

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

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

## NOTICE OF A REGULAR MEETING AND AGENDA

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

DATE January 22, 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 and designate 24 hour posting location.
- 

- C. Review and approve Minutes from the November 27, 2018 regular meeting (enclosure).
- 

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

- Ratify approval of Change Order #7 to the Contract between the District and Premier Earthworks & Infrastructure for Sleeving at Candelas Point, in the amount of \$17,514.00.
- Ratify approval of Change Order #8 to the Contract between the District and Premier Earthworks & Infrastructure for Candelas Point Post Bid Repricing, in the amount of \$48,747.78.

- Ratify approval of Task Order #8-A2 to the Contract for Civil Engineering and Survey Services between the District and Galloway & Company, Inc. for Kings North Amendment #5, in the amount of \$9,400.00.
  - Ratify approval of Task Order #7 to the Master Service Agreement for Traffic Engineering Services between the District and Kimley-Horn and Associates, Inc., for King Soopers, Kings North, Candelas Triangle and SCL Medical, in the amount of \$12,200.00.
  - Ratify approval of Work Order No. 2 to the Contract for Traffic Signalization between the District and WL Contractors, Inc., for install Pull Box NEC & Temporary Pedestrian Push Buttons, Traffic Signal Control Box & Traffic Control Deducts, for a reduction in the amount of <\$3,064.00>.
  - Ratify approval of Change Order No. 9 to the Contract between the District and Premier Earthworks & Infrastructure, for balance export, in the amount of \$66,007.97.
  - Ratify approval of Change Order No. 10 to the Contract between the District and Premier Earthworks & Infrastructure, for removal of manhole and Kings North construction plan changes, in the amount of \$50,420.05.
  - Ratify approval of Change Order No. 11 to the Contract between the District and Premier Earthworks & Infrastructure, for irrigation, in the amount of \$8,825.00.
  - Ratify approval of Task Order No. 1-A1 to the Service Agreement between the District and CTL Thompson, Inc., for Indiana Widening Geotechnical Services and Retaining Wall Design and Investigation Amendment No. 1, in the amount of \$50,886.50.
  - Ratify approval of Task Order No. 8-A2 to the Service Agreement between the District and Martin/Martin, Inc., for On-Call Survey Services Amendment #2, in the amount of \$10,000.
  - Ratify approval of Contract for Indiana Rip Rap between the District and Premier Earthworks & Infrastructure.
  - Ratify approval of Conveyance Agreement (Tract A) between the District and Cimarron Development Company.
  - Ratify approval of Cost Contribution Agreement between the District and Public Service Company of Colorado.
  - Ratify approval of Memorandum of Understanding for Stormwater Management Plan Responsibilities at Moon Gulch Substation and Candelas Point Retail Lots 2, 3 and 4 between the District and Public Service Company of Colorado.
  - Ratify approval of Service Agreement – Miscellaneous Construction between the District and Golden Triangle Construction, and Work Order No. 1 for miscellaneous construction, in the amount of \$20,000.
  - Ratify approval of Master Service Agreement for Design Services between the District and Norris Design, and Task Order No. 1 for Candelas Master Planning and Graphics and City Council Presentation Video, in the amount of \$22,000.
-

### III. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims through the period ending December 18, 2018 as follows: (enclosure)

General Fund:	\$ 11,893.85
Debt Service Fund:	\$ 3,500.00
Capital Projects Fund:	\$ <u>1,214,672.58</u>
<b>Total:</b>	<b>\$ <u>1,230,066.43</u></b>

---

- B. Review and consider approval of the payment of claims through the period ending January 22, 2019 as follows: (enclosure)

General Fund:	\$ 9,650.01
Debt Service Fund:	\$ -0-
Capital Projects Fund:	\$ <u>447,986.15</u>
<b>Total:</b>	<b>\$ <u>457,636.16</u></b>

---

- C. Review Expense Tracking Report (to be distributed at meeting).
- 

- D. Consider approval of District Expenditures Verification Report (to be distributed at meeting).
- 

- E. Review Non-Eligible Expense Tracking Sheet (to be distributed at meeting).
- 

- F. Discuss status of Water Tap Fees.
- 

- G. Discuss status of Reimbursement Request No. 1 to Foothills Community Church.
- 

### IV. LEGAL MATTERS

- A. Discuss Memorandum re: Considerations Relative to the Inclusion of Property and Recoupment of Previously Expended Regional Infrastructure Dollars.
- 

- B. Discuss status of water allocations.
-

- C. Review and consider acknowledgement of Special Warranty Deed from Cimarron Development Company to the District (conveying Tracts 1-3, Block 1, Candelas Commercial Filing No. 3) (enclosure).

---
- D. Review and consider approval of Intergovernmental Agreement for Public Improvements for the Candelas Medical Filing No. 1 between the City of Arvada, Colorado and Jefferson Center Metropolitan District No. 1 (to be distributed at meeting).

---
- E. Review and consider approval of Storm Sewer and Drainage Easement Agreement between the District, as grantor, and the City of Arvada, as grantee (granting easement over a portion of Tract 2, Block 1, Candelas Commercial Filing No. 3) (to be distributed at meeting).

---
- F. Review and consider approval of First Amendment to Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (to be distributed at meeting).

---

V. CONSTRUCTION MATTERS

- A. Review Construction Status Report.

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

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

---

VI. CAPITAL IMPROVEMENTS

- A. Discuss status of improvements under Indiana Street Escrow Agreement (“Escrow Agreement”).

---

VII. OTHER BUSINESS

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

VIII. ADJOURNMENT     **THE NEXT REGULAR MEETING IS SCHEDULED FOR  
TUESDAY, FEBRUARY 26, 2019.**

## RECORD OF PROCEEDINGS

---

### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD NOVEMBER 27, 2018

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 27th day of November, 2018, at 9:30 A.M., at the offices of the District, 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228. The meeting was open to the public.

---

#### ATTENDANCE

##### Directors In Attendance Were:

Gregg Bradbury  
Jeff L. Nading  
Charles Church McKay  
Steve Nading

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Gregg Bradbury and, upon vote, unanimously carried, the absence of Director Diana K. Ten Eyck was excused

##### 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 and Elesha Carbaugh-Gonzales; Independent District Engineering Services, LLC

Brandon Dooling; Golden Triangle Construction

---

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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



## RECORD OF PROCEEDINGS

---

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

### ADMINISTRATIVE MATTERS

**Agenda:** Mr. Solin distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Jeff Nading, 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 Jeff Nading, 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 23, 2018 regular meeting.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Bradbury and, upon vote, unanimously carried, the Minutes from the October 23, 2018 regular meeting were approved, as presented.

### CONSENT AGENDA

The Board considered the following actions:

- Ratify approval of Change Order #11 to the Contract between the District and Premier Earthworks & Infrastructure for Survey/Silt Fence along long haul rout, in the amount of \$3,971.14.
- Ratify approval of Change Order #12 to the Contract between the District and Premier Earthworks & Infrastructure for Build Blister over 18" water line/pothole 18" water line, in the amount of \$4,349.28.
- Ratify approval of Change Order #13 to the Contract between the District and Premier Earthworks & Infrastructure for Kinnear Ditch Crossing C900 pipe and place of SDR 35, in the amount of \$3,904.68.
-

## RECORD OF PROCEEDINGS

---

- Ratify approval of Change Order #15 to the Contract between the District and Premier Earthworks & Infrastructure for Mile High Paving Permit Reimbursement, in the amount of \$3,106.20.
- Ratify approval of Change Order #16 to the Contract between the District and Premier Earthworks & Infrastructure Pothole Existing Utilities along OS Sanitary Alignment, in the amount of \$4,478.18.
- Ratify approval of Change Order #7 to the Contract between the District and Premier Earthworks & Infrastructure for Sleeving at Candelas point, in the amount of \$17,514.00.

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

### **FINANCIAL MATTERS**

**Claims:** The Board considered approval of the payment of claims for the period ending November 27, 2018 as follows:

General Fund:	\$ 23,261.20
Debt Service Fund:	\$ -0-
Capital Projects Fund:	\$ <u>726,457.33</u>
Total:	\$ <u>749,718.53</u>

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending November 27, 2018, as presented.

**Unaudited Financial Statements:** Ms. Tatton reviewed with the Board the unaudited financial statements as of September 30, 2018.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2018.

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

**District Expenditures Verification Report prepared by Independent District Engineering Services, LLC ("IDES"):** Mr. Collins reviewed IDES' report entitled "District Expenditures Verification for November 2018," which summarizes IDES' review and verification of the expenditures of the District for September 2018 related to certain District



## RECORD OF PROCEEDINGS

---

construction contracts. The Verification Report identified \$708,861.25 of District Eligible Expenses and \$40,857.28 of Non-Eligible Expenses.

Following discussion, upon motion duly made by Director Steve Nading, seconded by Director Jeff Nading and, upon vote, unanimously carried, the Board determined to accept the District Eligible Expenses in the amount of \$708,861.25, based upon the recommendation of IDES.

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

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

**Reimbursement Request No. 1 to Foothills Community Church:** The Board discussed the status of Reimbursement Request No. 1 to Foothills Community Church.

---

### **LEGAL MATTERS**

**Memorandum re: Considerations Relative to the Inclusion of Property and Recoupment of Previously Expended Regional Infrastructure Dollars:** Attorney informed the Board that the Memorandum will be finalized and provided to the City of Arvada.

**Water Summary Report:** The Board discussed the Water Summary Report.

---

### **CONSTRUCTION MATTERS**

**Construction Status Report:** Mr. Collins distributed and reviewed with the Board the Project Status Report dated November 27, 2018. A copy of the report is attached hereto and incorporated herein by this reference.

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

- Change Order #7 to the Contract between the District and Premier Earthworks & Infrastructure for Sleeving at Candelas Point, in the amount of \$17,514.00.
- Change Order #8 to the Contract between the District and Premier Earthworks & Infrastructure for Candelas Point Post Bid Repricing, in the amount of \$48,747.78.
- Task Order #8-A2 to the Contract for Civil Engineering and Survey Services between the District and Galloway & Company, Inc. for Kings North Amendment #5, in the amount of \$9,400.00.
- Task Order #7 to the Master Service Agreement for Traffic Engineering Services between the District and Kimley-Horn and

## RECORD OF PROCEEDINGS

---

Associates, Inc., for King Soopers, Kings North, Candelas Triangle and SCL Medical, in the amount of \$12,200.00.

- Work Order No. 2 to the Contract for Traffic Signalization between the District and WL Contractors, Inc., for install Pull Box NEC & Temporary Pedestrian Push Buttons, Traffic Signal Control Box & Traffic Control Deducts, for a reduction of <\$3,064.00>.

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

It was noted that Change Order #8 to the Contract between the District and Premier Earthworks & Infrastructure for Candelas Point Post Bid Repricing, in the amount of \$48,747.78, was approved subject to final review by Director Jeff Nading.

**Status of Water Tank Construction Negotiations:** Director Bradbury discussed with the Board.

**Xcel Detention Pond:** Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Steve Nading and, upon vote, unanimously carried, the Board ratified approval/acceptance of the following documents:

- Special Warranty Deed between the District and Cimarron Development Company (conveying Tract A, Candelas Commercial Filing No. 2 to the District).
- Conveyance Agreement (Tract A) between the District and Cimarron Development Company.
- Cost Contribution Agreement between the District and Public Service Company of Colorado.

**Contract for Indiana Rip Rap:** The Board discussed the Contract for Indiana Rip Rap between the District and Premier Earthworks & Infrastructure.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading and, upon vote, unanimously carried, the Board approved the award of contract for the Indiana Rip Rap between the District and Premier Earthworks & Infrastructure, subject to final review by Director Jeff Nading.

---

## RECORD OF PROCEEDINGS

---

### CAPITAL IMPROVEMENTS

**Improvements under Indiana Street Escrow Agreement ("Escrow Agreement"):** Mr. Collins informed the Board that required documentation has been provided and that the initial acceptance process is underway.

---

### OTHER BUSINESS

**December 25, 2018 Board Meeting:** The Board discussed the December 25, 2018 Board meeting and determined to cancel the meeting.

---

### ADJOURNMENT

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

Respectfully submitted,

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

THESE MINUTES APPROVED AS THE OFFICIAL NOVEMBER 27, 2018 MINUTES OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 BY THE BOARD OF DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Gregg Bradbury

\_\_\_\_\_  
Jeffrey L. Nading

\_\_\_\_\_  
Charles C. McKay

\_\_\_\_\_  
Diana Ten Eyck

\_\_\_\_\_  
Steve Nading



# JEFFERSON CENTER METRO DISTRICT NO. 1

## Board Meeting Project Status

November 27, 2018

### Project Work

#### **Candelas Point**

- Export to the deep fill area continues at Candelas Point. PEI is moving approximately 3000 CY of the clay stockpile materials to the fill area per day.







- Grading and structures for the drainage pond are complete and storm pipe going to the pond is installed.





- Storm Pipe is being installed on West 92<sup>nd</sup> Drive and Yankee Street.





- The offsite sanitary line has been tied in at Candelas Parkway and construction is continuing with the upstream portion of the line in West 92<sup>nd</sup> Drive.
- Undergrounding of the overhead electric lines along Highway 72 is scheduled to start the first week of December.
- The pavement design for Candelas Point is scheduled to be completed this week.

### Kings North

- The outlet storm pipe from the pond is complete. Storm pipe is currently being installed in Kendrick Street.







- The tie in to sanitary line in West 91<sup>st</sup> is scheduled to be completed this week.





## **Other Matters**

- Additional riprap and grading downstream of the Indiana box culvert is out to bid. The rail installation on the upstream box culvert walls was completed.
- Still waiting on Xcel to install permanent street lights on West 91<sup>st</sup>.

## **Construction Contract Documents**

### **Contractor Contracts**

- None

### **Potential Contracts**

- None

### **Contract Change Orders**

- Premier Earthworks & Infrastructure
  - CO #7 – Sleeving at Candelas Point - \$17,514.00
  - CO #8 – Candelas Point Post Bid Repricing - \$48,747.78

### **Contractor Potential Change Orders**

- Premier Earthworks & Infrastructure
  - COR – Grading quantity changes from Bid set to Permit set – In Review

## **Consultant/Vendor Agreements & Task Orders**

### **Consultant/Vendor Agreements**

- None

### **Task Orders and Work Orders**

- Galloway
  - TO #8-A2 - Kings North Amendment #5 - \$9,400.00
- Kimley-Horn
  - TO #7 – Traffic Impact Study – King Soopers, Kings North, Candelas Triangle, & SCL Medical - \$12,200.00
- W.L. Contractors
  - WO #2 – Install Pull Box NEC & Temporary Pedestrian Push Buttons, Traffic Signal Control Box & Traffic Control Deducts – (\$3,064.00)

### **Consultant Potential Work Orders**

- CTL Thompson
  - Retaining Wall Observation and Materials Testing at Indiana and West 91<sup>st</sup> - \$50,886.50
- Martin/Martin
  - Candelas Medical – Additional - \$11,460.00
  - 72-93 District Infrastructure - \$10,000.00

Report Criteria:

Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
<b>10449</b>							
12/18	12/20/2018	10449	Bright View Landscape Ser	NOV 2018 APP 1	3-750	10,914.00	10,914.00
12/18	12/20/2018	10449	Bright View Landscape Ser	NOV 2018 APP 1	3-318	545.70-	545.70-
Total 10449:							10,368.30
<b>10450</b>							
12/18	12/20/2018	10450	City of Arvada	15231 12/18	1-695	202.99	202.99
12/18	12/20/2018	10450	City of Arvada	15991 12/18	1-695	371.51	371.51
12/18	12/20/2018	10450	City of Arvada	16855 12/18	1-695	57.45	57.45
12/18	12/20/2018	10450	City of Arvada	18205 12/18	1-695	42.13	42.13
Total 10450:							674.08
<b>10451</b>							
12/18	12/20/2018	10451	Colorado Special Districts P	32C60694	1-380	3,188.07	3,188.07
Total 10451:							3,188.07
<b>10452</b>							
12/18	12/20/2018	10452	CTL Thompson	10/31/18	3-784	52,326.00	52,326.00
12/18	12/20/2018	10452	CTL Thompson	11/30/18	3-784	6,644.00	6,644.00
Total 10452:							58,970.00
<b>10453</b>							
12/18	12/20/2018	10453	Environmental Designs, Inc.	114298	1-710	916.67	916.67
12/18	12/20/2018	10453	Environmental Designs, Inc.	114302	1-710	676.67	676.67
Total 10453:							1,593.34
<b>10454</b>							
12/18	12/20/2018	10454	Galloway & Company, Inc	10/31/18	3-784	12,378.52	12,378.52
Total 10454:							12,378.52
<b>10455</b>							
12/18	12/20/2018	10455	Golden Triangel Constructi	1656-1	3-784	11,354.00	11,354.00
Total 10455:							11,354.00
<b>10456</b>							
12/18	12/20/2018	10456	IDES, LLC	DEN085.27	3-784	17,983.95	17,983.95
Total 10456:							17,983.95
<b>10457</b>							
12/18	12/20/2018	10457	Martin/Martin Consulting En	11/2018	3-784	9,859.81	9,859.81
Total 10457:							9,859.81
<b>10458</b>							
12/18	12/20/2018	10458	McGeady Becher P.C.	599B NOV 2018	1-675	1,944.50	1,944.50



GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
12/18	12/20/2018	10458	McGeady Becher P.C.	599B NOV 2018	3-675	672.00	672.00
Total 10458:							2,616.50
10459							
12/18	12/20/2018	10459	Norris Design, Inc.	01-26388	3-784	1,175.66	1,175.66
Total 10459:							1,175.66
10460							
12/18	12/20/2018	10460	Papillon, LLC	860	3-780	29,988.74	29,988.74
Total 10460:							29,988.74
10461							
12/18	12/20/2018	10461	Premier Earthworks & Infra	PAY APP 6	3-750	1,110,481.43	1,110,481.43
12/18	12/20/2018	10461	Premier Earthworks & Infra	PAY APP 6	3-318	55,524.07-	55,524.07-
Total 10461:							1,054,957.36
10462							
12/18	12/20/2018	10462	Special Dist Mgmt Svcs, Inc.	NOV 2018	1-610	3,565.30	3,565.30
12/18	12/20/2018	10462	Special Dist Mgmt Svcs, Inc.	NOV 2018	1-690	82.32	82.32
Total 10462:							3,647.62
10463							
12/18	12/20/2018	10463	SWAP, LLC	SWAP05.21	3-784	1,704.24	1,704.24
Total 10463:							1,704.24
10464							
12/18	12/20/2018	10464	T. Charles Wilson Insurance	6997	1-380	775.00	775.00
Total 10464:							775.00
10465							
12/18	12/20/2018	10465	TST, Inc	31225	3-784	4,956.00	4,956.00
Total 10465:							4,956.00
10466							
12/18	12/20/2018	10466	UMB Bank, N.A.	611645	2-668	3,500.00	3,500.00
Total 10466:							3,500.00
10467							
12/18	12/20/2018	10467	Wright Water Engineers, Inc	54310	3-784	304.00	304.00
Total 10467:							304.00
10468							
12/18	12/20/2018	10468	Xcel Energy	614588372	1-695	71.24	71.24
Total 10468:							71.24

Jefferson Center Metropolitan  
District No. 1

Check Register - JCMD #1  
Check Issue Dates: 12/1/2018 - 12/31/2018

Page: 3  
Dec 20, 2018 12:21PM

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Grand Totals:							<u>1,230,066.43</u>

Report Criteria:  
Report type: GL detail

M = Manual Check, V = Void Check

Jefferson Center Metropolitan District No.1  
December-18

	General		Debt		Capital		Totals
Disbursements	\$	11,893.85	\$	3,500.00	\$	1,214,672.58	\$ 1,230,066.43
	\$	-	\$	-	\$	-	\$ -
<hr/>							
Total Disbursements from Checkin:	\$	11,893.85	\$	3,500.00	\$	1,214,672.58	\$ 1,230,066.43

Report Criteria:

Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
<b>10469</b>							
01/19	01/22/2019	10469	Bright View Landscape Ser	DEC 2018 APP 2	3-750	13,582.25	13,582.25
01/19	01/22/2019	10469	Bright View Landscape Ser	DEC 2018 APP 2	3-318	679.11-	679.11-
Total 10469:							12,903.14
<b>10470</b>							
01/19	01/22/2019	10470	Candelas Aggregates	20190116	3-750	7,568.00	7,568.00
Total 10470:							7,568.00
<b>10471</b>							
01/19	01/22/2019	10471	Colorado Special Districts P	32C60694-1227A	1-380	264.61	264.61
Total 10471:							264.61
<b>10472</b>							
01/19	01/22/2019	10472	CTL Thompson	498670-498675	3-784	6,860.00	6,860.00
Total 10472:							6,860.00
<b>10473</b>							
01/19	01/22/2019	10473	Environmental Designs, Inc.	114627	1-710	916.67	916.67
01/19	01/22/2019	10473	Environmental Designs, Inc.	114630	1-710	676.67	676.67
01/19	01/22/2019	10473	Environmental Designs, Inc.	114797	1-710	318.18	318.18
Total 10473:							1,911.52
<b>10474</b>							
01/19	01/22/2019	10474	Galloway & Company, Inc	11/30/18	3-784	3,792.80	3,792.80
Total 10474:							3,792.80
<b>10475</b>							
01/19	01/22/2019	10475	IDES, LLC	DEN085.28	3-780	16,279.85	16,279.85
Total 10475:							16,279.85
<b>10476</b>							
01/19	01/22/2019	10476	Martin/Martin Consulting En	12/31/18	3-784	4,317.52	4,317.52
Total 10476:							4,317.52
<b>10477</b>							
01/19	01/22/2019	10477	McGeady Becher P.C.	599B DEC 18	3-675	5,876.00	5,876.00
01/19	01/22/2019	10477	McGeady Becher P.C.	599B DEC 18	1-675	5,854.00	5,854.00
01/19	01/22/2019	10477	McGeady Becher P.C.	599B DEC 18	1-690	18.60	18.60
Total 10477:							11,748.60
<b>10478</b>							
01/19	01/22/2019	10478	Norris Design, Inc.	01-27037	3-785	11,318.63	11,318.63

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total 10478:							11,318.63
10479							
01/19	01/22/2019	10479	Papillon, LLC	863	3-780	49,202.66	49,202.66
Total 10479:							49,202.66
10480							
01/19	01/22/2019	10480	Premier Earthworks & Infra	PAY APP 7	3-784	298,237.18	298,237.18
01/19	01/22/2019	10480	Premier Earthworks & Infra	PAY APP 7	3-318	14,911.86-	14,911.86-
Total 10480:							283,325.32
10481							
01/19	01/22/2019	10481	Special Dist Mgmt Svcs, Inc.	DECEMBER 2018	1-610	1,465.90	1,465.90
01/19	01/22/2019	10481	Special Dist Mgmt Svcs, Inc.	DECEMBER 2018	1-690	132.09	132.09
Total 10481:							1,597.99
10482							
01/19	01/22/2019	10482	SWAP, LLC	SWAP05.22	3-784	1,022.08	1,022.08
Total 10482:							1,022.08
10483							
01/19	01/22/2019	10483	TST, Inc	31267	3-784	1,770.00	1,770.00
Total 10483:							1,770.00
10484							
01/19	01/22/2019	10484	W L Contractors, Inc.	32512	3-805	16,410.00	16,410.00
01/19	01/22/2019	10484	W L Contractors, Inc.	32512	3-318	25,612.65	25,612.65
Total 10484:							42,022.65
10485							
01/19	01/22/2019	10485	Wyoco Erosion Control, Inc.	906	3-750	1,727.50	1,727.50
Total 10485:							1,727.50
10486							
01/19	01/22/2019	10486	Xcel Energy	619840811	1-695	3.29	3.29
Total 10486:							3.29
Grand Totals:							457,636.16



Jefferson Center Metropolitan District No.1  
January-19

	General	Debt	Capital	Totals
Disbursements	\$ 9,650.01	\$ -	\$ 447,986.15	\$ 457,636.16
	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checkin:	\$ 9,650.01	\$ -	\$ 447,986.15	\$ 457,636.16

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
McGeady Becher  
450 E. 17<sup>th</sup> Avenue, Ste. 400  
Denver, Colorado 80203-1214  
Attn: Megan Becher

No Documentary Transfer Tax Payable.  
Consideration less than \$500  
C.R.S. § 39-13-104(1)(a)

### SPECIAL WARRANTY DEED

[Statutory Form – C.R.S. § 38-30-115]

Cimarron Development Company, a Colorado corporation (“Grantor”), whose street address is 20009 Highway 72, City of Arvada, County of Jefferson and State of Colorado, for the consideration of ten dollars (\$10.00) in hand paid, hereby sells and quitclaims to Jefferson Center Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, whose street address is c/o Special District Management Services, Inc., 141 Union Boulevard, Suite 150, City of Lakewood, County of Jefferson and State of Colorado, the following real property in the County of Jefferson, State of Colorado, to wit:

Tracts 1 through 3, inclusive, Block 1, Candelas Commercial Filing No. 3,  
County of Jefferson, State of Colorado

with all its appurtenances, and warrants title to the same against all persons claiming under Grantor, subject to easements, rights-of-way, restrictions, reservations, and other matters of record and real property taxes and assessments for the year 2019 and subsequent years, a lien not due and payable.

Signed this 7<sup>th</sup> day of January, 2019, to be effective as of the 16<sup>th</sup> day of January, 2019.

CIMARRON DEVELOPMENT COMPANY, a  
Colorado corporation

By: Gregg A. Bradbury  
Gregg A. Bradbury, Principal

By: Charles C. McKay  
Charles C. McKay, Principal

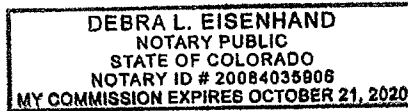
By: Jeffrey L. Nading  
Jeffrey L. Nading, Principal

County of Jefferson)

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, 2019, by Gregg A. Bradbury, as Principal of CIMARRON DEVELOPMENT COMPANY, a Colorado corporation.

Witness my hand and official seal.

My commission expires: 10-21-20



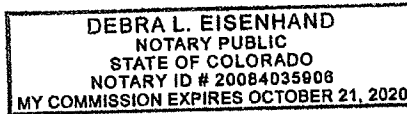
Notary Public

County of Jefferson )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, 2019, by Charles C. McKay, as Principal of CIMARRON DEVELOPMENT COMPANY, a Colorado corporation.

Witness my hand and official seal.

My commission expires: 10-21-20



Notary Public

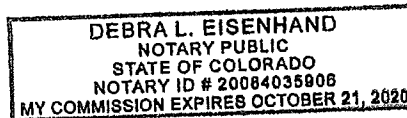
County of Jefferson )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, 2019, by Jeffrey L. Nading, as Principal of CIMARRON DEVELOPMENT COMPANY, a Colorado corporation.

DEBRA L. EISENHAND

Witness my hand and official seal.

My commission expires: 10-21-20



Notary Public