

## JEFFERSON CENTER METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 · 800-741-3254  
Fax: 303-987-2032  
<https://jeffersoncentermd2.colorado.gov>

### NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office</u>	<u>Term/Expiration:</u>
Charles Church McKay	President	2027/May 2027
Gregg Bradbury	Treasurer	2027/May 2027
Jeff Nading	Assistant Secretary	2025/May 2025
Steve Nading	Assistant Secretary	2025/May 2025
Brandon Dooling	Assistant Secretary	2027/May 2027
David Solin	Secretary	

DATE: Wednesday, November 20, 2024

TIME: 9:30 a.m.

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

*\*Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZU3Fqdz09>

Phone Number: 1-719-359-4580

Meeting ID: 546 911 9353

Passcode: 912873

#### I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

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B. Approve Agenda. Confirm location of the meeting and posting of meeting notices.

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C. Review and approve the Minutes of the September 24, 2024 Regular Meeting (enclosure).

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D. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are the fourth Tuesday of every month) and consider adoption of Resolution No. 2024-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

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- E. Authorize renewal of the District’s insurance and Special District Association (“SDA”) membership for 2025.
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- F. **Website Accessibility Matters:**

- 1. Discuss website accessibility matters.
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- 2. Establish Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers, if necessary.
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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III. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending November 20, 2024, in the amount of \$246,925.91 (enclosure).
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- B. Review and accept unaudited financial statements for the period ending June 30, 2024 (enclosure).
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- C. Consider engagement of \_\_\_\_\_ to prepare 2024 Audit, for a fee of \$\_\_\_\_\_ (to be distributed).
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- D. Conduct Public Hearing to consider Amendment to 2024 Budget. If necessary, consider adoption of Resolution No. 2024-11-\_\_\_, Resolution to Amend the 2024 Budget and Appropriate Expenditures.
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- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution No. 2024-11-\_\_\_, Resolution to Adopt the 2025 Budget and Appropriate Sums of Money (enclosures – preliminary AV, draft 2025 Budget, and Resolution).
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- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Manager to file the Certification with the Board of County Commissioners and other interested parties.
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- G. Consider appointment of the District Accountant to prepare the 2026 Budget and set the date for a Public Hearing to adopt the 2026 Budget for November 25, 2025, at 9:30 a.m., to be held via videoconference.
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IV. MANAGEMENT MATTERS

- A. Review Water Tracking Report (enclosure).
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- B. Discuss City of Arvada Water Allocation Process.
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V. LEGAL MATTERS

- A. Discuss May 6, 2025 Regular Directors’ Election and consider adoption of Resolution No. 2024-11-\_\_\_, Resolution Calling a Regular Election for Directors on May 6, 2025, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 28, 2025 (enclosure). Discuss the need for ballot issues and/or questions.
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- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (Transparency Notice).
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VI. OTHER BUSINESS

- A. Acknowledge rescheduling of the District’s December 24, 2024 Regular Meeting to December 18, 2024.
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VII. ADJOURNMENT **A SPECIAL MEETING IS SCHEDULED FOR DECEMBER 18, 2024.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”) HELD SEPTEMBER 24, 2024

A Regular Meeting of the Board of Directors of the Jefferson Center Metropolitan District No. 2 (referred to hereafter as “Board”) was convened on Tuesday, September 24, 2024, at 9:30 a.m. This District Board meeting was held by via Zoom. The meeting was open to the public.

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### ATTENDANCE

#### **Directors In Attendance Were:**

Charles Church McKay, President  
Gregg Bradbury, Treasurer  
Jeff Nading, Assistant Secretary  
Steve Nading, Assistant Secretary  
Brandon Dooling, Assistant Secretary

#### **Also In Attendance Were:**

David Solin and Diana Garcia; Special District Management Services, Inc. (SDMS)

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

Joy Tatton; Simmons & Wheeler, P.C.

Joe Campbell, Elesha Carbaugh-Gonzalez and Brandon Collins; Independent District Engineering Services, LLC (IDES)

Gregg McKay; Member of the Public

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### ADMINISTRATIVE MATTERS

**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

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**Agenda:** The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay, and upon vote unanimously carried, the Board approved the Agenda, 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 of January 23, 2024 Regular Meeting:** The Board reviewed the Minutes of the January 23, 2024 Regular Meeting.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading, and upon vote unanimously carried, the Board approved the Minutes of the January 23, 2024 Regular Meeting.

**PUBLIC  
COMMENT**

\_\_\_\_\_  
There were no public comments.  
\_\_\_\_\_

**FINANCIAL  
MATTERS**

**Claims:** Ms. Tatton reviewed with the Board the claims for the period of November 29, 2023 through July 31, 2024, and for the period of August 1, 2024 through August 31, 2024.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling, and upon vote unanimously carried, the Board ratified approval of the payment of claims for the period of November 29, 2023 through July 31, 2024 in the amount of \$154,678.69, and approved the payment of claims for the period of August 1, 2024 through August 31, 2024, in the amount of \$1,666.32.

**Unaudited Financial Statements:** Ms. Tatton reviewed with the Board the unaudited financial statements for the period ending March 31, 2024.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling, and upon vote unanimously carried, the

## RECORD OF PROCEEDINGS

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Board accepted the unaudited financial statements for the period ending March 31, 2024.

**2023 Budget Amendment Hearing:** Director McKay opened the public hearing to consider amendment of the 2023 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

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

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay, and upon vote unanimously carried, the Board adopted Resolution No. 2024-09-01, Resolution to Amend the 2023 Budget.

**2023 Audit:** Ms. Tatton reviewed the 2023 Audit with the Board.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading, and upon vote unanimously carried, the Board approved the 2023 Audit and authorized execution of the Representations Letter.

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### **MANAGEMENT MATTERS**

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

**Arvada Water Allocation:** The Board discussed the Arvada Water Allocation process changes. No action was taken by the Board.

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### **LEGAL MATTERS**

**Intergovernmental Agreement for Park Maintenance:** Attorney Becher discussed with the Board the request from the City of Arvada to amend the Intergovernmental Agreement for Park Maintenance Between the City of Arvada, Colorado and the District to clarify ownership and maintenance of Park Improvements. She indicated counsel will research the issue and provide a response to the City of Arvada.

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### **OTHER BUSINESS**

There was no other business.

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## RECORD OF PROCEEDINGS

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### 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.

Respectfully submitted,

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

## RESOLUTION NO. 2024-11-01

### RESOLUTION OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 2 ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

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

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

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

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.



NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Jefferson Center Metropolitan District No. 2 (the “**District**”), Jefferson County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2025 shall be held on the 4<sup>th</sup> Tuesday of every Month at 9:30 a.m. via Zoom.

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

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

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

7. That the District has established the following District Website, <https://jeffersoncentermd2.colorado.gov>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) Fence post on the southwest corner of 96th and Indiana

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

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

RESOLUTION APPROVED AND ADOPTED on November 20, 2024.

**JEFFERSON CENTER METROPOLITAN  
DISTRICT NO. 2**

By: \_\_\_\_\_  
President

Attest:

By: \_\_\_\_\_  
Secretary

Vendor	Invoice #	Date	Amount in USD	Expense Account	Account Number	Department
Colorado Special Districts Property and Liability Pool	25PL-60923-2959	11/6/2024	3,208.00	Prepaid insurance	1380	1
McGeady Becher Cortese Williams P.C	10 31 2024 779B	10/31/2024	871.12	Legal	6750	1
McGeady Becher Cortese Williams P.C	10 31 2024 779B	10/31/2024	845.88	Legal	6750	1
McGeady Becher Cortese Williams P.C	09 30 2024 779B	9/30/2024	2,335.48	Legal	6750	1
Mountain Shadow Metropolitan Distri	11.13.2024 Pledge Revenue	11/13/2024	235,493.50	Mt Shadows Pledge Agreement	6067	3
Simmons & Wheeler, P.C.	39088	9/30/2024	2,176.73	Accounting	6170	1
Special District Management Services, Inc.	10 31 2024 JCMD2	10/31/2024	16.90	Election expense	6350	1
Special District Management Services, Inc.	10 31 2024 JCMD2	10/31/2024	1,003.30	Management fees	6100	1
TCW Risk Management	14841	11/7/2024	975.00	Prepaid insurance	1380	1
			<u>246,925.91</u>			
			11,432.41	General		
			<u>235,493.50</u>	Capital		
			<u>246,925.91</u>			

Jefferson Center Metropolitan District No. 2  
Financial Statements

June 30, 2024

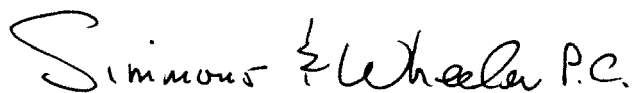
ACCOUNTANT'S COMPILATION REPORT

Board of Directors  
Jefferson Center Metropolitan District No. 2

Management is responsible for the accompanying financial statements of each major fund of Jefferson Center Metropolitan District No. 2, as of and for the period ended June 30, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Jefferson Center Metropolitan District No. 2 because we performed certain accounting services that impaired our independence.

Handwritten signature of Simmons & Wheeler P.C. in black ink.

September 30, 2024  
Englewood, Colorado

**Jefferson Center Metropolitan District No.2**  
**Combined Balance Sheet**  
**June 30, 2024**

**See Accountant's Compilation Report**

		<u>General</u> <u>Fund</u>	<u>Capital</u> <u>Projects</u> <u>Fund</u>	<u>Debt</u> <u>Service</u> <u>Fund</u>	<u>Account</u> <u>Groups</u>	<u>Total</u> <u>All Funds</u>
<b>Assets</b>						
<b>Current assets</b>						
Cash checking	\$	-	\$ 53,857	\$ -	\$ -	\$ 53,857
Cash Colotrust		-	98,860	-	-	98,860
Due from AURA		-	-	911,135	-	911,135
Due from other districts		38,492	-	-	-	38,492
Due from other funds		11,095	45,033	-	-	56,128
		<u>49,587</u>	<u>197,750</u>	<u>911,135</u>	<u>-</u>	<u>1,158,472</u>
<b>Other assets</b>						
Fixed assets		-	-	-	2,282,912	2,282,912
Amount to be provided for retirement of debt		-	-	-	14,193,967	14,193,967
		<u>-</u>	<u>-</u>	<u>-</u>	<u>16,476,879</u>	<u>16,476,879</u>
	\$	<u>49,587</u>	\$ <u>197,750</u>	\$ <u>911,135</u>	\$ <u>16,476,879</u>	\$ <u>17,635,351</u>
<b>Liabilities and Equity</b>						
<b>Current liabilities</b>						
Accounts payable	\$	23,402	\$ -	\$ -	\$ -	\$ 23,402
Due to JCMD#1		2,895	-	855,007	-	857,902
Due to other funds		-	-	56,128	-	56,128
		<u>26,297</u>	<u>-</u>	<u>911,135</u>	<u>-</u>	<u>937,432</u>
Mountain Shadows Pledge Agreement		-	-	-	7,000,000	7,000,000
Accrued Interest - Mountain Shadows		-	-	-	7,193,967	7,193,967
		<u>-</u>	<u>-</u>	<u>-</u>	<u>14,193,967</u>	<u>14,193,967</u>
<b>Total liabilities</b>		<u>26,297</u>	<u>-</u>	<u>911,135</u>	<u>14,193,967</u>	<u>15,131,399</u>
<b>Fund equity and other credits</b>						
Investment in fixed assets		-	-	-	2,282,912	2,282,912
Fund balance - unreserved		23,290	197,750	-	-	221,040
		<u>23,290</u>	<u>197,750</u>	<u>-</u>	<u>2,282,912</u>	<u>2,503,952</u>
	\$	<u>49,587</u>	\$ <u>197,750</u>	\$ <u>911,135</u>	\$ <u>16,476,879</u>	\$ <u>17,635,351</u>

**Jefferson Center Metropolitan District No.2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Six Months Ended June 30, 2024**  
**General Fund**

**See Accountant's Compilation Report**

	<u>Annual</u> <u>Budget</u>	<u>Actual</u> <u>3 Months</u>	<u>Actual</u> <u>Year to</u> <u>Date</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
<b>Revenues</b>				
Transfer from JCMD #1	\$ 57,515	\$ 9,900	\$ 23,038	\$ (34,477)
Transfer from Mountain Shadows	22,811	3,926	9,137	(13,674)
Transfer from Canyon Pines	9	2	4	(5)
Transfer from Cimarron/Vauxmont	<u>82,471</u>	<u>12,308</u>	<u>28,642</u>	<u>(53,829)</u>
	<u>162,806</u>	<u>26,136</u>	<u>60,821</u>	<u>(101,985)</u>
<b>Expenditures</b>				
Audit	5,500	-	-	5,500
Accounting	20,000	3,510	10,057	9,943
Election expense	1,000	-	-	1,000
Insurance	4,650	-	5,009	(359)
Legal	30,000	1,066	5,764	24,236
Management fees	25,000	927	4,413	20,587
Miscellaneous	2,001	-	-	2,001
Office supplies	1,500	-	-	1,500
Stormwater IGA	65,650	20,633	35,511	30,139
Emergency reserve	4,659	-	-	4,659
Contingency	<u>23,290</u>	<u>-</u>	<u>-</u>	<u>23,290</u>
	<u>183,250</u>	<u>26,136</u>	<u>60,754</u>	<u>122,496</u>
Excess (deficiency) of revenues over expenditures	(20,444)	\$ <u><u>-</u></u>	67	20,511
Fund balance beginning	<u>20,444</u>		<u>23,223</u>	<u>2,779</u>
Fund balance ending	\$ <u><u>-</u></u>		\$ <u><u>23,290</u></u>	\$ <u><u>23,290</u></u>

**Jefferson Center Metropolitan District No.2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Six Months Ended June 30, 2024**  
**Capital Projects Fund**

**See Accountant's Compilation Report**

	<u>Annual Budget</u>	<u>Actual 3 Months</u>	<u>Actual Year to Date</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues</b>				
Mt Shadows AURA Increment	\$ 407,624	\$ 134,193	\$ 244,036	\$ (163,588)
AURA Arvada Fire Dept	2,440,561	1,282,179	2,401,775	(38,786)
Interest income	-	1,322	2,648	2,648
	<u>2,848,185</u>	<u>1,417,694</u>	<u>2,648,459</u>	<u>(199,726)</u>
<b>Expenditures</b>				
Arvada Fire Construction	2,440,561	1,282,179	2,401,775	38,786
Mt Shadow Pledge Agreement Interest	407,624	134,193	244,036	163,588
Transfer to JCMD1 General Fund	97,408	-	-	97,408
Transfer to Vauxmont	97,409	-	-	97,409
	<u>3,043,002</u>	<u>1,416,372</u>	<u>2,645,811</u>	<u>397,191</u>
Excess (deficiency) of revenues over expenditures	(194,817)	\$ <u>1,322</u>	2,648	197,465
Fund balance beginning	<u>194,817</u>		<u>195,102</u>	<u>285</u>
Fund balance ending	<u>\$ -</u>		<u>\$ 197,750</u>	<u>\$ 197,750</u>



**Jefferson Center Metropolitan District No.2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Six Months Ended June 30, 2024**  
**Debt Service Fund**

**See Accountant's Compilation Report**

	<u>Annual Budget</u>	<u>Actual 3 Months</u>	<u>Actual Year to Date</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues</b>				
Transfer from District #1	\$ 1,799,108	\$ 683,738	\$ 1,518,475	\$ (280,633)
Mt Shadows AURA Increment	365,922	185,304	339,456	(26,466)
Vauxmont AURA Increment	7,481,436	3,839,675	6,959,561	(521,875)
JCMD NW AURA Increment	<u>2,697,471</u>	<u>1,481,898</u>	<u>2,640,491</u>	<u>(56,980)</u>
	<u>12,343,937</u>	<u>6,190,615</u>	<u>11,457,983</u>	<u>(885,954)</u>
<b>Expenditures</b>				
Transfer to Vauxmont - Cimarron Pledge Agreement	9,646,466	4,708,717	8,817,492	828,974
Transfer to District #1	<u>2,697,471</u>	<u>1,481,898</u>	<u>2,640,491</u>	<u>56,980</u>
	<u>12,343,937</u>	<u>6,190,615</u>	<u>11,457,983</u>	<u>885,954</u>
 Excess (deficiency) of revenues over expenditures	 -	 \$ <u><u>-</u></u>	 -	 -
 Fund balance beginning	 <u>-</u>		 <u>-</u>	 <u>-</u>
 Fund balance ending	 <u><u>\$ -</u></u>		 <u><u>\$ -</u></u>	 <u><u>\$ -</u></u>



**JEFFERSON**  
COUNTY COLORADO

**SCOT KERSGAARD**

Assessor

August 26, 2024

**AUG 29 2024**

OFFICE OF THE ASSESSOR  
100 Jefferson County Parkway  
Golden, CO 80419-2500  
Phone: 303-271-8600  
Fax: 303-271-8616  
Website: <http://assessor.jeffco.us>  
E-mail Address: [assessor@jeffco.us](mailto:assessor@jeffco.us)

JEFF CTR METRO DIST NO 2  
DAVID SOLIN  
141 UNION BLVD 150  
LAKEWOOD CO 80228-1898

Code # 4450

### CERTIFICATION OF VALUATION

The Jefferson County Assessor reports a taxable assessed valuation for your taxing entity for 2024 of:

\$10,560

The breakdown of the taxable valuation of your property is enclosed. The certification reflects any adjustments enacted by the Legislature, including adjustments resulting from Senate Bill 22-238 and Senate Bill 23B-001.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

SCOT KERSGAARD  
Jefferson County Assessor

enc

## CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity  YES  NO

Date: August 26, 2024

**NAME OF TAX ENTITY:** JEFF CTR METRO DIST NO 2

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2024:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	31,464
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	10,560
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	186
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	10,374
5. NEW CONSTRUCTION: *	5.	\$	0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	10
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	2,178
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**ADDITIONS TO TAXABLE REAL PROPERTY**

2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	0
3. ANNEXATIONS/INCLUSIONS:	3.	\$	37
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	37,852
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	0
--	--	----	---

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

**Jefferson Center Metropolitan District No. 2**  
**Proposed Budget**  
**General Fund**  
**For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Proposed Budget <u>2025</u>
Beginning fund balance	\$ 20,444	\$ 20,444	\$ 23,217	\$ 23,217	\$ 23,217
Revenues:					
Transfer from Mt Shadows	21,624	22,811	9,137	18,329	23,783
Transfer from Canyon Pines	7	9	4	8	3,877
Transfer from Cimarron / Vauxmont	60,157	82,471	28,642	57,456	74,386
Transfer from JCMD #1	<u>55,309</u>	<u>57,515</u>	<u>23,038</u>	<u>46,216</u>	<u>59,099</u>
Total revenues	<u>137,097</u>	<u>162,806</u>	<u>60,821</u>	<u>122,009</u>	<u>161,145</u>
Total funds available	<u>157,541</u>	<u>183,250</u>	<u>84,038</u>	<u>145,226</u>	<u>184,362</u>
Expenditures:					
Legal	27,462	30,000	5,764	11,500	30,000
Accounting	22,070	20,000	10,057	20,100	20,000
Audit	6,500	5,500	-	5,500	6,000
Election expense	1,456	1,000	-	-	1,000
Insurance	4,542	4,650	5,009	5,009	5,300
District management	11,496	25,000	4,413	8,800	25,000
Stormwater IGA	60,693	65,650	35,511	71,000	65,650
Office supplies	-	1,500	-	-	1,500
Miscellaneous	105	2,001	-	100	2,001
Contingency	-	23,290	-	-	23,217
Emergency reserve	-	4,659	-	-	4,694
Total expenditures	<u>134,324</u>	<u>183,250</u>	<u>60,754</u>	<u>122,009</u>	<u>184,362</u>
Ending fund balance	<u>\$ 23,217</u>	<u>\$ -</u>	<u>\$ 23,284</u>	<u>\$ 23,217</u>	<u>\$ -</u>
Assessed value	<u>\$ 9,178</u>	<u>\$ 31,464</u>			<u>\$ 10,560</u>
Urban Renewal increment	<u>\$ 9</u>	<u>\$ 21,356</u>			<u>\$ 186</u>
Mill levy	<u>-</u>	<u>-</u>			<u>-</u>
Allocation to JCMD #2	AV 2024		Alloc for 2024	AV 2025	Alloc for 2024
AV District #1	79,624,299	37.88%	57,515	78,596,334	36.67%
AV Vauxmont	98,984,060	47.09%	82,466	98,920,019	46.16%
AV Cimarron	6,851	0.00%	5	7,279	0.00%
AV Canyon Pines	12,926	0.01%	9	5,156,549	2.41%
AV Mt Shadow	<u>31,579,293</u>	<u>15.02%</u>	<u>22,811</u>	<u>31,629,306</u>	<u>14.76%</u>
Total	<u>210,207,429</u>	<u>100.00%</u>	<u>162,806</u>	<u>214,309,487</u>	<u>100.00%</u>

**Jefferson Center Metropolitan District No. 2**  
**Proposed Budget**  
**Capital Project Fund**  
**For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Proposed Budget <u>2025</u>
Beginning fund balance	\$ 190,158	\$ 194,817	\$ 195,103	\$ 195,103	\$ 200,403
Revenues:					
AURA Intergovernmental AFPD	1,761,104	2,440,561	2,401,775	2,440,561	2,537,928
Mt Shadows AURA Increment on 76.958 mills	388,991	407,624	244,036	407,624	259,154
Interest income	4,945	-	2,648	5,300	-
Total revenues	<u>2,155,040</u>	<u>2,848,185</u>	<u>2,648,459</u>	<u>2,853,485</u>	<u>2,797,082</u>
Total funds available	<u>2,345,198</u>	<u>3,043,002</u>	<u>2,843,562</u>	<u>3,048,588</u>	<u>2,997,485</u>
Expenditures:					
Arvada Fire Construction	1,761,104	2,440,561	2,401,775	2,440,561	2,537,928
Transfer to Vauxmont	-	97,409	-	-	100,202
Transfer to JCMD 1 General Fund	-	97,408	-	-	100,201
Mt Shadow Pledge Agreement Interest	388,991	407,624	244,036	407,624	259,154
Total expenditures	<u>2,150,095</u>	<u>3,043,002</u>	<u>2,645,811</u>	<u>2,848,185</u>	<u>2,997,485</u>
Ending fund balance	<u>\$ 195,103</u>	<u>\$ -</u>	<u>\$ 197,751</u>	<u>\$ 200,403</u>	<u>\$ -</u>
Mt Shadows NW AURA Increment AV	<u>\$ 6,561,517</u>	<u>\$ 7,831,366</u>			<u>\$ 7,869,480</u>
Vauxmont NW AURA Increment AV	<u>\$ 67,836,407</u>	<u>\$ 93,786,959</u>			<u>\$ 91,957,126</u>
JCMD NW AURA Increment AV	<u>\$ 23,645,084</u>	<u>\$ 13,122,490</u>			<u>\$ 20,112,222</u>

**Jefferson Center Metropolitan District No. 2**  
**Proposed Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Proposed Budget <u>2025</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Transfer from District #1 - Debt Service	1,428,896	1,799,108	1,518,475	1,799,108	1,524,579
Mt Shadows AURA Increment on 76.958 mills	310,039	365,922	339,456	365,922	360,361
Vauxmont NWURA Increment on 76.958 mills	5,452,649	7,481,436	6,959,561	7,481,436	7,186,115
JCMD NWURA Increment on 76.958 mills	<u>1,685,626</u>	<u>2,697,471</u>	<u>2,640,491</u>	<u>2,697,471</u>	<u>2,938,017</u>
Total revenues	<u>8,877,210</u>	<u>12,343,937</u>	<u>11,457,983</u>	<u>12,343,937</u>	<u>12,009,072</u>
Total funds available	<u>8,877,210</u>	<u>12,343,937</u>	<u>11,457,983</u>	<u>12,343,937</u>	<u>12,009,072</u>
Expenditures					
Transfer to JCMD#1	1,685,626	2,697,471	2,640,491	2,697,471	2,938,017
Transfer to Vauxmont Cimarron Pledge Agreement	<u>7,191,584</u>	<u>9,646,466</u>	<u>8,817,492</u>	<u>9,646,466</u>	<u>9,071,055</u>
Total expenditures	<u>8,877,210</u>	<u>12,343,937</u>	<u>11,457,983</u>	<u>12,343,937</u>	<u>12,009,072</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**RESOLUTION NO. 2024 - 11 -**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 2**  
**TO ADOPT THE 2025 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Jefferson Center Metropolitan District No. 2 (“District”) has appointed the District Accountant to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2024, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 20, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

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

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Jefferson Center Metropolitan District No. 2 for the 2025 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 20<sup>th</sup> day of November, 2024.

---

Secretary

(SEAL)



**EXHIBIT A**  
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Jefferson Center Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Jefferson Center Metropolitan District No. 2 held on November 20, 2024.

By: \_\_\_\_\_  
Secretary



**COMMERCIAL WATER ALLOCATION COMMITMENTS**  
As of 11/18/24

User	Final Tap Size	Final Allocation	Final Letter Date	Preliminary Tap Size	Preliminary Allocation	Preliminary Letter Date	Available Balance (AF)
<b>Pre-12/2/19 Allocations</b>							
<b>Final Allocations</b>							<b>594.23</b>
Yenter	1.00	1.25					592.98
Plains End	2.00	4.00					588.98
Candelas Parkway Irrigation	1.00	1.25					587.73
King Soopers	2.00	4.00	3/20/2019				583.73
King Soopers Gas Station	0.75	0.75	3/20/2019				582.98
King Soopers Retail Center	2.00	4.00	3/20/2019				578.98
Sautter Arvada School	1.00	1.25	3/20/2019				577.73
7-11	1.00	1.25	3/20/2019				576.48
Starbucks	1.00	1.25	3/20/2019				575.23
Three Creeks Elementary	3.00	7.50	3/20/2019				567.73
Whisper Creek Station - Arvada PD	1.00	1.25	3/20/2019				566.48
Candelas Point Retail (Block 1, Lot 3)	1.50	2.50	3/29/2019				563.98
Candelas Point Retail (Block 1, Lot 4)	1.50	2.50	3/29/2019				561.48
Chase Bank	1.00	1.25	4/5/2019				560.23
First Bank	1.00	1.25	7/30/2019				558.98
Wendy's	1.00	1.25	7/30/2019				557.73
Wild Grass Lot 3 (Bldg. A)	1.00	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		49.00			0.00		
<b>Initial Allocation Not Included</b>							
Cimarron Commercial LLC					363.05		182.18
<b>Post-12/2/19 Allocations</b>							
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
Luxlocker Arvada				1.00	1.25	No Plan Yet	112.75
Whisper Village Car Wash				2.00	4.00	No Plan Yet	108.75
Discount Tire				1.50	2.50	10/10/2024	106.25
Bank of America				1.00	1.25		105.00
Total		22.25			22.75		
<b>Total Acre Feet Remaining Unallocated</b>							<b>105.00</b>

Tap Size	AF	Ratio
0.625	0.50	1.0
0.750	0.75	1.5
1.000	1.25	2.5
1.500	2.50	5.0
2.000	4.00	8.0
3.000	7.50	15.0
4.000	12.50	25.0
6.000	25.00	50.0

**RESIDENTIAL WATER ALLOCATION COMMITMENTS**  
**As of 11/18/24**

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

**RESOLUTION NO. 2024-11-\_\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
JEFFERSON CENTER METROPOLITAN DISTRICT NO. 2  
CALLING A REGULAR ELECTION FOR DIRECTORS  
ON MAY 6, 2025**

A. The terms of the offices of Directors Jeffrey L. Nading and Steven J. Nading shall expire upon the election of their successors at the regular election, to be held on May 6, 2025 (“**Election**”), and upon such successors taking office.

B. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the second regular election, to occur May 8, 2029.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Jefferson Center Metropolitan District No. 2 (the “**District**”) of the City of Arvada, Jefferson County, Colorado:

1. Date and Time of Election. The Election shall be held on May 6, 2025, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the second regular election, to occur May 8, 2029.

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

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

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

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228, between the

hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 29, 2025).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228 (phone 303-987-0835), and on the District's website at: [jeffersoncentermd1.colorado.gov](http://jeffersoncentermd1.colorado.gov).

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 4, 2025, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

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

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

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

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION  
CALLING A REGULAR ELECTION FOR DIRECTORS ON MAY 6, 2025]**

RESOLUTION APPROVED AND ADOPTED on November 20, 2024.

**JEFFERSON CENTER METROPOLITAN  
DISTRICT NO. 2**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary





141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 • Fax: 303-987-2032

## MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski  
Executive Vice-President

DATE: September 23, 2024

RE: Notice of 2025 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (2.5%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.