Services between the District and Independent District Engineering Services, LLC, in the amount not to exceed \$107,815.
- Ratify approval of Reimbursement Request No. 2 to Foothills Community Church.
- Ratify approval of Reimbursement Request No. 2 to Vauxmont Metropolitan District, Cimarron Metropolitan District and Jefferson Center Metropolitan District No. 2.
- Ratify acceptance of District Engineer's Verification of Expenditures for Candelas Medical Phase One Improvements, in the amount of \$24,251.25.

- Ratify approval of Disbursement Request No. 1 under the Post-Closing Agreement and Escrow Instructions (Phase One Improvements) by and among the District, Cimarron Development Company, Sisters of Charity of Leavenworth Health System, Inc., and First American Title Insurance Company (the “Phase One Agreement”) in the amount of \$24,251.25.
 - Ratify approval of authorization of any two directors in the following group (Gregg Bradbury, Jeff Nading, Steve Nading) to accept District Engineer’s cost verification reports, and to approve disbursement requests relating to the Phase One Agreement, between meetings, for later ratification by the entire Board.
 - Ratify approval of authorization of any two directors in the following group (Gregg Bradbury, Jeff Nading, Steve Nading) to accept District Engineer’s cost verification reports, and to approve disbursement requests relating to the Post-Closing Agreement and Escrow Instructions (Phase Two Improvements) by and among the District, Cimarron Development Company, Sisters of Charity of Leavenworth Health System, Inc., and First American Title Insurance Company (the “Phase Two Agreement”), between meetings, for later ratification by the entire Board.
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III. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending April 23, 2019 as follows: (enclosure)

General Fund:	\$ 8,508.81
Debt Service Fund:	\$ -0-
Capital Projects Fund:	\$ 795,012.24
Total:	\$ <u>803,521.05</u>

- B. Review Expense Tracking Report (to be distributed).
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- C. Consider approval of District Expenditures Verification Report (to be distributed).
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- D. Review Non-Eligible Expense Tracking Sheet (to be distributed).
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- E. Discuss status of Water Tap Fees.
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- F. Discuss status of Reimbursement Request Nos. 1 & 2 to Foothills Community Church.
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IV. LEGAL MATTERS

A. **Post-Closing Agreement and Escrow Instructions (Phase One Improvements) by and among the District, Cimarron Development Company, Sisters of Charity of Leavenworth Health System, Inc., and First American Title Insurance Company (“Phase One Agreement”); and Post-Closing Agreement and Escrow Instructions (Phase Two Improvements) by and among the same parties (“Phase Two Agreement”):**

1. Discuss status of construction under the Phase One Agreement and Phase Two Agreement.

2. Review and accept (or ratify acceptance of) District Engineer’s Verification(s) of Expenditures for Improvements under the Phase One Agreement and/or Phase Two Agreement (to be distributed).

3. Review and consider approval (or ratification of) Disbursement Request(s) under the Phase One Agreement and/or Phase Two Agreement (to be distributed).

4. Review and consider approval of Advance Acknowledgement Letter from the District to Cimarron Development Company, relating to the Phase One Agreement and Phase Two Agreement (to be distributed).

B. Discuss status of water allocations (enclosure).

V. CONSTRUCTION MATTERS

A. Review Construction Status Report.

B. Consider approval of contracts, work orders and change orders.

C. Discuss status of water tank construction negotiations at Highway 93 and Candelas Parkway with the City of Arvada.

1. Discuss Intergovernmental Agreement for the Purchase of Tank Site between the District and the City of Arvada.
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VI. CAPITAL IMPROVEMENTS

- A. Discuss status of improvements under Indiana Street Escrow Agreement ("Escrow Agreement").
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VII. OTHER BUSINESS

- A.

- VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, MAY 28, 2019.**

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
HELD
MARCH 26, 2019**

A Regular Meeting of the Board of Directors of the Jefferson Center Metropolitan District No. 1 (referred to hereafter as "Board") was convened on Tuesday, the 26th day of March, 2019, at 9:30 A.M., at the offices of the District, 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Gregg Bradbury
Jeff L. Nading
Charles Church McKay
Diana K. Ten Eyck
Steve Nading

Also In Attendance Were:

David Solin and Judy Leyshon; Special District Management Services, Inc.

Megan Becher, Esq.; McGeady Becher P.C.

Brandon Collins (in person) and Elesha Carbaugh-Gonzales (via speakerphone for a portion of the meeting); Independent District Engineering Services, LLC

Brian Daly; Jefferson Center Metropolitan District No. 2 (for a portion of the meeting)

Brandon Dooling; Golden Triangle Construction

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Becher noted that all Directors'

RECORD OF PROCEEDINGS

Disclosure Statements have been filed and that no additional conflicts were disclosed at the meeting.

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 Ten Eyck, seconded by Director McKay and, upon vote, unanimously carried, the Agenda was approved, as amended.

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 Ten Eyck, seconded by Director McKay and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of the time, date and location 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 from the February 26, 2019 regular meeting.

Following discussion, upon motion duly made by Director Steve Nading, seconded by Director Jeff Nading and, upon vote, unanimously carried, the Minutes from the February 26, 2019 regular meeting were approved, as presented.

CONSENT AGENDA

The Board considered the following actions:

- Ratify approval of Contract between the District and NRE Excavating, in the amount of \$100,748.00.
- Ratify approval of Change Order #1 to the Contract between the District and Brightview Landscape Development for irrigation revision-remove bore, for a decrease in the amount of <\$2,979.00>.
- Ratify approval of Change Order #1 to the Contract between the District and NRE Excavating for Bond fees, in the amount of \$1,705.00.
- Ratify approval of Change Order #12 to the Contract between the District and Premier Earthworks & Infrastructure for Block 2 Candelas Point Storm from Candelas Parkway, in the amount of \$31,563.00.

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- Ratify approval of Change Order #13 to the Contract between the District and Premier Earthworks & Infrastructure for Xcel Moon Gulch Storm Conflict, in the amount of \$8,793.59.
- Ratify approval of Task Order #5-A1 to the Master Service Agreement between the District and Galloway, SCL Landscape Design Amendment #1, in the amount of \$13,300.00.
- Ratify approval of Change Order No. 14 to the Contract between the District and Premier Earthworks & Infrastructure, for Permit Reimbursements and Removal of Power Pole Base, in the amount of \$5,149.03.
- Ratify approval of Change Order No. 15 to the Contract between the District and Premier Earthworks & Infrastructure, for Bond Reimbursement, in the amount of \$21,888.00.

Following review, upon motion duly made by Director Jeff Nading, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above Consent Agenda actions.

FINANCIAL MATTERS

Claims: The Board considered approval of the payment of claims for the period ending March 26, 2019 as follows:

General Fund:	\$ 11,767.85
Debt Service Fund:	\$ -0-
Capital Projects Fund:	\$ <u>686,690.41</u>
Total:	\$ <u>698,458.26</u>

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending March 26, 2019, as presented.

Expense Tracking Report (ETR): Mr. Solin reviewed the Expense Tracking Report with the Board.

District Expenditures Verification Report prepared by Independent District Engineering Services, LLC ("IDES"): Mr. Collins reviewed IDES' report entitled "District Expenditures Verification for March 2019," which summarizes IDES' review and verification of the expenditures of the District for March 2019 related to certain District construction contracts. The Verification Report identified \$652,102.11 of District Eligible Expenses and \$46,367.73 of Non-Eligible Expenses.

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Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Bradbury and, upon vote, unanimously carried, the Board determined to accept the District Eligible Expenses in the amount of \$652,102.11, subject to final adjustment.

Non-Eligible Expense Tracking Report (ETR): Mr. Solin reviewed the Non-Eligible Expense Tracking Report with the Board.

Water Tap Fees: Mr. Solin discussed the status of the outstanding Water Tap Fees with the Board.

District Engineer's Verification of Expenditures for Candelas Medical Phase One Improvements: The Board reviewed the District Engineer's Verification of Expenditures for Candelas Medical Phase One Improvements prepared by IDES, recommending reimbursement to the District in the amount of \$24,251.25.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board accepted the District Engineer's Verification of Expenditures for Candelas Medical Phase One Improvements in the amount of \$24,251.25.

Disbursement Request No. 1: The Board reviewed Disbursement Request No. 1 under the under the Post-Closing Agreement and Escrow Instructions (Phase One Improvements) by and among the District, Cimarron Development Company, Sisters of Charity of Leavenworth Health System, Inc., and First American Title Insurance Company (the "Phase One Agreement") in the amount of \$24,251.25.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board approved Disbursement Request No. 1 under the Phase One Agreement.

Authorization to Accept Verification Reports / Approve Disbursement Requests: The Board discussed authorizing certain directors to accept the District Engineer's cost verification reports, and to approve disbursement requests relating to the Phase One Agreement, between meetings, for later ratification by the entire Board.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board authorized any two directors in the following group (Gregg Bradbury, Jeff Nading, Steve Nading) to accept the District Engineer's

RECORD OF PROCEEDINGS

cost verification reports, and to approve disbursement requests relating to the Phase One Agreement, between meetings, for later ratification by the entire Board.

By the same vote, the Board also authorized any two directors in the following group (Gregg Bradbury, Jeff Nading, Steve Nading) to accept the District Engineer's cost verification reports, and to approve disbursement requests relating to the Post-Closing Agreement and Escrow Instructions (Phase Two Improvements) by and among the District, Cimarron Development Company, Sisters of Charity of Leavenworth Health System, Inc., and First American Title Insurance Company (the "Phase Two Agreement"), between meetings, for later ratification by the entire Board.

Reimbursement Request No. 1 to Foothills Community Church ("FCC"): The Board discussed the status of Reimbursement Request No. 1 to FCC. It was noted that no response from FCC has been received yet.

Reimbursement Request No. 2 to FCC: The Board discussed Reimbursement Request No. 2 to FCC.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board approved Reimbursement Request No. 2 to FCC.

Reimbursement Request No. 2 to Vauxmont Metropolitan District, Cimarron Metropolitan District and Jefferson Center Metropolitan District No. 2: The Board discussed Reimbursement Request No. 2 to Vauxmont Metropolitan District, Cimarron Metropolitan District and Jefferson Center Metropolitan District No. 2.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board approved Reimbursement Request No. 2 to Vauxmont Metropolitan District, Cimarron Metropolitan District and Jefferson Center Metropolitan District No. 2.

2018 Audit: The Board discussed the engagement of Fiscal Focus Partners, LLC to perform the 2018 Audit.

Following review and discussion, upon motion duly made by Director Ten Eyck, seconded by Director Bradbury and upon vote, unanimously carried, the Board approved the engagement of Fiscal Focus Partners, LLC to perform the 2018 Audit, for an amount not to exceed \$5,100.

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LEGAL MATTERS

Water Allocations: Mr. Solin discussed with the Board the status of water allocations.

Temporary Construction Easement Agreement between the District and Sisters of Charity of Leavenworth Health System, Inc.: The Board Reviewed and considered approval of the Temporary Construction Easement Agreement (Kinneer Ditch Relocation/Phase 1 and Phase 2 Improvements) between the District and Sisters of Charity of Leavenworth Health System, Inc.

Following review and discussion, upon motion duly made by Director Ten Eyck, seconded by Director Bradbury and upon vote, unanimously carried, the Board approved the Temporary Construction Easement Agreement between the District and Sisters of Charity of Leavenworth Health System, Inc.

CONSTRUCTION MATTERS

Construction Status Report: Mr. Collins discussed with the Board the Project Status Report dated March 26, 2019. A copy of the report is attached hereto and incorporated herein by this reference.

Contracts, Task Orders, Work Orders and Change Orders: Mr. Collins discussed the following Task Orders, Work Orders and Change Orders:

- Change Order #15 to the Contract between the District and Premier Earthworks & Infrastructure for Bond fees, in the amount of \$21,888.00.
- Change Order #14 to the Contract between the District and Premier Earthworks & Infrastructure for Permit Reimbursements, in the amount of \$5,149.03.

Following discussion, upon motion duly made by Director Steve Nading, seconded by Director Jeff Nading and, upon vote, unanimously carried, the Board approved the Contracts, Change Orders, Task Orders and Work Orders listed above.

Task Order No. 6 to the Service Agreement for District Oversight Services between the District and Independent District Engineering Services, LLC: The Board discussed IDES Task Order #6 for District Oversight Services between the District and Independent District Engineering Services, LLC.

Following discussion, upon motion duly made by Director Steve Nading, seconded by Director Jeff Nading and, upon vote, unanimously carried,

RECORD OF PROCEEDINGS

the Board approved Task Order #6 for District Oversight Services between the District and Independent District Engineering Services, LLC, in the amount not to exceed \$107,815.

Status of Water Tank Construction Negotiations: Attorney Becher discussed with the Board the status of water tank negotiations between the District and the City of Arvada. The Board directed Director Bradbury and Attorney Becher to negotiate the value of the property.

Intergovernmental Agreement for the Purchase of Tank Site: The Board discussed the Intergovernmental Agreement for the Purchase of Tank Site between the District and the City of Arvada. No action was taken by the Board.

CAPITAL IMPROVEMENTS

Improvements under Indiana Street Escrow Agreement ("Escrow Agreement"): Mr. Collins discussed with the Board the status of improvements.

OTHER BUSINESS

Landscape Report: Mr. Solin provided an update on landscape activities.

FEMA Closeout: Mr. Solin provided an update on the FEMA closeout activities.

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

THESE MINUTES APPROVED AS THE OFFICIAL MARCH 26, 2019
MINUTES OF THE JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1 BY THE BOARD OF DIRECTORS SIGNING
BELOW:

Gregg Bradbury

Jeffrey L. Nading

Charles C. McKay

Diana Ten Eyck

Steve Nading

JEFFERSON CENTER METRO DISTRICT NO. 1

Board Meeting Project Status

March 26, 2019

Project Work

Candelas Point

- Curb and gutter and sidewalks are complete on interior streets and along Candelas Parkway.



- The curb and gutter for the Highway 72 widening is complete. The trail along Highway 72 will be installed after the gas and electric that runs along 72 is complete and tested.



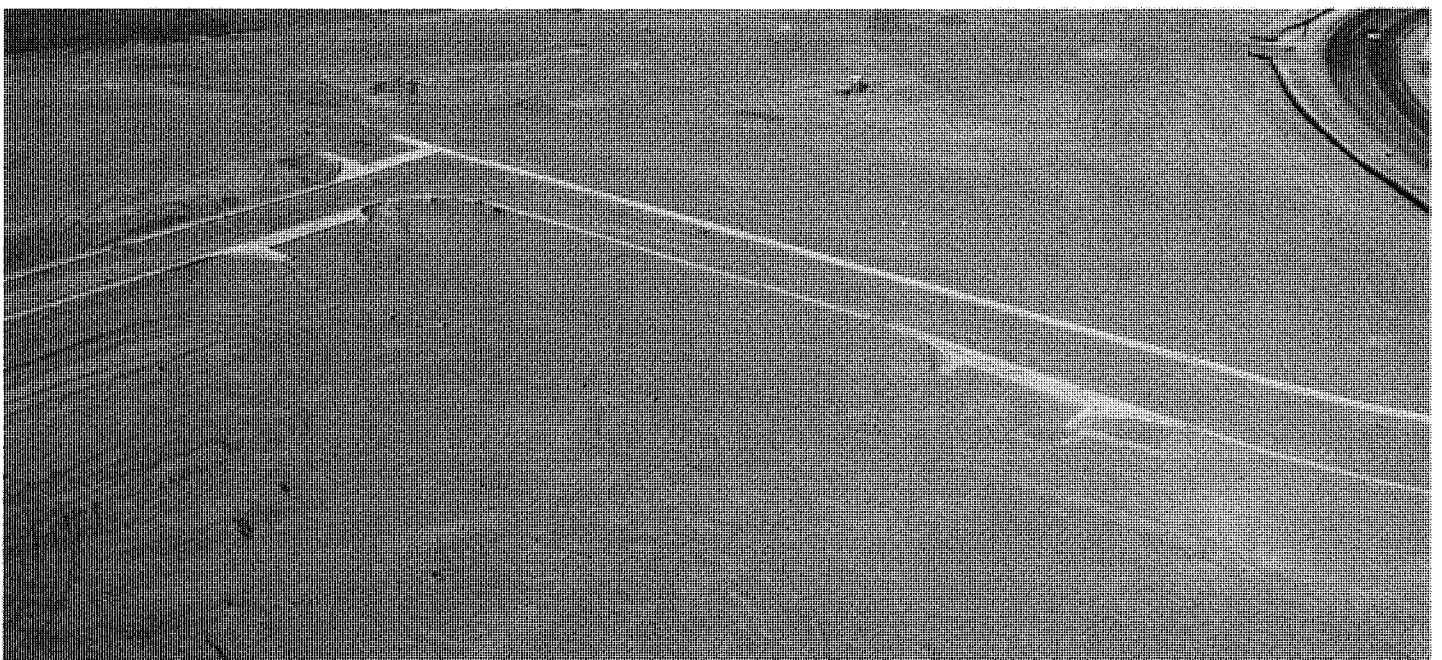
- Bottom lift paving is done on Yankee Street and West 92nd Drive to the east side of the Xcel substation. Paving for the Highway 72 widening is scheduled for the end of this week.



- Construction of electric and gas distribution lines is in progress. The internal gas and electric are installed. Crews are currently installing gas and electric along Highway 72.

Kings North

- Crosspans are complete on Kendrick Street. Asphalt paving is scheduled for the first half of April.



- Construction has started on lot 6 at Kings North.



Candelas Medical

- Rough grading for lots 1, 2, and the detention pond are complete. Grading to remove the dirt over the KDPL pipeline is scheduled to begin this week.





Other Matters

- Soil mixed riprap has been installed downstream of the Indiana box culvert. NRE is currently installing boulders and is scheduled to finish by the end of next week.



Construction Contract Documents

Contractor Contracts

- None

Potential Contracts

- None

Contract Change Orders

- Premier Earthworks & Infrastructure
CO #14 – Permit Reimbursement - \$5,149.00 ✓
CO #15 – KDPL Bond Reimbursement - \$21,888.00 ✓

Contractor Potential Change Orders

- Candelas Point – Various - \$75,000
- Kings North – Various - \$62,000
- Candelas Medical – Bid Plans to Approved Plans - \$200,000
KDPL grading - \$244,720
- Indiana
Centurylink claim for damage - \$5,920.32

Consultant/Vendor Agreements & Task Orders

Consultant/Vendor Agreements

- None

Task Orders and Work Orders

- IDES
TO #6 – Metro District Oversight Services - \$107,815.00

Consultant Potential Work Orders

- Galloway - \$9,700.00 – replat of tracts at Kings North
- Wyoco - \$20,000.00 – additional work

Report Criteria:

Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
10524							
04/19	04/18/2019	10524	Bright View Landscape Ser	PAY APP 5	3-750	46,984.31	46,984.31
04/19	04/18/2019	10524	Bright View Landscape Ser	PAY APP 5	3-318	2,349.22-	2,349.22-
Total 10524:							44,635.09
10525							
04/19	04/18/2019	10525	Church Ranch	1062	3-750	2,548.48	2,548.48
Total 10525:							2,548.48
10526							
04/19	04/18/2019	10526	City of Arvada	15231 3/2019	1-695	28.95	28.95
04/19	04/18/2019	10526	City of Arvada	18205 3/2019	1-695	13.11	13.11
Total 10526:							42.06
10527							
04/19	04/18/2019	10527	CMT Excavating Company	1050	3-750	5,435.00	5,435.00
Total 10527:							5,435.00
10528							
04/19	04/18/2019	10528	CTL Thompson	491449	3-784	600.00	600.00
Total 10528:							600.00
10529							
04/19	04/18/2019	10529	Environmental Designs, Inc.	117035	1-710	916.63	916.63
04/19	04/18/2019	10529	Environmental Designs, Inc.	117041	1-710	676.69	676.69
Total 10529:							1,593.32
10530							
04/19	04/18/2019	10530	IDES, LLC	DEN085.31	3-780	23,643.26	23,643.26
Total 10530:							23,643.26
10531							
04/19	04/18/2019	10531	Martin/Martin Consulting En	17.0723-17.0724	3-784	1,213.38	1,213.38
04/19	04/18/2019	10531	Martin/Martin Consulting En	18.0910.00004	3-784	4,235.00	4,235.00
Total 10531:							5,448.38
10532							
04/19	04/18/2019	10532	McGeady Becher P.C.	599B FEB 19	3-675	6,410.50	6,410.50
04/19	04/18/2019	10532	McGeady Becher P.C.	599B FEB 19	1-675	3,824.40	3,824.40
Total 10532:							10,234.90
10533							
04/19	04/18/2019	10533	NRE Excavating Inc.	PAY APP 1	3-750	106,953.00	106,953.00
04/19	04/18/2019	10533	NRE Excavating Inc.	PAY APP 1	3-318	5,347.65-	5,347.65-

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total 10533:							101,605.35
10534							
04/19	04/18/2019	10534	Papillon, LLC	906	3-780	27,938.79	27,938.79
Total 10534:							27,938.79
10535							
04/19	04/18/2019	10535	Premier Earthworks & Infra	PAY APP 10	3-750	600,298.38	600,298.38
04/19	04/18/2019	10535	Premier Earthworks & Infra	PAY APP 10	3-318	30,014.92-	30,014.92-
Total 10535:							570,283.46
10536							
04/19	04/18/2019	10536	Special Dist Mgmt Srvs, Inc.	MARCH 2019	1-610	2,673.50	2,673.50
04/19	04/18/2019	10536	Special Dist Mgmt Srvs, Inc.	MARCH 2019	1-690	329.43	329.43
Total 10536:							3,002.93
10537							
04/19	04/18/2019	10537	SWAP, LLC	SWAP05.25	3-784	2,307.68	2,307.68
Total 10537:							2,307.68
10538							
04/19	04/18/2019	10538	Wyoco Erosion Control, Inc.	955	3-750	4,156.25	4,156.25
Total 10538:							4,156.25
10539							
04/19	04/18/2019	10539	Xcel Energy	630002819	1-695	34.18	34.18
04/19	04/18/2019	10539	Xcel Energy	631368864	1-695	11.92	11.92
Total 10539:							46.10
Grand Totals:							803,521.05

Report Criteria:
Report type: GL detail

Jefferson Center Metropolitan District No.1
April-19

	General	Debt	Capital	Totals
Disbursements	\$ 8,508.81	\$ -	\$ 795,012.24	\$ 803,521.05
	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checkin:	\$ 8,508.81	\$ -	\$ 795,012.24	\$ 803,521.05

CONDENSED SOURCES & USES
As of 4/17/19

WATER SOURCES		ALLOCATED RESIDENTIAL					ALLOCATED COMMERCIAL																		TOTAL		
Project Water	Acre Feet	CPMD	MSMD	ARP	Not Allocated	Total Residential	CCLLC	Yenter	Plains End	Candelas Irrigation	King Soopers	King Soopers Gas	Sautter	7-11	Starbucks	Three Creeks	Arvada Police	Candelas Point Retail I (Block 1, Lot 3)	Candeals Point Retail II (Block 1, Lot 4)	Chase Bank	Wild Grass Lot 3 Bldg A	Wild Grass Lot 3, Bldg B	Wild Grass Lot 3, Bldg C	Wild Grass Lot 3, Bldg D	Not Allocated	Total Commercial	Acre Feet
12/6/89 Annex Agmt w/ Arvada	460.00	36.00	-	74.00	-	110.00	343.82	1.25	4.00	0.93	-	-	-	-	-	-	-								-	350.00	460.00
RVWSD	230.00	-	-	230.00	-	230.00	-	-	-	-	-	-	-	-	-	-	-								-	-	230.00
Wheatridge Salvage (Vauxmont Agmt.)	200.00	-	-	200.00	-	200.00	-	-	-	-	-	-	-	-	-	-	-								-	-	200.00
1991 IGA W/ Arvada (20% Water)	4.60	-	-	4.60	-	4.60	-	-	-	-	-	-	-	-	-	-	-								-	-	4.60
1991 IGA W/ Arvada (20% Water)	3.91	-	-	0.98	-	0.98	2.93	-	-	-	-	-	-	-	-	-	-								-	2.93	3.91
Con Mutual (Whisper Creek Water)	200.00	-	200.00	-	-	200.00	-	-	-	-	-	-	-	-	-	-	-								-	-	200.00
2005 IGA W/ Arvada (20% Water)	0.38	-	-	0.09	-	0.09	0.29	-	-	-	-	-	-	-	-	-	-								-	0.29	0.38
2005 IGA W/ Arvada, Section 3.2b	50.60	-	-	50.60	-	50.60	-	-	-	-	-	-	-	-	-	-	-								-	-	50.60
2005 IGA W/ Arvada (20% Water)	19.73	-	-	4.93	-	4.93	14.80	-	-	-	-	-	-	-	-	-	-								-	14.80	19.73
Smith Water	272.40	-	-	272.40	-	272.40	-	-	-	-	-	-	-	-	-	-	-								-	-	272.40
2005 IGA W/ Arvada (20% Water)	1.62	-	-	0.41	-	0.41	1.21	-	-	-	-	-	-	-	-	-	-								-	1.21	1.62
Consolidated Mutual	126.00	-	-	126.00	-	126.00	-	-	-	-	-	-	-	-	-	-	-								-	-	126.00
2017 IGA, Water allocated to JCMD by the City of Arvada	300.00	-	-	75.00	-	75.00	-	-	-	0.32	4.00	0.75	1.25	1.25	1.25	7.50	1.25	2.50	2.50	1.25	2.50	2.50	4.00	4.00	207.43	17.57	300.00
Totals	1,869.24	36.00	200.00	1,039.01	-	1,275.01	363.05	1.25	4.00	1.25	4.00	0.75	1.25	1.25	1.25	7.50	1.25	2.50	2.50	1.25	2.50	2.50	4.00	4.00	207.43	386.80	1,869.24

CURRENT WATER OPTIONS

As of 4/17/19

Amount of Water Available (Acre Feet)	75%	25%	Name/Ditch	Notice to Purchase Water (Date Notice Given to CMMD from JMCD No. 2)	Purchase Price*	Expiration	Deadline for Intent to Purchase Water (120 Days Prior to Expiration Date)	Payment Deadline (at least 90 days prior to Expiration Date)	Purchase Notice (Date Notice given to JMCD No. 2 from CMMD)
7.42	5.57	1.86	Group Sale / Wannamaker		\$260,700	1/12/2021	8/15/2020	9/14/2020	
85.05	63.79	21.26	Deferred Water Options		\$2,032,780.05	7/10/2020	2/11/2020	3/12/2020	

Total	<u>92.47</u>	<u>69.3525</u>	<u>23.1175</u>		<u>\$2,293,480</u>				
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* Purchase price may be subject to increase.

COMMERCIAL WATER ALLOCATION COMMITMENTS

As of 4/17/19

User	Final Tap Size	Final Allocation	Final Letter Date	Preliminary Tap Size	Preliminary Allocation	Preliminary Letter Date	Available Balance (AF)
Final Allocations							594.23
Yenter	1.00	1.25					592.98
Plains End	2.00	4.00					588.98
Candelas Parkway Irrigation	1.00	1.25					587.73
King Soopers	2.00	4.00	3/20/2019				583.73
King Soopers Gas Station	0.75	0.75	3/20/2019				582.98
Sautter Arvada School	1.00	1.25	3/20/2019				581.73
7-11	1.00	1.25	3/20/2019				580.48
Starbucks	1.00	1.25	3/20/2019				579.23
Three Creeks Elementary	3.00	7.50	3/20/2019				571.73
Whisper Creek Station - Arvada PD	1.00	1.25	3/20/2019				570.48
Candelas Point Retail (Block 1, Lot 3)	1.50	2.50	3/29/2019				567.98
Candelas Point Retail (Block 1, Lot 4)	1.50	2.50	3/29/2019				565.48
Chase Bank	1.00	1.25	4/5/2019				564.23
Wild Grass Lot 3 (Bldg. A)				1.50	2.50	4/11/2019	561.73
Wild Grass Lot 3 (Bldg. B)				1.50	2.50	4/11/2019	559.23
Wild Grass Lot 3 (Bldg. C)				2.00	4.00	4/11/2019	555.23
Wild Grass Lot 3 (Bldg. D)				2.00	4.00	4/11/2019	551.23
Subtotal Commercial Final Allocations		<u>30.00</u>		<u>7.00</u>	<u>13.00</u>		
Initial Allocations							
Cimarron Commercial LLC					363.05		207.43
Subtotal Commercial Preliminary Allocations					<u>363.05</u>		

Total Acre Feet Remaining Unallocated

207.43

Tap Size	AF	Ratio
0.625	0.50	1.0
0.750	0.75	1.5
1.000	1.25	2.5
1.500	2.50	5.0
2.000	4.00	8.0
3.000	7.50	15.0
4.000	12.50	25.0
6.000	25.00	50.0

RESIDENTIAL WATER ALLOCATION COMMITMENTS
As of 4/17/19

User	Acre Feet	Available Balance (Af)
Canyon Pines	36.00	1275.01
Mountain Shadows	200.00	1239.01
Arvada Residential Partners	1039.01	1039.01
		0.00
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Residential Total	1275.01	
	<u>1275.01</u>	