

RESOLUTION NO. 2023-01-01

**RESOLUTION OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 2
ADOPTING THE CAPITAL IMPROVEMENT PROGRAM AND
MASTER INFRASTRUCTURE PLAN AS MODIFIED BY SUBSEQUENT
CONSTRUCTION PLANS (FOR 2023)**

A. Jefferson Center Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), is authorized, pursuant to its Service Plan, to provide, among other things, street and safety protection, water, sanitary sewer, park and recreation, transportation, television relay and translation and limited fire protection improvements and services to users within its service area (“**Public Improvements**”).

B. The District has entered into an Amended and Restated Master Redevelopment Agreement with the Arvada Urban Renewal Authority and the City of Arvada (“**MRA**”) which governs the manner in which the District may utilize certain pledged revenues to support the financing and construction of the Public Improvements.

C. Pursuant to the MRA, the District has adopted a Master Infrastructure Plan which generally describes the Public Improvements and related projects of the District (“**MIP**”).

D. Also pursuant to the MRA, the District has adopted a three-year Capital Improvement Program (“**CIP**”) which evidences the District’s plan for construction of Public Improvements necessary to support development within the three-year period addressed by the CIP.

E. The MRA requires that the CIP be amended no less frequently than annually by the District which amendments, upon delivery to the City, will be deemed to amend the MIP.

F. In accordance with the MRA and the CIP, the Board of Directors has determined that it is in the best interests of the District and its users and constituents to recognize the modifications to the CIP and MIP and adopt the CIP and MIP as modified by the construction plans approved by the City of Arvada.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Jefferson Center Metropolitan District No. 2 as follows:

1. The District has previously adopted the “Infrastructure Master Plan for Jefferson Center Metropolitan District No. 1 North Area” prepared by TST, Inc. Consulting Engineers and dated September 13, 2004, as the MIP of the District.

2. The District has previously adopted all Phase 1 Improvements identified in the MIP and all projects associated with any project funding obligations of the District as the CIP of the District.

3. The District hereby adopts the CIP and MIP as modified by: (a) the construction plans previously approved by the City of Arvada; and (b) any additional construction plans anticipated to be submitted to the City of Arvada, which construction will (upon approval by the

City of Arvada) be performed in accordance with such approved plans; all as more particularly set forth on **Exhibit A**, attached hereto and incorporated herein by this reference.

4. The District recognizes that the CIP and MIP may be further modified from time to time as necessary to comply with the requirements of the City of Arvada and/or other governing jurisdictions.

5. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, clause or portion hereof, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION NO. 2023-01-01]

APPROVED AND ADOPTED this 24th day of January 2023.

**JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 2**, a quasi-municipal
corporation and political subdivision of the State
of Colorado

By: Charles C McKay
President

Attest:



Secretary

EXHIBIT A

**Cimarron Metropolitan District
Construction Project List
January 27, 2023**

Project	Status
Candelas Community	
Candelas Filing 1 Roadway, Grading, and Drainage Construction Plans	Complete and turned over to Arvada
Candelas Filing 1 Utility Construction Plans	Complete and turned over to Arvada
Candelas Filing 1 Channel Improvements	Complete and turned over to the District
Candelas Filing 1 Box Culvert Construction Plans	Complete and turned over to Arvada
Candelas Filing 1 Landscape Construction Plans	Complete and turned over to the District
Candelas Filing 2 Roadway, Grading and Drainage Construction Documents	Complete and turned over to Arvada
Candelas Filing 2 Utility Construction Plans	Complete and turned over to Arvada
Candelas Filing 2 Channel Improvements	Complete and turned over to the District
Candelas Filing 2 Landscape Construction Plans	Complete and turned over to the District
Candelas Filing 3 Roadway, Grading, and Drainage Construction Plans	Complete and turned over to Arvada
Candelas Filing 3 Utility Construction Plans	Complete and turned over to Arvada
Candelas Filing 3 Landscape Construction Plans	Complete and turned over to the District
Candelas Filing 4 Roadway, Grading, and Drainage Construction Plans	Complete and turned over to Arvada
Candelas Filing 4 Utility Construction Plans	Complete and turned over to Arvada
Candelas Filing 4 Landscape Construction Plans	Complete and turned over to the District
Candelas Filing 4 Channel Improvements	Complete and turned over to the District
Off Site	
Candelas Parkway	Complete and turned over to Arvada
JCMD Phase 1 Infrastructure Water Storage Tanks & Pump Stations	Complete and turned over to Arvada
JCMD Phase 1 Infrastructure Water Transmission Construction Plans	Complete and turned over to Arvada

EXHIBIT A
(continued)

Jefferson Center Metropolitan District No. 1
Construction Projects

Project	Status
<p>King Soopers Area / Kings North (Northwest Corner of Indiana and Candelas Parkway)</p> <p>Including Indiana and 91st Improvements, Roadways, Grading, Drainage, Dry Creek Box Culvert, Utilities (Water/Sewer), Landscape, Retaining Walls and Traffic Signalization</p>	<p>Kings North - Complete, except any final acceptance warranty items. Estimated turnover to Arvada June 2023</p> <p>Indiana and 91st Improvements Construction - Complete, except any final acceptance warranty items. Estimated turnover to Arvada June 2023</p>
<p>Candelas Indiana North Site Improvements, Indiana Widening and Joyce Street Box Culvert</p> <p>Including Box Culvert, Grading, Drainage, Utilities (Water/Sewer), Landscape</p>	<p>Construction started January 2022</p>
<p>SCL Area (West of King Soopers, West of Candelas Parkway, South of Jefferson Parkway Right of Way)</p> <p>Including Roadway, Grading, Drainage, Utilities (Water/Sewer), Landscape</p>	<p>Complete, except any final acceptance warranty items. Estimated turnover to Arvada August 2023</p>
<p>Candelas Point Area (Candelas Parkway and Highway 72)</p> <p>Including Roadway, Grading, Drainage, Utilities (Water/Sewer), Landscape</p>	<p>Complete, except any final acceptance warranty items. Estimated turnover to Arvada June 2023</p>
<p>Highway 72 Water Main (Highway 72 and Highway 93 East to El Diente)</p>	<p>Complete, except any warranty items Estimated turnover to Arvada January 2025</p>
<p>Sanitary Sewer Interceptor (Highway 72 and Indiana Area, West towards Trailstone)</p>	<p>Construction started December 2022</p>

EXHIBIT A
(continued)

Jefferson Center Metropolitan District No. 1
Construction Projects

Project	Status
72/93 Area (State Highway 93 and State Highway 72 Intersection, NE and SE Quadrant) Including Roadway, Grading, Drainage, Utilities (Water/Sewer), Landscape	Expected construction start April 2023