

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 SPECIAL 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 **December 17, 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 November 26, 2019 regular meeting (enclosure).

II. PUBLIC COMMENT

A. _____

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 Change Order No. 2 to the Contract between the District and Brightview Landscape for detention pond irrigation, in the amount of \$8,216.

- Ratify approval of Change Order #27 to the Contract between the District and Premier Earthworks & Infrastructure for removal of Lot 1 sidewalk and add ramps, in the amount of \$11,688.86.
- Ratify approval of Change Order #28 to the Contract between the District and Premier Earthworks & Infrastructure for Candelas Parkway widening depth, in the amount of \$13,863.89.
- Ratify approval of Change Order #29 to the Contract between the District and Premier Earthworks & Infrastructure for Candelas Medical Pavement Design, in the amount of \$89,851.40.
- Ratify approval of Change order No. 1 to the Contract between the District and Hogan Works, for wire fencing at Candelas Medical Phase 2 Grading, in the amount of \$7,400.
- Ratify approval of Task Order No. 13 to the Master Service Agreement for Construction Observation and Materials Testing Services between the District and CTL/Thompson, Inc., for Candelas Medical Phase 2 grading, in the amount of \$31,585.
- Ratify approval of Task Order No. 8 to the Service Agreement for District Oversight Services between the District and Independent District Engineering Services, LLC, for Metro District Oversight Services, in an amount not to exceed \$74,260.
- Ratify approval of Task Order No. 2 to the Master Service Agreement for Design Services between the District and Norris Design, for Master Planning and graphics, in the amount of \$15,000.
- Ratify approval of Task Order No. 1 to the Service Agreement between the District and Peak to Peak, for Forebay Railing, in the amount of \$5,728.
- Ratify approval of Task Order No. 1 to the Service Agreement, between the District and S&S Signage and Striping, to replace signs at Kings North, in the amount of \$400.

III. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending December 17, 2019 as follows: (enclosure)

General Fund:	\$ 7,374.04
Debt Service Fund:	\$ -0-
Capital Projects Fund:	\$ 675,182.79
Total:	\$ <u>682,556.83</u>

- B. Review Expense Tracking Report (to be distributed) and consider approval of District Expenditures Verification Report (to be distributed).

- C. Review forecast of General Fund Revenues and Expenditures (to be distributed).

- D. Review Non-Eligible Expense Tracking Report (to be distributed at meeting).

IV. MANAGEMENT MATTERS

- A. Discuss status of Water Allocations and Facilities Fees Collections (enclosure).

- B. Discuss status of FEMA Grant Close-Out.

V. 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.

 - a. Consider verification of Expenditures under the Phase One Agreement and/or Phase Two Agreement.

 - 2. Review and consider approval (or ratification of) Disbursement Request(s) under the Phase One Agreement and/or Phase Two Agreement:
 - a.

- B. Ratify approval of Amendment to Amended and Restated Capital Pledge Agreement and Assignment among Jefferson Center Metropolitan District Nos. 1 and 2 and Vauxmont Metropolitan District (to be distributed)
-

C. **Series 2020 Bond Issuance(s) (the “Bonds”):**

1. Discuss status and structure of the proposed Bonds. Authorize any necessary actions required in connection with the Bonds.

2. Discuss status of Request for Proposals process for banks/lenders in connection with the Bonds.

3. Discuss process and schedule for organizational of new districts. Authorize any necessary actions required in connection therewith.

- D. Review and consider approval of Agreement to Resolve Reimbursement Obligations between the District and Foothills Community Church (to be distributed).
-

- E. Discuss update on McGeady Becher P.C. District records retention.
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VI. CONSTRUCTION MATTERS

- A. Review Construction Status Report.
-

- B. Consider approval of contracts, work orders and change orders.
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- C. Discuss status of water tank construction negotiations at Highway 93 and Candelas Parkway with the City of Arvada.
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1. Discuss Purchase and Sale Agreement between Cimarron Commercial, LLC and Jefferson Center Metropolitan District No. 1 or No. 2 for the purchase of the Tank Site.
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2. Discuss Intergovernmental Agreement for the Purchase of Tank Site among Jefferson Center Metropolitan District Nos. 1 and 2 and the City of Arvada.
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VII. CAPITAL IMPROVEMENTS

A. _____

VIII. OTHER BUSINESS

A. _____

IX. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2019.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD NOVEMBER 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 November, 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 Nading
Charles Church McKay
Diana K. Ten Eyck (for a portion of the meeting)
Steve Nading

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

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

Joy Tatton; Simmons & Wheeler, P.C. (via speakerphone for a portion of the meeting)

Brandon Collins (via speakerphone) and Wes Back (in person);
Independent District Engineering Services, LLC

Brandon Dooling; Golden Triangle Construction

Thomas W. "Terry" Ten Eyck; Canyon Pines Metropolitan District

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 had 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 Diana Ten Eyck, seconded by Director Bradbury 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 Diana Ten Eyck, seconded by Director Bradbury 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 October 22, 2019 regular meeting.

Following discussion, upon motion duly made by Director McKay, seconded by Director Jeff Nading and, upon vote, unanimously carried, the Minutes from the October 22, 2019 regular meeting were approved, as presented.

Resolution No. 2019-11-01, Resolution Establishing Regular Meeting Dates, Times and Location and Designating Locations for Posting of 24-Hour Notices: The Board considered Resolution No. 2019-11-01, Resolution Establishing 2020 Regular Meeting Dates, Times and Location and Designating Locations for Posting of 24-Hour Notices.

Mr. Solin reviewed the business to be conducted in 2020 to meet the statutory compliance requirements. Following discussion, the Board determined to meet on the fourth Tuesday of every month at 9:30 a.m. at Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado, 80228.

Following review, upon motion duly made by Director Ten Eyck, seconded by Director Bradbury and, upon vote, unanimously carried, the

RECORD OF PROCEEDINGS

Board adopted Resolution No. 2019-11-01, Resolution Establishing 2020 Regular Meeting Dates, Times and Location and Designating Locations for Posting of 24-Hour Notices.

Records Retention: The Board deferred discussion.

§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2019: The Board discussed §32-1-809 reporting requirements and mode of eligible elector notification for 2020.

Following discussion, the Board determined to post the required transparency notice information to the Special District Association's website and the District's website.

Insurance Renewal: Mr. Solin discussed with the Board the insurance renewal, insurance schedules, and renewal of membership in the Special District Association.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Ratify approval of Contract between the District and Hogan Action Services, for seeding and mulching, in the amount of \$28,600.
- Ratify approval of Contract between the District and Hogan Works, for wire fencing, in the amount of \$28,860.
- Ratify approval of Contract between the District and Kelley Trucking, for Candelas Medical Phase 2 Earthwork, in the amount of \$2,019,968.86 (final Contract amount).
- Ratify approval of Task Order No. 2-A3 to the Service Agreement between the District and Martin/Martin, Inc., for SCL Medical Engineering Amendment No. 3, in the amount of \$10,000.
- Ratify approval of Task Order No. 10-A2 to the Service Agreement between the District and Martin/Martin, Inc., for SCL Medical Engineering Amendment No. 3, in the amount of \$10,000.
- Ratify approval of Task Order No. 5 to the Service Agreement, between the District and Wyoco Erosion Control, for Erosion Control, for an increase in the contract amount of \$25,000.

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

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

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

General Fund:	\$ 10,790.52
Debt Service Fund:	\$ -0-
Capital Projects Fund:	\$ <u>605,853.25</u>
Total:	\$ <u>616,643.77</u>

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

Unaudited Financial Statements: Ms. Tatton reviewed with the Board the unaudited financial statements as of September 30, 2019.

Following discussion, upon motion duly made by Director Steve Nading, seconded by Director Ten Eyck and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2019.

Expense Tracking Report (ETR): Mr. Solin and Ms. Tatton 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 October 2019," which summarizes IDES' review and verification of the expenditures of the District for October 2019 related to certain District construction contracts. The Verification Report identified \$269,494.88 of District Eligible Expenses and \$4,422.25 of Non-Eligible Expenses.

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 \$269,494.88.

Forecast of General Fund Revenues and Expenditures: Ms. Tatton reviewed, and the Board discussed, the forecast of General Fund revenues and expenditures.

Non-Eligible Expense Tracking Report (ETR): It was noted that Ms. Tatton would transmit the Non-Eligible ETR to Director Steve Nading after the meeting.

RECORD OF PROCEEDINGS

2019 Audit: The Board reviewed the proposal from Fiscal Focus Partners LLC to perform the 2019 Audit.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Bradbury and, upon vote, unanimously carried, the Board approved the engagement of Fiscal Focus Partners LLC to perform the 2019 Audit, for an amount not to exceed \$5,350.

2019 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution to Amend the 2019 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2019 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. There were no comments from the public in attendance and the public hearing was closed.

Following discussion, it was determined that an amendment to the 2019 Budget was not necessary.

2020 Budget Hearing: The President opened the public hearing to consider the proposed 2020 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Ms. Tatton reviewed the estimated 2019 expenditures and the proposed 2020 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2019-11-02 to Adopt the 2020 Budget and Appropriate Sums of Money and Resolution No. 2019-11-03 to Set Mill Levies (for the General Fund at 5.019 mills and the Debt Service Fund at 50.194 mills, for a total mill levy of 55.213 mills). Upon motion duly made by Director Bradbury, seconded by Director Steve Nading and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2019. Mr. Solin

RECORD OF PROCEEDINGS

was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Jefferson County and the Division of Local Government, not later than December 15, 2019. Mr. Solin was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2020. Copies of the adopted Resolutions are attached to these minutes and incorporated herein by this reference.

Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3: The Board reviewed Resolution No. 2019-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3. A copy of the adopted Resolution is attached to these minutes and incorporated herein by this reference.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Preparation of the 2021 Budget: The Board discussed the preparation of the 2021 Budget.

Following discussion, upon motion duly made by Bradbury, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2021 Budget and set the date for the public hearing for November 24, 2020.

MANAGEMENT MATTERS

Water Allocations and Facilities Fees Collections: Mr. Solin discussed the status of water allocations and facilities fees billing and collection with the Board, and noted that there was no update at this time.

RECORD OF PROCEEDINGS

FEMA Grant Close-Out: Mr. Solin updated the Board and noted that there will be no additional information until 2021.

LEGAL MATTERS

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"):

Construction under the Phase One Agreement and Phase Two Agreement: Mr. Collins and Mr. Back discussed with the Board the status of construction under the Phase One Agreement and Phase Two Agreement.

Verification of Expenditures Under the Phase One Agreement and/or Phase Two Agreement: Mr. Collins and Mr. Back discussed with the Board.

Disbursement Request(s) under the Phase One Agreement and/or Phase Two Agreement: Mr. Collins and Mr. Back discussed with the Board the status of disbursement requests.

Disbursement Request No. 6 under the Phase One Agreement: The Board discussed Disbursement Request No. 6 under the Phase One Agreement.

Following review and discussion, upon motion duly made by Director Jeff Nading, seconded by Director Bradbury and upon vote, unanimously carried, the Board ratified approval of Disbursement Request No. 6 under the Phase One Agreement, in the amount of \$438,800.72.

Disbursement Request No. 1 under the Phase Two Agreement: The Board discussed Disbursement Request No. 1 under the Phase Two Agreement.

Following review and discussion, upon motion duly made by Director Jeff Nading, seconded by Director Bradbury and upon vote, unanimously carried, the Board ratified approval of Disbursement Request No. 1 under the Phase Two Agreement, in the amount of \$96,520.73.

Second Amended and Restated Intergovernmental Agreement for the Jefferson Parkway by and between the City of Arvada, Jefferson

RECORD OF PROCEEDINGS

Center Metropolitan District No. 2, Jefferson Center Metropolitan District No. 1, the Jefferson Parkway Public Highway Authority, Cimarron Commercial, LLC and Cimarron Development Company:

The Board discussed the Second Amended and Restated Intergovernmental Agreement for the Jefferson Parkway by and between the City of Arvada, Jefferson Center Metropolitan District No. 2, Jefferson Center Metropolitan District No. 1, the Jefferson Parkway Public Highway Authority, Cimarron Commercial, LLC and Cimarron Development Company.

Supplemental Agreement Regarding Project Administration Pursuant to Paragraph 12.0 of Amended Parkway IGA for the Jefferson Parkway by and among the Jefferson Parkway Public Highway Authority, Jefferson Center Metropolitan District No. 2, and Jefferson Center Metropolitan District No. 1:

The Board reviewed the Supplemental Agreement Regarding Project Administration Pursuant to Paragraph 12.0 of Amended Parkway IGA for the Jefferson Parkway by and among the Jefferson Parkway Public Highway Authority, Jefferson Center Metropolitan District No. 2, and Jefferson Center Metropolitan District No. 1.

Following review and discussion, upon motion duly made by Director Steve Nading, seconded by Director Jeff Nading and upon vote, unanimously carried, the Board approved the Supplemental Agreement Regarding Project Administration Pursuant to Paragraph 12.0 of Amended Parkway IGA for the Jefferson Parkway by and among the Jefferson Parkway Public Highway Authority, Jefferson Center Metropolitan District No. 2, and Jefferson Center Metropolitan District No. 1.

Series 2020A Bond Issuance:

Structure of Proposed Bonds and Authorize any necessary actions required in connection with the Bonds: The Board discussed the structure of the proposed bonds. No action was taken by the Board.

Request for Proposals Process for Banks/Lenders in connection with the Bonds: No action was taken by the Board.

Process and Schedule for Organizational of New Districts: No action was taken by the Board.

Correction to Capital Pledge Agreement: Attorney Becher discussed with the Board the need to amend the Amended and Restated Capital Pledge Agreement and Assignment among Jefferson Center Metropolitan

RECORD OF PROCEEDINGS

District Nos. 1 and 2 and Vauxmont Metropolitan District (the “Pledge Agreement”), to correct a typographical effort relating to the definition of “Revenue Bonds.”

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading, and upon vote, unanimously carried, the Board approved the proposed amendment to the Pledge Agreement.

Reimbursement Agreement with Candelas Point LLC: The Board discussed a potential reimbursement agreement with Candelas Point LLC, and directed Legal Counsel to negotiate and prepare the agreement.

Election Resolution: The Board discussed Resolution No. 2019-11-05; Resolution Calling a Regular Election for Directors on May 5, 2020, appointing the Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Bradbury and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-11-05; Resolution Calling a Regular Election for Directors on May 5, 2020, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

Agreement to Resolve Obligations between the District and Foothills Community Church (“FCC”): Discussion ensued regarding the draft agreement provided by FCC. The Board requested revisions to the agreement to address interest accrual, waiver of future claims, and FCC’s responsibility for future improvements along the FCC property line on the east side of Indiana Street.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading, and upon vote, unanimously carried, the Board approved the Agreement to Resolve Obligations between the District and Foothills Community Church, subject to final legal review and contingent upon the incorporation of all of the Board’s requested revisions.

CONSTRUCTION MATTERS

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

RECORD OF PROCEEDINGS

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

- Consider approval of Change Order No. 2 to the Contract between the District and Brightview Landscape for detention pond irrigation, in the amount of \$8,216.
- Consider approval of Change Order #27 to the Contract between the District and Premier Earthworks & Infrastructure for removal of Lot 1 sidewalk and add ramps, in the amount of \$11,688.86.
- Consider approval of Change Order #28 to the Contract between the District and Premier Earthworks & Infrastructure for Candelas Parkway widening depth, in the amount of \$13,863.89.
- Consider approval of Change Order #29 to the Contract between the District and Premier Earthworks & Infrastructure for Candelas Medical Pavement Design, in the amount of \$89,851.40.
- Consider approval of Change order No. 1 to the Contract between the District and Hogan Works, for wire fencing at Candelas Medical Phase 2 Grading, in the amount of \$7,400.
- Consider approval of Task Order No. 13 to the Master Service Agreement for Construction Observation and Materials Testing Services between the District and CTL/Thompson, Inc., for Candelas Medical Phase 2 grading, in the amount of \$31,585.
- Consider approval of Task Order No. 8 to the Service Agreement for District Oversight Services between the District and Independent District Engineering Services, LLC, for Metro District Oversight Services, in an amount not to exceed \$74,260.
- Consider approval of Task Order No. 2 to the Master Service Agreement for Design Services between the District and Norris Design, for Master Planning and graphics, in the amount of \$15,000.
- Consider approval of Task Order No. 1 to the Service Agreement between the District and Peak to Peak, for Forebay Railing, in the amount of \$5,728.
- Consider approval of Task Order No. 1 to the Service Agreement, between the District and S&S Signage and Striping, to replace signs at Kings North, in the amount of \$400.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Nading and, upon vote, unanimously carried, the Board approved (or ratified approval of, as appropriate) the Contracts, Change Orders, Task Orders and Work Orders listed above.

Status of Water Tank Construction Negotiations: Attorney Becher reported to the Board that she is reviewing the Intergovernmental Agreement.

RECORD OF PROCEEDINGS

Purchase and Sale Agreement between Cimarron Commercial, LLC and the District for the purchase of the Tank Site: The Board deferred discussion.

Intergovernmental Agreement for the Purchase of Tank Site between the District and the City of Arvada: The Board deferred discussion.

CAPITAL IMPROVEMENTS

None.

OTHER BUSINESS

Service Agreement between the District and Environmental Designs, Inc. for Snow Removal Services: The Board reviewed the Service Agreement between the District and Environmental Designs, Inc. for snow removal services.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board approved the Service Agreement between the District and Environmental Designs, Inc. for snow removal services.

Service Agreement between the District and Environmental Designs, Inc. for Landscape Maintenance Services: The Board reviewed the Service Agreement between the District and Environmental Designs, Inc. for Landscape Maintenance Services.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote, unanimously carried, the Board approved the Service Agreement between the District and Environmental Designs, Inc. for Landscape Maintenance Services.

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting

RESOLUTION NO. 2011-11-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE JEFFERSON CENTER METROPOLITAN DISTRICT NO.1
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION,
ESTABLISHING DISTRICT WEBSITE AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

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

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

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

E. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

F. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Jefferson Center Metropolitan District No. 1 (the "**District**"), Jefferson County, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2020 shall be held on _____ at _____, at the offices of the District, 141 Union Boulevard, Suite 150, Lakewood, CO 80228 in Jefferson County, Colorado.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) location(s), and any such objections shall be considered by the District Board in setting future meetings.

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

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

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

(a) _____

10. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND
DESIGNATING LOCATION FOR 24-HOUR NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 26, 2019.

**JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1**

By: Heather Bradley
President

Attest:

[Signature]
Secretary

RESOLUTION NO. 2019-11-04

**RESOLUTION OF THE BOARD OF DIRECTORS OF JEFFERSON CENTER
METROPOLITAN DISTRICT NO. 1 AUTHORIZING ADJUSTMENT OF THE
DISTRICT MILL LEVY IN ACCORDANCE WITH THE COLORADO
CONSTITUTION, ARTICLE X, SECTION 3**

A. Jefferson Center Metropolitan District No. 1 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.

B. The District operates pursuant to its Amended and Restated Service Plan approved by the City Council of the City of Arvada on March 1, 2004 (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.

C. The Service Plan authorizes a maximum mill levy of fifty (50) mills for the payment of general obligation debt (“**Maximum Debt Mill Levy**”).

D. Pursuant to the Service Plan, the Maximum Debt Mill Levy shall not apply to the District’s ability to increase its mill levy as necessary for the provision of operations and maintenance services.

E. The Service Plan and Article X, Section 3 of the Colorado Constitution (the “**Gallagher Amendment**”) authorize adjustment of the Maximum Debt Mill Levy in the event that on or after January 1, 2004, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement. The Maximum Debt Mill Levy may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.

F. The Service Plan and Gallagher Amendment provide that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.

G. The Colorado General Assembly (the “**General Assembly**”) passed House Bill 17-1349, signed by the Governor of Colorado on June 15, 2017, which amended Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property tax years commencing on and after January 1, 2017, until the next property tax year that the General Assembly determined to adjust the ratio of valuation for assessment for residential real property.

H. In 2019, the General Assembly passed Senate Bill 19-255, signed by the Governor of Colorado on June 3, 2019, further amending Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property tax years commencing on or after January 1, 2019, until the next property tax year

that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property.

I. In order to mitigate the effect of the 2019 statutory change in the ratio of valuation for assessment for residential real property from 7.20% to 7.15%, so that actual tax revenues are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment, the Board of Directors of the District (the “**Board**”) determines it to be in the best interest of the District, its residents, users, property owners, and the public to adjust the Maximum Debt Mill Levy.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Jefferson Center Metropolitan District No. 1, Jefferson County, Colorado:

1. The Board of the District hereby authorizes the adjustment of the Maximum Mill Levy to reflect the 2019 statutory change in the ratio of valuation for assessment for residential real property to 7.15%.

2. The Gallagher Amendment allows for a total mill levy imposition of [50.195] mills for the repayment of general obligation debt (the “**Adjusted Debt Mill Levy**”) so that District revenues shall be neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment to 7.15% pursuant to the authority granted by the Service Plan and the Gallagher Amendment.

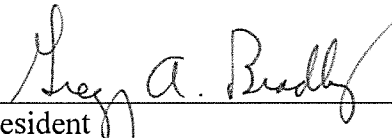
3. The Adjusted Debt Mill Levy shall be reflected in the District’s Certification of Tax Levies to be submitted to the Board of County Commissioners on or before December 15, 2019, for collection in 2020.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE
DISTRICT MILL LEVY IN ACCORDANCE WITH THE COLORADO
CONSTITUTION, ARTICLE X, SECTION 3]**

RESOLUTION APPROVED AND ADOPTED ON November 26, 2019.

**JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1**



President

Attest:



Secretary

RESOLUTION NO. 2019-11-05

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
CALLING A REGULAR ELECTION FOR DIRECTORS
ON MAY 5, 2020**

A. The terms of the offices of Directors Gregg A. Bradbury, Charles C. McKay, and Diana K. Ten Eyck shall expire upon the election of their successors at the regular election, to be held on May 5, 2020 (“**Election**”), and upon such successors taking office.

B. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the second regular election, to occur May 2, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Jefferson Center Metropolitan District No. 1 of the City of Arvada, Jefferson County, Colorado (the “**District**”):

1. Date and Time of Election. The Election shall be held on May 5, 2020, between the hours of 7:00 a.m. and 7:00 p.m. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the second regular election, to occur May 2, 2023.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. David Solin shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, at 141 Union Blvd., Suite 150, Lakewood, Colorado 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 28, 2020).

6. Self-Nomination and Acceptance Forms. Self-nomination and acceptance forms are available at the office of the Designated Election Official located at the above address. All candidates must file a self-nomination and acceptance form with the Designated Election Official no later than 3:00 p.m. on February 28, 2020.

7. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 p.m. on March 3, 2020, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

8. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

9. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

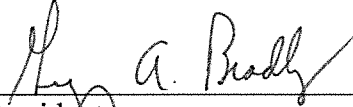
10. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

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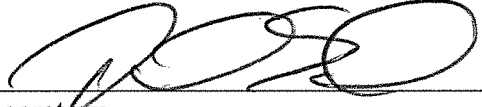
**[SIGNATURE PAGE TO RESOLUTION CALLING A
REGULAR ELECTION FOR DIRECTORS ON MAY 5, 2020]**

RESOLUTION APPROVED AND ADOPTED on November 26, 2019.

**JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1**

By: 
President

Attest:


Secretary

JEFFERSON CENTER METRO DISTRICT NO. 1

Board Meeting Project Status

November 26, 2019

Project Work

Candelas Point

- The detention pond structures have been cleaned following several fall precipitation events.

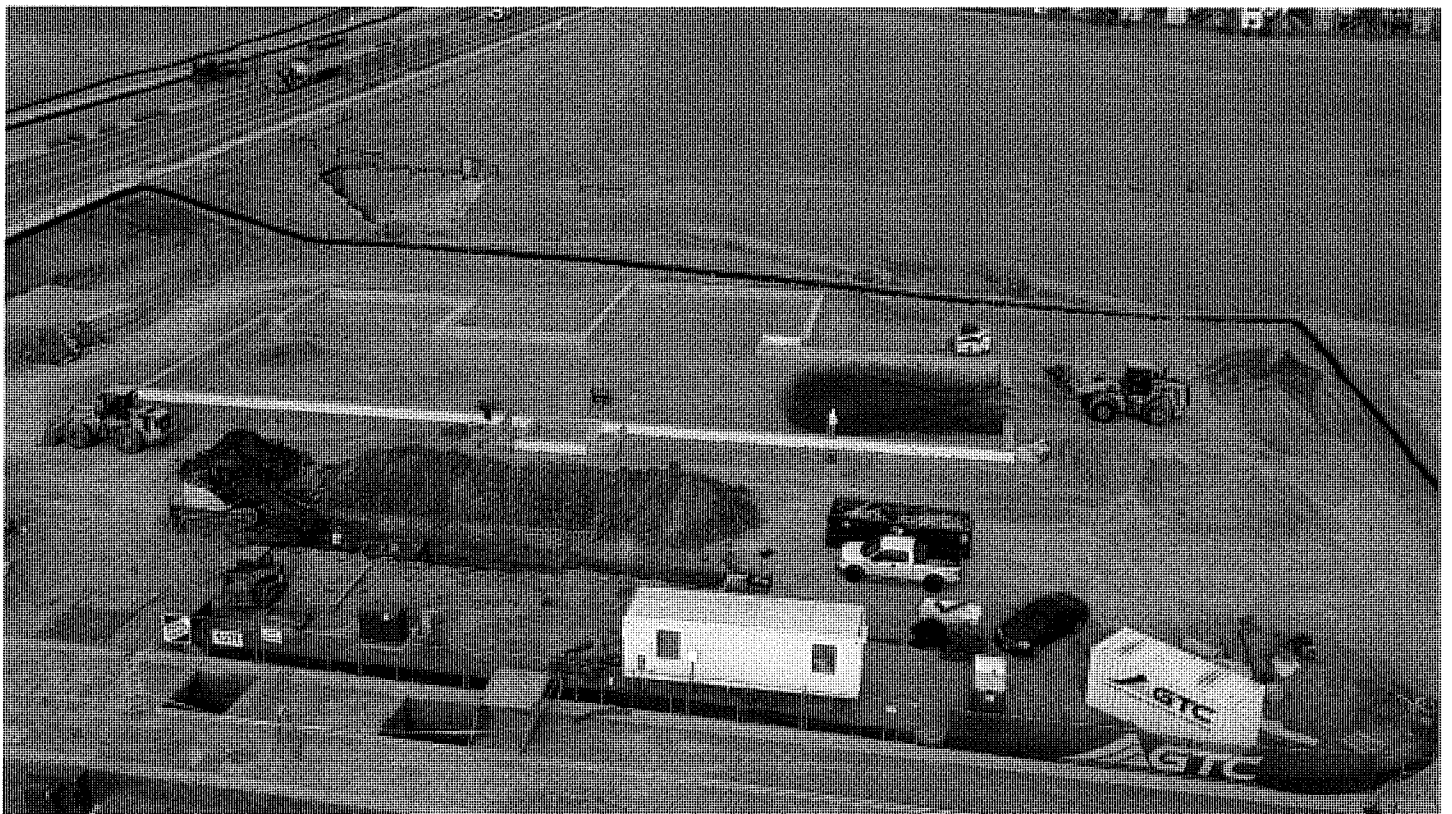


- PEI has regraded the access road to the detention pond.



Kings North

- The Chase Bank and Primrose School at Kings North.



Candelas Medical

- PEI installing road base on W. 91st Drive prior to placement of curb and gutter.



- Erosion control blanket has been placed in the detention pond at the Candelas Medical site.



- PEI placing curb and gutter along W. 91st Drive.



- Kelley Trucking is cutting the stockpile and moving material to the west side of the project.



Construction Contract Documents

Contractor Contracts

- None

Potential Contracts

- None

Contractor Change Orders

- BrightView Landscape
CO #2 – Detention Pond Irrigation - \$8,216.00
- Premier Earthworks & Infrastructure
CO #27 – Remove Lot 1 Sidewalk, Add Ramps - <-\$11,668.86>
CO #28 – Candelas Parkway Widening Depth - \$13,863.89
CO #29 – Candelas Medical Pavement Design - \$89,851.40
- Hogan Works
CO #1 – Wire Fencing at Candelas Medical Phase 2 Grading - \$7,400.00

Contractor Potential Change Orders

- Premier Earthworks & Infrastructure
Galloway costs for drainage structure inspection - <-\$850.00>
Remove Candelas Point Erosion Control Blanket - <-\$19,178.32>
Remove Candelas Point Sediment Basin - <-\$1,943.09>
Remove Candelas Point Diversion Ditch - <-\$823.20>

Consultant/Vendor Agreements & Task Orders

Consultant/Vendor Agreements

- None

Task Orders and Work Orders

- CTL Thompson
TO #13 – Candelas Medical Phase 2 Grading - \$31,585.00
- IDES
TO #8 – Metro District Oversight Services - \$74,260.00
- Norris Design
TO #2 – Master Planning and Graphics - \$15,000.00
- Peak to Peak
TO #1 – Forebay Railing - \$5,728.00
- S&S Signage and Striping
TO #1 – Replace Signs at Kings North - \$400.00

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
10668							
12/19	12/13/2019	10668	Bright View Landscape Serv	PAY AP 12	3-750	17,565.54	17,565.54
12/19	12/13/2019	10668	Bright View Landscape Serv	PAY AP 12	3-318	878.28-	878.28-
Total 10668:							16,687.26
10669							
12/19	12/13/2019	10669	City of Arvada	41399 11/2019	1-695	65.83	65.83
12/19	12/13/2019	10669	City of Arvada	41419 11/2019	1-695	34.15	34.15
12/19	12/13/2019	10669	City of Arvada	65829 11/2019	1-695	341.96	341.96
Total 10669:							441.94
10670							
12/19	12/13/2019	10670	Colorado Special Districts P	POL-0002519	1-380	3,469.00	3,469.00
Total 10670:							3,469.00
10671							
12/19	12/13/2019	10671	Galloway & Company, Inc	87114	3-784	337.50	337.50
Total 10671:							337.50
10672							
12/19	12/13/2019	10672	Hogan Action Services Inc	19-10-01	3-750	28,600.00	28,600.00
Total 10672:							28,600.00
10673							
12/19	12/13/2019	10673	Hogan Works	12064	3-750	10,850.25	10,850.25
Total 10673:							10,850.25
10674							
12/19	12/13/2019	10674	IDES, LLC	DEN85.39	3-780	17,091.92	17,091.92
Total 10674:							17,091.92
10675							
12/19	12/13/2019	10675	Kelley Trucking Inc.	PAY AP 2	3-750	364,410.95	364,410.95
12/19	12/13/2019	10675	Kelley Trucking Inc.	PAY AP 2	3-318	18,220.55-	18,220.55-
Total 10675:							346,190.40
10676							
12/19	12/13/2019	10676	Martin/Martin Consulting En	16.0362-00038-17.0725	3-784	11,709.81	11,709.81
Total 10676:							11,709.81
10677							
12/19	12/13/2019	10677	McGeady Becher P.C.	599B 11/19	1-675	2,174.64	2,174.64
12/19	12/13/2019	10677	McGeady Becher P.C.	599B 11/19	3-675	3,261.96	3,261.96

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total 10677:							5,436.60
10678							
12/19	12/13/2019	10678	Papillon, LLC	983	3-780	24,618.10	24,618.10
Total 10678:							24,618.10
10679							
12/19	12/13/2019	10679	Premier Earthworks & Infra	PAY AP 18	3-750	220,899.59	220,899.59
12/19	12/13/2019	10679	Premier Earthworks & Infra	PAY AP 18	3-318	11,044.98-	11,044.98-
Total 10679:							209,854.61
10680							
12/19	12/13/2019	10680	Special Dist Mgmt Svcs, Inc.	62120	1-610	91.00	91.00
12/19	12/13/2019	10680	Special Dist Mgmt Svcs, Inc.	62120	1-690	370.00	370.00
Total 10680:							461.00
10681							
12/19	12/13/2019	10681	SWAP, LLC	SWAP05.33	3-784	2,364.48	2,364.48
Total 10681:							2,364.48
10682							
12/19	12/13/2019	10682	T. Charles Wilson Insurance	8034	1-380	775.00	775.00
Total 10682:							775.00
10683							
12/19	12/13/2019	10683	Wyoco Erosion Control, Inc.	1331	3-750	3,616.50	3,616.50
Total 10683:							3,616.50
10684							
12/19	12/13/2019	10684	Xcel Energy	660813418	1-695	11.30	11.30
12/19	12/13/2019	10684	Xcel Energy	660985205	1-695	41.16	41.16
Total 10684:							52.46
Grand Totals:							682,556.83

Report Criteria:
Report type: GL detail

Jefferson Center Metropolitan District No.1
December-19

	General	Debt	Capital	Totals
Disbursements	\$ 7,374.04	\$ -	\$ 675,182.79	\$ 682,556.83
	\$ -	\$ -	\$ -	\$ -
<hr/>				
Total Disbursements from Checkin:	\$ 7,374.04	\$ -	\$ 675,182.79	\$ 682,556.83
<hr/>				

CONDENSED SOURCES & USES
As of 12/5/19

WATER SOURCES		ALLOCATED RESIDENTIAL						ALLOCATED COMMERCIAL																						TOTAL									
Project Water	Acre Feet	CPWD	MSMD	ARP	Not Allocated	Total Residential	CCLIC	Yerava	Plains End	Candelas Irrigation	King Scorpions	King Scorpions Gas	King Scorpions Retail	Sauder	7-11	Starbucks	Three Creeks	Arroyo Police	Candelas Point Retail 1 (Block 1, Lot 3)	Candelas Point Retail 2 (Block 1, Lot 4)	Chase Bank	Wild Grass Lot 3 Bldg A (Retail E. of Starbucks)	Wild Grass Lot 3 Bldg B (Retail E. of Starbucks)	Wild Grass Lot 3 Bldg C (Retail E. of Starbucks)	Wild Grass Lot 3 Bldg D (Retail E. of Starbucks)	Indiana Plaza at Candelas	Pumrose School	First Bank	Wendy's	Lee Schwab	Kentro Retail 1	Kentro Retail 2	Candelas Medical	Whisper Village	Not Allocated	Total Commercial	Acre Feet		
12/6/89 Annex Agmt w/ Arroya	460.00	36.00	-	74.00	-	110.00	343.82	1.25	4.00	0.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	350.00	460.00	
RWWS	230.00	-	-	230.00	-	230.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	230.00	
Wheatridge Salvage (Vermont Agmt.)	200.00	-	-	200.00	-	200.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200.00	
1991 IGA W/ Arroya (20% Water)	4.60	-	-	4.60	-	4.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.60	
1991 IGA W/ Arroya (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/ Arroya (20% Water)	0.38	-	-	0.09	-	0.09	0.29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.29	0.38	
2005 IGA W/ Arroya, Section 3.2b	50.60	-	-	50.60	-	50.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50.60	
2005 IGA W/ Arroya (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/ Arroya (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 Arroya	300.00	-	-	75.00	-	75.00	-	-	-	0.32	4.00	0.75	4.00	1.25	1.25	1.25	7.50	1.25	2.50	2.50	1.25	2.50	2.50	4.00	4.00	1.25	2.50	1.25	1.25	1.25	1.25	2.50	2.50	4.00	48.00	119.68	105.32	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	4.00	1.25	1.25	1.25	7.50	1.25	2.50	2.50	1.25	2.50	2.50	4.00	4.00	1.25	2.50	1.25	1.25	1.25	1.25	2.50	2.50	4.00	48.00	119.68	474.55	1,869.24	

CURRENT WATER OPTIONS
As of 12/5/19

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	Purchase Notice (Date Notice given to JCMD No. 2 from CMMD)
7.42	5.57	1.86	Group Sale / Wannamaker		\$260,700	1/12/2021	8/15/2020	1/5/2021	
85.05	63.79	21.26	Deferred Water Options		\$2,032,780.05	7/10/2020	2/11/2020	7/3/2020	
Total	69.3525	23.1175			\$2,293,480				

* Purchase price may be subject to increase.

COMMERCIAL WATER ALLOCATION COMMITMENTS

As of 12/5/19

User	Final Tap Size	Final Allocation	Final Letter Date	Preliminary Tap Size	Preliminary Allocation	Preliminary Letter Date	Available Balance (AF)
Final Allocations							
Yenter	1.00	1.25					594.23
Plains End	2.00	4.00					592.98
Candelas Parkway Irrigation	1.00	1.25					588.98
King Soopers	2.00	4.00	3/20/2019				587.73
King Soopers Gas Station	0.75	0.75	3/20/2019				583.73
King Soopers Retail Center	2.00	4.00	3/20/2019				582.98
Sautter Arvada School	1.00	1.25	3/20/2019				578.98
7-11	1.00	1.25	3/20/2019				577.73
Starbucks	1.00	1.25	3/20/2019				576.48
Three Creeks Elementary	3.00	7.50	3/20/2019				575.23
Whisper Creek Station - Arvada PD	1.00	1.25	3/20/2019				567.73
Candelas Point Retail (Block 1, Lot 3)	1.50	2.50	3/29/2019				566.48
Candelas Point Retail (Block 1, Lot 4)	1.50	2.50	3/29/2019				563.98
Chase Bank	1.00	1.25	4/5/2019				561.48
First Bank	1.00	1.25	7/30/2019				560.23
Wendy's	1.00	1.25	7/30/2019				558.98
Wild Grass Lot 3 (Bldg. A)				1.50	2.50	4/11/2019	557.73
Wild Grass Lot 3 (Bldg. B)				1.50	2.50	4/11/2019	555.23
Wild Grass Lot 3 (Bldg. C)				2.00	4.00	4/11/2019	552.73
Wild Grass Lot 3 (Bldg. D)				2.00	4.00	4/11/2019	548.73
Indiana Plaza				1.00	1.25	4/19/2019	544.73
Primrose School				1.50	2.50	4/25/2019	543.48
Les Schwab				1.00	1.25	8/16/2019	540.98
Kentro Retail 1				1.50	2.50	10/7/2009	539.73
Kentro Retail 2				1.50	2.50	10/7/2019	537.23
Candelas Medical				1.50	2.50	10/7/2019	534.73
Whisper Village Commercial (TBD)				2.00	4.00	10/7/2019	530.73
					48.00		482.73
Subtotal Commercial Final Allocations		<u>36.50</u>		<u>15.50</u>	<u>75.00</u>		
Initial Allocations							
Cimarron Commercial LLC					363.05		119.68
Subtotal Commercial Preliminary Allocations					<u>363.05</u>		
Total Acre Feet Remaining Unallocated							119.68

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 12/5/19

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

Facilities Fee Status
As of 12/5/19

	Tap Size	Fee	Invoiced	Received
King Soopers	2"	\$ 29,682.50	9/18/2018	10/5/2018
King Soopers Fuel Center	3/4"	\$ 5,565.00	9/18/2018	10/5/2018
King Soopers Retail Center	2"	\$ 29,682.50	9/18/2018	10/5/2018
Candelas Point Retail I	1.5"	\$ 18,555.00	4/3/2019	4/29/2019
Candelas Point Retail II	1.5"	\$ 18,555.00	4/3/2019	4/29/2019
Indiana Plaza	1"	\$ 9,277.50	4/19/2019	4/29/2019
First Bank	1"	\$ 9,277.50	8/7/2019	8/16/2019
Wendy's	1"	\$ 9,277.50	8/7/2019	8/19/2019
Chase	1"	\$ 9,277.50	8/16/2019	9/9/2019
Les Schwab Tire Center	1"	\$ 9,277.50	On Hold	
Primrose School	1.5"	\$ 9,277.50	8/19/2019	9/17/2019
Starbucks	1"	\$ 9,277.50	8/29/2019	10/13/2019
7-11	1"	\$ 9,277.50	8/29/2019	10/13/2019
Total		<u>\$ 176,260.00</u>		

2017, 2018 and 2019 Water-Only Fee		
	Fee	1/4
3/4"	\$22,260.00	\$5,565.00
1"	\$37,110.00	\$9,277.50
1 1/2"	\$74,220.00	\$18,555.00
2"	\$118,730.00	\$29,682.50
3"	\$252,310.00	\$63,077.50
4"	\$445,260.00	\$111,315.00