

# 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 SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Gregg Bradbury	President	2023/May 2023
Jeff L. Nading	Treasurer	2025/May 2025
Charles Church McKay	Assistant Secretary	2023/May 2023
Steve Nading	Assistant Secretary	2025/May 2025
Brandon Dooling	Assistant Secretary	2023/May 2023
James Ruthven	Secretary	

DATE December 20, 2022 (Tuesday)

TIME: 9:30 A.M.

PLACE: **Zoom Meeting: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:**

Join Zoom Meeting

<https://us02web.zoom.us/j/82637479667?pwd=ZmhUbDNidVViMEZZdEY0NU1aWHc5dz09>

Meeting ID: 826 3747 9667

Passcode: 908402

Dial In: 1-719-359-4580

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

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C. Review and approve Minutes of the November 22, 2022 Regular Meeting (enclosures).

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### II. PUBLIC COMMENT

A. \_\_\_\_\_

III. 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 Contract for Candelas Parkway and West 91<sup>st</sup> Place Mill and Overlay between the District and Martin Marietta Materials, Inc. in the amount of \$22,200.
  - Ratify approval of Contract for Candelas Point Asphalt Repairs between the District and Martin Marietta Materials, Inc. in the amount of \$54,128.04.
  - Ratify approval of Change Order No. 3 to the Contract between the District and Timco Blasting & Coatings, Inc., for 90-Degree Bend Install, in the amount of \$5,204.49.
  - Ratify approval of Change Order No. 11 to the Contract between the District and Wagner Construction, Inc., for Arvada Permit Fees and Sleeves, in the amount of \$8,641.80.
  - Ratify approval of Change Order No. 12 to the Contract between the District and Wagner Construction, Inc., for Fuel and Material Escalation, in the amount of \$10,920.12.
  - Ratify approval of Task Order No. 15-A1 to the Master Service Agreement for Construction Observation and Materials Testing Services between the District and CTL/Thompson, Inc., for Candelas Phase 2 Amendment No. 1, for a decrease in the amount of <\$85.50>.
  - Ratify approval of Task Order No. 2A1 to the Master Service Agreement for Construction Observation and Materials Testing Services between the District and CTL/Thompson, Inc., for Western Pond Slope Failure Amendment No. 1, for a decrease in the amount of <\$4,125.00>.
  - Ratify approval of Task Order No. 24-A8 to the Service Agreement between the District and Martin/Martin, Inc., for Highway 72 Widening Amendment No. 8, in the amount of \$6,500.
  - Ratify approval of Task Order No. 33 to the Service Agreement between the District and Martin/Martin, Inc., for P6 Highway 72 Widening, in the amount of \$132,700.
  - Ratify approval of Task Order No. 34 to the Service Agreement between the District and Martin/Martin, Inc., for Parcels P2 and P4, in the amount of \$176,500.
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IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending December 20, 2022, in the amount of \$1,503,116.56 (enclosure).
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B. Review and accept cash position statement as of December 13, 2022 (enclosure).

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C. Review forecast of General Fund Revenues and Expenditures (enclosure).

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

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E. Discuss future operation and maintenance obligations and related budget matters.

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F. Report from committee regarding tax increment financing (“TIF”) revenue collection matters (Directors Bradbury and Jeff Nading). **Adjourn to executive session pursuant to Section 24-6-402(4)(b), C.R.S., to receive legal advice regarding TIF revenue collection matters (if necessary).**

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V. MANAGEMENT MATTERS

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

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VI. LEGAL MATTERS

A. Discuss City of Arvada’s System Development Charges. **Adjourn to executive session pursuant to Section 24-6-402(4)(b), C.R.S., to receive legal advice regarding the System Development Charges (if necessary).**

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1. Report from committee regarding City of Arvada’s System Development Charges (Directors Bradbury and Jeff Nading).

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2. Authorize any necessary action in connection therewith.

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B. Discuss status of retaining wall and slope easements for the benefit of RangeWater Residential, LLC.

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C. Discuss status of the District’s General Obligation Refunding and Improvement Bonds, Series 2023 (the “Refunding Bonds”).

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- D. Discuss and consider approval of Facilities Acquisition Agreement (Trailstone Development) by and between the District, Taylor Morrison of Colorado, Inc., Cimarron Development Company, and Cimarron Commercial, LLC.
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- E. Discuss potential agreement between the District and a future homeowners' association relative to the operation and maintenance of Trailstone Improvements.
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## VII. CONSTRUCTION MATTERS

- A. Review Construction Status Report (to be distributed).
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- B. Consider approval of contracts, task orders, work orders and change orders.
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- C. **Warranty Issues:**

- 1. Discuss Premier Earthworks & Infrastructure, Inc. warranty obligations. Authorize any necessary actions in connection therewith.
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- 2. Discuss GH Phipps Construction Companies warranty obligations. Authorize any necessary actions in connection therewith.
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- 3. Discuss SEMA Construction, Inc. warranty obligations.
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- (a) Review and consider approval of Settlement and Release Agreement by and between the District and SEMA Construction, Inc.
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## VIII. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 13 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements ("Report No. 13"), and accept certified costs (to be distributed).
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1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 13, pursuant to the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (“CDC”), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.
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IX. OTHER BUSINESS

A. \_\_\_\_\_

- X. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2022.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD NOVEMBER 22, 2022

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, November 22, 2022, at 9:30 a.m. This District Board meeting was held by video/telephone conference with all participants attending via video/teleconference. The meeting was open to the public.

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#### ATTENDANCE

#### Directors In Attendance Were:

Gregg Bradbury  
Jeff L. Nading  
Charles Church McKay  
Steven Nading  
Brandon Dooling

#### Also In Attendance Were:

James Ruthven; Special District Management Services, Inc.

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

Joy Tatton; Simmons & Wheeler, P.C.

Wes Back and Brandon Collins; Independent District Engineering Services, LLC

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#### 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. Ruthven noted that a quorum was present and requested members of the Board 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' Disclosure Statements had been filed and that no additional conflicts were disclosed at the meeting.

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## RECORD OF PROCEEDINGS

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### ADMINISTRATIVE MATTERS

**Agenda:** Mr. Ruthven 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 Bradbury, seconded by Director Steven Nading and, upon vote, unanimously carried, the agenda was approved, as amended.

**Location of Meeting and Posting of Notices:** 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. The Board determined that the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

**Minutes:** The Board reviewed the minutes of the October 25, 2022 Regular Meeting and November 7, 2022 Special Meeting.

Following discussion, upon motion duly made by Director Dooling, seconded by Director McKay and, upon vote, unanimously carried, the minutes of the October 25, 2022 Regular Meeting and November 7, 2022 Special Meeting were approved, as presented.

**Resolution No. 2022-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:** The Board considered Resolution No. 2022-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices.

Mr. Ruthven reviewed the business to be conducted in 2023 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. Meetings will be held virtually.

Following review, upon motion duly made by Director Dooling, seconded by Director McKay and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices.

**Section 32-1-809, C.R.S., Reporting Requirements, Mode of Eligible Elector Notification for 2023:** The Board discussed Section 32-1-809,

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C.R.S., reporting requirements and mode of eligible elector notification for 2023.

Following discussion, upon motion duly made by Director Dooling, seconded by Director McKay and, upon vote, unanimously carried the Board determined to post the required transparency notice information to the Special District Association's website and the District's website.

### PUBLIC COMMENT

There were no public comments.

### CONSENT AGENDA

The Board considered the following actions:

- Ratify approval of Change Order No. 2 to the Contract between the District and Timco Blasting & Coatings, Inc., for Crew and Equipment Standby time, in the amount of \$20,810.25.
- Ratify approval of Change Order No. 1 to the Contract between the District and Wagner Construction, Inc., for Value Engineering Option and Phase 2, in the amount of \$2,192,305.10.
- Ratify approval of Change Order No. 9 to the Contract between the District and Wagner Construction, Inc., for Potholing for Highway 72 Water Main, in the amount of \$5,100.46.
- Ratify approval of Change Order No.10 to the Contract between the District and Wagner Construction, Inc., for Equipment Rental Time, in the amount of \$8,530.04.
- Ratify approval of Task Order No. 7-A11 to the Service Agreement between the District and Martin/Martin, Inc., for JCMD Parcel Coordination Amendment No. 11, in the amount of \$15,000.
- Ratify approval of Task Order No. 21-A3 to the Service Agreement between the District and Martin/Martin, Inc., for Grading/Earthwork/Taylor Morrison Parcels Amendment No. 3, in the amount of \$1,100.
- Ratify approval of Task Order No. 22-A9 to the Service Agreement between the District and Martin/Martin, Inc., for Indiana North Infrastructure Amendment No. 9, in the amount of \$40,000.
- Ratify approval of Task Order No. 24-A6 to the Service Agreement between the District and Martin/Martin, Inc., for Highway 72 Widening Amendment No. 6, in the amount of \$30,000.
- Ratify approval of Task Order No. 24-A7 to the Service Agreement between the District and Martin/Martin, Inc., for Highway 72 Widening Amendment No. 7, in the amount of \$40,000.
- Ratify approval of Task Order No. 25-A2 to the Service Agreement between the District and Martin/Martin, Inc., for Candelas Sanitary Sewer Outfall Amendment No. 2, in the amount of \$7,000.



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- Ratify approval of Task Order No. 26-A3 to the Service Agreement between the District and Martin/Martin, Inc., for Highway 72 Waterline Construction Documents Amendment No. 3, in the amount of \$4,500.
- Ratify approval of Task Order No. 29-A2 to the Service Agreement between the District and Martin/Martin, Inc., for DU Coordination/Legal Descriptions/Exhibits Amendment No. 2, in the amount of \$10,000.
- Ratify approval of Task Order No. 30-A2 to the Service Agreement between the District and Martin/Martin, Inc., for Arvada Water and Sanitary Sewer Study Analysis Amendment No. 2, in the amount of \$5,000.
- Ratify approval of Task Order No. 2 to the Service Agreement between the District and Triax Engineering, LLC, for Materials Testing Services, Sanitary Interceptor, in the amount of \$33,620.

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

### **FINANCIAL MATTERS**

**Claims:** The Board considered ratification/approval of the payment of claims through the period ending November 10, 2022, in the amount of \$1,193,501.76.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading and, upon vote, unanimously carried, the Board ratified or approved (as appropriate) the payment of claims, as presented.

**Unaudited Financial Statements:** Ms. Tatton reviewed with the Board the unaudited financial statements for the period ending September 30, 2022.

Following discussion, upon motion duly made by Director Dooling, seconded by Director Bradbury and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2022.

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

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

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**District Expenditures Verification Report prepared by Independent District Engineering Services, LLC (“IDES”)**: Mr. Back reviewed with the Board IDES’ report entitled “District Expenditures Verification for November 2022,” which summarizes IDES’ review and verification of the expenditures of the District for November 2022 related to certain District construction contracts. The Verification Report identified \$1,098,831.40 of District Eligible Expenses and \$94,670.36 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 \$1,098,831.40.

**2022 Audit**: The Board discussed preparation of the 2022 Audit by Fiscal Focus Partners LLC.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Steven Nading and, upon vote, unanimously carried, the Board approved the engagement of Fiscal Focus Partners LLC to prepare the 2022 Audit, for an amount not to exceed \$6,500.

**Future Operation and Maintenance Obligations**: Attorney Becher discussed with the Board future operation and maintenance obligations.

**2022 Budget Amendment Hearing**: The President opened the public hearing to consider an amendment to the 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider an amendment to the 2022 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, the Board deferred any action relative to amending the 2022 Budget.

**2023 Budget Hearing**: The President opened the public hearing to consider the proposed 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2023 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

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public hearing. No public comments were received, and the public hearing was closed.

Ms. Tatton reviewed the estimated 2022 expenditures and the proposed 2023 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2022-11-02 to Adopt the 2023 Budget and Appropriate Sums of Money and Resolution No. 2022-11-03 to Set Mill Levies (for the General Fund at 5.026 mills and the Debt Service Fund at 50.261 mills, for a total mill levy of 55.287 mills). Upon motion duly made by Director Bradbury, seconded by Director Dooling 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, 2022. Mr. Ruthven was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Jefferson County not later than December 15, 2022. Mr. Ruthven was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2023. 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 Service Plan:* The Board reviewed Resolution No. 2022-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan. 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 Steven 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.

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**Preparation of the 2024 Budget:** Following discussion, upon motion duly made by Director Dooling, seconded by Director Steven Nading and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2024 Budget and set the date for the public hearing for the November 28, 2023 Board meeting.

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### **MANAGEMENT MATTERS**

**Water Allocations and Facilities Fees Collections:** Mr. Ruthven noted that there were no changes to the Water Allocation Report since the last report.

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### **LEGAL MATTERS**

**Retaining Wall and Slope Easements for the Benefit of Range Water Residential, LLC:** Attorney Becher reported to the Board that the easements are on hold.

**General Obligation Refunding and Improvement Bonds, Series 2023:** The Board deferred discussion.

**Facilities Acquisition Agreement (Trailstone Development) by and between the District, Taylor Morrison of Colorado, Inc., Cimarron Development Company, and Cimarron Commercial, LLC:** Attorney Becher updated the Board on the status of the Facilities Acquisition Agreement (Trailstone Development) by and between the District, Taylor Morrison of Colorado, Inc., Cimarron Development Company, and Cimarron Commercial, LLC. No action was taken by the Board.

**Potential agreement between the District and a future homeowners' association relative to the operation and maintenance of Trailstone Improvements:** There was nothing to report on at this time.

**May 2, 2023 Regular Directors' Election:** The Board discussed the upcoming election and Resolution No. 2022-11-05, Resolution Calling a Regular Election for Directors on May 2, 2023.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Bradbury and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-11-05, Resolution Calling a Regular Election for Directors on May 2, 2023, appointed James Ruthven as the Designated Election Official, and authorized him 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.

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## RECORD OF PROCEEDINGS

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### CONSTRUCTION MATTERS

**Construction Status Report:** Mr. Back reviewed the Project Status Report dated November 22, 2022, with the Board. A copy of the report is attached hereto and incorporated herein by this reference.

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

- Consider approval of Contract for Candelas Parkway and West 91<sup>st</sup> Place Mill and Overlay between the District and Martin Marietta Materials, Inc. in the amount of \$22,200.
- Consider approval of Contract for Candelas Point Asphalt Repairs between the District and Martin Marietta Materials, Inc. in the amount of \$54,128.04.
- Consider approval of Change Order No. 3 to the Contract between the District and Timco Blasting & Coatings, Inc., for 90-Degree Bend Install, in the amount of \$5,204.49.
- Consider approval of Change Order No. 11 to the Contract between the District and Wagner Construction, Inc., for Arvada Permit Fees and Sleeves, in the amount of \$8,641.80.
- Consider approval of Change Order No. 12 to the Contract between the District and Wagner Construction, Inc., for Fuel and Material Escalation, in the amount of \$10,920.12.
- Consider approval of Task Order No. 15-A1 to the Master Service Agreement for Construction Observation and Materials Testing Services between the District and CTL/Thompson, Inc., for Candelas Phase 2 Amendment No. 1, for a decrease in the amount of <\$85.50>.
- Consider approval of Task Order No. 2A1 to the Master Service Agreement for Construction Observation and Materials Testing Services between the District and CTL/Thompson, Inc., for Western Pond Slope Failure Amendment No. 1, for a decrease in the amount of <\$4,125.00>.
- Consider approval of Task Order No. 24-A8 to the Service Agreement between the District and Martin/Martin, Inc., for Highway 72 Widening Amendment No. 8, in the amount of \$6,500.
- Consider approval of Task Order No. 33 to the Service Agreement between the District and Martin/Martin, Inc., for P6 Highway 72 Widening, in the amount of \$132,700.
- Consider approval of Task Order No. 34 to the Service Agreement between the District and Martin/Martin, Inc., for Parcels P2 and P4, in the amount of \$176,500.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Dooling and, upon vote carried, the Board approved (or ratified approval of, as appropriate) the Contracts, Change

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Orders, Task Orders and Work Orders listed above. It was noted that Director Jeff Nading abstained from the votes on all of the Task Orders.

**Premier Earthworks & Infrastructure, Inc. (“PEI”) Warranty Obligations:** A brief discussion was held, but no action was taken by the Board.

**GH Phipps Construction Companies Warranty Obligations:** A brief discussion was held, but no action was taken by the Board.

**SEMA Construction Inc. Warranty Obligations:** A brief discussion was held, but no action was taken by the Board.

*Settlement and Release Agreement by and between the District and SEMA Construction, Inc.:* The Board deferred discussion.

### **CAPITAL IMPROVEMENTS**

**District Engineer’s Cost Certification Report No. 12, dated November 2022, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements:** Mr. Back reviewed the report with the Board.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote, unanimously carried, the Board approved the District Engineer’s Cost Certification Report No. 12, dated November, 2022, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements, in the amount of \$351,403.12 (“Report No. 12”).

*Reimbursement to Cimarron Commercial, LLC under the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements:* Attorney Becher and the Board discussed the reimbursement to Cimarron Commercial, LLC under the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote, unanimously carried, the Board authorized reimbursement in the amount of \$351,403.12 (per Report No. 12), to Cimarron Commercial, LLC under the Facilities

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Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements, subject to approval by Director Bradbury.

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### **LEGAL MATTERS** **(continued)**

#### **City of Arvada's System Development Charges:**

*Joint Cooperation and Common Interest Agreement between Jefferson Center Metropolitan District No. 1, Jefferson Center Metropolitan District No. 2, Cimarron Development Company, Cimarron Holding Company LLC, Cimarron Commercial LLC, Cimarron Residential LLC, Candelas Point LLC, and Jeffrey L. Nading Trust (the "Joint Cooperation Agreement")*: Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading, and upon vote unanimously carried, the Board approved the Joint Cooperation Agreement, subject to final legal review.

**EXECUTIVE SESSION:** The Board notified those present that it would need to convene in Executive Session for the purpose of receiving legal advice on specific legal questions regarding the City of Arvada's System Development Charges.

Pursuant to Section 24-6-402(4)(b), C.R.S., and upon a motion made by Director Bradbury, seconded by Director Dooling, and upon vote unanimously carried, the Board convened in Executive Session at 11:02 a.m. for the purpose of receiving legal advice on specific legal questions regarding the City of Arvada's System Development Charges. The public was excused for the Executive Session.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of those portions of the Executive Session that, in the opinion of the Board's attorney(s), constitute privileged attorney-client communication pursuant to Section 24-6-402(4), C.R.S.

The Board reconvened in regular session at 11:20 a.m.

**Scheduling of Special Board Meeting:** The Board determined to schedule a Special Board Meeting on December 1, 2022 at 12:00 p.m. to consider matters relating to the City of Arvada's System Development Charges.

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### **OTHER BUSINESS**

**Cancellation of December 27, 2022 Regular Meeting:** The Board discussed canceling the December 27, 2022 Regular Meeting. The Board

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determined to cancel the December 27, 2022 Regular Meeting and to schedule a Special Meeting on December 20, 2022 at 9:30 a.m.

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### **ADJOURNMENT**

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

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting



## RECORD OF PROCEEDINGS

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### Attorney Statement

#### REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing the Jefferson Center Metropolitan District No. 1, I attended the executive session meeting of the Jefferson Center Metropolitan District No. 1 convened on November 22, 2022, for the purpose of receiving legal advice on specific legal questions regarding the City of Arvada's System Development Charges, as authorized by Section 24-6-402(4)(b), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication and based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S.

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Megan Becher, Attorney for the District

Date: November 22, 2022

Vendor	Invoice #	Date	Amount in USD	Expense Account	Account Number	Department
360 Rail Services, LLC		7036 11/11/2022	1,544.50	Capital Outlay	7500	3
Brownstein Hyatt Farber Schreck, LL	916724-SS	11/30/2022	5,000.00	Prepaid expense	1390	3
Brownstein Hyatt Farber Schreck, LL		917665 12/7/2022	38,848.18	Legal	6750	3
Brownstein Hyatt Farber Schreck, LL		917675 12/7/2022	5,338.71	Legal	6750	3
Brownstein Hyatt Farber Schreck, LL		909873 10/11/2022	4,535.63	Legal	6750	3
CTL Thompson	641785, 641810, 648507	9/30/2022	12,387.50	Engineering	7840	3
Colorado Community Media		72343 11/18/2022	13.94	Miscellaneous	6850	1
Environmental Designs		159370 11/18/2022	110.00	Snow Removal	7110	1
Environmental Designs		159543 11/23/2022	220.00	Snow Removal	7110	1
Environmental Designs		159875 12/1/2022	2,630.88	Landscape Maintenance	7100	1
Environmental Designs		160135 12/5/2022	220.00	Snow Removal	7110	1
Hogan Works	2022-27A	11/30/2022	7,630.62	Capital Outlay	7500	3
Independent District Engineering Services		8576 11/30/2022	36,412.04	Project management	7800	3
Independent District Engineering Services		8576 11/30/2022	500.00	Project management	7800	1
JBS Pipeline Contractors		6 8/25/2022	46,422.82	Retainage Payable	3311	3
Leo Landscape, LLC		3 11/25/2022	(817.05)	Retainage Payable	3311	3
Leo Landscape, LLC		3 11/25/2022	16,341.00	Capital Outlay	7500	3
			17.0684,17.0724,17.0725,18.0910,20.02			
			87,20.0532,20.0668,20.0717,21.0512,21			
Martin Martin Inc	.1508,21.1528,	10/31/2022	31,148.63	Engineering	7840	3
McGeady Becher P.C.	10312022 599B	10/31/2022	6,569.50	Legal	6750	1
McGeady Becher P.C.	10312022 599B	10/31/2022	3,167.50	Legal	6750	3
Papillon LLC		1506 11/29/2022	43,953.26	Project management	7800	3
Powell Restoration, Inc		7608 11/23/2022	3,227.15	Capital Outlay	7500	3
SWCA Incorporated	156154, 157502	11/15/2022	2,574.49	Engineering	7840	3
Special District Management Services, Inc.	11302022 JCMD1	11/30/2022	2,298.20	Management fees	6100	1
Storm Water Asset Protection, LLC		541 11/30/2022	4,271.26	Capital Outlay	7500	1
Wagner Construction, Inc.		11 11/25/2022	(7,920.40)	Retainage Payable	3311	3
Wagner Construction, Inc.		11 11/25/2022	156,272.61	Capital Outlay	7500	3
Wagner Construction, Inc.		11 11/25/2022	2,135.36	Accounts receivable	1400	3
Wagner Construction, Inc.		7801 9/23/2022	64,102.00	Capital Outlay	7500	1
Wagner Construction, Inc.		1 11/25/2022	(53,367.27)	Retainage Payable	3311	3
Wagner Construction, Inc.		1 11/25/2022	1,067,345.50	Capital Outlay	7500	3
			<u>1,503,116.56</u>			
			80,935.78	General		
			<u>1,422,180.78</u>	Capital		
			<u>1,503,116.56</u>			

**Jefferson Center Metropolitan District No. 1**  
**Cash Position**  
**December 13, 2022**

	First Bank General Fund	First Bank Capital Fund	Colotrust General Fund	Colotrust Debt Service Fund	Colotrust Capital	UMB Subordinate Project Fund	Total
Balance at 11/8/2022	0.00	16,576.39	309,678.79	188,517.04	514,871.28	32,614,874.67	33,644,518.17
Transfer from CT to First Bank	10,000.00	0.00	(10,000.00)		0.00		0.00
September bill.com payments	(16,526.15)	(444,592.40)					(461,118.55)
Check #11160-11162		(637,712.85)					(637,712.85)
Xcel Payments	(109.05)						(109.05)
City of Arvada Payments	(3,661.75)						(3,661.75)
Bank Charge	(40.00)						(40.00)
11/30/2022 Interest Income			3,177.49			95,026.79	98,204.28
Transfer between funds	10,336.95	(10,336.95)	(10,336.95)		10,336.95		0.00
Project Fund Requisition #22		637,712.85				(637,712.85)	0.00
Project Fund Requisition #23		444,592.40				(444,592.40)	0.00
Balance at 12/13/2022	0.00	6,239.44	292,519.33	188,517.04	525,208.23	31,627,596.21	32,640,080.25

**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1**  
**2022 FORECAST OF GENERAL FUND REVENUES AND EXPENDITURES**  
**AS of 11/30/2022**

	Acutal Paid/Received in												December 2022 received/paid in		Total Estimated	Total year to date & estimate	Difference to original budget	
	2022 Budget	January	February	March	April	May	June	July	August	September	October	November	December	January 2023				Total Actual
<b>Revenues:</b>																		
Property taxes (net of AURA increment)	82,683		267	56,487	13,041	9,007		14,479							93,279	-	93,279	10,596
Specific ownership taxes	18,030		1,634	1,449	1,543	1,328		1,234					5,031	5,031	7,187	10,062	17,250	(780)
AURA tax increment - District's mill levy	174,887			41,187			16,477		30,335	3,816					91,815	-	91,815	(83,072)
Interest Income	9,984	56	68	309	602	1,015	924	1,520	2,167	2,512	3,057	3,177	1,401		15,407	1,401	16,808	6,824
<b>Total Revenues</b>	<b>285,584</b>	<b>56</b>	<b>1,969</b>	<b>99,431</b>	<b>15,186</b>	<b>11,349</b>	<b>17,401</b>	<b>17,232</b>	<b>32,502</b>	<b>2,512</b>	<b>6,873</b>	<b>3,177</b>	<b>6,432</b>	<b>5,031</b>	<b>207,689</b>	<b>11,463</b>	<b>219,152</b>	<b>(66,432)</b>
<b>Expenses:</b>																		
Legal	55,000			13,968	6,522		8,492	-	7,539	10,056	15,778		10,393	10,393	62,355	20,785	83,140	(28,140)
Accounting	6,000				6,043		3,561	1,100	1,253	1,854		3,802	1,761	1,761	17,613	3,523	21,136	(15,136)
Audit	5,500									5,900					5,900	-	5,900	(400)
Landscape Maintenance															-	-	-	-
Monthly Ground Services	31,600	2,506	2,506	-	2,506	2,631	5,135	2,631	2,631	2,631	2,631	2,631	2,631		28,439	2,631	31,070	530
Snow removal	3,000	380	903		95		380						642	642	1,758	1,283	3,041	(41)
Repairs	15,000						4,535	3,312		539	1,582	455			10,423	-	10,423	4,577
Management fees	32,000		2,634	1,705	1,693	1,397	1,115	1,422	1,219	1,487	1,410	2,048	1,613	1,613	16,130	3,226	19,356	12,644
Project Management	3,500		312	438	596	596		500	375	753	500	500	457	457	4,570	914	5,484	(1,984)
Elections	2,000				222	104	246	30	29						631	-	631	1,369
Insurance	6,300	5,225						419							5,644	-	5,644	656
Miscellaneous	2,000	30	20	51	74	30	10	20	32	55	20	40	35		382	35	417	1,583
Office Supplies	1,000														-	-	-	1,000
Repairs & maintenance				7,144			8,284	6,333	4,172	4,357	4,438	2,283	3,701	3,701	37,011	7,402	44,413	(44,413)
Utilities	10,000														-	-	-	10,000
Xcel Energy		85	99	95	93	88	87	93	121	106	99	109	98		1,075	98	1,173	(1,173)
City of Arvada		798		517	73			360		2,981		3,662		1,519	8,391	1,519	9,910	(9,910)
Treasurer's fees	3,864		4	847	196	135		217		-	-	-	-	-	1,399	-	1,399	2,465
Transfer to #2 General Fund	53,978			7,904				2,672			4,495			38,907	15,071	38,907	53,978	-
Transfer to Mt Shadows for O&M	11,283										11,365				11,365	-	11,365	(82)
<b>Total Expenses (less contingency &amp; reserve)</b>	<b>242,025</b>	<b>9,024</b>	<b>6,478</b>	<b>32,669</b>	<b>18,040</b>	<b>5,054</b>	<b>31,845</b>	<b>19,109</b>	<b>17,371</b>	<b>30,719</b>	<b>42,318</b>	<b>15,530</b>	<b>21,330</b>	<b>58,992</b>	<b>228,157</b>	<b>80,322</b>	<b>308,479</b>	<b>(66,454)</b>
<b>Funds Remaining</b>	<b>43,559</b>	<b>(8,968)</b>	<b>(4,509)</b>	<b>66,762</b>	<b>(2,854)</b>	<b>6,295</b>	<b>(14,444)</b>	<b>(1,877)</b>	<b>15,131</b>	<b>(28,207)</b>	<b>(35,445)</b>	<b>(12,353)</b>	<b>(14,898)</b>	<b>(53,961)</b>	<b>(20,468)</b>	<b>(68,859)</b>	<b>(89,327)</b>	<b>(132,886)</b>

**CONDENSED SOURCES & USES**  
As of 12/16/22

<b>Project Water</b>	
Sources	Acre Feet
Pre - 12/2/19	1,869.24
2020 Exercised Options	92.47
Options to Exercise	-
<b>Total Sources</b>	<b>1,961.71</b>

<b>Pre - December 2, 2019 Summary</b>												
SOURCES		RESIDENTIAL USES						COMMERCIAL USES				BALANCE
Existing Agreements	Beginning Balance	MSMD	CPMD		ARP	Total Residential	Unallocated	Beginning	Allocations	CCLLC	Total Commercial	Unallocated
Totals	1869.24	200.00	36.00		1,039.01	1,275.01	-	594.23	54.50	363.05	417.55	176.68

**Reconciliation to Post 12/2/19 - JCMD2**

**Reconciliation to Post 12/2/19 - CCLLC**

Ending Balance 12/2/19	176.68
Less Restricted Beginning Commercial	<u>(150.00)</u>
Unrestricted Available	<u>26.68</u>
Plus Options Exercised	85.05
Plus Options Exercised	<u>7.42</u>
Net Unrestricted Available	<u>119.15</u>

CCLLC Held Balance	363.05
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<b>Post - 12/2/2019 Allocations</b>																							
SOURCES		RESIDENTIAL USES						COMERCIAL USES													BALANCE		
Sources	Unrestricted Including CCLLC	Whisper Village	Taylor Morrison	Rangewater	Allocated	Unrestricted Available	IGA Restricted Balance	Kentro Retail 1	Kentro Retail 2	SCL - Candelas Medical	Whisper Village	Arvada Fire	Freedom Street Restaurant	Z&N Retail	Rangewater Clubhouse	Rangewater Rec Center	Brakes Plus	Taco Bell	Total Commercial	Not Allocated	Combined Allocations	CCLLC Available	Restricted Commercial Available
Allocations JCMD2	119.15	33.00	86.15	-	119.15	-	150.00	2.50	2.50	2.50	15.00	2.50	2.50	2.50	2.50	2.50	0.75	2.50	38.25	111.75	157.40	-	111.75
Allocations CCLLC	363.05	-	226.85	113.70	340.55	22.50	-	-	-	-	-	-	-	-					-	-	340.55	22.50	-

**COMMERCIAL WATER ALLOCATION COMMITMENTS**  
As of 12/16/22

User	Final Tap Size	Final Allocation	Final Letter Date	Preliminary Tap Size	Preliminary Allocation	Preliminary Letter Date	Available Balance (AF)
<b>Pre-12/2/19 Allocations</b>							
<b>Final Allocations</b>							<b>594.23</b>
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
King Soopers Retail Center	2.00	4.00	3/20/2019				578.98
Sautter Arvada School	1.00	1.25	3/20/2019				577.73
7-11	1.00	1.25	3/20/2019				576.48
Starbucks	1.00	1.25	3/20/2019				575.23
Three Creeks Elementary	3.00	7.50	3/20/2019				567.73
Whisper Creek Station - Arvada PD	1.00	1.25	3/20/2019				566.48
Candelas Point Retail (Block 1, Lot 3)	1.50	2.50	3/29/2019				563.98
Candelas Point Retail (Block 1, Lot 4)	1.50	2.50	3/29/2019				561.48
Chase Bank	1.00	1.25	4/5/2019				560.23
First Bank	1.00	1.25	7/30/2019				558.98
Wendy's	1.00	1.25	7/30/2019				557.73
Wild Grass Lot 3 (Bldg. A)				1.50	2.50	4/11/2019	555.23
Wild Grass Lot 3 (Bldg. B)				1.50	2.50	4/11/2019	552.73
Wild Grass Lot 3 (Bldg. C)				2.00	4.00	4/11/2019	548.73
Wild Grass Lot 3 (Bldg. D)			226.85	2.00	4.00	4/11/2019	544.73
Indiana Plaza				1.00	1.25	4/19/2019	543.48
Primrose School				1.50	2.50	4/25/2019	540.98
Les Schwab				1.00	1.25	8/16/2019	539.73
Total		<u>36.50</u>			<u>18.00</u>		
<b>Initial Allocation Not Included</b>							
Cimarron Commercial LLC					363.05		176.68
<b>Post-12/2/19 Allocations</b>							
Beginning Balance							150.00
Kentro Retail 1				1.50	2.50	10/7/2009	147.50
Kentro Retail 2				1.50	2.50	10/7/2019	145.00
Candelas Medical - SCL				1.50	2.50	10/7/2019	142.50
Whisper Village Commercial (TBD)					15.00		127.50
Arvada Fire				1.50	2.50	3/19/2021	125.00
Freedom Street Restaurant				1.50	2.50	6/3/2021	122.50
Z&N Retail				1.50	2.50	1/1/2022	120.00
Rangewater Club House				1.50	2.50	6/22/2022	117.50
Rangewater Rec Center				1.50	2.50	6/22/2022	115.00
Brakes Plus				0.75	0.75	6/22/2022	114.25
Taco Bell				1.50	2.50	6/22/2022	111.75
Total					<u>38.25</u>		
<b>Total Acre Feet Remaining Unallocated</b>							<b>111.75</b>

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 12/16/22**

User	Acre Feet	Available Balance (AF)
<b>Pre-12/2/19</b>		
		<b>1275.01</b>
Canyon Pines	36.00	<b>1239.01</b>
Mountain Shadows	200.00	<b>1039.01</b>
Arvada Residential Partners	1039.01	<b>0.00</b>
Total	<u>1275.01</u>	
<b>Post-12/2/19</b>		
		<b>482.20</b>
Whisper Village	33.00	<b>449.20</b>
Taylor Morrison	308.00	<b>141.20</b>
Taylor Morrison	3.00	<b>138.20</b>
Rangewater	113.70	<b>24.50</b>
Taylor Morrison	2.00	<b>22.50</b>
Total	<u>459.70</u>	

**PRIOR AGREEMENT  
CONDENSED SOURCES & USES  
As of 12/2/19**

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 Scoopers	King Scoopers Gas	King Scoopers Retail	Sauter	7-11	Starbucks	Three Creeks	Arvada Police	Candela Point Retail I (Block 1, Lot 3)	Candela Point Retail II (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	Primrose School	First Bank	Wendy's	Les Schwab	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	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	176.68	48.32	300.00	
<b>Totals</b>	<b>1,869.24</b>	<b>36.00</b>	<b>200.00</b>	<b>1,039.01</b>	<b>-</b>	<b>1,275.01</b>	<b>363.05</b>	<b>1.25</b>	<b>4.00</b>	<b>1.25</b>	<b>4.00</b>	<b>0.75</b>	<b>4.00</b>	<b>1.25</b>	<b>1.25</b>	<b>1.25</b>	<b>7.50</b>	<b>1.25</b>	<b>2.50</b>	<b>2.50</b>	<b>1.25</b>	<b>2.50</b>	<b>2.50</b>	<b>4.00</b>	<b>4.00</b>	<b>1.25</b>	<b>2.50</b>	<b>1.25</b>	<b>1.25</b>	<b>1.25</b>	<b>176.68</b>	<b>417.55</b>	<b>1,869.24</b>	



**Facilities Fee Status**

**As of 12/16/22**

	<b>Tap Size</b>	<b>Fee</b>	<b>Invoiced</b>	<b>Received</b>
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	10/14/2020	
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
SCL Health	1.5"	\$ 18,555.00	1/12/2021	
ZD Retail	1.5"	\$ 18,555.00	1/21/2022	4/18/2022
<b>Total</b>		<u><u>\$ 213,370.00</u></u>		

**2017, 2018 and 2019 Water-Only Fee**

	<b>Fee</b>	<b>1/4</b>
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

**CURRENT WATER OPTIONS**

**As of 12/16/22**

<b>Amount of Water Available (Acre Feet)</b>	<b>Name/Ditch</b>	<b>Notice to Purchase Water (Date Notice Given to CMMD from JMCD No. 2)</b>	<b>Purchase Price*</b>	<b>Expiration</b>	<b>Deadline for Intent to Purchase Water (120 Days Prior to Expiration Date)</b>	<b>Payment Deadline</b>	<b>Purchase Notice (Date Notice given to JCMD No. 2 from CMMD)</b>
7.42	Group Sale / Wannamaker		\$260,700	Excercised	#VALUE!	#VALUE!	

**Total**

7.42

\$260,700

\* Purchase price may be subject to increase.