

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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<https://jeffersoncentermd1.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

Gregg Bradbury
Jeff L. Nading
Charles Church McKay
Steve Nading
Brandon Dooling
David Solin

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary
Secretary

Term/Expiration:

2027/May 2027
2025/May 2025
2027/May 2027
2025/May 2025
2027/May 2027

DATE Tuesday, March 26, 2024

TIME: 9:30 A.M.

PLACE: Zoom Meeting: This meeting will be held via Zoom. The meeting can be joined through the directions below:

Join Zoom Meeting

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Phone Number: 1 (719) 359-4580

Meeting ID: 546 911 9353

Passcode: 912873

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 of the February 27, 2024 Regular Meeting and the March 18, 2024 Special Meeting (enclosures).

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 on the Regular Agenda.

- Ratify approval of a Construction Agreement between the District and Wagner Construction Inc., for Barbara Gulch Grading and Utility Improvements, in the amount of \$3,448,663.00.
- Ratify approval of Change Order #1 to the Contract between the District and JBS Pipeline, LLC d/b/a JBS Pipeline Contractors, for Arvada Permit Fees and Material Design Change, in the amount of \$9,611.69.
- Ratify approval of Change Order #1 to the Contract between the District and NRE Excavating Inc. – Barbara Gulch Drain Extension, for Plan Changes, in the amount of \$34,582.00.
- Ratify approval of Change Order #5 to the Contract between the District and Wagner Construction Inc. – Highway 72 Widening, for Additional Drainage Pans, in the amount of \$16,930.77.
- Ratify approval of Task Order #18 to the Service Agreement between the District and Independent District Engineering Services LLC., for Continuing District Oversight Services, in the amount of \$273,000.00.
- Ratify approval of Task Order #35-A2 to the Service Agreement between the District and Martin/Martin, Inc., for Barbara Gulch FP Grading/Utility Relocates A2, in the amount of \$33,000.00.
- Ratify approval of proposal from Environmental Designs, LLC for 2024 Landscape Maintenance, in the amount of \$46,744.17.
- Ratify approval of proposal from Monarch Tree Services – Colorado (a division of Environmental Designs, LLC) for Deadwood Tree Pruning of 103 Trees, in the amount of \$4,111.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending March 26, 2024, in the amount of \$1,328,619.70 (enclosure).
-
- B. Review and accept cash position statement as of March 18, 2024 (enclosure).
-
- C. Review forecast of General Fund Revenues and Expenditures (enclosure).
-
- D. Review Expense Tracking Report and consider approval of District Expenditures Verification Report (enclosures).
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- E. Review and consider approval of Letter Agreement for Reimbursement between the District and Cimarron Development Company relative to Xcel Energy reimbursements (to be distributed).
-

V. MANAGEMENT MATTERS

- A. Review Water Tracking Report (enclosure).
-

VI. LEGAL MATTERS

- A. **Issuance of the District's Second Subordinate Special Revenue Bonds, Series 2024C (the "Series 2024C Bonds"):**

- 1. Discuss status and timing of issuance of the Series 2024C Bonds.
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- 2. Authorize any necessary actions in connection with the Series 2024C Bonds.
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VII. CONSTRUCTION MATTERS

- A. Review Construction Status Report (to be distributed).
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- 1. Consider approval of contracts, task orders, work orders and change orders.
-

VIII. OPERATIONS/MAINTENANCE MATTERS

- A. Review and consider approval of Change Order No. 9 to the Service Agreement for Landscape Maintenance Services between the District and Environmental Designs, Inc. (n/k/a Environmental Designs, LLC), for 2024 Landscape Maintenance and 2024 Tree Care Services, in the amount of \$50,855.17 (enclosure).
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IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 22 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 22”) and accept certified costs (if available).
-

1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 22, 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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2. Discuss Taylor Morrison Request for Reimbursement of Certain Costs Related to Offsite Sanitary Sewer Improvements.
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- B. Discuss status of various agreements by and between the District and Taylor Morrison of Colorado, Inc.
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X. OTHER BUSINESS

- A. _____
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- XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 23, 2024.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD FEBRUARY 27, 2024

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, February 27, 2024, 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.

ATTENDANCE

Directors In Attendance Were:

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

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

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

Joy Tatton; Simmons & Wheeler, P.C.

Wes Back, Elesha Carbaugh-Gonzalez and Brandon Collins; Independent District Engineering Services, LLC

Gregg McKay; Member of the Public

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 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.

RECORD OF PROCEEDINGS

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 McKay, seconded by Director J. 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 January 23, 2024 Regular Meeting.

Following discussion, upon motion duly made by Director J. Nading, seconded by Director McKay and, upon vote, unanimously carried, the Minutes of the January 23, 2024 Regular Meeting were approved, as presented.

There were no public comments.

PUBLIC COMMENT

CONSENT AGENDA

The Board considered the following actions:

- Ratify approval of Change Order No. 10 to the Contract between the District and Wagner Construction Inc., for Epoxy Manholes, in the amount of \$17,595.59.
- Ratify approval of Task Order #19 to the Contract between the District and Galloway & Company, Inc., for Highway 72 P1, P3, & P5 Landscape, in the amount of \$13,000.00.
- Ratify approval of Task Order #9-A5 to the Contract between the District and Martin/Martin, Inc., for Jefferson Parkway Coordination Amendment 5, for a pricing reduction in the amount of -\$4,194.25.
- Ratify approval of Task Order #22-A12 to the Contract between the District and Martin/Martin, Inc., for the Indiana North

RECORD OF PROCEEDINGS

- Infrastructure Design Amendment 12, in the amount of \$8,500.00.
- Ratify approval of Task Order #24-A14 to the Contract between the District and Martin/Martin, Inc., for the Highway 72 Widening P1-P5 Amendment 14, in the amount of \$20,000.00.
- Ratify approval of Task Order #24-A15 to the Contract between the District and Martin/Martin, Inc., for the Highway 72 Taylor Morrison & Welton Amendment 15, in the amount of \$18,000.00.
- Ratify approval of Task Order #33-A5 to the Contract between the District and Martin/Martin, Inc., for the Highway 72 Parcel P6 Amendment 5, in the amount of \$15,500.00.
- Ratify approval of Task Order #34-A2 to the Contract between the District and Martin/Martin, Inc., for the Parcels P2 & P4 Amendment #2, in the amount of \$23,500.00.
- Ratify approval of Task Order #35-A1 to the Contract between the District and Martin/Martin, Inc., for the Barbara Gulch FP Grading/Utility Relocates Amendment 1, in the amount of \$30,000.00.

Following review, upon motion duly made by Director J. Nading, seconded by Director Bradbury 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 reviewed the payment of claims through the period ending February 27, 2024.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board ratified approval of the payment of claims through the period ending February 27, 2024 in the amount of \$373,512.49.

Financial Statements and Cash Position Statement: Ms. Tatton reviewed with the Board the unaudited financial statements for the period ending December 31, 2023, and the cash position statement as of February 21, 2024.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending December 31, 2023, and the cash position statement as of February 21, 2024.

RECORD OF PROCEEDINGS

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

Status of Jefferson County Review of Assessed Valuation: Ms. Tatton provided an update to the Board.

Expense Tracking Report and District Expenditures Verification Report prepared by Independent District Engineering Services, LLC (“IDES”): The Board reviewed the Expense Tracking Report and IDES’ report entitled “District Expenditures Verification for January 2024,” which summarizes IDES’ review and verification of the expenditures of the District for January 2024 related to certain District construction contracts. The Verification Report identified \$373,512.49 of District Eligible Expenses and \$0 of Non-Eligible Expenses.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board determined to accept the District Eligible Expenses in the amount of \$373,512.49.

Letter Agreement for Reimbursement Between the District and Cimarron Development Company Relative to Xcel Energy Reimbursements: The Board deferred discussion.

MANAGEMENT MATTERS

Water Tracking Report: Mr. Solin reviewed the Water Tracking Report with the Board.

LEGAL MATTERS

Issuance of the District’s Second Subordinate Special Revenue Refunding Bonds, Series 2024C (the “2024 Bonds”):

Status and Timing of Issuance of the 2024 Bonds: Attorney Becher provided the Board with an update on the status and timing of issuance of the 2024 Bonds.

Status of Project Funding and Reimbursement Agreement between the District and the Jeffrey L. Nading Trust: Attorney Becher provided the Board with an update on the status of the Project Funding and Reimbursement Agreement between the District and the Jeffrey L. Nading Trust. No action was taken by the Board.

RECORD OF PROCEEDINGS

Status of Appraisal of Plains End Power Plant by Partner Valuation Advisors, LLC: Attorney Becher provided the Board with an update on the status of appraisal of Plains End Power Plant by Partner Valuation Advisors, LLC.

Engagement of MuniCap, Inc. as External Financial Advisor: The Board discussed the engagement of MuniCap, Inc. as External Financial Advisor.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote unanimously carried, the Board approved the engagement of MuniCap, Inc. as External Financial Advisor.

Special Counsel Engagement Agreement – Butler Snow LLP: The Board discussed the Special Counsel Engagement Agreement by and among Butler Snow LLP, the City of Arvada, and the Arvada Urban Renewal Authority, for services related to the Jefferson Center Metropolitan District No. 1 Second Subordinate Special Revenue Bonds, Series 2024C, whereby the District agrees to pay all fees and expenses incurred by Butler Snow LLP thereunder (the “Butler Snow Engagement Agreement”).

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote unanimously carried, the Board approved the Butler Snow Engagement Agreement, subject to final review by counsel.

Engagement of Brownstein Hyatt Farber Schreck LLP: The Board discussed the engagement of Brownstein Hyatt Farber Schreck LLP as Special Counsel to the District in connection with certain matters regarding the Jefferson Center Urban Renewal Plan, as amended and modified.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote unanimously carried, the Board approved the engagement of Brownstein Hyatt Farber Schreck LLP as Special Counsel to the District in connection with certain matters regarding the Jefferson Center Urban Renewal Plan, as amended and modified, subject to final review of the engagement agreement by counsel.

CONSTRUCTION MATTERS

Construction Status Report: Mr. Back reviewed the Project Status Report, dated February 27, 2024, with the Board. 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 Contracts, Task Orders, Work Orders and Change Orders:

- Consider approval of a Construction Agreement between the District and Wagner Construction Inc., for Barbara Gulch Grading and Utility Improvements, in the amount of \$3,448,663.00.
- Consider approval of Change Order #1 to the Contract between the District and JBS Pipeline, LLC d/b/a JBS Pipeline Contractors, for Arvada Permit Fees and Material Design Change, in the amount of \$9,611.69.
- Consider approval of Change Order #1 to the Contract between the District and NRE Excavating Inc. – Barbara Gulch Drain Extension, for Plan Changes, in the amount of \$34,582.00.
- Consider approval of Change Order #5 to the Contract between the District and Wagner Construction Inc. – Highway 72 Widening, for Additional Drainage Pans, in the amount of \$16,930.77.
- Consider approval of Task Order #18 to the Service Agreement between the District and Independent District Engineering Services LLC, for Continuing District Oversight Services, in the amount of \$273,000.00.
- Consider approval of Task Order #35-A2 to the Service Agreement between the District and Martin/Martin, Inc., for Barbara Gulch FP Grading/Utility Relocates A2, in the amount of \$33,000.00.

Following discussion, upon motion duly made by Director Dooling, seconded by Director Bradbury 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, subject to final approval by Director J. Nading.

CAPITAL IMPROVEMENTS

District Engineer’s Cost Certification Report No. 21, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements: The Board reviewed Cost Certification Report No. 21, dated February 27, 2024, prepared by Independent District Engineering Services, LLC, certifying District-eligible expenditures in the amount of \$1,861,872.07 (“Report No. 21”).

Following discussion, upon motion duly made by Director J. Nading, seconded by Director Dooling and, upon vote unanimously carried, the Board approved Report No. 21.

RECORD OF PROCEEDINGS

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: The Board discussed authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 21, pursuant to the Facilities Funding and Acquisition Agreement between the District and CDC 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 J. Nading, seconded by Director Dooling and, upon vote unanimously carried, the Board authorized reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 21, pursuant to the Facilities Funding and Acquisition Agreement between the District and CDC and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.

Taylor Morrison of Colorado, Inc. (“Taylor Morrison”) Request for Reimbursement of Certain Costs Related to Offsite Sanitary Sewer Improvements: The Board deferred discussion.

Status of Various Agreements by and between the District and Taylor Morrison of Colorado, Inc.: Attorney Becher provided an update. No action was taken by the Board.

OTHER BUSINESS

2024 Landscape Maintenance – Environmental Designs, LLC: The Board discussed a proposal from Environmental Designs, LLC for 2024 Landscape Maintenance.

Following discussion, upon motion duly made by Director J. Nading, seconded by Director McKay and, upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for 2024 Landscape Maintenance, in the amount of \$46,744.17, and authorized preparation of a Service Agreement or Change Order, as appropriate.

Deadwood Tree Pruning of 103 Trees – Monarch Tree Services: The Board discussed a proposal from Monarch Tree Services for Deadwood Tree Pruning of 103 Trees.

Following discussion, upon motion duly made by Director J. Nading, seconded by Director McKay and, upon vote unanimously carried, the

RECORD OF PROCEEDINGS

Board approved the proposal from Monarch Tree Services for Deadwood Tree Pruning of 103 Trees, in the amount of \$4,111.00, and authorized preparation of a Service Agreement or Change Order, as appropriate.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director J. Nading, seconded by Director McKay and, upon vote, unanimously carried, the meeting was adjourned at 10:43 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD MARCH 18, 2024

A Special Meeting of the Board of Directors of the Jefferson Center Metropolitan District No. 1 (referred to hereafter as “Board”) was convened on Monday, March 18, 2024, at 3:00 p.m. This District Board meeting was held at Church Ranch Companies, 20009 State Highway 72, Arvada, CO 80007, and via Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Gregg Bradbury (present at physical location and via Zoom)
Jeff L. Nading (via Zoom)
Charles Church McKay (present at physical location and via Zoom)
Steven Nading (via Zoom)
Brandon Dooling (via Zoom)

Also In Attendance Were (all via Zoom):

David Solin; Special District Management Services, Inc.

Megan Becher, Esq., Emily Murphy, Esq., and Craig Sorensen; McGeady Becher P.C.

Joy Tatton; Simmons & Wheeler, P.C.

Mike Sullivan and Aly Blossom; Piper Sandler & Co.

Tiffany Leichman, Esq.; Sherman & Howard L.L.C.

Keenan Rice; MuniCap, Inc.

Gregg McKay; Member of the Public

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 disclose any potential conflicts of interest with regard to any matters scheduled for

RECORD OF PROCEEDINGS

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 as required, 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 Special Meeting.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the agenda was approved.

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 at Church Ranch Companies 20009 State Highway 72 Arvada, CO 80007 (which location is within 20 miles of the District boundaries) and via video/telephonic means, and encouraged public participation either in-person or via video/telephonic means. 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 location or video/telephonic manner of the meeting, or any requests that the location or video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

2024 Budget Amendment Hearing: The President opened the public hearing to consider an amendment to the 2024 Budget and discuss related issues.

It was noted that publication of a Notice stating that the Board would consider an amendment to the 2024 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 informed the Board that an amendment to the 2024 Budget was required.

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-03-01, Resolution to Amend the 2024 Budget.

LEGAL MATTERS

Issuance of the District's Second Subordinate Special Revenue Bonds, Series 2024C (the "Series 2024C Bonds"):

Market Analysis and Valuation Study Dated March 5, 2024: The Board reviewed the Market Analysis and Valuation Study dated March 5, 2024, prepared by PGAV Planners, LLC.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading and, upon vote, unanimously carried, the Board accepted the Market Analysis and Valuation Study dated March 5, 2024, prepared by PGAV Planners, LLC.

Agreement for Consulting Services: The Board reviewed the Agreement for Consulting Services between the District and MuniCap, Inc., and discussed the preparation and delivery of an External Financial Advisor Certification.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading and, upon vote, unanimously carried, the Board ratified approval of the Agreement for Consulting Services between the District and MuniCap, Inc.

30-Day Notice and Submittal to the City of Arvada and the Arvada Urban Renewal Authority: Attorney Becher discussed with the Board the submittal of the required 30-day notice to the City of Arvada and the Arvada Urban Renewal Authority, in accordance with the Amended and Restated Master Development Agreement, and the planned submittal of the Criteria Based Process / Incurrence of JCMD Obligations to the same entities.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading and, upon vote, unanimously carried, the Board acknowledged the submittal of the 30-day notice to the City of Arvada and the Arvada Urban Renewal Authority, in accordance with the Amended and Restated Master Development Agreement, and authorized the submittal of the Criteria Based Process / Incurrence of JCMD Obligations to the same entities, subject to final legal review.

RECORD OF PROCEEDINGS

Third Amendment to Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company: Attorney Becher reviewed with the Board the Third Amendment to Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company.

Following review and discussion, upon motion duly made by Director Dooling, seconded by Director McKay and, upon vote, unanimously carried, the Board approved the Third Amendment to Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company, subject to final legal review.

Project Funding and Reimbursement Agreement: Attorney Becher reviewed with the Board the Project Funding and Reimbursement Agreement between the District and the Jeffrey L. Nading Trust, and informed the Board that the submittal of a Notice of Claim of Exemption from Registration for Certain Municipal Securities pursuant to Section 11-59-110(2), C.R.S., to the Colorado Division of Securities was also required.

Following review and discussion, upon a motion duly made by Director Bradbury, seconded by Director McKay and, upon roll call vote, with Directors Bradbury, McKay, and Dooling voting “yes” and Directors S. Nading and J. Nading abstaining from voting, the Board approved the Project Funding and Reimbursement Agreement between the District and the Jeffrey L. Nading Trust, subject to final legal review, and authorized the execution and submittal of a Notice of Claim of Exemption from Registration for Certain Municipal Securities pursuant to Section 11-59-110(2), C.R.S., to the Colorado Division of Securities.

Resolution Authorizing the Issuance of the District’s Second Subordinate Special Revenue Bonds, Series 2024C: Attorney Leichman reviewed with the Board the resolution authorizing the issuance of the District’s Second Subordinate Special Revenue Bonds, Series 2024C, in a maximum aggregate principal amount of \$15,000,000 (the “Series 2024C Bonds”), for the purposes of financing public improvements necessary to support development in the District, refunding and restructuring a portion of the District’s outstanding indebtedness, and to pay other costs incurred in connection with the issuance of the Series 2024C Bonds. Such resolution also authorizing the execution of an Indenture of Trust and all agreements, documents, instruments, certificates, and actions necessary or appropriate in connection with the issuance of the Series 2024C Bonds, in connection with the restructuring thereof (the “Series 2024C Bond Resolution”).

RECORD OF PROCEEDINGS

Following review and discussion, upon a motion duly made by Director Dooling, seconded by Director J. Nading and, upon roll call vote, with Directors Bradbury, McKay, Dooling, J. Nading, and S. Nading voting “yes”, the Board adopted the Series 2024C Bond Resolution, designated Director Bradbury as the Sale Representative and District Representative, and designated Director S. Nading as the alternate Sale Representative and District Representative.

Resolution Approving an Amendment to a Resolution Dated November 1, 2010 Authorizing the Issuance of the District’s Subordinate Nonrevolving Line of Credit Note, Series 2010B: Attorney Leichman reviewed with the Board the resolution approving an amendment to a Resolution dated November 1, 2010 Authorizing the Issuance of the District’s Subordinate Nonrevolving Line of Credit Note, Series 2010B.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading and, upon vote, unanimously carried, the Board adopted the Resolution approving an amendment to a Resolution dated November 1, 2010 Authorizing the Issuance of the District’s Subordinate Nonrevolving Line of Credit Note, Series 2010B.

**CONSTRUCTION
MATTERS**

There were no construction matters.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director McKay, seconded by Director S. Nading and, upon vote, unanimously carried, the meeting was adjourned at 3:31 P.M.

Respectfully submitted,

By: _____
Secretary for the Meeting

Vendor	Invoice #	Date	Amount in USD	Expense Account	Account Number	Department
Encompass Services, LLC	#64808-01	8/31/2023	74,152.74	Capital Outlay	7500	3
Environmental Designs		178209 2/23/2024	390.00	Snow Removal	7110	1
Environmental Designs	ED178553	3/1/2024	2,867.02	Landscape Maintenance	7100	1
Galloway & Company Inc		131900 2/9/2024	1,200.00	Engineering	7840	3
Golden Triangle Construction Inc		5 2/29/2024	(395.00)	Retainage Payable	3311	3
Golden Triangle Construction Inc		5 2/29/2024	7,900.00	Capital Outlay	7500	3
Independent District Engineering Services		103006 2/29/2024	36,915.69	Project management	7800	3
JBS Pipeline Contractors	2 Highway 72	2/25/2024	(2,069.25)	Retainage Payable	3311	3
JBS Pipeline Contractors	2 Highway 72	2/25/2024	41,384.99	Capital Outlay	7500	3
Legacy Traffic Management	12490, 12503	2/26/2024	2,540.00	Capital Outlay	7500	3
	17.0684,17,.0725,18.0910,20.0532, 21.0512,22.1555,22.1555,22.1574,					
Martin Martin Inc	23.1479,	2/22/2024	48,287.93	Engineering	7840	3
McGeady Becher P.C.	02 29 2024 599B	2/29/2024	4,774.79	Fund balance	4500	3
McGeady Becher P.C.	02 29 2024 599B	2/29/2024	5,556.12	Fund balance	4500	1
Monarch Tree Services	CD50385646	2/29/2024	4,111.00	Landscape Maintenance	7100	1
NRE Excavating Inc.		1 2/25/2024	(4,026.43)	Retainage Payable	3311	3
NRE Excavating Inc.		1 2/25/2024	80,528.51	Capital Outlay	7500	3
Papillon LLC		1638 2/27/2024	14,940.50	Fund balance	4500	3
SWCA Incorporated		189106 2/29/2024	3,915.88	Engineering	7840	3
Simmons & Wheeler, P.C.		37696 2/29/2024	2,646.55	Accounting	6170	1
Special District Association		2024 2/13/2024	553.62	Insurance	6700	1
Special District Management Services, Inc.	02 29 2024 JCMD1	2/29/2024	3,493.64	Management fees	6100	1
Storm Water Asset Protection, LLC		103005 2/29/2024	1,491.40	Capital Outlay	7500	1
Triax Engineering, LLC	D23T104-04, D23T104-05	1/29/2024	14,317.26	Fund balance	4500	3
City of Arvada	Purple Line IGA	2/28/2024	1,000,000.00	Capital Outlay	7500	3
			<u>1,345,476.96</u>			

Jefferson Center Metropolitan District No. 1
Cash Position - General and Capital
March 18, 2024

	First Bank General Fund	First Bank Capital Fund	Colotrust General Fund	Colotrust Debt Service Fund	Colotrust Capital	UMB Subordinate Project Fund	Total
Balance at 2/21/2024	0.00	377,580.02	184,436.87	188,455.58	228,569.77	20,026,275.87	21,005,318.11
2/27/2024 bill.com payments	(29,707.04)	(343,805.45)					(373,512.49)
Xcel Payments	(112.83)						(112.83)
City of Arvada Payments	(132.91)						(132.91)
Bank Charge	(10.00)						(10.00)
2/29/2024 Interest Income			2,360.69			83,138.90	85,499.59
Property taxes received 2/12/2024			25,494.47	255,153.48			280,647.95
Transfer between funds	29,962.78	(29,962.78)	(29,962.78)		29,962.78		0.00
Project Fund Requisition #54		343,805.45				(343,805.45)	0.00
Project Fund Requisition #55						(1,000,000.00)	(1,000,000.00)
Balance at 3/18/2024	0.00	347,617.24	182,329.25	443,609.06	258,532.55	18,765,609.32	19,997,697.42

Jefferson Center Metropolitan District No. 1
Cash Position - Debt Fund
March 18, 2024

	Colotrust Debt Service Fund	BBVA/PNC Reserve Fund	BBVA/PNC Loan Payment Fund	UMB Shared Pledged Rev	UMB 2020A-2 Bond	UMB Senior Cap I Fund	UMB Subordinate Bond Fund	UMB Subordinate Cap I Fund	UMB Senior Reserve Fund	UMB Subordinate Reserve Fund	UMB 2020B Surplus Fund	Total
Balance at 2/21/2024 (CT) & 1/31/2024 remaining	188,455.58	3,114,437.82	79,098.32	2,212.68	54,635.74	11,938.73	99,647.79	0.00	1,468,589.34	7,262,434.30	4,289,832.45	16,571,282.75
1/31/2024 Interest Income		7,896.72	175.48	(307.86)	227.98	49.89	415.76	0.00	6,127.44	30,301.01	18,215.69	63,102.11
Transfers between accounts				0.00	0.00		0.00		0.00	0.00	0.00	0.00
Property taxes received 2/12/2024	255,153.48											255,153.48
Balance at 3/18/2024 (CT) & 2/29/2024 remaining	443,609.06	3,122,334.54	79,273.80	1,904.82	54,863.72	11,988.62	100,063.55	0.00	1,474,716.78	7,292,735.31	4,308,048.14	16,889,538.34

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
2022 FORECAST OF GENERAL FUND REVENUES AND EXPENDITURES
AS of 2/29/2024

	<u>Actual Paid/Received in</u>		<u>Estimated</u>																
	2024 Budget	January	February	March	April	May	June	July	August	September	October	November	December	December 2024 received/paid in January 2025	Total Actual	Estimated	Total year to date & estimate	Difference to original budget	
Revenues:																			
Property taxes (net of AURA increment)	230,196		52	23,678	103,233			103,233							52	230,144	230,196	-	
Specific ownership taxes	25,082		2,496	2,112	2,112	2,112	2,112	2,112	2,112	2,112	2,112	2,112	2,112		2,496	21,116	23,613	(1,469)	
AURA tax increment - District's mill levy	187,832				93,916			93,916							-	187,832	187,832	-	
Interest Income	50,000	3,422	2,361	2,892	2,892	2,892	2,892	2,892	2,892	2,892	2,892	2,892	2,892		5,783	28,920	34,703	(15,297)	
Total Revenues	493,110	3,422	4,910	28,681	202,153	5,004	5,004	202,153	5,004	5,004	5,004	5,004	5,004	-	8,332	468,012	476,344	(16,766)	
Expenses:																			
Legal - District	55,000		11,375	3,966	3,966	3,966	3,966	3,966	3,966	3,966	3,966	3,966	3,966	3,966	11,375	43,626	55,001	(1)	
Accounting	20,000		2,534	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	2,534	17,468	20,002	(2)	
Audit	5,500									5,500					-	5,500	5,500	-	
Landscape Maintenance															-	-	-	-	
Monthly Ground Services	31,600	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867		5,734	28,670	34,404	(2,804)	
Snow removal	3,000	120	1,740	870	870							870	870		1,860	4,350	6,210	(3,210)	
Repairs	15,000					2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500		-	15,000	15,000	-	
Management fees	32,000		3,013	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	3,013	28,985	31,998	2	
Project Management	5,000			455	455	455	455	455	455	455	455	455	455	455	-	5,005	5,005	(5)	
Elections	2,000			-	-										-	-	-	2,000	
Insurance	6,250	4,913	450												5,363	-	5,363	887	
Miscellaneous	2,000	30	10	20	20	20	20	20	20	20	20	20	20		40	200	240	1,760	
Office Supplies	1,000			91	91	91	91	91	91	91	91	91	91	91	-	1,000	1,000	-	
Repairs & maintenance	60,000		2,301	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	2,301	57,695	59,996	4	
Utilities	10,000														-	-	-	10,000	
Xcel Energy		111	113	112	112	112	112	112	112	112	112	112	112		224	1,120	1,344	(1,344)	
City of Arvada		1,215	133	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,348	7,290	8,638	(8,638)	
Treasurer's fees	6,270		10	355	1,548	-	-	1,548	-	-	-	-	-		10	3,452	3,462	2,808	
Transfer to #2 General Fund	57,515			14,379				14,379				14,379	14,379	14,379	-	57,515	57,515	-	
Transfer to Mt Shadows for O&M	15,103									15,103					-	15,103	15,103	-	
Total Expenses (less contingency & reserve)	327,238	9,256	24,546	33,798	19,397	20,694	19,479	36,621	19,479	26,194	48,961	19,064	17,849	30,444	33,802	291,979	325,781	1,457	
Funds Remaining	165,872	(5,834)	(19,637)	(5,116)	182,755	(15,690)	(14,475)	165,531	(14,475)	(21,190)	(43,957)	(14,060)	(12,845)	(30,444)	(25,471)	176,033	150,562	(15,310)	

JCMD1 EXPENSE TRACKING REPORT
MARCH 2024 REPORT FOR FEBRUARY 2024 EXPENSES

Vendor	INVOICE DETAIL			Total Invoice	(Note 1)		(Note 2)
	Description	Invoice Number	Invoice Date		General Fund	Capital Fund	
City of Arvada	Purple Line IGA	N/A	2/28/2024	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00
Encompass Services, LLC	Subsurface Utility Engineering for SH72	64808-01	8/9/2023	\$ 18,828.85	\$ -	\$ -	\$ 18,828.85
Encompass Services, LLC	Subsurface Utility Engineering for SH72	64808-02	8/17/2023	\$ 51,670.26	\$ -	\$ -	\$ 51,670.26
Encompass Services, LLC	Subsurface Utility Engineering for SH72	64808-03	8/31/2023	\$ 3,653.63	\$ -	\$ -	\$ 3,653.63
Environmental Design	Snow Removal	178209	2/23/2024	\$ 390.00	\$ -	\$ 390.00	\$ -
Environmental Design	Monthly Grounds Services	ED178553	3/1/2024	\$ 2,867.02	\$ 2,867.02	\$ -	\$ -
Galloway & Company	Highway 72 & Highway 93 P2 & P4 Landscape	131900	2/9/2024	\$ 1,200.00	\$ -	\$ -	\$ 1,200.00
Golden Triangle Construction	Trailstone Recreation Center Design	Application #5	2/29/2024	\$ 7,505.00	\$ -	\$ -	\$ 7,505.00
IDES LLC	District Engineering Management	103006	2/29/2024	\$ 36,915.69	\$ -	\$ -	\$ 36,915.69
JBS Pipeline Contractors	Highway 72 Parcel 6 Widening	Pay Application #2	2/25/2024	\$ 39,315.74	\$ -	\$ -	\$ 39,315.74
Legacy Traffic Management	Traffic Control	12490	2/19/2024	\$ 370.00	\$ -	\$ -	\$ 370.00
Legacy Traffic Management	Traffic Control	12503	2/26/2024	\$ 2,170.00	\$ -	\$ -	\$ 2,170.00
Martin/Martin, Inc	Engineering	17.0684-00045	2/15/2024	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
Martin/Martin, Inc	Engineering	17.0725-00064	2/15/2024	\$ 1,819.48	\$ -	\$ -	\$ 1,819.48
Martin/Martin, Inc	Engineering	18.0910-00034	2/21/2024	\$ 480.00	\$ -	\$ -	\$ 480.00
Martin/Martin, Inc	Engineering	20.0532-00036	2/21/2024	\$ 15,045.00	\$ -	\$ -	\$ 15,045.00
Martin/Martin, Inc	Engineering	21.0512-00024	2/15/2024	\$ 740.00	\$ -	\$ -	\$ 740.00
Martin/Martin, Inc	Engineering	22.1555-00018	2/22/2024	\$ 5,407.50	\$ -	\$ -	\$ 5,407.50
Martin/Martin, Inc	Engineering	22.1555-00019	2/22/2024	\$ 30.95	\$ -	\$ -	\$ 30.95
Martin/Martin, Inc	Engineering	22.1574-00014	2/19/2024	\$ 7,112.50	\$ -	\$ -	\$ 7,112.50
Martin/Martin, Inc	Engineering	23.1479-00005	2/21/2024	\$ 15,652.50	\$ -	\$ -	\$ 15,652.50
McGeady Becher	Legal - Rules & Regulations	599-0003	2/29/2024	\$ 344.64	\$ -	\$ 344.64	\$ -
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	2/29/2024	\$ 3,452.69	\$ -	\$ 3,452.69	\$ -
McGeady Becher	Legal - Insurance	599-0006	2/29/2024	\$ 22.72	\$ -	\$ 22.72	\$ -
McGeady Becher	Legal - Conflict of Interest	599-0019	2/29/2024	\$ 1,339.14	\$ -	\$ 1,339.14	\$ -
McGeady Becher	Legal - Official Records Maintenance	599-0299	2/29/2024	\$ 15.15	\$ -	\$ 15.15	\$ -
McGeady Becher	Legal - Tank Cost Sharing IGA, Arvada	599-0326	2/29/2024	\$ 189.38	\$ -	\$ -	\$ 189.38
McGeady Becher	Legal - Operation & Maintenance IGA, Trailstone HOA	599-0330	2/29/2024	\$ 333.30	\$ -	\$ 333.30	\$ -
McGeady Becher	Legal - Purple Line IGA, Arvada	599-0331	2/29/2024	\$ 300.48	\$ -	\$ -	\$ 300.48
McGeady Becher	Legal - External Financial Advisor, Municap	599-0555	2/29/2024	\$ 297.95	\$ -	\$ -	\$ 297.95
McGeady Becher	Legal - Barbara Gulch Grading & Utilities, Wagner	599-0619	2/29/2024	\$ 2,398.75	\$ -	\$ -	\$ 2,398.75
McGeady Becher	Legal - Railroad Crossing O&M & Easements, Arcosa	599-0715	2/29/2024	\$ 148.98	\$ -	\$ -	\$ 148.98
McGeady Becher	Legal - Bonds 2020	599-0906	2/29/2024	\$ 48.48	\$ -	\$ 48.48	\$ -
McGeady Becher	Legal - Facilities Funding & Acquisition, CCLLC	599-2123	2/29/2024	\$ 1,022.62	\$ -	\$ -	\$ 1,022.62
McGeady Becher	Legal - Trailstone Rec Center Agreement, Taylor Morrison	599-2128	2/29/2024	\$ 37.88	\$ -	\$ -	\$ 37.88
McGeady Becher	Legal - Nading Trust Reimbursement Agreement	599-2129	2/29/2024	\$ 378.75	\$ -	\$ -	\$ 378.75
Monarch Tree Services	Arbor Care	CD50385646	2/29/2024	\$ 4,111.00	\$ -	\$ 4,111.00	\$ -
NRE Excavating	Barbara Gulch Tank Drain Line Extension	Pay Application #1	2/25/2024	\$ 76,502.08	\$ -	\$ -	\$ 76,502.08
Papillon, LLC	District Management	1638	2/27/2024	\$ 14,940.50	\$ -	\$ -	\$ 14,940.50
SDMS	Expenses	JCMD1 - 00	2/29/2024	\$ 65.34	\$ -	\$ 65.34	\$ -
SDMS	Board Meetings	JCMD1 - 01	2/29/2024	\$ 1,320.70	\$ -	\$ 1,320.70	\$ -
SDMS	Management Matters	JCMD1 - 02	2/29/2024	\$ 1,333.70	\$ -	\$ 1,333.70	\$ -
SDMS	Records Management	JCMD1 - 03	2/29/2024	\$ 507.00	\$ -	\$ 507.00	\$ -
SDMS	Insurance Matters	JCMD1 - 05	2/29/2024	\$ 84.50	\$ -	\$ 84.50	\$ -
SDMS	Website Design/Maintenance	JCMD1 - 24	2/29/2024	\$ 182.40	\$ -	\$ 182.40	\$ -
Simmons Wheeler	Accounting Services	37696	2/29/2024	\$ 2,646.55	\$ -	\$ 2,646.55	\$ -
Special District Association	SDA Annual Membership	2024	2/13/2024	\$ 553.62	\$ -	\$ 553.62	\$ -
SWAP, LLC	Storm Water Management	103005	2/29/2024	\$ 1,491.40	\$ -	\$ 1,491.40	\$ -
SWCA Environmental	Environmental Support for Highway 93 Expansion	189106	2/29/2024	\$ 3,915.88	\$ -	\$ -	\$ 3,915.88
Tnax Engineering	Material Testing Services	D231104-04	12/29/2023	\$ 12,823.38	\$ -	\$ -	\$ 12,823.38
Tnax Engineering	Material Testing Services	D231104-05	1/29/2024	\$ 1,493.88	\$ -	\$ -	\$ 1,493.88
	Totals			\$ 1,345,476.96	\$ 21,109.35	\$ 1,324,367.61	

Notes:
1= Operating Costs paid by District

2= Capital Costs Paid by District

3 = City of Arvada Surety - The District received \$108,436.99 from the City of Arvada in July 2023.

CASH POSITION

SOURCES	Notes	General	Capital
First Bank		\$ -	\$ 347,617.24
CoBiz		\$ -	\$ -
ColoTrust		\$ 182,329.25	\$ 258,532.55
UMB 2015	Project Fund	\$ -	\$ -
Candelas Medical Escrow Reimbursement Phase 1		\$ -	\$ -
Candelas Medical Escrow Reimbursement Phase 2		\$ -	\$ -
UMB 2017		\$ -	\$ -
Series 2020A-2 Project Fund		\$ -	\$ -
Series 2020B Project Fund		\$ -	\$ 18,765,609.32
	Sub Total	\$ 182,329.25	\$ 19,371,759.11
USES			
Contract Commitments			
Current Payables		\$ 21,109.35	\$ 1,324,367.61
Construction	Contractors, District Portion	\$ -	\$ 7,504,894.79
Construction	Contractors, Developer Portion	\$ -	\$ 13,752.27
Consultants	Consulting Contracts	\$ -	\$ 1,176,289.46
	Sub Total	\$ 21,109.35	\$ 10,019,304.12
General Fund Total			
General Fund Surplus/Deficit			
		\$ 176,033.00	\$ -
BALANCE		\$ 337,252.90	\$ 9,352,454.99

ADJUSTMENTS TO CASH POSITION

	Notes	General	Capital
Balance Before Adjustments		\$ 337,252.90	\$ 9,352,454.99
Public Improvement Surety	City of Arvada (Note 4)	\$ -	\$ -
ADJUSTED BALANCE		\$ 337,252.90	\$ 9,352,454.99

GRAND TOTAL ADJUSTED BALANCE	\$ 9,689,707.89
PRIOR MONTH GRAND TOTAL	\$ 15,348,048.96
CHANGE	\$ (5,658,341.07)

EXPLANATION OF CHANGE TO CASH POSITION SINCE PRIOR MONTH

Expense Category	February	March	Change
Current Payables			\$ 1,345,476.96
Less General Fund			\$ (21,109.35)
Subtotal			\$ 1,324,367.61
Commitments			
Attachment D			
Contractors, District Portion	\$ 4,171,702.92	\$ 7,504,894.79	\$ 3,333,191.87
Contractors, Developer Portion	\$ 13,752.27	\$ 13,752.27	\$ -
Consulting Contracts	\$ 1,087,056.90	\$ 1,176,289.46	\$ 89,232.56
Subtotal			\$ 3,422,424.43
Net Increase/Decrease to Commitments Since Prior Month			\$ 4,746,792.04
Interest Income			\$ (85,499.59)
Bank Charges			\$ 10.00
Xcel Energy Refund			\$ -
Premier Earthworks			\$ -
TIF Area 2 Transfer			\$ -
UMB Debt service invoice			\$ -
AURA Funds - General Fund			\$ -
UMB Payment - Debt Fund			\$ -
City of Arvada Payments			\$ 132.91
IGA with CMMD difference			\$ -
Xcel Payments			\$ 112.83
City of Arvada Payment included above			\$ 1,000,000.00
Transfer to District #2 FFCD			\$ -
City of Arvada - Escrow Candelas Point			\$ -
General Fund Property taxes			\$ (25,494.47)
Change in General Fund Forecast			\$ 1,178.00
General Fund Payable			\$ 21,109.35
Total Adjustments for Reconciliation			\$ 5,658,341.07
Out of Balance Amount			\$ (0.00)



Jefferson Center Metro District No. 1

District Expenditures Verification For February 2024



March 26, 2024

Jefferson Center Metropolitan District No. 1
Attn: Board of Directors
141 Union Blvd., Suite 150
Lakewood, CO 80228

DISTRICT ENGINEER'S VERIFICATION OF IMPROVEMENTS AND EXPENDITURES PAID BY JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

VERIFICATION FOR FEBRUARY 2024

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Jefferson Center Metropolitan District No. 1 (District) to provide verification of expenditures of the District related to District contracts associated with improvements and services (District Expenditures) for the Candelas Development located in the City of Arvada, Colorado (Project). Some of the District contracts have expenditures for both District-eligible and non-eligible improvements and services. This document summarizes the engineer's approach and findings for such expenditures.

ACTIVITIES CONDUCTED

To provide verification of District Expenditures, a review of the relevant District contracts, invoices and pay applications submitted to the District was performed. These were invoices and pay applications submitted to the District and run through the District invoice process. Invoices which are paid through General or Debt Fund categories were not reviewed but are shown as Operating and Maintenance Expenditures to reflect the grand total of District expenditures for the month. A Contract Summary is also provided, detailing contract amounts and balances through this period. Additionally, any invoices withheld from payment are also summarized.

SUMMARY AND RECOMMENDATION

After completing the activities identified, in our professional opinion, we have concluded the following:

1. At this time and based upon the information provided, we find **\$1,345,476.96** of the District Expenditures were appropriately classified as District Eligible Expenses.
2. At this time and based upon the information provided, we find **\$0.00** of the District Expenditures were appropriately classified as Non-Eligible Expenses.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent District Engineering Services, LLC

Brandon Collins, PE

Brandon Collins, PE
Attachments

Attachments

- A - District Expenditures Summary**
- B - District Expenditures Detail**
- C - Contract Summary**

Attachment A

Jefferson Center Metropolitan District No. 1
 March 2024 Report for February 2024 Expenditures

Vendor	Description	Invoice Number	Invoice Date	Invoiced Amount	District Expenditures	Non Eligible Expenses
City of Arvada	Purple Line IGA	N/A	2/28/24	\$ 1,000,000.00	\$ 1,000,000.00	\$ -
Encompass Services, LLC	Subsurface Utility Engineering for SH72	64808-01	8/9/2023	\$ 18,828.85	\$ 18,828.85	\$ -
Encompass Services, LLC	Subsurface Utility Engineering for SH72	64808-02	8/17/2023	\$ 51,670.26	\$ 51,670.26	\$ -
Encompass Services, LLC	Subsurface Utility Engineering for SH72	64808-03	8/31/23	\$ 3,653.63	\$ 3,653.63	\$ -
Environmental Design	Snow Removal	178209	O&M	\$ 390.00	\$ 390.00	\$ -
Environmental Design	Monthly Grounds Services	ED178553	O&M	\$ 2,867.02	\$ 2,867.02	\$ -
Galloway & Company	Highway 72 & Highway 93 P2 & P4 Landscape	131900	2/9/2024	\$ 1,200.00	\$ 1,200.00	\$ -
Golden Triangle Construction	Trailstone Recreation Center Design	Application #5	2/29/2024	\$ 7,505.00	\$ 7,505.00	\$ -
IDES LLC	District Engineering Management	103006	2/29/2024	\$ 36,915.69	\$ 36,915.69	\$ -
JBS Pipeline Contractors	Highway 72 Parcel 6 Widening	Pay Application #2	2/25/2024	\$ 39,315.74	\$ 39,315.74	\$ -
Legacy Traffic Management	Traffic Control	12490	2/19/2024	\$ 370.00	\$ 370.00	\$ -
Legacy Traffic Management	Traffic Control	12503	2/26/2024	\$ 2,170.00	\$ 2,170.00	\$ -
Martin/Martin, Inc	Engineering	17.0684-00045	2/15/2024	\$ 2,000.00	\$ 2,000.00	\$ -
Martin/Martin, Inc	Engineering	17.0725-00064	2/15/2024	\$ 1,819.48	\$ 1,819.48	\$ -
Martin/Martin, Inc	Engineering	18.0910-00034	2/21/2024	\$ 480.00	\$ 480.00	\$ -
Martin/Martin, Inc	Engineering	20.0532-00036	2/21/2024	\$ 15,045.00	\$ 15,045.00	\$ -
Martin/Martin, Inc	Engineering	21.0512-00024	2/15/2024	\$ 740.00	\$ 740.00	\$ -
Martin/Martin, Inc	Engineering	22.1555-00018	2/22/2024	\$ 5,407.50	\$ 5,407.50	\$ -
Martin/Martin, Inc	Engineering	22.1555-00019	2/22/2024	\$ 30.95	\$ 30.95	\$ -
Martin/Martin, Inc	Engineering	22.1574-00014	2/19/2024	\$ 7,112.50	\$ 7,112.50	\$ -
Martin/Martin, Inc	Engineering	23.1479-00005	2/21/2024	\$ 15,652.50	\$ 15,652.50	\$ -
McGeady Becher	Legal - Rules & Regulations	599-0003	O&M	\$ 344.64	\$ 344.64	\$ -
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	O&M	\$ 3,452.69	\$ 3,452.69	\$ -
McGeady Becher	Legal - Insurance	599-0006	O&M	\$ 22.72	\$ 22.72	\$ -
McGeady Becher	Legal - Conflict of Interest	599-0019	O&M	\$ 1,339.14	\$ 1,339.14	\$ -
McGeady Becher	Legal - Official Records Maintenance	599-0299	O&M	\$ 15.15	\$ 15.15	\$ -
McGeady Becher	Legal - Tank Cost Sharing IGA, Arvada	599-0326	2/29/2024	\$ 189.38	\$ 189.38	\$ -
McGeady Becher	Legal - Operation & Maintenance IGA, Trailstone HOA	599-0330	2/29/2024	\$ 333.30	\$ 333.30	\$ -
McGeady Becher	Legal - Purple Line IGA, Arvada	599-0331	2/29/2024	\$ 300.48	\$ 300.48	\$ -
McGeady Becher	Legal - External Financial Advisor, Municap	599-0555	2/29/2024	\$ 297.95	\$ 297.95	\$ -
McGeady Becher	Legal - Barbara Gulch Grading & Utilities, Wagner	599-0619	2/29/2024	\$ 2,398.75	\$ 2,398.75	\$ -
McGeady Becher	Legal - Railroad Crossing O&M & Easements, Arcosa	599-0715	2/29/2024	\$ 148.98	\$ 148.98	\$ -
McGeady Becher	Legal - Bonds 2020	599-0906	O&M	\$ 48.48	\$ 48.48	\$ -
McGeady Becher	Legal - Facilities Funding & Acquisition, CCLLC	599-2123	2/29/2024	\$ 1,022.62	\$ 1,022.62	\$ -
McGeady Becher	Legal - Trailstone Rec Center Agreement, Taylor Morrison	599-2128	2/29/2024	\$ 37.88	\$ 37.88	\$ -
McGeady Becher	Legal - Nading Trust Reimbursement Agreement	599-2129	2/29/2024	\$ 378.75	\$ 378.75	\$ -
Monarch Tree Services	Arbor Care	CD50385646	O&M	\$ 4,111.00	\$ 4,111.00	\$ -
NRE Excavating	Barbara Gulch Tank Drain Line Extension	Pay Application #1	2/25/2024	\$ 76,502.08	\$ 76,502.08	\$ -
Papillon, LLC	District Management	1638	2/27/2024	\$ 14,940.50	\$ 14,940.50	\$ -
SDMS	Expenses	JCMD1 - 00	O&M	\$ 65.34	\$ 65.34	\$ -
SDMS	Board Meetings	JCMD1 - 01	O&M	\$ 1,320.70	\$ 1,320.70	\$ -
SDMS	Management Matters	JCMD1 - 02	O&M	\$ 1,333.70	\$ 1,333.70	\$ -
SDMS	Records Management	JCMD1 - 03	O&M	\$ 507.00	\$ 507.00	\$ -
SDMS	Insurance Matters	JCMD1 - 05	O&M	\$ 84.50	\$ 84.50	\$ -
SDMS	Website Design/Maintenance	JCMD1 - 24	O&M	\$ 182.40	\$ 182.40	\$ -
Simmons Wheeler	Accounting Services	37696	O&M	\$ 2,646.55	\$ 2,646.55	\$ -
Special District Association	SDA Annual Membership	2024	O&M	\$ 553.62	\$ 553.62	\$ -
SWAP, LLC	Storm Water Management	103005	O&M	\$ 1,491.40	\$ 1,491.40	\$ -
SWCA Environmental	Environmental Support for Highway 93 Expansion	189106	2/29/2024	\$ 3,915.88	\$ 3,915.88	\$ -
Triax Engineering	Material Testing Services	D23T104-04	12/29/2023	\$ 12,823.38	\$ 12,823.38	\$ -
Triax Engineering	Material Testing Services	D23T104-05	1/29/2024	\$ 1,493.88	\$ 1,493.88	\$ -
TOTALS				\$1,345,476.96	\$1,345,476.96	\$ -

Note 1: Operating and Maintenance Expenditures are not reviewed or verified by IDES, but are included to show total District expenditures for the month.
 Note 2: Legal expenses paid out of the Capital fund are not reviewed or verified by IDES, but are included to show total District expenditures for the month.

Summary of Previous Expenditures

Description	Invoiced Amount	District Portion	Developer Portion
January 2017	\$337,753.11	\$337,753.11	\$0.00
February-March 2017	\$116,080.01	\$116,080.01	\$0.00
April 2017	\$75,005.08	\$75,005.08	\$0.00
May 2017	\$57,781.98	\$57,781.98	\$0.00
June 2017	\$261,915.95	\$261,915.95	\$0.00
July 2017	\$266,824.36	\$266,824.36	\$0.00
August 2017	\$364,857.30	\$364,857.30	\$0.00
September 2017	\$340,314.01	\$340,314.01	\$0.00
October 2017	\$838,218.91	\$838,218.91	\$0.00
November 2017	\$888,004.91	\$888,004.91	\$0.00
December 2017	\$1,208,041.62	\$1,208,041.62	\$0.00
January 2018	\$760,267.53	\$760,267.53	\$0.00
February 2018	\$939,099.20	\$939,099.20	\$0.00
March 2018	\$694,085.71	\$694,085.71	\$0.00
April 2018	\$827,383.01	\$827,383.01	\$0.00
May 2018	\$382,771.64	\$382,771.64	\$0.00
June 2018	\$339,925.95	\$339,925.95	\$0.00
July 2018	\$856,161.45	\$529,086.02	\$327,075.43
August 2018	\$519,684.00	\$462,220.92	\$57,463.08
September 2018	\$389,595.70	\$327,889.63	\$61,706.07
October 2018	\$228,840.41	\$171,908.57	\$56,931.84
November 2018	\$749,718.53	\$708,861.25	\$40,857.28
December 2018 - January 2019	\$1,230,066.43	\$1,151,816.67	\$78,249.76
February 2019	\$278,928.38	\$266,096.45	\$12,831.93
March 2019	\$698,469.84	\$652,102.11	\$46,367.73
April 2019	\$803,521.05	\$756,683.29	\$46,837.76
May 2019	\$536,182.92	\$425,132.62	\$111,050.30
June 2019	\$771,189.76	\$768,047.76	\$3,142.00
July 2019	\$284,197.11	\$284,197.11	\$0.00
August 2019	\$469,632.07	\$469,632.07	\$0.00
September 2019	\$396,712.41	\$388,404.57	\$8,307.84
October 2019	\$273,917.13	\$269,494.88	\$4,422.25
November 2019	\$615,452.49	\$599,820.91	\$15,631.58
December 2019	\$682,556.83	\$542,504.05	\$140,052.78
January 2020	\$773,963.90	\$488,995.98	\$284,967.92
February 2020	\$1,167,673.53	\$798,368.25	\$369,305.28
March 2020	\$496,421.09	\$338,423.36	\$157,997.73
April 2020	\$202,212.02	\$162,345.74	\$39,866.28
May 2020	\$235,045.54	\$235,045.54	\$0.00
June 2020	\$369,447.64	\$364,032.64	\$5,415.00
July 2020	\$126,774.67	\$126,774.67	\$0.00
August 2020	\$990,507.47	\$990,507.47	\$0.00
September 2020	\$1,179,949.52	\$1,128,626.84	\$51,322.68
October 2020	\$797,278.71	\$797,278.71	\$0.00
November 2020	\$776,496.17	\$776,496.17	\$0.00
December 2020	\$942,278.42	\$915,988.76	\$26,289.66
January 2021	\$551,927.49	\$551,927.49	\$0.00
February 2021	\$317,086.29	\$317,086.29	\$0.00
March 2021	\$525,741.00	\$525,741.00	\$0.00
April 2021	\$200,792.43	\$200,792.43	\$0.00
May 2021	\$179,914.87	\$179,914.87	\$0.00
June 2021	\$271,788.88	\$271,788.88	\$0.00
July 2021	\$1,139,804.90	\$1,128,133.33	\$11,671.57
August 2021	\$131,274.85	\$131,274.85	\$0.00
September 2021	\$378,520.94	\$378,520.94	\$0.00
October 2021	\$249,917.37	\$249,917.37	\$0.00
November 2021	\$131,989.28	\$131,989.28	\$0.00
December 2021	\$4,412,190.17	\$4,412,190.17	\$0.00
January 2022	\$734,763.46	\$734,763.46	\$0.00
February 2022	\$653,761.70	\$653,761.70	\$0.00
March 2022	\$245,119.21	\$243,704.07	\$1,415.14
April 2022	\$1,487,997.38	\$946,502.04	\$541,495.34
May 2022	\$732,288.66	\$616,891.76	\$115,396.90
June 2022	\$1,323,839.00	\$1,298,515.12	\$25,323.88
July 2022	\$661,227.07	\$661,227.07	\$0.00
August 2022	\$2,083,444.71	\$1,835,795.65	\$247,649.06
September 2022	\$980,968.17	\$980,968.17	\$0.00
October 2022	\$723,594.50	\$723,594.50	\$0.00
November 2022	\$1,193,501.76	\$1,098,831.40	\$94,670.36
December 2022	\$1,503,116.56	\$1,500,981.20	\$2,135.36
January 2023	\$884,884.07	\$878,791.17	\$6,092.90
February 2023	\$517,583.79	\$514,451.92	\$3,131.87
March 2023	\$1,076,963.47	\$1,059,947.47	\$17,016.00
April 2023	\$1,643,434.43	\$1,640,668.34	\$2,766.09
May 2023	\$1,196,915.35	\$1,196,915.35	\$0.00
June 2023	\$416,902.00	\$416,902.00	\$0.00
July 2023	\$861,473.14	\$834,674.13	\$26,799.01
August 2023	\$338,378.46	\$336,534.40	\$1,844.06
September 2023	\$1,296,308.00	\$1,296,308.00	\$0.00
October 2023	\$835,811.66	\$835,811.66	\$0.00
November 2023	\$705,124.78	\$705,124.78	\$0.00
December 2023	\$1,249,538.51	\$1,249,538.51	\$0.00
January 2024	\$525,035.03	\$525,035.03	\$0.00
February 2024	\$373,512.49	\$373,512.49	\$0.00
March 2024 (Current)	\$1,345,476.96	\$1,345,476.96	\$0.00
Total	\$60,623,118.26	\$57,579,618.54	\$3,043,499.72

Attachment B

Jefferson Center Metropolitan District No. 1
 March 2024 Report for February 2024 Expenditures
 By Category

Category	Description	District Expenditures	Non-Eligible Expenditures
Construction			
01	Mobilization	\$33,211.30	\$0.00
02	Insurance	\$0.00	\$0.00
03	Bonds	\$3,079.96	\$0.00
04	Bonds (Project Financing)	\$0.00	\$0.00
05	Fees/Permits	\$0.00	\$0.00
06	Grading	\$0.00	\$0.00
07	Box Culvert/Bridges	\$0.00	\$0.00
08	Erosion Control	\$0.00	\$0.00
09	Sanitary Sewer	\$7,337.23	\$0.00
10	Sanitary Sewer Services	\$0.00	\$0.00
11	Waterline	\$1,073,228.51	\$0.00
12	Waterline Services	\$0.00	\$0.00
13	Storm Sewer/Drainage	\$0.00	\$0.00
14	Concrete	\$0.00	\$0.00
15	Paving	\$7,596.50	\$0.00
16	Roadway Signage and Striping (not Monumentation)	\$0.00	\$0.00
17	Monumentation and Walls	\$0.00	\$0.00
18	Landscaping and Fencing	\$0.00	\$0.00
19	Construction-Offsites (SH72, Jefferson Beltway, etc.)	\$0.00	\$0.00
20	Transportation (Parking Lots, P&R, bus stop, etc.)	\$0.00	\$0.00
21	Dry Utility Service Infrastructure and Services	\$0.00	\$0.00
22	Dry Utility Substation (Power, Cell, Cable, etc.)	\$0.00	\$0.00
23	Traffic Lights/Signalization	\$0.00	\$0.00
24	Fire Protection/Fire Station	\$0.00	\$0.00
25	Mosquito Control	\$0.00	\$0.00
26	Parks & Rec	\$0.00	\$0.00
27	TV Relay and Translation	\$0.00	\$0.00
49	Retainage	-\$6,095.68	\$0.00
Subtotal Construction		\$1,118,357.82	\$0.00
Consulting			
60	Legal Services	\$4,774.80	\$0.00
61	District Management	\$36,915.69	\$0.00
62	District Management (Papillon)	\$14,940.50	\$0.00
63	Planning/Engineering	\$131,145.66	\$0.00
64	Geotechnical/Testing	\$14,317.26	\$0.00
65	Survey	\$0.00	\$0.00
66	Stormwater Management	\$0.00	\$0.00
67	Misc. Professional Services	\$3,915.88	\$0.00
68	Fees/Permits	\$0.00	\$0.00
69	Professional-Offsites (SH72, Jefferson Beltway, etc.)	\$0.00	\$0.00
70	Real Estate and ROW Acquisitions	\$0.00	\$0.00
Subtotal Consulting		\$206,009.79	\$0.00
Operating and Maintenance Expenditures		\$21,109.35	\$0.00
Total		\$1,345,476.96	\$0.00

Attachment C

**Jefferson Center Metropolitan District No. 1
March 2024 Report for February 2024 Expenditures
Candelas Subdivisions Post-Bond Contract Summary**

Contractors (District Portion)

Contractor (Vendor Number)	Contract (District)	Change Orders (District)	Total Contract (District)	Amount Paid (District)	Remaining (District)
(11) Wyoco Erosion Control	\$232,840.71	\$0.00	\$232,840.71	\$232,840.71	\$0.00
(18) Premier Earthworks & Infrastructure (Subdivisons)					
Candelas Point	\$2,856,963.93	\$468,403.61	\$3,325,367.54	\$3,325,367.53	\$0.00
Candelas Medical	\$1,590,950.26	\$470,376.31	\$2,061,326.57	\$2,061,326.57	\$0.00
Kings North	\$796,908.07	\$47,080.79	\$843,988.86	\$843,988.85	\$0.00
(28) Golden Triangle Construction (GTC)	\$152,906.00	\$28,226.00	\$181,132.00	\$181,132.00	\$0.00
(36) Kelley Trucking	\$1,241,330.73	\$321,271.53	\$1,562,602.26	\$1,562,602.26	\$0.00
(38) Hogan Action Services	\$28,600.00	\$0.00	\$28,600.00	\$28,600.00	\$0.00
(39) Hogan Works	\$23,279.55	\$40,288.50	\$63,568.05	\$63,249.55	\$318.50
(41) NRE Excavating - Candelas Medical Phase 2 Utilities	\$725,619.00	\$99,243.02	\$824,862.02	\$824,862.02	\$0.00
(43) KECI Colorado, Inc	\$236,938.00	\$22,436.80	\$259,374.80	\$259,374.80	\$0.00
(45) Miller Wall Company	\$1,077,183.00	\$1,226,258.65	\$2,303,441.65	\$2,303,441.65	\$0.00
(46) GH Phipps	\$575,050.00	-\$595.46	\$574,454.54	\$574,454.54	\$0.00
(47) Badger Daylighting Corp.	\$10,000.00	-\$2,830.00	\$7,170.00	\$7,170.00	\$0.00
(48) Legacy Traffic Management	\$10,150.00	\$48,520.00	\$58,670.00	\$10,030.00	\$48,640.00
(49) Powell Restoration	\$22,906.56	\$36,040.75	\$58,947.31	\$50,307.15	\$8,640.16
(50) Standard Fence	\$35,875.00	\$2,165.00	\$38,040.00	\$38,040.00	\$0.00
(55) JBS Pipeline Contractors	\$775,376.50	\$153,079.92	\$928,456.42	\$928,456.42	\$0.00
(56) Hogan Action Services	\$0.00	\$5,800.00	\$5,800.00	\$5,800.00	\$0.00
(57) Miller Wall Company	\$0.00	\$29,993.00	\$29,993.00	\$29,993.00	\$0.00
(58) Rocosas Concrete - R&R	\$0.00	\$2,080.00	\$2,080.00	\$2,080.00	\$0.00
(59) Timco Blasting and Coatings	\$1,119,152.00	\$31,538.98	\$1,150,690.98	\$1,150,690.98	\$0.00
(60) Wagner Construction - Candelas Indiana North	\$5,123,050.76	\$235,398.56	\$5,358,449.32	\$5,172,927.59	\$185,521.73
(63) Leo Landscape - Indiana North	\$243,488.98	\$5,887.94	\$249,376.92	\$235,190.48	\$14,186.44
(74) Leo Landscape - CP & Hwy 72 Landscape & Irrigation	\$788,078.50	\$0.00	\$788,078.50	\$27,787.50	\$760,291.00
(75) Concrete Curb & Paving	\$593,814.42	\$0.00	\$593,814.42	\$0.00	\$593,814.42
(65) Wagner Construction - Sanitary Interceptor	\$5,545,092.50	-\$897,599.18	\$4,647,493.32	\$4,398,212.85	\$249,280.47
(66) Wagner Construction - Highway 72 Widening	\$1,883,500.00	\$284,253.97	\$2,167,753.97	\$2,003,948.49	\$163,805.48
(67) ABC Asphalt	\$41,741.00	\$399.50	\$42,140.50	\$30,044.50	\$12,096.00
(68) RCD Construction	\$195,162.90	-\$14,269.38	\$180,893.52	\$167,740.42	\$13,153.10
(69) Champion Fence	\$47,456.00	\$0.00	\$47,456.00	\$47,456.00	\$0.00
(70) Martin Marietta	\$22,200.00	\$0.00	\$22,200.00	\$22,200.00	\$0.00
(76) APC Construction Co.	\$43,394.00	\$7,484.74	\$50,878.74	\$50,878.74	\$0.00
(77) Ayers Contracting Enterprises	\$3,200.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00
(79) Lumin8	\$24,265.00	\$7,140.00	\$31,405.00	\$31,405.00	\$0.00
(80) JBS Pipeline Contractors - SH72 P6	\$547,756.06	\$12,498.38	\$560,254.44	\$91,357.88	\$468,896.56
(81) NRE Excavating - Barbara Gulch Drain Extension	\$165,508.00	\$34,582.00	\$200,090.00	\$76,502.08	\$123,587.92
(82) SMH West	\$1,414,000.00	\$0.00	\$1,414,000.00	\$0.00	\$1,414,000.00
(83) Wagner Construction - Barbara Gulch Grading & Utilities	\$3,448,663.00	\$0.00	\$3,448,663.00	\$0.00	\$3,448,663.00
CDPHE	\$1,940.00	\$0.00	\$1,940.00	\$1,940.00	\$0.00
Capital Legal Costs	\$285,309.49	\$0.00	\$285,309.49	\$285,309.49	\$0.00
City of Arvada - Water Acquisition	\$1,135,700.00	\$0.00	\$1,135,700.00	\$1,135,700.00	\$0.00
City of Arvada - Coal Creek Tank	\$3,800,000.00	\$0.00	\$3,800,000.00	\$3,800,000.00	\$0.00
City of Arvada - Candelas Pkwy & Hwy 72 Tap Fees	\$118,525.45	\$0.00	\$118,525.45	\$118,525.45	\$0.00
City of Arvada - Purple Line IGA	\$1,000,000.00	\$0.00	\$1,000,000.00	\$1,000,000.00	\$0.00
Cimarron Commercial, LLC - Coal Creek Overflow Easment	\$111,425.00	\$0.00	\$111,425.00	\$111,425.00	\$0.00
Cimarron Commercial, LLC - Water Tank	\$875,000.00	\$0.00	\$875,000.00	\$875,000.00	\$0.00
Cimarron Commercial, LLC - Otten Johnson	\$30,036.67	\$0.00	\$30,036.67	\$30,036.67	\$0.00
Cimarron Commercial, LLC - Taylor Morrison Note	\$881,893.68	\$0.00	\$881,893.68	\$881,893.68	\$0.00
Cimarron Development Company - City of Arvada	\$7,337.20	\$0.00	\$7,337.20	\$7,337.20	\$0.00
SEMA Final Acceptance Costs	\$78,236.30	\$0.00	\$78,236.30	\$78,236.30	\$0.00
Smart Reservoir & Irrigation Co. Inc.	\$5,794.70	\$0.00	\$5,794.70	\$5,794.70	\$0.00
Xcel Energy	\$2,072,908.94	\$0.00	\$2,072,908.94	\$2,072,908.94	\$0.00
Total Contracts (District Portion)	\$42,518,617.40	\$2,722,320.93	\$45,240,938.33	\$37,736,043.54	\$7,504,894.79
Previous Month's Total			\$40,789,388.64		
Increase or Decrease			\$4,451,549.69		

Contractors (Developer Portion)

Contractor (Vendor Number)	Contract (Developer)	CO's (Developer)	Total Contract (Developer)	Amount Paid (Developer)	Remaining (Developer)
(36) Kelley Trucking	\$778,638.14	\$247,815.45	\$1,026,453.59	\$1,026,453.59	\$0.00
(18) Premier Earthworks & Infrastructure (Subdivisons)					
Candelas Point	\$255,150.15	\$99,107.15	\$354,257.30	\$354,257.29	\$0.00
Candelas Medical	\$88,510.68	\$144,920.62	\$233,431.30	\$233,431.30	\$0.00
Kings North	\$171,536.09	\$0.00	\$171,536.09	\$171,536.08	\$0.00
(60) Wagner Construction - Candelas Indiana North	\$275,045.24	\$0.00	\$275,045.24	\$261,292.98	\$13,752.26
Xcel Energy	\$824,442.98	\$0.00	\$824,442.98	\$824,442.98	\$0.00
Total Contracts (Developer Portion)	\$2,393,323.27	\$491,843.22	\$2,885,166.49	\$2,871,414.22	\$13,752.27
Previous Month's Total			\$2,885,166.49		
Increase or Decrease			\$0.00		

Consultants

Consultant (Vendor Number)	TO #	Total Task Order Amount	Amount Paid	Remaining
SH72/SH93 Crossing Investigation	1	\$20,000.00	\$20,000.00	\$0.00
SH72/SH93 Crossing Investigation	2	\$10,000.00	\$10,000.00	\$0.00
SH72/SH93 Crossing Investigation	3	\$58,660.00	\$40,824.38	\$17,835.62
(52) 360 Rail Services	Total	\$88,660.00	\$70,824.38	\$17,835.62
Temporary Flow Monitoring	1	\$31,750.00	\$0.00	\$31,750.00
(78) ADS Environmental	Total	\$31,750.00	\$0.00	\$31,750.00
CM MSE Wall Design	12	\$9,000.00	\$9,000.00	\$0.00
Candelas Medical Phase 2 Grading	13	\$23,379.00	\$23,379.00	\$0.00
Candelas Medical Phase 2 Retaining Walls	14	\$16,743.00	\$16,743.00	\$0.00
Candelas Medical Phase 2 Utilities	15	\$17,204.50	\$17,204.50	\$0.00
W 91st Subgrade Investigation & Pavement Design	16	\$4,950.00	\$4,950.00	\$0.00
Candelas Parkway Observation and Testing	17	\$1,344.00	\$1,344.00	\$0.00
Hwy 72, Joyce St, Indiana Widening	18	\$33,687.47	\$33,687.47	\$0.00
Candelas Medical F1, Ph 2 Roadway	19	\$9,217.00	\$9,217.00	\$0.00
North Indiana Lots 1-3 Geotech	20	\$5,000.00	\$5,000.00	\$0.00
Engineering Consultation of Western Pond Slope Failure	21	\$875.00	\$875.00	\$0.00
Hwy 72 / Hwy 93 Subgrade Investigation & Pavement Design	22	\$23,300.00	\$23,300.00	\$0.00
Hwy 72 Roadway & Box Culvert, Hwy 72 East of Hwy 92	23	\$9,083.00	\$9,083.00	\$0.00
Candelas Indiana North	24	\$83,438.25	\$83,438.25	\$0.00
Candelas Parkway & Hwy 72 Subgrade Investigation & Pavement Design	25	\$3,000.00	\$3,000.00	\$0.00
Candelas Point Asphalt Concrete RR for Warranty	26	\$1,038.00	\$1,038.00	\$0.00
Hwy 72 Widening, Parcel 6	27	\$11,500.00	\$11,500.00	\$0.00
Hwy 72 & Hwy 93 Subgrade Investigation & Pavement Design	28	\$2,502.00	\$2,502.00	\$0.00
Candelas Indiana North	29	\$8,065.00	\$8,065.00	\$0.00
(02) CTL Thompson, Inc.	Total	\$263,326.22	\$263,326.22	\$0.00
SUE for SH72	1	\$74,152.73	\$74,152.73	\$0.00
SUE for 93-72 South	2	\$181,070.00	\$0.00	\$181,070.00
(72) Encompass Services, LLC	Total	\$255,222.73	\$74,152.73	\$181,070.00
On-Call Survey	2	\$79,867.32	\$79,867.32	\$0.00
SCL Landscape Design	5	\$17,328.70	\$17,328.70	\$0.00
Candelas Point Design	15	\$57,129.00	\$56,529.00	\$600.00
Joyce & Indiana Street Landscape	17	\$19,200.00	\$16,106.25	\$3,093.75
Hwy 72 & Hwy 93 P2 & P4 Landscape	18	\$10,500.00	\$3,070.00	\$7,430.00
Hwy 72 & Hwy 93 P1, 3, and 5 Landscape	19	\$13,000.00	\$1,200.00	\$11,800.00
(04) Galloway & Company	Total	\$197,025.02	\$174,101.27	\$22,923.75
Trailstone Recreation Center Design	01	\$543,701.00	\$154,645.57	\$389,055.43
(71) Golden Triangle Construction, Inc.	Total	\$543,701.00	\$154,645.57	\$389,055.43
Subsurface Utility Engineering	01	\$14,300.00	\$14,300.00	\$0.00
SUE for SH72 over Denver Water's Boulder Canal	02	\$14,500.00	\$14,500.00	\$0.00
(53) Goodbee & Associates, LLC	Total	\$28,800.00	\$28,800.00	\$0.00
District Oversight	10	\$111,000.00	\$111,000.00	\$0.00
District Oversight	11	\$30,000.00	\$30,000.00	\$0.00
District Oversight	12	\$35,000.00	\$35,000.00	\$0.00
District Oversight	13	\$219,250.00	\$219,250.00	\$0.00
District Oversight	14	\$228,000.00	\$228,000.00	\$0.00
District Oversight	15	\$268,000.00	\$268,000.00	\$0.00
District Oversight	16	\$298,500.00	\$298,500.00	\$0.00
District Oversight	17	\$276,500.00	\$276,500.00	\$0.00
District Oversight	18	\$273,000.00	\$34,002.73	\$238,997.27
(05) IDES	Total	\$1,739,250.00	\$1,500,252.73	\$238,997.27
Candelas Point Traffic Signal Design	4	\$1,980.00	\$1,980.00	\$0.00
Traffic Impact Study	9	\$14,700.00	\$14,700.00	\$0.00
Traffic Impact Study	10	\$8,800.00	\$8,800.00	\$0.00
Traffic Compliant Letter	11	\$1,500.00	\$1,500.00	\$0.00
Taylor Morrison Traffic Impact Study	12	\$4,000.00	\$4,000.00	\$0.00
Candelas South Traffic Impact Study	13	\$8,200.00	\$8,200.00	\$0.00
Candelas 72-93 Traffic Impact Study	14	\$7,000.00	\$7,000.00	\$0.00
Candelas 72-93 Traffic Impact Study	15	\$4,200.00	\$4,200.00	\$0.00
CDOT Access Coordination Amendment	16	\$2,500.00	\$2,500.00	\$0.00
OCC Industrial - Candelas Parcel P6	17	\$10,700.00	\$10,700.00	\$0.00
72-93 Parcels P2 & P4 - Traffic Compliance	18	\$4,500.00	\$4,500.00	\$0.00

(06) Kimley-Horn		Total	\$68,080.00	\$68,080.00	\$0.00
SCL Medical	2		\$291,034.00	\$283,497.60	\$7,536.40
SH93/SH72	3		\$318,908.16	\$318,908.16	\$0.00
Additional Legal Services	7		\$145,000.00	\$141,311.95	\$3,688.05
On-Call Survey	8		\$62,500.00	\$57,150.50	\$5,349.50
Jefferson Pkwy Coordination	9		\$38,805.75	\$38,805.75	\$0.00
Grading Analysis	10		\$58,880.46	\$58,880.46	\$0.00
Big Dry Creek at Indiana	14		\$19,978.75	\$19,978.75	\$0.00
Layout of new ROW, Place White Lid for Panels at each Tee, etc.	16		\$2,968.84	\$2,968.84	\$0.00
Candelas/Indiana Intersection Modifications	19		\$13,700.00	\$13,700.00	\$0.00
Candelas Medical/Big Dry Creek Floodplan	20		\$7,890.00	\$7,890.00	\$0.00
Grading/Earthwork/Taylor Morrison Parcels	21		\$30,795.00	\$30,795.00	\$0.00
Indiana & Highway 72	22		\$435,000.00	\$426,233.23	\$8,766.77
Candelas Indiana Widening	23		\$114,900.00	\$114,669.33	\$230.67
Colorado Highway 72 Widening	24		\$845,600.00	\$818,832.60	\$26,767.40
Candelas Sanitary Sewer Outfall	25		\$182,500.00	\$182,531.84	-\$31.84
Hwy 72 Waterline Due Diligence	26		\$75,815.00	\$75,291.25	\$523.75
Candelas Consolidated Drainage Due Diligence	27		\$25,000.00	\$24,988.75	\$11.25
Candelas Parkway Sidewalk Design Plans	28		\$15,000.00	\$14,932.50	\$67.50
DU Coordination/Legal Description/Exhibits	29		\$38,000.00	\$35,682.50	\$2,317.50
Arvada Water & San Sewer Study Analysis	30		\$27,162.50	\$27,162.50	\$0.00
Candelas Parcel P1, P3, and P5	31		\$354,000.00	\$240,198.59	\$113,801.41
Welton Parcel Concept Grading	32		\$10,000.00	\$9,982.50	\$17.50
P6 Hwy 72 Widening	33		\$208,950.00	\$202,286.22	\$6,663.78
Parcels P2 & P4	34		\$295,000.00	\$295,797.19	-\$797.19
Barbara Gulch FP Grading/Utility Relocates	35		\$93,000.00	\$59,945.00	\$33,055.00
(08) Martin/Martin	Total		\$3,710,388.46	\$3,502,421.01	\$207,967.45
Master Planning and Graphics	3		\$15,000.00	\$15,000.00	\$0.00
Candelas Streetscape	4		\$41,150.00	\$36,041.95	\$5,108.05
Master Planning and Graphics	5		\$1,910.31	\$1,910.31	\$0.00
(27) Norris Design	Total		\$58,060.31	\$52,952.26	\$5,108.05
Management	1-4		\$903,542.19	\$903,542.19	\$0.00
Management	5		\$377,000.00	\$377,000.00	\$0.00
Management	6		\$247,000.00	\$247,000.00	\$0.00
Management	7		\$413,000.00	\$413,000.00	\$0.00
Management	8		\$195,260.00	\$150,492.66	\$44,767.34
(12) Papillon	Total		\$2,135,802.19	\$2,091,034.85	\$44,767.34
JCMD Sanitary Interceptor	1		\$14,450.00	\$14,450.00	\$0.00
Hwy 72 Percolation Testing	2		\$5,200.00	\$5,200.00	\$0.00
(64) Rocky Mountain Group	Total		\$19,650.00	\$19,650.00	\$0.00
On-Call Survey	1		\$5,000.00	\$380.00	\$4,620.00
(51) RM Meridian	Total		\$5,000.00	\$380.00	\$4,620.00
SH 72 - Candelas Sanitary Project	1		\$44,308.36	\$44,308.36	\$0.00
SH 72 - Candelas Roadway Project	2		\$37,861.50	\$37,861.50	\$0.00
SH 72 - Candelas Waterline, Parcel P3, Parcel P5	3		\$66,999.50	\$66,999.50	\$0.00
Highway 93 and Highway 72 Widening Project	4		\$36,569.50	\$36,569.50	\$0.00
(54) SurvWest	Total		\$185,738.86	\$185,738.86	\$0.00
Erosion Control Management - Candelas Point	1-2		\$45,500.00	\$45,500.00	\$0.00
Erosion Control Management - Kings North	1-2		\$7,000.00	\$7,000.00	\$0.00
Erosion Control Management - Candelas Medical	1-2		\$17,500.00	\$17,500.00	\$0.00
Storm Water Management	3		\$21,000.00	\$21,000.00	\$0.00
Storm Water Management	4		\$12,000.00	\$12,000.00	\$0.00
Storm Water Management	5		\$12,000.00	\$12,000.00	\$0.00
Storm Water Management	6		\$9,750.56	\$9,750.56	\$0.00
(10) SWAP	Total		\$124,750.56	\$124,750.56	\$0.00
Candelas Environmental Permitting	2		\$3,000.00	\$3,000.00	\$0.00
CLOMR Joyce Street Culvert Crossing	3		\$8,310.00	\$8,310.00	\$0.00
Joyce Street Culvert Crossing	4		\$1,914.02	\$1,914.02	\$0.00
SH72/SH93 Crossing Intersection Compliance	5		\$8,000.00	\$8,000.00	\$0.00
Highway 93 and Highway 72 North Environmental Support	6		\$55,600.00	\$55,600.00	\$0.00
Environmental Support for Highway 93 Expansion	7		\$4,300.00	\$2,139.10	\$2,160.90
(33) SWCA	Total		\$81,124.02	\$78,963.12	\$2,160.90
Materials Testing Services, SH72 Water Main	1		\$5,622.15	\$5,622.15	\$0.00
Materials Testing Services, Sanitary Interceptor	2		\$33,620.00	\$31,998.75	\$1,621.25
Materials Testing Services, Highway 72 Widening	3		\$21,664.51	\$21,664.51	\$0.00
Materials Testing Services, Highway 72 Widening P6	4		\$19,855.00	\$0.00	\$19,855.00
Materials Testing Services, Highway 72 & Candelas Pkwy Sidewalk	5		\$7,960.00	\$0.00	\$7,960.00
(62) TRIAX	Total		\$88,721.66	\$59,285.41	\$29,436.25
Sanitary Sewer Flow Update	1		\$29,700.00	\$29,102.60	\$597.40
(26) TST, Inc.	Total		\$29,700.00	\$29,102.60	\$597.40
City of Arvada - Alkire Lift Station			\$1,465,474.75	\$1,465,474.75	\$0.00
Total of All Agreements			\$11,120,225.78	\$9,943,936.32	\$1,176,289.46
Previous Month's Total			\$10,829,758.23		
Increase or Decrease			\$290,467.55		

Combined Totals

	Total Contract	Amount Paid	Total Remaining
Contractor Contracts and Change Orders	\$48,126,104.82	\$40,607,457.77	\$7,518,647.05
Consultant Agreements, Task/Work Orders	\$11,120,225.78	\$9,943,936.32	\$1,176,289.46
TOTAL	\$59,246,330.60	\$50,551,394.09	\$8,694,936.51

CONDENSED SOURCES & USES
As of 3/20/24

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

Pre - December 2, 2019 Summary												
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	49.00	363.05	412.05	182.18

Reconciliation to Post 12/2/19 - JCMD2

Reconciliation to Post 12/2/19 - CCLLC

Ending Balance 12/2/19	182.18
Less Restricted Beginning Commercial	<u>(150.00)</u>
Unrestricted Available	<u>32.18</u>
Plus Options Exercised	85.05
Plus Options Exercised	7.42
Net Unrestricted Available	<u>124.65</u>

CCLLC Held Balance	363.05
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Post - 12/2/2019 Allocations																																	
SOURCES		RESIDENTIAL USES							COMMERCIAL USES																								
Sources	Unrestricted Including CCLLC	Whisper Village	Taylor Morrison	Rangewater	LCS	Allocated	Unrestricted Available	IGA Restricted Balance	Kentro Retail 1	SCL - Candelas Medical	Arvada Fire	Freedom Street Restaurant	Z&N Retail	Rangewater Clubhouse	Rangewater Rec Center	Brakes Plus	Murphy Oil	O'Reilly's	Autowash	Taco Bell	TM Rec Center	Kum and Go	Kiddie Academy	Candelas Innovation Park Bldg 1	Candelas Innovation Park Bldg 2	Total Commercial	Not Allocated	Combined Allocations	CCLLC Available	Restricted Commercial Available	CCLLC Unrestricted Available		
Allocations JCMD2	124.65	33.00	86.15	-	5.50	124.65	-	150.00	2.50	2.50	2.50	2.50	2.50	1.25	1.25	0.75	1.25	1.25	4.00	2.50	2.50	1.25	2.50	2.50	2.50	36.00	114.00	160.65	-	114.00	-		
Allocations CCLLC	363.05	-	226.85	114.00	20.20	361.05	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	361.05	2.00	-	2.00		

COMMERCIAL WATER ALLOCATION COMMITMENTS
As of 3/20/24

User	Final Tap Size	Final Allocation	Final Letter Date	Preliminary Tap Size	Preliminary Allocation	Preliminary Letter Date	Available Balance (AF)
Pre-12/2/19 Allocations							
Final Allocations							594.23
Yenter	1.00	1.25					592.98
Plains End	2.00	4.00					588.98
Candelas Parkway Irrigation	1.00	1.25					587.73
King Soopers	2.00	4.00	3/20/2019				583.73
King Soopers Gas Station	0.75	0.75	3/20/2019				582.98
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)	1.00	1.25	3/24/2023				556.48
Wild Grass Lot 3 (Bldg. B)	1.00	1.25	3/24/2023				555.23
Wild Grass Lot 3 (Bldg. C)	1.50	2.50	3/24/2023				552.73
Wild Grass Lot 3 (Bldg. D)	1.00	1.25	3/24/2023				551.48
Indiana Plaza	1.50	2.50	3/24/2023				548.98
Primrose School	1.50	2.50	9/18/2019				546.48
Les Schwab	1.00	1.25	8/16/2019				545.23
Total		<u>49.00</u>			<u>0.00</u>		
Initial Allocation Not Included							
Cimarron Commercial LLC					363.05		182.18
Post-12/2/19 Allocations							
Beginning Balance							150.00
Kentro Retail 1 (Need L6b)				1.50	2.50	10/7/2019	147.50
Candelas Medical - SCL	1.50	2.50	1/13/2021				145.00
Arvada Fire	1.50	2.50	3/19/2021				142.50
Freedom Street Restaurant	1.50	2.50	7/1/2021				140.00
Z&N Retail	1.50	2.50	2/12/2022				137.50
Rangewater Club House	1.00	1.25					136.25
Rangewater Rec Center	1.00	1.25					135.00
Brakes Plus	0.75	0.75	3/23/2023				134.25
Murphy Oil	1.00	1.25	3/23/2023				133.00
O'Reilly's	1.00	1.25	3/23/2023				131.75
Autowash	2.00	4.00	3/23/2023				127.75
Taco Bell	1.50	2.50	3/23/2023				125.25
TM Rec Center				1.50	2.50	No Plan Yet	122.75
Kum-N-Go				1.00	1.25	No Plan Yet	121.50
Kiddie Academy				1.50	2.50		119.00
Candelas Innovation Park Bldg. #1				1.50	2.50		116.50
Candelas Innovation Park Bldg. #2				1.50	2.50		114.00
Total		<u>22.25</u>			<u>13.75</u>		
Total Acre Feet Remaining Unallocated							114.00

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 3/20/24

User	Acre Feet	Available Balance (AF)
Other Districts		
		1275.01
Canyon Pines	36.00	1239.01
Mountain Shadows	200.00	1039.01
Vauxmont (Arvada Residential Partners)	<u>1039.01</u>	0.00
Total	<u><u>1275.01</u></u>	
JCMD2 Allocations to Projects		
		487.70
Whisper Village	33.00	454.70
Taylor Morrison	313.00	141.70
Rangewater	114.00	27.70
LCS	<u>25.70</u>	2.00
Total	<u><u>485.70</u></u>	

**EXHIBIT C
FORM OF CHANGE ORDER**

Change Order No: 9	Date Issued: March 4, 2024
Name of Agreement: Service Agreement for Landscape Maintenance Services	
Date of Agreement: November 26, 2019	District(s): Jefferson Center Metropolitan District No. 1
Other Party/Parties: Environmental Designs, Inc.	

CHANGE IN SCOPE OF SERVICES (describe):

2024 Landsape Maintenance Services per attached proposal dated January 2, 2024 in the amount of \$46,744.17 and 2024 Tree Care Services per attached proposal dated January 8, 2024 in the amount of \$4,111.00

CHANGE IN AGREEMENT PRICE:	CHANGE IN TERM OF AGREEMENT:
Original Price: \$ 27,096.82	Original Term: Expires April 30 , 2021
Increase of this Change Order: \$ 50,855.17	New Term: Expires April 30 , 2025
Price with all Approved Change Orders: \$ 183,559.39 (+CO#2 up to \$2,095.11)	Agreement Time with all Approved Change Orders: 12 month agreement term

APPROVED:	
By: <i>Dorey A. Bradbury</i>	
District	

APPROVED:	
By: <i>Matthew Ward</i>	
Consultant	



LANDSCAPE MAINTENANCE AGREEMENT

Project Name: Jefferson Center Metro District
Project Address Candelas, Arvada, CO 80005

Proposal #: 111058
Effective Date: May 1, 2024
Termination Date: April 30, 2025

THIS LANDSCAPE MAINTENANCE AGREEMENT (the "Agreement") is made and entered into as of 5/1/2024 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and Jefferson Center Metro District (the "Client"). The Client and Contractor agree as follows:

1. SCOPE OF WORK

- A. The Contractor agrees to perform the work and services under this Agreement at its sole expense for all labor, materials, services, equipment, and tools required to fulfill its obligations and to properly execute and complete the work as described more particularly on the attachment (the "Work") identified as Exhibit A.
- B. The Contractor shall commence work on the Effective Date and shall expire on the Termination Date unless sooner terminated as provided in this Agreement. Unless terminated as per Section "3" or a new Agreement has been executed by both parties, this Agreement will automatically renew and remain in full effect for an additional contract term. A cost-of-living adjustment, not to exceed 5%, will be applied to the Agreement price, unit and hourly rates will adjust to Environmental Designs, LLC current rates for each renewal period.

2. GENERAL PROVISIONS

- A. The Contractor shall be responsible for any damages caused by his work force while performing the requirements of this agreement. The Contractor shall provide Labor and Materials for the repair or replacement of these damages.
- B. This proposal shall expire unless accepted in writing, by Client and an authorized agent of Contractor, as evidenced by their signatures below, and the offering party receives notice of acceptance within ten (10) calendar days of the date of this contract. If accepted, this document shall become a contract between Client and Contractor. A copy of this document may be executed by each party, separately, and when each party has executed a copy thereof, such copies taken together shall be deemed to be a full and complete contract between Client and Contractor.
- C. This agreement constitutes the entire contract between the Client and Contractor, and any prior agreements pertaining thereto, whether verbal or written, have been merged and integrated into this contract. No subsequent modification of any of the terms of this contract shall be valid, binding upon the parties, or enforceable unless made in writing and signed by both the Client and an authorized agent of Contractor. Any obligation in this contract that, by its terms, is intended to be performed after completion shall survive the same.

3. TERMINATION

- A. Either party may terminate this Agreement by written notice by certified mail to the other party. Notice to be given at least thirty (30) days prior to the effective date of such termination.
- B. Contractor and Client agree that the work performed is proportionally greater during the growing season. In the event of termination full payment for actual services performed or materials provided become due and payable on or before date of termination. In the event of pre-payment of services or materials not performed or provided, a refund will be due.
- C. If payment for services rendered is delinquent by thirty (30) days or more, Environmental Designs, LLC reserves the right to suspend services until the account is made current without any breach of contract.

4. INSURANCE

- A. During the term of this agreement, Contractor shall maintain general liability insurance, automobile liability insurance, employer's liability and workers compensation insurance covering its activities in connection with the services and any work order. Such insurance shall be in commercially reasonable amounts and evidence of such insurance will be provided to client upon request.

5. ADDITIONAL SERVICES AVAILABLE

A. Should any additional services be necessary and should Client desire Contractor to perform such or any other additional work requested by Client, Client may direct Contractor to make changes, additions, and deletions to the work, which shall be documented in a written "Change Order." Contractor shall promptly proceed in compliance therewith. Contractor shall submit, in writing, any claim for payment for the additional work. Additional work and or services will be billed separately, and all payments are due upon receipt. The performance of, and the payment for additional services are subject to all of the terms and conditions of this Agreement.

B. The Contractor offers the following services to complete their Landscape Maintenance & Construction Package:

1. Landscape Architecture and Design Services
2. Landscape construction projects
3. Water Management design, installation, and repairs
4. Seasonal floral: Design, installation, and maintenance including beds, pots, and hanging baskets
5. Plant Health Care (PHC) including pest control, fertilization, winter and deep root watering
6. Arbor care including tree pruning, tree removal, and stump grinding
7. Native and field grass mowing
8. Holiday lighting and seasonal decoration

6. LIMITED WARRANTY

A. Contractor warrants that its workmanship on all installation and repairs shall be performed in a good and workmanlike manner, and to be in accordance with generally accepted practices for similar services; and that any parts repaired or replaced by Contractor will be free from defects in workmanship until the end of this Agreement or for thirty (30) days, whichever is earlier. Client acknowledges that Contractor is NOT the manufacturer of the installed materials and equipment, and that Contractor makes no representations or warranties as to the installed materials and equipment or their specifications, fitness for a particular purpose, performance or merchantability other than as set forth in the preceding paragraph. Client agrees to look solely to such manufacturer to remedy any alleged deficiency in the installed materials and equipment and damages related directly or indirectly thereto. CONTRACTOR DISCLAIMS ALL OTHER WARRANTIES ON THE MATERIALS FURNISHED UNDER THIS AGREEMENT, INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

7. PAYMENT SCHEDULE

A. All payments are to be made on or before that last day of each month. Billing cycle will be processed on the first for services performed for that month. Time and material charges will be invoiced separately and will be due NET 30 from date of invoice.

B. Payments past due fifteen (15) days shall incur a finance charge of 1.5% per month (18% per anum). ENVIRONMENTAL DESIGNS, LLC or its assignee shall be entitled to collect all reasonable costs and expenses of collection, including, but not limited to, reasonable attorney fees.

C. In consideration for the Contractor's performance of the Work included in this agreement and before any Additional Services Addendums, if any, the Client will pay the Contractor as follows:

12 Monthly Installments of:	\$3,895.35
Starting:	May 2024
Ending:	April 2025
Total Contract Price:	\$46,744.17

D. In the event that the average fuel price index, as found on <http://www.denvergasprices.com>, reach or exceed \$4.00 per gallon, a fuel surcharge of 3% will be applied to all invoices associated with this Maintenance Agreement until fuel prices drop below the aforementioned benchmark price, said surcharge shall increase 3% for every \$0.50 increase above the benchmark price of \$4.00 per gallon.

8. ACCEPTANCE

Environmental Designs, LLC

Branch

Contractor Signature

Date

Printed Name

Jefferson Center Metro District

Candelas
Arvada, CO 80005
303-987-0835

Client Signature

Date

Printed Name

EXHIBIT A

Scope of Services (the "Work")

<p>Weekly Services</p> <p>Weekly Services shall include the weekly monitoring of landscape areas for loose trash and debris, trimming of turf areas where necessary, weed control in beds, blowing of grass clippings from walks, porches, and curb lines, and mowing of all turf areas to a height of 3"-4" from May to September and twice monthly in April and October. Steel-blade edging along sidewalks and curbs will be performed bi-monthly from April to October.</p> <p>The Contractor shall be selective in the chemical controls used so as to ensure against an improper application that may cause damage to turf, trees, or shrubs. The Contractor shall provide for the complete safety the user(s), the public, residents, and their properties. The Contractor shall meet all Colorado State and Environmental Protection Agency (EPA) licensing requirements.</p> <p>Commercial Applicators are licensed by the Colorado Department of Agriculture.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">25</p>
<p>Aeration - Spring</p> <p>A core aeration of all turf areas shall be performed in the Spring to minimize the compaction of the soil which will promote greater air movement within the ground and, in turn, promote a healthier, stronger root system for the turf.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>
<p>Aeration - Fall</p> <p>A core aeration of all turf areas shall be performed in the Fall to minimize the compaction of the soil which will promote greater air movement within the ground and, in turn, promote a healthier, stronger root system for the turf.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>
<p>Fertilization - Spring Turf</p> <p>Spring Fertilization consists of an application of granular fertilizer containing a slow-release nitrogen compound applied to all turf areas. This application is crucial to a strong "green up" during the spring, and with the slow-release nitrogen, the product not only benefits the turf for a longer period of time but also helps it to hold its color later into the season. The Spring Fertilization application of fertilizer is coupled with a granular pre-emergent weed control to mitigate germination of weeds in turf areas. Thus, reducing the overall volume of weeds to be controlled with a broadleaf herbicide.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>
<p>Fertilization - Fall Turf</p> <p>Fall Fertilization consists of an application of granular fertilizer containing a slow-release nitrogen compound applied to all turf areas. This application is crucial to maintaining a strong green appearance through the end of the growing season and will promote a healthy root system going into winter.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>
<p>Spring Leaf & Debris Clean-up</p> <p>Spring Leaf & Debris Clean-up consists of the cleaning of any leftover leaves, bed maintenance, and edging along sidewalks and hardscape as needed.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>
<p>Fall Leaf & Debris Clean-up</p> <p>Fall Leaf and Debris Clean-up includes the raking or blowing of leaves and removal from landscape areas after all of the leaves have fallen from the trees and shrubs on the property. All leaves and debris will be disposed of off site.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>
<p>Prune / Cutback Grasses & Perennials</p> <p>Prune / Cutback Grasses & Perennials includes the late winter or early spring cutting of the Ornamental Grasses and Perennials to promote healthy growth in the next growing season.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>
<p>Prune Trees & Shrubs</p> <p>This service includes the one-time pruning of all shrubs and ornamental trees (up to 12' in height and branches 2" or less in diameter) on site at the appropriate time during the growing season to accommodate normal growing habits. This includes the removal of nuisance growth and site restrictions. Large tree trimming and removal, rejuvenation pruning, full removal of dead and/or dying branches & limbs, and other major pruning projects are available upon request under separate bid.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>
<p>Pruning Trees & Shrubs - Winter</p> <p>This service includes one additional round of selective pruning of nuisance growth and site restriction on shrubs and ornamental trees (up to 12' in height and branches 2" or less in diameter) during the winter months.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>

EXHIBIT A

Scope of Services (the "Work")

<p>Irrigation Activation</p> <p>This service includes the activation of the irrigation system and a full system check. If any repairs are necessary to complete the activation of the irrigation system, a proposal for said repairs will be delivered for approval. Any delay in approving Spring Activation Repairs may result in a delay in fully activating the irrigation system.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>	
<p>Irrigation Checks - Bi-Weekly</p> <p>This service includes a full system check as necessary up to every other week during the growing season. This service includes checking the entire system for proper operation, the minor adjustment of irrigation heads, clearing plugged nozzles, and Irrigation Timer adjustments. In the event of a non-operable condition not caused by the Contractor's Mowing Operations, any irrigation system repairs necessary will be corrected and billed at \$80.00 per man hour plus materials and machine if necessary. This includes raising and lowering irrigation heads, clearing of plugged lines, replacement of broken or missing irrigation heads, redesign work, additions, valve locating, Irrigation Timer repairs and replacements, toning or tracing wires, and anything that requires digging or excavation.</p> <p>Contractor provides 24-Hour Emergency Service with a two hour minimum billed as outlined above.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">14</p>	
<p>Irrigation Winterization</p> <p>This service includes a fully system shutdown and Winterization.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>	
<p>Pre-Emergent Application-Beds/Parking</p> <p>This service includes the spraying of a Pre-Emergent Weed Control Pesticide on all beds and cracks in the adjacent walks and parking areas.</p> <p>The Contractor shall be selective in the chemical controls used so as to ensure against an improper application that may cause damage to turf, trees, or shrubs. The Contractor shall provide for the complete safety the user(s), the public, residents, and their properties. The Contractor shall meet all Colorado State and Environmental Protection Agency (EPA) licensing requirements.</p> <p>Commercial Applicators are licensed by the Colorado Department of Agriculture.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>	
<p>Broadleaf Application Round 1</p> <p>This service includes one broadcast application of a Selective Post-Emergent Weed Control Pesticide to all turf areas.</p> <p>The Contractor shall be selective in the chemical controls used so as to ensure against an improper application that may cause damage to turf, trees, or shrubs. The Contractor shall provide for the complete safety the user(s), the public, residents, and their properties. The Contractor shall meet all Colorado State and Environmental Protection Agency (EPA) licensing requirements.</p> <p>Commercial Applicators are licensed by the Colorado Department of Agriculture.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>	
<p>Broadleaf Application Round 2</p> <p>This service includes one spot spray or full broadcast application of a Selective Post-Emergent Weed Control Pesticide to all turf areas as needed.</p> <p>The Contractor shall be selective in the chemical controls used so as to ensure against an improper application that may cause damage to turf, trees, or shrubs. The Contractor shall provide for the complete safety the user(s), the public, residents, and their properties. The Contractor shall meet all Colorado State and Environmental Protection Agency (EPA) licensing requirements.</p> <p>Commercial Applicators are licensed by the Colorado Department of Agriculture.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>	
<p>Native Broadleaf Weed Treatment</p> <p>This Service includes spraying the native grass areas with a broadleaf herbicide for weed control.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">1</p>	
<p>PHC-Fall Deep Root Feeding</p> <p>This proposal is for Deep Root Fertilization of all trees throughout the property. Fertilization promotes growth, and overall health</p> <p>Please note- the injection consists of three fertilizer components; beneficial mycorrhizal spores, Coron fertilizer, and chelated micronutrients.</p>	<p>Frequency included in this Agreement</p> <p style="text-align: right;">0</p>	

EXHIBIT A

Scope of Services (the "Work")

Winter Services

Frequency included in this Agreement

23

Winter Services are included under this agreement and shall consist of a weekly policing of the property for removal of loose trash & debris.

Additional Services Addendums

In the event that any Additional Services are included in this agreement they shall be attached hereto as an Addendum to this Exhibit A and if executed properly shall be incorporated into the Scope of Services (the "Work") and any fees and terms shall be incorporated into this agreement.

Jefferson Center District

Tree Quantity: 103

Proposal Value: \$4,111

January 8, 2024

Proposal #: 699251



Tree Care Service Address/Location









Jefferson
W 93rd Dr
Arvada, CO 80007

Tree Care Service Billing Address

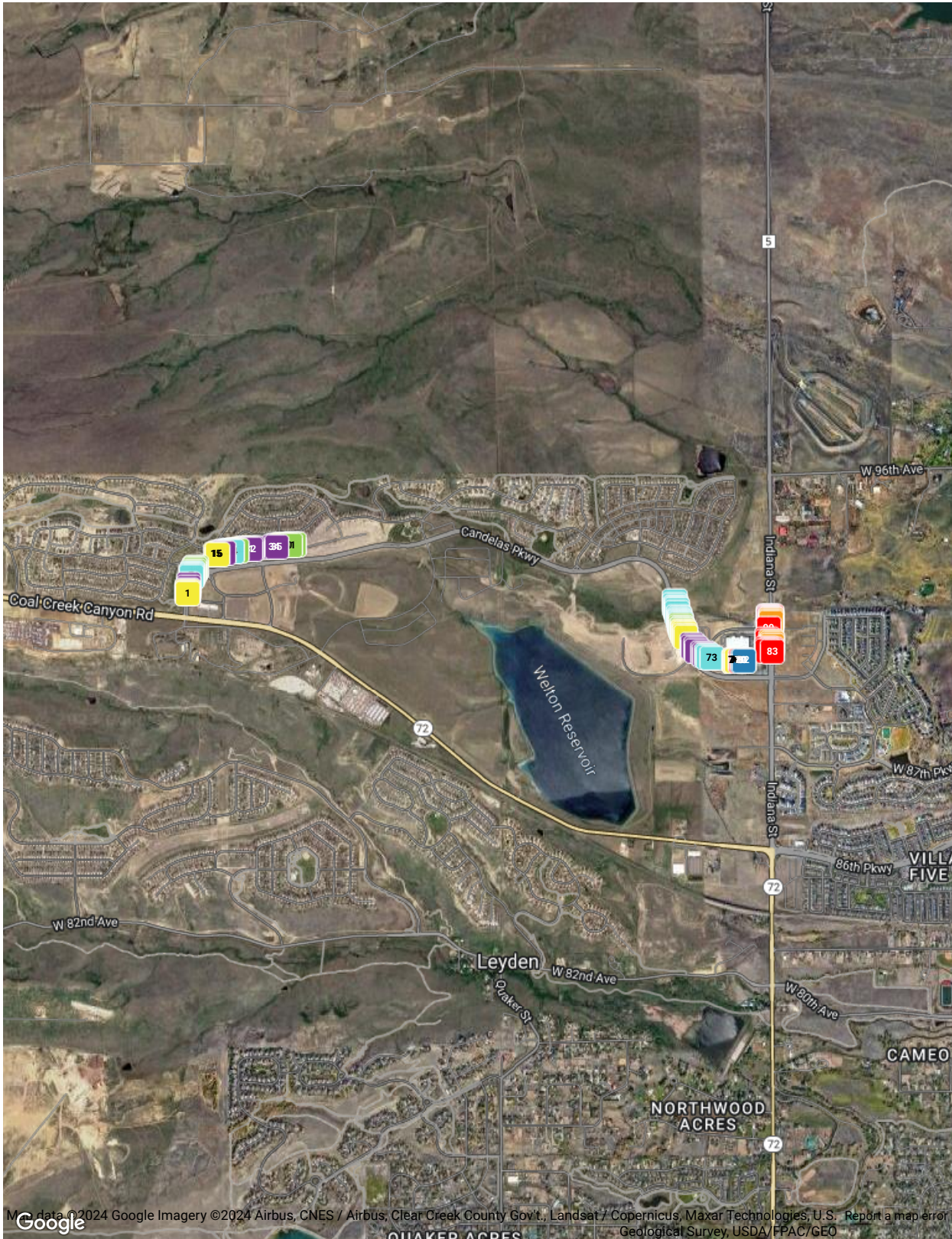
Jefferson
W 93rd Dr
Arvada, CO 80007

Monarch Tree Services - Colorado

A Division of Environmental Designs LLC
12511 E 112th Ave
Brighton, Colorado 80640
James Johnson
RM-8332A
jamesjohnson@environmentaldesigns.net
tel:720-684-8253

	Species	Qty	Service	Price
	Oak Species	14	Provide a corrective and deadwood pruning	\$559
	Common Hackberry	18	Provide a corrective and deadwood pruning	\$718
	Hawthorn Species	23	Provide a corrective and deadwood pruning	\$918
	Pear Species	23	Provide a corrective and deadwood pruning	\$918
	Oregon Crabapple	2	Provide a corrective and deadwood pruning	\$80
	Locust Species	14	Provide a corrective and deadwood pruning	\$559
	Kentucky Coffeetree	3	Provide a corrective and deadwood pruning	\$120
	American Elm	6	Provide a corrective and deadwood pruning	\$239
			Total	\$4,111

Jefferson



- Legend (103)**
- Pear Species (23)
 - Hawthorn Species (23)
 - Common Hackberry (18)
 - Oak Species (14)
 - Locust Species (14)
 - American Elm (6)
 - Kentucky Coffeet... (3)
 - Oregon Crabapple (2)

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 Geological Survey, USDA / FPAC / GEO