

STC 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://www.colorado.gov/pacific/stcmd>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

James A. Brzostowicz

Terry Willis

VACANT

VACANT

VACANT

Office:

President

Assistant Secretary

Term/Expires:

2023/May 2023

2023/May 2023

2023/May 2023

2025/May 2023

2025/May 2023

Peggy Ripko

Secretary

DATE: May 4, 2022

TIME: 9:00 A.M.

LOCATION: **Via Online Zoom Meeting**

**IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE USE THE
FOLLOWING INFORMATION:**

Join Zoom Meeting

<https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>

Meeting ID: 897 9736 4658

Passcode: 115782

One tap mobile

+12532158782

Please email Peggy Ripko if there are any issues (pripko@sdmsi.com).

I. ADMINISTRATIVE MATTERS

A. Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda; confirm location of the meeting and posting of meeting notice.

C. Approve Minutes of the April 6, 2022 Regular Meeting (enclosure).

D. Discuss results of the cancelled of May 3, 2022 Regular Directors' Election (enclosure).

II. PUBLIC COMMENTS

A. _____

III. FIRE RESPONSE

A. Update regarding Federal Emergency Management Agency “FEMA” grant.

IV. FINANCIAL MATTERS

A. Review and ratify approval of payment of claims for the following period (enclosure):

Fund	Period Ending April 26, 2022
General	\$ 71,134.19
Debt	\$ -0-
Capital	\$ 2,002.40
Payroll	\$ -0-
Total	\$ 73,136.59

B. Review and accept Unaudited Financial Statements through the period ending _____, 2022 (to be distributed).

V. LEGAL MATTERS

A. Discuss recouping taxes for the previous years.

VI. OPERATIONS AND MAINTENANCE

A. Discuss Operating Projections.

VII. CAPITAL PROJECTS

A. Review and consider acceptance of improvement costs in the amount of \$1,065,986.99, under Final Engineers Report and Certification #83 prepared by Ranger Engineering, LLC, dated April 20, 2022 (enclosure).

VIII. DEVELOPER UPDATE

- A. Status of Lot and Home Sales.

- B. Status of any Necessary Inclusions.

- C. Status of Conveyance of Facilities.

IX. COVENANTS

- A. Discuss Community Manager's Update.

- B. Discuss and consider request to allow for hard scape patios to the side of the front porch (enclosures).

X. OTHER MATTERS

- A.

XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 1, 2022.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD APRIL 6, 2022

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 6th day of April, 2022, at 9:00 A.M. This District Board meeting was held by Zoom at: <https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>; Meeting ID: 897 9736 4658, Passcode: 115782 and via telephone conference at: 1-253-215-8782. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz, President
Terry Willis, Assistant Secretary

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. ("SDMS")

Jennifer L. Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Ripko requested that the Directors review the Agenda for the meeting and advised the Board to disclose any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko noted a quorum was present. The Board reviewed the proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

RECORD OF PROCEEDINGS

Confirm Quorum, Location of Meeting and Posting of Meeting Notices: Ms. Ripko confirmed the presence of a quorum and that notice of the time, date and location/manner of the meeting was duly posted and that that no objections to the virtual/telephonic manner of the meeting have been received.

Minutes: The Board reviewed the Minutes of the February 9, 2022 Special Meeting.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Minutes of the February 9, 2022 Special Meeting.

PUBLIC COMMENTS

There were no public comments.

FIRE RESPONSE

Federal Emergency Management Agency “FEMA” Grant: There was no update at this time.

FINANCIAL MATTERS

Claims: The Board considered the ratification of approval of the payment of claims as follows:

Fund	Period Ending Feb. 17, 2022	Period Ending March 24, 2022	Special Check March 2022
General	\$ 27,957.34	\$ 129,399.71	\$ 3,157.36
Debt	\$ 9,500.00	\$ -0-	\$ -0-
Capital	\$ 2,351.25	\$ -0-	\$ -0-
Payroll	\$ 184.70	\$ 92.35	\$ -0-
Total	\$ 28,142.04	\$ 129,492.06	\$ 3,157.36

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financial Statements: Ms. Wheeler presented to the Board the unaudited financial statements for the period ending February 28, 2022.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending February 28, 2022.

RECORD OF PROCEEDINGS

LEGAL MATTERS

Recouping Taxes for Previous Years: Attorney Ivey reported to the Board that all parcels have been corrected in the Assessor's records and the District will be getting taxes moving forward. Attorney Ivey discussed with the Board the County's ability to recapture taxes for the past 2-years that may not have been collected due to the errors in the County records. Following review and discussion, the Board requested that Attorney Ivey look into various additional matters related to the recoupment of previous years taxes and report to the Board at a future meeting.

OPERATIONS AND MAINTENANCE

Operating Projections: The Board deferred discussion.

Proposal from Vargas Property Services, Inc. for Maintenance for Block 14: The Board reviewed a proposal from Vargas Property Services, Inc. for maintenance for Block 14.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the proposal from Vargas Property Services, Inc. for maintenance for Block 14, pending final scope adjustments.

Proposal from Vargas Property Services, Inc. for Maintenance for Block 26: The Board reviewed a proposal from Vargas Property Services, Inc. for maintenance for Block 26.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the proposal from Vargas Property Services, Inc. for maintenance for Block 26, pending final scope adjustments.

Proposal from TK Elevator Corporation for Maintenance on the Elevator: The Board reviewed a proposal from TK Elevator Corporation for maintenance on the elevator.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the proposal from TK Elevator Corporation for maintenance on the elevator

CAPITAL PROJECTS

Final Engineers Report and Certification #81 prepared by Ranger Engineering, LLC, dated February 28, 2022: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon

RECORD OF PROCEEDINGS

vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$3,674,672.31, detailed in the Final Engineers Report and Certification #81 prepared by Ranger Engineering, LLC, dated February 28, 2022.

Final Engineers Report and Certification #82 prepared by Ranger Engineering, LLC, dated March 28, 2022: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$1,047,568.84, detailed in the Final Engineers Report and Certification #82 prepared by Ranger Engineering, LLC, dated March 28, 2022.

DEVELOPER UPDATE

Status of Lot and Home Sales: There were no updates at this time.

Necessary Inclusions: There were no updates at this time

Conveyance of Facilities: There were no updates at this time.

COVENANT CONTROL

Community Manager's Update: The Board reviewed the Community Manager's Report presented by Ms. Ripko.

OTHER MATTERS

There were no other matters.

ADJOURNMENT

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

Respectfully submitted,

By _____
Secretary for the Meeting

**RESOLUTION OF DESIGNATED ELECTION OFFICIAL
REGARDING CANCELLATION OF ELECTION AND
DECLARATION DEEMING CANDIDATES ELECTED**

**STC METROPOLITAN DISTRICT NO. 2
Boulder County, Colorado**

A. The Designated Election Official of the STC Metropolitan District No. 2 (“**District**”) has been duly authorized by the Board of Directors of the District to cancel the election and declare candidates elected at the close of business on the sixty-third (63rd) day before the election to be conducted on May 3, 2022, pursuant to that certain Resolution Calling Election attached hereto as **Exhibit A**.

B. On the sixty-third (63rd) day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates.

NOW, THEREFORE, be it resolved by the Designated Election Official of the District that:


1. The regular election to be conducted on May 3, 2022, is hereby cancelled pursuant to Section 1-13.5-513, C.R.S.

2. The following candidates are declared elected for the following terms of office:

<u>Name</u>	<u>Term</u>
Vacant	Second Regular Election, May 2025
Vacant	Second Regular Election, May 2025
Vacant	Next Regular Election, May 2023

DATED this 2nd day of March, 2022.

STC METROPOLITAN DISTRICT NO. 2

By: 

Peggy Ripko, Designated Election Official
STC Metropolitan District No. 2
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228
Phone: (303) 987-0835

EXHIBIT A

Resolution Calling Election

**RESOLUTION OF
THE BOARD OF DIRECTORS OF
STC METROPOLITAN DISTRICT NO. 2
2022 REGULAR SPECIAL DISTRICT ELECTION RESOLUTION**

At a special meeting of the Board of Directors of the STC Metropolitan District No. 2, Boulder County, Colorado, held at 9:00 A.M., on Wednesday, November 3, 2021, via online meeting at <https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09> and via telephone at 1-253-215-8782, Meeting ID: 897 9736 4658, Passcode: 115782, at which a quorum was present, the following resolution (the “Resolution”) was adopted:

WHEREAS, STC Metropolitan District No. 2 (the “District”) was organized pursuant to the Special District Act, Article 1 of Title 32, C.R.S. (the “Act”), after approval of the eligible electors of the District, by order of the District Court in and for Boulder County, Colorado, dated November 27, 2013; and

WHEREAS, elections may be held pursuant to the Act; the Uniform Election Code of 1992, Articles 1 to 13 of Title 1, C.R.S. (the “Uniform Code”); and the Colorado Local Government Election Code, Article 13.5 of Title 1, C.R.S. (the “Local Government Election Code”) (the Act, Uniform Code, and Local Government Election Code are collectively referred to herein as the “Election Laws”) for the purpose of 1) electing members of the Board and 2) presenting certain ballot questions to the eligible electors of the District; and

WHEREAS, pursuant to § 32-1-305.5(3)(b), C.R.S., the terms of office of members of the Board of Directors for the District (the “Board”) elected in a regular special district election held in 2022 are for three (3) years; and

WHEREAS, the Board currently includes three (3) members elected to serve on the Board, zero (0) members appointed to fill vacancies on the Board, and two (2) vacancies; and

WHEREAS, the term of office for zero (0) members of the Board for the District shall expire after his or her successor is elected at the next regular election for the District scheduled to be held on the Tuesday succeeding the first Monday of May in accordance with § 1-13.5-111(1), C.R.S.: May 3, 2022; and

WHEREAS, the term for the two (2) vacancies on the Board for the District are two (2) three-year term and zero (0) one-year terms; and

WHEREAS, in accordance with the Election Laws, an election must be conducted to elect to the Board of the District two (2) Directors to serve for terms of three years and zero (0) Directors to serve terms of one year; and

WHEREAS, the number of Directors to be elected to the Board of the District may increase following the adoption of this Resolution should a Director's office be deemed vacant in accordance with § 32-1-905, C.R.S. prior to the election; and

WHEREAS, pursuant to § 32-1-804(1), C.R.S., the Board shall govern the conduct of the election and shall render all interpretations and make all decisions as to controversies or other matters arising in the conduct of the election; and

WHEREAS, §§ 1-1-111(2), 1-13.5-108, and 32-1-804(2), C.R.S. provide that all powers and authority granted to the Board for the conduct of regular and special elections, including making all initial decisions as to controversies or other matters arising in the operation of the Local Government Election Code, may be exercised by a "Designated Election Official" designated by the Board; and

WHEREAS, §§ 1-13.5-501(1) & -(1.7), C.R.S., require that, between seventy-five (75) and one hundred (100) days before a regular election, the Designated Election Official shall provide public notice of a call for nominations for the election by two methods: (1) by emailing the notice to each active registered elector of the District as of the date that is one hundred fifty (150) days prior to the election or, if no email address is on file, by mail as provided in § 1-13.5-501(1.7), C.R.S., and (2) by any one of the following means: publication, as defined in § 1-13.5-501(2), C.R.S.; including the notice as a prominent part of an informational mailing sent by the District to the eligible electors of the District; posting the information of the official website of the District; or, if permitted under § 1-13.5-501(1.7)(b)(IV), C.R.S., posting the notice in at least three public places within the boundaries of the metropolitan district and, in addition, in the office of the Clerk and Recorder of Boulder County

WHEREAS, § 1-13.5-1104(2), C.R.S. requires the Designated Election Official to supervise the distributing, handling, and counting of ballots and the survey of returns, and to take the necessary steps to protect the confidentiality of the ballots cast and the integrity of the election; and

WHEREAS, § 1-7.5-107(4)(b)(II), C.R.S. specifies that the Designated Election Official shall designate a secure drop-off location that is under his or her supervision, and § 1-5-102(1), C.R.S. requires that the Designated Election Official divide the jurisdiction into as many election precincts as he or she deems expedient for the convenience of eligible electors of the jurisdiction and designate the polling place for each precinct; and

WHEREAS, § 1-13.5-1004(1), C.R.S. provides that the Designated Election Official shall keep a list of names of eligible electors who have applied for absentee voters' ballots and those permanent absentee voters placed on the list pursuant to § 1-13.5-1003(2), C.R.S., which list must contain certain other information as set out by statute; and

WHEREAS, § 1-13.5-513(1), C.R.S. provides that if the only matter before the electors in an election is the election of persons to office and if, at the close of business day on the sixty-third (63rd) day before the election or at any time thereafter, there are not more candidates than offices to

be filled at the election, the Designated Election Official shall cancel the election and declare the candidates elected if so instructed by resolution of the governing body; and

WHEREAS, § 1-11-103(3), C.R.S. provides that if an election is cancelled pursuant to § 1-13.5-513(1), C.R.S., the District shall file notice and a copy of the resolution of such cancellation with the Colorado Division of Local Government (the “Division”); and

WHEREAS, §§ 1-11-103(3) & 32-1-104(1), C.R.S. require the District to certify to the Division the results of any elections held by the District and include the District’s business address, telephone number, and contact person; and

WHEREAS, the Board desires to call an election and set forth herein the procedures for conducting such election as authorized by the Election Laws.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 THAT:

1. The Board hereby calls a regular election of the eligible electors of the District to be held between the hours of 7:00 A.M. and 7:00 P.M. on the Tuesday succeeding the first Monday of May pursuant to and in accordance with § 1-13.5-111(1), C.R.S., the Election Laws, and other applicable laws (May 3, 2022), for the purpose of electing two (2) Directors to serve a three-year term and zero (0) Directors to serve a one-year term on the Board (the “Election”), as such numbers may change due to one or more vacancies arising on the Board after the adoption of this Resolution and prior to the Election. The Election shall be conducted as an independent mail ballot election, pursuant to Part 11 of the Local Government Election Code.

2. Pursuant to § 32-1-804(2), C.R.S., the Board hereby names Peggy Ripko, of Special District Management Services, Inc., as the Designated Election Official for the Election. The Board hereby directs the District’s general counsel to oversee the general conduct of the Election and authorizes the Designated Election Official to take all other action necessary for the proper conduct thereof. The Designated Election Official shall act as the primary contact with the Clerk and Recorder of Boulder County, Colorado (the “County”) and shall be primarily responsible for ensuring the proper conduct of the Election, including, but not limited to, distributing, handling, and counting of ballots and the survey of returns, taking the necessary steps to protect the confidentiality of the ballots cast and the integrity of the Election, appointing election judges as necessary, appointing the board of canvassers, arranging for the required notices of the Election and printing of ballots, maintaining a permanent absentee voter list, and directing that all other appropriate actions be accomplished.

3. The Board hereby directs the Designated Election Official to provide public notice of a call for nominations for the Election in accordance with the requirements of § 1-13.5-501, C.R.S., which shall include information regarding the director offices to be voted upon at the Election, where a self-nomination and acceptance form or letter may be obtained, the deadline for submitting the self-nomination and acceptance form or letter to the Designated Election Official, and information on obtaining an absentee ballot. The notice shall be emailed to each active registered elector of the District as specified in the registration list provided by the Boulder County

Clerk and Recorder as of the date that is one hundred fifty days prior to the date of the Election or, if no email address is on file, by mail as provided in § 1-13.5-501(1.7), C.R.S. In addition, public notice shall be provided by publication as defined in § 1-13.5-501(2), C.R.S. and posting the information on the official website of the District.

4. The Board deems it expedient for the convenience of the electors that it shall establish a polling place & drop-off location for all regular and special elections of the District. There shall be one (1) polling place & drop-off location for the elections. This polling place & drop-off location shall be used for any regular or special elections to be held in 2022 and in each year thereafter until such polling place & drop-off location is changed by duly adopted resolution of the Board. Such polling place & drop-off location shall be located at 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228. All voters for the District, including handicapped and nonresident voters unless otherwise permitted by law, shall return their ballots to the designated polling place & drop-off location by mail or delivery. All eligible electors may also obtain a replacement ballot from the polling place & drop-off location until 7:00 P.M. on election day in accordance with § 1-13.5-1105(4), C.R.S. A map showing the District's boundaries is on file at the offices of Special District Management Services, Inc. and is available for examination by all interested persons.

5. Applications for an absentee voter's ballot or for permanent absentee voter status may be filed with the Designated Election Official, 141 Union Boulevard, Suite 150, Lakewood, Colorado 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 26, 2022).

6. Pursuant to § 1-13.5-303, C.R.S., all candidates must file a self-nomination and acceptance form or letter signed by the candidate and by an eligible elector of the District as a witness to the signature of the candidate with the Designated Election Official no later than 5:00 P.M. on the day that is sixty-seven (67) days prior to the Election (February 25, 2022). Self-nomination and acceptance forms are available at the Designated Election Official's office located at the above address.

7. Pursuant to § 1-13.5-513, C.R.S., the Board hereby authorizes and directs the Designated Election Official to cancel the Election and declare the candidates elected if, at or after the close of business on the sixty-third (63rd) day before the Election (March 1, 2022), there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only matter before the electors is the election of persons to office. Under these circumstances, the Board further authorizes and directs the Designated Election Official to provide notice of the cancellation by publication in accordance with § 1-13.5-501, C.R.S. and to post notice of the cancellation at each polling location, the office of the Designated Election Official, the Boulder County Clerk and Recorder's Office, and with the Division. The Designated Election Official shall also file notice and a copy of this Resolution authorizing the cancellation of the Election with the Division pursuant to § 1-11-103(3), C.R.S. The Designated Election Official shall also notify the candidates that the Election was canceled and they were elected by acclamation.

8. In accordance with §§ 1-11-103(3) & 32-1-104(1), C.R.S., the District directs the Designated Election Official to notify the Division of the results of any elections held by the District, including the District's business address, telephone number, and contact person within thirty (30) days after the Election (June 2, 2022).

9. The Designated Election Official and the officers, agents, consultants, and employees, if any, of the District are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

10. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board, the Designated Election Official, and the officers, agents, consultants, and employees, if any, of the District, and directed toward holding the Election for the purposes stated herein are hereby ratified, approved, and confirmed.

11. All prior acts, orders, or resolutions, or parts thereof, by the District in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order, or resolution, or part thereof, heretofore repealed.

12. If any section, paragraph, clause, or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

13. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if necessary, and those costs incurred pursuant to the terms and conditions of an election agreement with the County, if any.

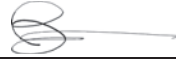
14. This Resolution shall take effect on the date and at the time of its adoption.

[Remainder of page intentionally left blank.]

Whereupon, a motion was made and seconded, and upon a majority vote, this Resolution was approved by the Board.

ADOPTED AND APPROVED THIS 3RD DAY OF NOVEMBER, 2021.

STC METROPOLITAN DISTRICT NO. 2



James A. Brzostowicz, President

ATTEST:



Peggy Ripko, Secretary

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1739						
04/26/2022	1 Above Elevator Inspections	186-22	Parking Structure	1-730	185.00	185.00
Total 1739:						185.00
1740						
04/26/2022	Division of Oil and Public Safety	I-0021434	Parking Structure	1-730	30.00	30.00
Total 1740:						30.00
1741						
04/26/2022	Doody Calls	55465	O&M - Landscaping	1-720	239.00	239.00
04/26/2022	Doody Calls	56208	O&M - Landscaping	1-720	252.00	252.00
04/26/2022	Doody Calls	56454	O&M - Landscaping	1-720	960.00	960.00
Total 1741:						1,451.00
1742						
04/26/2022	Icenogle Seaver Pogue	21417	Legal	1-675	2,730.53	2,730.53
Total 1742:						2,730.53
1743						
04/26/2022	Prairie Mountain Publishing	304493	Election	1-635	155.32	155.32
Total 1743:						155.32
1744						
04/26/2022	Ranger Engineering, LLC	1458	Engineering	3-784	2,002.40	2,002.40
Total 1744:						2,002.40
1745						
04/26/2022	Simmons & Wheeler, P.C.	32817	Accounting	1-612	1,565.51	1,565.51
Total 1745:						1,565.51
1746						
04/26/2022	Special Dist Management Srvs	D1 03/2022	Miscellaneous	1-685	4.00	4.00
04/26/2022	Special Dist Management Srvs	D1 03/2022	Election	1-635	88.80	88.80
04/26/2022	Special Dist Management Srvs	D1 03/2022	Management	1-680	74.00	74.00
04/26/2022	Special Dist Management Srvs	D2 03/2022	Miscellaneous	1-685	156.82	156.82
04/26/2022	Special Dist Management Srvs	D2 03/2022	Election	1-635	133.20	133.20
04/26/2022	Special Dist Management Srvs	D2 03/2022	Accounting	1-612	1,050.80	1,050.80
04/26/2022	Special Dist Management Srvs	D2 03/2022	Management	1-680	2,378.00	2,378.00
04/26/2022	Special Dist Management Srvs	D2 03/2022	Covenant Control	1-682	760.00	760.00
04/26/2022	Special Dist Management Srvs	D3 03/2022	Election	1-635	207.20	207.20
04/26/2022	Special Dist Management Srvs	D3 03/2022	Management	1-680	29.60	29.60
Total 1746:						4,882.42
1747						
04/26/2022	Thyssenkrupp Elevator Corporati	3006516472	O&M - Maintenance	1-735	181.82	181.82
Total 1747:						181.82
1748						
04/26/2022	Town of Superior	622 1/2 03/2022	Utilities	1-704	13.37	13.37

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 1748:						13.37
1749						
04/26/2022	Vargas Property Services, Inc.	34209	Snow Removal	1-725	5,865.00	5,865.00
04/26/2022	Vargas Property Services, Inc.	34210	Snow Removal	1-725	1,810.00	1,810.00
04/26/2022	Vargas Property Services, Inc.	34244	Snow Removal	1-725	4,585.00	4,585.00
04/26/2022	Vargas Property Services, Inc.	34245	Utilities	1-704	2,300.00	2,300.00
04/26/2022	Vargas Property Services, Inc.	34272	Snow Removal	1-725	6,135.00	6,135.00
04/26/2022	Vargas Property Services, Inc.	34273	Snow Removal	1-725	1,810.00	1,810.00
04/26/2022	Vargas Property Services, Inc.	34303	Snow Removal	1-725	5,830.00	5,830.00
04/26/2022	Vargas Property Services, Inc.	34304	Snow Removal	1-725	2,300.00	2,300.00
04/26/2022	Vargas Property Services, Inc.	34333	Snow Removal	1-725	6,210.00	6,210.00
04/26/2022	Vargas Property Services, Inc.	34334	Snow Removal	1-725	2,300.00	2,300.00
04/26/2022	Vargas Property Services, Inc.	34358	Snow Removal	1-725	3,305.00	3,305.00
04/26/2022	Vargas Property Services, Inc.	34359	Snow Removal	1-725	1,895.00	1,895.00
04/26/2022	Vargas Property Services, Inc.	34360	O&M - Landscaping	1-720	1,344.00	1,344.00
04/26/2022	Vargas Property Services, Inc.	34361	O&M - Landscaping	1-720	1,478.40	1,478.40
04/26/2022	Vargas Property Services, Inc.	34393	O&M - Landscaping	1-720	4,356.00	4,356.00
04/26/2022	Vargas Property Services, Inc.	34394	O&M - Landscaping	1-720	5,467.00	5,467.00
04/26/2022	Vargas Property Services, Inc.	34399	O&M - Landscaping	1-720	1,690.00	1,690.00
Total 1749:						58,680.40
20220401						
04/26/2022	Comcast	316389 03/2022	Parking Structure	1-730	147.47	147.47
Total 20220401:						147.47
20220402						
04/26/2022	Xcel Energy	773733249	Utilities	1-704	454.33	454.33
Total 20220402:						454.33
20220403						
04/26/2022	Xcel Energy	773781550	Utilities	1-704	40.62	40.62
Total 20220403:						40.62
20220404						
04/26/2022	Xcel Energy	773767638	Utilities	1-704	34.98	34.98
Total 20220404:						34.98
20220405						
04/26/2022	Xcel Energy	773728768	Utilities	1-704	173.37	173.37
Total 20220405:						173.37
20220406						
04/26/2022	Xcel Energy	773722668	Utilities	1-704	163.26	163.26
Total 20220406:						163.26
20220407						
04/26/2022	Xcel Energy	773779967	Utilities	1-704	115.27	115.27

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 20220407:						115.27
20220408						
04/26/2022	Xcel Energy	773719504	Utilities	1-704	12.68	12.68
Total 20220408:						12.68
20220409						
04/26/2022	Xcel Energy	773728940	Utilities	1-704	52.31	52.31
Total 20220409:						52.31
20220410						
04/26/2022	Xcel Energy	773782617	Utilities	1-704	40.95	40.95
Total 20220410:						40.95
20220411						
04/26/2022	Xcel Energy	773765147	Utilities	1-704	23.58	23.58
Total 20220411:						23.58
Grand Totals:						73,136.59

STC Metropolitan District No.2
April-22

	General	Debt	Capital	Totals
Disbursements	\$ 71,134.19		\$ 2,002.40	\$ 73,136.59
			\$ -	\$ -
Payroll	\$ -	\$ -		\$ -
Total Disbursements from Checking Acct	\$71,134.19	\$0.00	\$2,002.40	\$73,136.59



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #83**

PREPARED FOR:

STC Metropolitan District No. 2
141 Union Blvd
Lakewood, CO 80228

PREPARED BY:

Ranger Engineering, LLC
2590 Cody Ct.
Lakewood, CO 80215

DATE PREPARED:

April 20, 2022

TABLE OF CONTENTS

Engineer's Report

Introduction	3
Public Improvements as Authorized by the Service Plan	4
Scope of Certification.....	4
General Methodology	4
Phase I – Authorization to Proceed and Document Gathering.....	4
Phase II – Site Visits and Meetings.....	5
Phase III – Review of Documentation	5
Phase IV – Verification of Construction Quantities.....	5
Phase V – Verification of Construction Unit Costs and Indirect Costs	5
Phase VI – Verification of Payment for Public Costs	5
Phase VII – Determination of Costs Eligible for Reimbursement.....	6
Project Notes	6

Engineer's Certification

Engineer's Certification.....	9
-------------------------------	---

Appendices

Appendix A – Documents Reviewed	10
---------------------------------------	----

Tables

Table I Costs Certified to Date	3
Table II Cost Summary	12
Table III Construction Costs Summary by Category.....	13
Table IV Soft and Indirect Costs Summary by Category	14
Table V District Funded Costs Summary by Category.....	NA
Table VI System Development Fee Costs Summary	15
Table VII Construction Costs Detail.....	16
Table VIII Soft and Indirect Costs Detail.....	18
Table IX District Funded Costs Detail	NA
Table X System Development Fee Costs.....	19

ENGINEER'S REPORT

Introduction

Ranger Engineering, LLC. ("Ranger") was retained by STC Metropolitan District No. 2 ("District") as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements associated with the District. Per the Cost Sharing Agreement between the Superior Urban Renewal Authority ("SURA") representing the Town of Superior ("Town"), RC Superior LLC ("Developer"), and the District, a portion of the costs are eligible to be reimbursed by the Town of Superior. It should be noted that personnel from Ranger were formerly part of Tamarack Consulting, LLC and Manhard Consulting, Ltd., both of which have been engaged by the District to certify costs related to the Public Improvements.

The District is located within the Town of Superior, Colorado. The development area is approximately 91 acres. This certification considers soft & indirect and construction costs.

The attached Engineer's Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer's Report for Draw Package 82, including both soft and hard costs from approximately March 2022 to April 2022, are valued at **\$1,065,986.99** for the District, and **\$788,129.99** for the Town. Table I summarizes costs certified to date. Prior years have been condensed to only show yearly totals.

Table I – Cost Certified to Date				
Cert No.	Date	Total Costs Paid	Total District Eligible Costs	Total Town Eligible Costs
1 - 7	2015	\$11,891,225.34	\$8,043,823.58	\$8,043,823.58
8 - 19	2016	\$7,973,908.20	\$6,939,814.39	\$6,939,814.39
20 - 31	2017	\$16,024,418.66	\$13,113,137.79	\$12,773,498.56
32 - 41	2018	\$9,222,780.87	\$7,829,160.35	\$6,305,376.48
42 - 53	2019	\$14,735,747.78	\$10,839,557.32	\$8,014,667.02
54 - 67	2020	\$14,576,368.21	\$10,284,857.01	\$8,487,556.24
68-80	2021	\$28,099,348.12	\$25,263,168.16	\$22,947,318.16

81	28-Feb-22	\$3,681,906.10	\$3,674,672.31	\$482,357.31
82	28-Mar-22	\$1,052,563.26	\$1,047,568.84	\$533,238.84
83	20-Apr-22	\$1,070,780.27	\$1,065,986.99	\$788,129.99

TOTALS		\$108,329,046.81	\$88,101,746.73	\$75,315,780.57
---------------	--	-------------------------	------------------------	------------------------

Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan associated with Superior Town Center Metropolitan District No. 2 ("Service Plan"); dated May 13, 2013.

Section I-A of the Service Plan states:

It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of the anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these public improvements.

Section V-A of the Service Plan States:

The District shall have the power and authority to provide the Public Improvements and related operations and maintenance services within and beyond the District Boundaries as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

Section V-A.8 limits debt issuance to \$145,000,000. Exhibit C-2 maps depict the Inclusion Area of Public Improvements at the time the Service Plan was approved. Ranger has determined that the constructed improvements and associated soft and indirect construction costs ("Public Improvements") under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

Scope of Certification

The Cost Sharing Agreement has identified cost categories eligible for reimbursement. The cost categories reviewed for this report include earthwork, storm sewer, sanitary sewer, domestic water, and mob & temporary conditions. For a breakdown of district eligible costs, refer to Tables II - VIII.

General Methodology

Ranger employed a phased approach toward the preparation of this Engineer's Report and Certification of Public Costs ("Engineer's Certification").

Phase I – Authorization to Proceed and Document Gathering

Ranger was authorized to proceed with the Engineer's Certification in December 2015 (as Tamarack Consulting, LLC). The initial construction documentation was provided by the District January 11, 2016. Subsequent supporting documentation for Phase II construction improvements was delivered by the District through the current cost certification.

Phase II – Site Visit and Meetings

Ranger has performed site visits to verify completion of work relating to District infrastructure during Phase II construction improvements. The site visits were to verify general conformance with contract documents and does not guarantee quality or acceptance of public improvements.

Phase III – Review of Documentation

Documentation was requested at the beginning of work. Requested documentation include the following:

- Executed Contracts and Bid Tabs
- Approved Construction Drawings
- Acceptable Proof of Payment (Cancelled checks and bank statements or lien waivers)
- Invoices and/or Pay Applications
- Approved changes or amendments to contract documents
- Copies of any agreements that will impact District funding

See Appendix A for a complete listing of documents reviewed, as deemed necessary, by Ranger.

Phase IV – Verification of Construction Quantities

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs.

Phase V – Verification of Construction Unit Costs and Indirect Costs

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

Phase VI – Verification of Payment for Public Costs

Per current agreements, District funded costs are approved before payment is made. Contractors and consultants are to provide Conditional Lien Release Waivers for the amount of payment requested. After payment is made, the contractors and consultants are to provide Unconditional Lien Release Waivers. When applicable, cancelled checks and bank statements are also used to verify proof of payment. Certain soft and indirect costs that have portions that are both publicly and privately funded but have not yet been paid are included in this certification. These costs are clearly identified in Table VII Soft and Indirect Costs Detail in the District and Developer Disbursement columns. These costs are included in order to identify the public and private costs and assign these costs to either the Developer or the District. The proof of payment in the form of cancelled checks and bank statements will be reviewed as payments are processed and reflected on future certifications.

Phase VII – Determination of Costs Eligible for Reimbursement

Ranger concluded the Engineer's Certification by determining which improvements were eligible for District and Town reimbursement and what percent of the costs for those improvements were reimbursable.

Cost Certification Phase II construction improvements that were reimbursable consisted of roadways, paths, & hardscape and temporary conditions.

Project Notes

In Cost Certification #24, an Xcel fee was determined eligible in the amount of \$72,886.93. This cost shows up on two separate District funding requests. A check was originally written to pay this fee but was canceled. After verification of the costs, the District wrote another check to pay for this fee per the June funding request, even though this cost was certified on Cost Certification #24.

A fee for American Fence directly paid by Lee Merritt of Ranch Capital was duplicated on Cost Certifications #24 and #25. There is a deduction on Cost Certification #26 to reconcile the overall costs paid to American Fence.

The Town of Superior provided a contribution of \$198,795.49 directly to the funding of the McCaslin Roundabout scope of work performed by Hall Irwin Corporation. On Cost Certification #27, a credit was identified for this amount to be applied to District costs. This credit did not impact the amount of reimbursable costs for the Town. The intent of this credit is to show the financial impact of the Town directly providing these funds.

Hudick Excavating Inc. ("HEI") provided Pay Application 1 directly to the District and Pay Application 2 to the Developer. The funding for these pay applications was allocated separately, but the costs were still determined to be District eligible.

On Cost Certification #31, Samora Construction Contract, costs were submitted for work related to Superior Roadway, which had the top 2" lift fail. Samora issued a credit in the amount of \$9,975 for the 2" failure on Cost Certification #32. When this work is accepted, the full line item will be billed. Costs submitted deemed District eligible for Ninyo & Moore on Cost Certification #20 were realized to be partially non-District. A negative cost of (-\$2,984.79) was identified on Cost Certification #31 to adjust for the non-District costs previously certified.

On Cost Certification #33, adjustments were made to account for errors in prior Cost Certification reports that were identified after performing an audit of certified costs to date. A Cut Above had duplicate costs certified on Certifications #21 and #22. There was a Special District Management Services, Inc invoice that was incorrectly captured as Capital costs as well. Lastly, there were various vendor invoices that were not included in final reports, and those costs were captured at this time.

During the review of Cost Certification #34, the Town notified associated parties that costs associated with the Medical Office Building Garage would not be eligible under SURA until approved by the Town Board, per Resolution No. R-36. Garage costs are currently determined to be District eligible and will become SURA eligible upon the Town Board approval.

System Development Fee backup was provided with Cost Certification #41 backup, but the costs were not included in the report, pending comments and coordination between the Town and the District.

In February 2019, the Town reviewed costs that had been applied to the *Public Park Amenities and Facilities* Town Category. Miscellaneous line items that were labeled under this category were updated to different Town Categories. The impact was that \$14,209.35 was reallocated to *Mob & Temporary Conditions*, \$719,328.02 was reallocated to *Roadways, Paths, & Hardscape*, and \$780,200.89 was reallocated from *Park Site Development* to *Public Park Amenities and Facilities*.

On Cost Certification #48, System Development fees were certified for the first time. Fees related to SDC – Planning Area 3 Residential were only District eligible, while fees related to SDC – Planning Area 1 and 2 Residential and Commercial, as well as SDC – Planning Area 3 Commercial were considered District and Town eligible.

Cost Certification #48 missed the inclusion of the last two System Development fees in the certification. The costs are shown in Table X, but are not included in the actual certified amounts. These last two costs are carried over to Cost Certification #49 where the values are included in the certified amounts.

On Cost Certification #49, the MOB Parking Structure (“MOBPS”) costs were certified as a District Funded Cost. The overall reconciled market value of the MOBPS was determined per a report prepared by National Valuation Consultants, Inc. (“NVC”). NVC determined that the MOB Parking Structure has a reconciled market value \$4,260,000 (assuming completion by January 11, 2018). A prorated amount of the MOBPS District value was determined per a memorandum provided by Walker Parking Consultants (“Walker”) based upon public versus private parking availability in the MOBPS. Ranger utilized the Declaration of Parking Structure Easement and Cost Sharing Agreement based upon the definitions of *MOB Spaces*, *Preferred Parking Period*, and *Public Spaces* to review a prorated value and determined that Walker’s percentage was reasonable. Utilizing the NVC market value and the Walker prorated percentage of 52%, a District value of \$2,215,200 was utilized in the Real Estate Sale Contract between the Developer and the District regarding the MOBPS. The full value of the Real Estate Sale Contract value was deemed eligible.

On Cost Certification #50, a subcategory of Civic Space was added as part of the Public Park Amenities and Facilities Town Eligible Categories. All costs under the Civic Space subcategory are rolled up into the overall Public Park Amenities and Facilities costs.

On Cost Certification #57, a credit of – (\$75,000) was issued against Spence Fane on soft costs. These costs were reimbursed through proceeds during bond closing and was adjusted to make sure cost reimbursements were not duplicated.

On Cost Certification #58, Construction Management (“CM”) fees were reviewed for the first time. The costs include multiple CM providers from the beginning of the project to present. Also, on this certification, a credit was applied against Vargas Property Services Inc. for costs that were certified on Cost Certification #57, but were also processed through the District.

On Cost Certification #52-#58, costs related to the interior courtyard as part of Block 25 Phase 2 had the eligibility removed until further review was completed to determine the extent of public costs. These costs were related to stairs, retaining walls, and electrical systems for lighting, and are subject to being included as eligible at a later time.

Beginning on Cost Certification #60, costs related to Toll Brothers development of Block 17 and Superlot 5 were reviewed and certified. Toll Brothers have a reimbursement agreement with the Developer for the buildout of this site. Certification #60 was the first submittal of costs related to the Toll Brothers development and included multiple months of costs to date. A site takeoff specific to this scope of work was performed, identifying a public eligibility of 62.15%.

Samora Invoice 731 certified costs were duplicated on Cost Certification #63. A correction was applied on Cost Certification #64.

Cost Certification #66 included Toll Brothers Q3 costs listed in hard costs and soft costs.

Cost Certification #68 included Toll Brothers Q3 and Q4 costs listed in hard costs and soft costs. Down To Earth Compliance Invoice 51584 was credited back after determination that all costs previously certified in Cost Certification #67 were related to private improvements.

Cost Certification #71 included Toll Brothers 2021 Q1 costs listed in hard costs and soft costs.

Cost Certification #72 included adjustments to eligibility related to the Hudick Excavating Inc. ("HEI") Blocks 11 and 15 contract for private utility work. HEI provided a cost breakdown of the work related to install the private utilities in Block 11. The work was previously billed 100%, so a negative eligible amount was applied in the certification. Additionally, for the Goodland Construction Blocks 9 and 10 grading work, a reduced percent eligibility was not properly applied to the Town eligibility in previous certifications, and was adjusted in the current certification. HEI also provided a revised pay application for Blocks 11 and 15, so an updated certification was issued during this period.

Cost Certification #74 included Toll Brothers 2021 Q2 costs listed in hard costs and soft costs.

Cost Certification #76 was revised to review Town eligibility of public infrastructure costs located within metropolitan district tracts.

Cost Certification #77 included Toll Brothers 2021 Q3 costs listed in hard costs and soft costs.

Cost Certification #80 included Toll Brothers 2021 Q4 costs listed in hard costs and soft costs.

ENGINEER'S CERTIFICATION

Collin D Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated April 20, 2022 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$1,065,986.99**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

Ranger Engineering, LLC

A handwritten signature in blue ink, appearing to read "Collin D. Koranda".

Collin D. Koranda, P. E.

APPENDIX A

Documents Reviewed

Agreements

- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District No 1, 2 and 3. Dated October 18, 2013.
- Development Agreement between the Town of Superior, CO, the Superior Metropolitan District No. 1, the Superior Urban Renewal Authority, and RC Superior LLC. Dated March 11, 2013.
- Public Finance Agreement between the Superior Urban Renewal Authority, the Superior McCaslin Interchange Metropolitan District, RC Superior LLC, and the Town of Superior, CO. Dated March 15, 2013.
- Cost Sharing and Reimbursement Agreement between Aweida Properties and STC Metropolitan District No. 2. Dated October 21, 2015.
- Declaration of Parking Structure Easement and Cost Sharing Agreement, by IISRE-Superior MOB, LLC. Dated March 28, 2017.
- Real Estate Sale Contract (MOB Parking Structure). Entered between RC Superior, LLC and STC Metropolitan District No. 2. August 2018.
- Purchase and Sale Agreement between RC Superior LLC and Toll Southwest LLC dated January 9, 2018.
- Facilities Acquisition and Reimbursement Agreement between STC Metropolitan District No. 2, CP VII Superior, LLC, and RC Superior, LLC. December 31, 2020.

Construction Plans

- Final Development Plan – Phase I Superior Town Center Infrastructure Plans. Prepared by Civil Resources LLC. Dated November 12, 2013.
- Final Development Plan #1 – Phase I Street Paving Plans. Prepared by Civil Resources LLC. Dated April 29, 2016.
- Final Development Plan 9 and 10 Superior Town Center. Prepared by Civil Resources LLC. Dated June 25, 2019.
- Final Plat Superior Town Center Filing No. 1B. Prepared by Civil Resources LLC. Dated December 4, 2013.
- Overlot Grading and Stormwater Management Plans for Superior Town Center Phase 1A. Prepared by Civil Resources LLC. Released for construction May 22, 2015.
- Superior Town Center Phase I Utility Infrastructure Plans. Prepared by Civil Resources LLC. Issued for Construction August 20, 2015.
- Town of Superior Town Center Lift Station Final Drawings Set 1 & Set 2 Rev 0. Prepared by Dewberry Engineers Inc. Dated July 25, 2014.
- Town of Superior McCaslin Blvd. Town Center Left Turn Lane Drawings. Dated February 24, 2016.

- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

Invoices

- Concrete Express Inc - STC & Park. Pay Application 19. Dated 3/25/22.
- Goodland Construction STC Plaza & Promenade – Pay Application 7 – Dated 4/10/22.
- Down To Earth Compliance Invoice 54559. Dated 3/30/22.

For soft and indirect costs, district funded costs, and System Development Fees reviewed, refer to Tables VIII, IX, and X.

Service Plan and Reports

- Superior Town Center Metropolitan District No. 2. Prepared by McGeady Sisneros, P.C. and dated May 13, 2013.
- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District Nos. 1, 2, and 3. Date October 22, 2013.
- Development Agreement between Town of Superior, CO, Superior Metropolitan District No. 1, Superior Urban Renewal Authority, and RC Superior, LLC. Date March 11, 2013.
- Public Finance Agreement between Superior Urban Renewal Authority, Superior McCaslin Interchange Metropolitan District, RC Superior, LLC and Town of Superior, CO. Dated March 15, 2013.
- Memorandum Superior Town Center – Block 12 Garage Allocations. Prepared by Walker Parking Consultants. Revised Date November 18, 2016.
- Appraisal Report of a Parking Structure. Prepared by National Valuation Consultants, Inc. Effective Date of Appraisal January 11, 2018.

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Project Costs Summary for District and Town
Table II

	Total Cost Invoiced		Maximum Eligible Costs		District Eligible Costs		Town Eligible Costs	
Direct Construction Costs	\$	717,164.02	\$	717,164.02	\$	717,164.02	\$	717,164.02
Soft and Indirect Costs	\$	75,759.25	\$	70,965.97	\$	70,965.97	\$	70,965.97
District Funded Costs	\$	-	\$	-	\$	-	\$	-
System Development Costs	\$	277,857.00	\$	277,857.00	\$	277,857.00	\$	-
Totals	\$	1,070,780.27	\$	1,065,986.99	\$	1,065,986.99	\$	788,129.99

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Construction Costs Summary By Category
Table III

Category	Total Eligible Hard Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	169,977.27	23.7%
Roadways, Paths, & Hardscape	\$	393,868.50	54.9%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	9,500.00	1.3%
Domestic Water	\$	8,865.18	1.2%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	6,796.85	0.9%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	128,156.23	17.9%
Civic Space (Part of PPA&F)	\$	-	
	\$	717,164.02	82.1%

Total District Eligible Costs			
Street	\$	522,712.06	72.9%
Water	\$	24,372.86	3.4%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	170,079.11	23.7%
Non District	\$	-	
Multiple			
	\$	717,164.02	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft Costs Summary By Category
Table IV

Category	Total Eligible Soft Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	22,028.33	31.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	24,216.75	34.1%
Mob & Temporary Conditions	\$	800.00	1.1%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$13,605.52	19.2%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	10,315.37	14.5%
	\$	70,965.97	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	70,965.97	100.0%
Street	\$	26,119.40	36.8%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	44,846.57	63.2%
	\$	70,965.97	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
System Development Charges Costs Summary
Table VI

Category	Total Eligible SD Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	277,857.00	100.0%
Organization	\$	-	0.0%
	\$	277,857.00	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
 Construction Costs
 Table VII

Work Description	Contract Values				Invoice Values				Percent Invoiced	District Eligibility										Inv. No.
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	District Type		District Powers	Town Category	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Non-District	Certification Number	
Concrete Express - STC & Park																				
CO-4 HMA Additional	1 EA	\$	35,292.01	\$ 35,292.01	\$ -	\$ -	\$ -	0%	Capital	Multiple	Earthwork	100%	\$ -	-	100%	\$ -	100%	\$ -		
CO-7 Project Changes	1 EA	\$	178,923.44	\$ 178,923.44	178,923.44	\$ 8,946.17	\$ 169,977.27	100%	Capital	Multiple	Earthwork	100%	\$ 169,977.27	-	100%	\$ 169,977.27	100%	\$ 169,977.27	\$ 178,923.44	
Earthwork (Entire Project Area)	1 EA	\$	186,000.00	\$ 186,000.00		\$ -	\$ -	0%	Capital	Multiple	Earthwork	100%	\$ -	-	100%	\$ -	100%	\$ -		
Erosion Control (Entire Project Area)	1 EA	\$	121,000.00	\$ 121,000.00		\$ -	\$ -	0%	Capital	Multiple	Earthwork	100%	\$ -	-	100%	\$ -	100%	\$ -		
Permits	1 EA	\$	30,000.00	\$ 30,000.00		\$ -	\$ -	0%	Capital	Multiple	Earthwork	100%	\$ -	-	100%	\$ -	100%	\$ -		
REMOVALS	1 EA	\$	82,000.00	\$ 82,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
CURB AND GUTTER	1 EA	\$	114,000.00	\$ 114,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
SPECIAL PAVEMENT INTERSECTION - CREEK VIEW AT PROMENADE	1 EA	\$	128,000.00	\$ 128,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
SPECIAL CONCRETE INTERSECTION - CREEK VIEW AT MARSHALL	1 EA	\$	37,000.00	\$ 37,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
CONCRETE CROSS PANS AND DRIVEWAY APRONS	1 EA	\$	59,000.00	\$ 59,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
CONCRETE SIDEWALKS	1 EA	\$	459,000.00	\$ 459,000.00	160,860.00	\$ 8,040.00	\$ 152,817.00	35%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 152,817.00	-	100%	\$ 152,817.00	100%	\$ 152,817.00	\$ 160,860.00	
ASPHALT PAVEMENT	1 EA	\$	285,000.00	\$ 285,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
TRAFFIC CONTROL SIGNAGE AND STRIPING	1 EA	\$	29,000.00	\$ 29,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
CHEMICAL SURGRADE TREATMENT	1 EA	\$	119,000.00	\$ 119,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
CURB UNDERDRAINS	1 EA	\$	9,000.00	\$ 9,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
STORM DRAINAGE SYSTEM	1 EA	\$	829,000.00	\$ 829,000.00		\$ -	\$ -	0%	Capital	Sanitation	Storm Sewer	100%	\$ -	-	100%	\$ -	100%	\$ -		
POND #11	1 EA	\$	98,000.00	\$ 98,000.00		\$ -	\$ -	0%	Capital	Sanitation	Storm Sewer	100%	\$ -	-	100%	\$ -	100%	\$ -		
DOMESTIC WATER SYSTEM	1 EA	\$	137,000.00	\$ 137,000.00		\$ -	\$ -	0%	Capital	Water	Domestic Water	100%	\$ -	-	100%	\$ -	100%	\$ -		
REUSE WATER SYSTEM	1 EA	\$	194,000.00	\$ 194,000.00		\$ -	\$ -	0%	Capital	Water	Domestic Water & Irrigation Piping	100%	\$ -	-	100%	\$ -	100%	\$ -		
UTILITY SLEEVES	1 EA	\$	89,000.00	\$ 89,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
SANITARY SEWER SYSTEM WITH UNDERDRAIN	1 EA	\$	287,000.00	\$ 287,000.00		\$ -	\$ -	0%	Capital	Sanitation	Sanitary Sewer	100%	\$ -	-	100%	\$ -	100%	\$ -		
MARSHALL ROAD BRIDGE DEEP FOUNDATIONS	778 LF	\$	182.00	\$ 141,596.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
MARSHALL ROAD BRIDGE GIRDERS	1 EA	\$	361,000.00	\$ 361,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
MARSHALL ROAD BRIDGE ABUTMENTS	1 EA	\$	474,000.00	\$ 474,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
MARSHALL ROAD BRIDGE DECK	1 EA	\$	179,000.00	\$ 179,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
MARSHALL ROAD BRIDGE RAILINGS	1 EA	\$	107,000.00	\$ 107,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
MARSHALL ROAD BRIDGE WINGWALLS	1 EA	\$	493,000.00	\$ 493,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
MARSHALL ROAD BRIDGE TYPE H SOL RIPRAP	1 EA	\$	116,000.00	\$ 116,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
MARSHALL ROAD BRIDGE LIGHTING	1 EA	\$	122,000.00	\$ 122,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
MARSHALL ROAD MISE WALL WITH FENCE NORTH OF BRIDGE	1 EA	\$	123,000.00	\$ 123,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
CONCRETE RETAINING WALL BLOCK 4	1 EA	\$	123,000.00	\$ 123,000.00		\$ -	\$ -	0%	Capital	Street	Walls and Structures	100%	\$ -	-	100%	\$ -	100%	\$ -		
IRRIGATION SYSTEM	1 EA	\$	189,000.00	\$ 189,000.00	10,000.00	\$ 500.00	\$ 9,500.00	5%	Capital	Water	Domestic Water & Irrigation Piping	100%	\$ 9,500.00	-	100%	\$ 9,500.00	100%	\$ 9,500.00	\$ 10,000.00	
LANDSCAPING	1 EA	\$	209,000.00	\$ 209,000.00	7,500.00	\$ 375.00	\$ 7,125.00	4%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 7,125.00	-	100%	\$ 7,125.00	100%	\$ 7,125.00	\$ 7,500.00	
STREET LIGHTING	1 EA	\$	400,000.00	\$ 400,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
RECORD DRAWINGS	1 EA	\$	13,000.00	\$ 13,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
DRY UTILITY COORDINATION	1 EA	\$	14,000.00	\$ 14,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
TRAFFIC CONTROL, path design	1 EA	\$	8,000.00	\$ 8,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
DOMESTIC WATER SYSTEM - PARK SERVICES	1 EA	\$	3,500.00	\$ 10,500.00		\$ -	\$ -	0%	Capital	Water	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
SANITARY SEWER SYSTEM - PARK SERVICES AND MARSHALL RC	1 EA	\$	28,500.00	\$ 28,500.00		\$ -	\$ -	0%	Capital	Sanitation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
STORM DRAINAGE SYSTEM - PARKS	1 EA	\$	86,000.00	\$ 86,000.00		\$ -	\$ -	0%	Capital	Sanitation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
UTILITY SLEEVES	1 EA	\$	22,000.00	\$ 22,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
LOW WATER CROSSING A	1 LSU	\$	41,500.00	\$ 41,500.00		\$ -	\$ -	0%	Capital	Water	Domestic Water	100%	\$ -	-	100%	\$ -	100%	\$ -		
LOW WATER CROSSING C	1 LSU	\$	41,500.00	\$ 41,500.00		\$ -	\$ -	0%	Capital	Water	Domestic Water	100%	\$ -	-	100%	\$ -	100%	\$ -		
PARK 1 CONCRETE SEAT WALL	1 LSU	\$	55,000.00	\$ 55,000.00	13,750.00	\$ 687.50	\$ 13,062.50	25%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 13,062.50	-	100%	\$ 13,062.50	100%	\$ 13,062.50	\$ 13,750.00	
PARK 2 CONCRETE BLEACHERS (STAIRS, ASLES AND SEAT WALL)	1 LSU	\$	97,000.00	\$ 97,000.00	4,850.00	\$ 242.50	\$ 4,607.50	5%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 4,607.50	-	100%	\$ 4,607.50	100%	\$ 4,607.50	\$ 4,850.00	
PARK 2 SEGMENTAL BLOCK WALL AT FIELD INCLUDING 140 LF	1 LSU	\$	82,000.00	\$ 82,000.00		\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
RESTROOM A BUILDING, FOUNDATION, ELECTRICAL LIGHTING	1 EA	\$	265,000.00	\$ 265,000.00		\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
RESTROOM B BUILDING, FOUNDATION, ELECTRICAL LIGHTING	1 EA	\$	302,000.00	\$ 302,000.00		\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
STAIRS AT MARSHALL ROAD BRIDGE	1 EA	\$	61,000.00	\$ 61,000.00		\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	100%	\$ -		
CONCRETE TRAILS, WALKS AND PLAZA AREAS	1 EA	\$	340,000.00	\$ 340,000.00	44,000.00	\$ 2,200.00	\$ 41,800.00	13%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 41,800.00	-	100%	\$ 41,800.00	100%	\$ 41,800.00	\$ 44,000.00	
PARKING LOT - PARK 1	1 EA	\$	110,000.00	\$ 110,000.00		\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
METAL HANDRAIL AT ADA RAMPS	184 LF	\$	112.00	\$ 20,608.00		\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
METAL HANDRAIL AT STEPPED ASSES AT BLEACHERS	18 LF	\$	112.00	\$ 2,016.00		\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
GUARD RAIL AT BLEACHERS	101 LF	\$	44.50	\$ 4,504.50		\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
TRUNCATED CONES, RAGDOL, PLATES PARK 1	116 SF	\$	70.00	\$ 8,220.00	1,960.00	\$ 98.00	\$ 1,862.00	24%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 1,862.00	-	100%	\$ 1,862.00	100%	\$ 1,862.00	\$ 1,960.00	
ATHLETIC FIELD TOPSOIL, HAIL, SCREEN AND PLACE	2500 CY	\$	12.00	\$ 30,000.00		\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	100%	\$ -		
DECIDUOUS TREE (2-3" Cal)	102 EA	\$	67.00	\$ 6,834.00		\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amen									



Down to Earth Compliance

Down to Earth Compliance																									Invoice Number		54559																
Erosion Control - Invoice 54559 (3/30/22) LW 3/31/22															1	LS	\$	683.75	\$	683.75	\$	6,796.85	\$	-	\$6,796.85	994%	Capital	Multiple	Mob & Temporary Conditions	100%	\$	6,796.85	100%	\$	6,796.85	100%	\$	6,796.85	\$	-	83	Date	3/30/2022
																	\$	683.75			\$	6,796.85	\$	-	\$	6,796.85			\$	6,796.85			\$	6,796.85	\$	-			\$	6,796.85			
																	\$	683.75			\$	6,796.85	\$	-	\$	6,796.85			\$	6,796.85			\$	6,796.85	\$	-			Amount Less Retainage				
																																					Check # or PLW						
																	\$	15,784,355.72			\$	770,535.74	\$		\$	717,164.02			\$	717,164.02			\$	717,164.02			\$	717,164.02					

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Invoices										Percent District	Amount District	Percent Town	Amount Town	Total	Certification
Vendor	Invoice Number	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Eligible		Eligible		Eligible		Eligible	Number
Cesare, Inc	21.3012.13	Marshall Road Parks	03/15/22	\$ 13,605.52	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	13,605.52		100%	\$	13,605.52	83
Cesare, Inc	20.3013.16	Marshall Road Bridge & Infrastructure	03/15/22	\$ 3,244.10	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	3,244.10		100%	\$	3,244.10	83
Cesare, Inc	21.3016.13	Superior Town Center Blocks 9 and 10	03/15/22	\$ 3,308.60	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	3,308.60		100%	\$	3,308.60	83
Civil Resources, LLC	238.001.01.98	Superior Town Center - Infrastructure	03/28/22	\$ 6,108.65	Capital	Multiple	Other Eligible Costs	100%	\$	6,108.65		100%	\$	6,108.65	83
Edifice North	22-007	STC Construction Management	03/01/22	\$ 9,000.00	Capital	Multiple	Other Eligible Costs	47%	\$	4,206.72		47%	\$	4,206.72	83
Moore Iacofano Goltsman, Inc.	0073926	STC - Blocks 6, 7, 9, 10, 11 ROW Design	03/10/22	\$ 1,070.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	1,070.00		100%	\$	1,070.00	83
Moore Iacofano Goltsman, Inc.	0073927	Marshall Road Bridge	03/10/22	\$ 2,271.25	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	2,271.25		100%	\$	2,271.25	83
Moore Iacofano Goltsman, Inc.	0073928	STC - Blocks 26, 27, and Central Park Circle	03/10/22	\$ 8,496.63	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	8,496.63		100%	\$	8,496.63	83
Moore Iacofano Goltsman, Inc.	0073929	STC Parks 1 and 2	03/10/22	\$ 2,790.00	Capital	Parks and Recreation	Park Site Development	100%	\$	2,790.00		100%	\$	2,790.00	83
Moore Iacofano Goltsman, Inc.	0073930	STC Central Park	03/10/22	\$ 21,426.75	Capital	Parks and Recreation	Park Site Development	100%	\$	21,426.75		100%	\$	21,426.75	83
OTAK	32200153	Marshall Road Bridge over Coal Creek	03/22/22	\$ 1,072.50	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	1,072.50		100%	\$	1,072.50	83
OTAK	32200161	STC Parks 1 and 2 Structural Services	03/22/22	\$ 627.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	627.00		100%	\$	627.00	83
OTAK	42200060	Marshall Road Bridge over Coal Creek	04/07/22	\$ 1,833.75	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	1,833.75		100%	\$	1,833.75	83
OTAK	42200065	STC Parks 1 and 2 Structural Services	04/07/22	\$ 104.50	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	104.50		100%	\$	104.50	83
Summit Services	36632	Stormwater Insepection	03/31/22	\$ 800.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$	800.00		100%	\$	800.00	83
				\$ 75,759.25					\$	70,965.97		\$	70,965.97		



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
System Development Charges Costs
Table X

Invoices				Proof of Payment										Percent District		Amount District		Percent Town		Amount Town		Certification
Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Eligible	Number			
Remington Homes	2116-2166	Block 9, 17-22	Residential	04/01/22	\$ 173,238.00	RC Superior, LLC	Wire	03/31/22	03/31/22	\$ 173,238.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 173,238.00	0%	\$ -		83			
THB Superior LLC (Thrive)	2340-2348	Block 15, 12-14	Residential	03/25/22	\$ 104,619.00	RC Superior, LLC	Wire	03/28/21	03/28/21	\$ 104,619.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 104,619.00	0%	\$ -		83			
					\$ 277,857.00						\$ 277,857.00			\$ 277,857.00			\$ -					

From: Lisa Ingle <lisa.dukeringle@gmail.com>

Sent: Monday, April 11, 2022 5:10 PM

To: Peggy Ripko <pripko@sdmsi.com>

Subject: Amend to CCR's for Superior

Hello Peggy,

I have been speaking with Shana and we are closing on 521 Canary Ln in Superior in May. We are working with our landscaper and I believe she sent you our request, but I wanted to reach out personally and get your input. I would like to request that hard scape patios be an allowable use within the CCR's to the side of the front porch and to replace the rock. Our unit in particular has a large land area that could be better used for sunset viewing. A side patio allows the front rock and plantings to remain consistent across each unit and would actually provide privacy for the side patio. It still allows for a low water, hard scape solution, but provides the home owner outdoor space on the main level of the home, and opens more community interaction.

I am attaching a photo for your reference. As you can see it's not much larger than a walk area. Please let me know your thought on getting this passed with the board. Also, can you provide me with a list of board members and contact information?

Thank you and look forward to hearing back.

Lisa Ingle

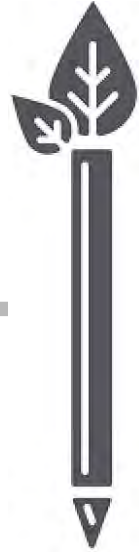
303-475-2663



INGLE RESIDENCE
LANDSCAPE DOCUMENTS

521 Canary Lane
Superior, CO

LANDSCAPE ARCHITECT: ELEVATE BY DESIGN
2828 N. SPEER BLVD. SUITE 120 - DENVER, CO 80211
TELEPHONE: 303-567-6300



INGLE RESIDENCE
LOT 11
SUPERIOR, COLORADO

ELEVATE BY DESIGN
2828 N. SPEER BLVD. SUITE 120 DENVER, CO 80211 303.567.6300

THIS DOCUMENT IS THE PROPERTY OF ELEVATE BY DESIGN.
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY
IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED,
OR USED FOR ANY OTHER PROJECT WITHOUT WRITTEN
AUTHORIZATION OF ELEVATE BY DESIGN.

GENERAL CONDITIONS NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A. THESE GENERAL NOTES, AND CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
 - B. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL CODES LISTED IN SPECIFICATIONS AND DRAWINGS SHALL BE INCLUSIVE OF ALL CODES, REGULATIONS AND REQUIREMENTS ADOPTED BY THE STATE OF COLORADO, INCLUDING ALL AMENDMENTS.
2. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO GET FAMILIAR WITH THE EXISTING CONDITIONS, DIFFICULTIES AND RESTRICTIONS ASSOCIATED IN PERFORMING THE WORK REQUIRED UNDER THE CONTRACT.
3. A PRE-CONSTRUCTION MEETING WILL BE SCHEDULED AND CONDUCTED BY THE PROJECT MANAGER AND/OR LANDSCAPE DESIGNER/ARCHITECT. PRIOR TO THIS MEETING, THE CONTRACTOR SHALL NOT PERFORM ANY CONSTRUCTION RELATED ACTIVITY AT THE PROJECT SITE, EXCEPT LIMITED CLEARANCE FOR STAKEOUT AND FLAGGING OF LIMITS OF DISTURBANCE.
4. SOURCE OF BASE INFORMATION IS ELEVATE BY DESIGN AND IS ASSUMED TO BE CORRECT. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
5. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE AND NOTIFY THE LANDSCAPE DESIGNER/ARCHITECT IN WRITING OF ANY DISCREPANCIES IN PLANS AND SPECIFICATIONS IMMEDIATELY. WORK SHALL NOT PROCEED WITHOUT THE LANDSCAPE DESIGNER/ARCHITECT'S CONSENT.
7. ALL DIMENSIONS ARE FACE OF FINISH, UNLESS OTHERWISE NOTED. CALL LANDSCAPE ARCHITECT WHERE CLARIFICATION IS REQUIRED.
8. FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEW AND PERMITS.
9. CONTACT LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION, PRIOR TO COMMENCING WORK.
10. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR SITE REPRESENTATIVE BEFORE STARTING WORK.
11. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
12. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
13. ALL MATERIALS MUST BE APPROVED BY A REPRESENTATIVE OF ELEVATE BY DESIGN OR THE HOMEOWNER PRIOR TO INSTALLATION. ANY MATERIAL APPROVED WITHOUT THE LANDSCAPE DESIGNER/ARCHITECT'S CONSENT MAY BE REMOVED AT THE CONTRACTOR'S EXPENSE.
14. ALL CONSTRUCTION METHODS MUST FOLLOW CITY OF DENVER GUIDELINES AND CODE INFORMATION.

SITE DEMOLITION NOTES

1. ITEMS SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED. IF THERE IS CONFUSION AS TO WHAT SHALL BE REMOVED OR REMAIN, CONTACT THE LANDSCAPE DESIGNER/ARCHITECT OR PROJECT MANAGER PRIOR TO COMMENCING WORK.
2. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
3. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND/OR LANDSCAPE DESIGNER/ARCHITECT.
4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. REMOVE SALVAGED MATERIALS AS INDICATED WITH CARE AND STORE ON SITE; CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY LANDSCAPE ARCHITECT.
5. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
6. CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.

SAMPLE SUBMITTAL & APPROVAL

1. VERIFY WITH SITE MOCK UP, THE LAYOUT OF ALL PATIOS, FIRE FEATURE LOCATIONS, OUTDOOR KITCHEN AREAS, WATER FEATURES AND WALKWAY ALIGNMENTS PRIOR TO INSTALLATION.
2. PROVIDE LAYOUT OF ALL PATIOS, WALKWAYS AND EDGING SHOWING VERTICAL AND HORIZONTAL LAYOUT PRIOR TO INSTALLATION OF ANY HARDSCAPE.
3. PROVIDE SHOP DRAWINGS OF VERTICAL SCREENS, GATES, WATER FEATURES AND FIRE FEATURES PRIOR TO INSTALLATION.
4. PROVIDE SAMPLES OF MULCHES, SOIL AMENDMENTS, CRUSHED STONE AND DECORATIVE STONE TO HOMEOWNER AND LANDSCAPE ARCHITECT FOR REVIEW. INSTALL 2'x2' SQUARE OF CRUSHED STONE ON SITE TO REVIEW COLOR RANGES.
5. FOLLOWING INSTALLATION OF CONCRETE FOOTERS FOR WALLS, CONFIRM AND STRINGLINE FINAL GRADING FOR REVIEW BY THE LANDSAPE ARCHITECT.
6. PRIOR TO FINAL GRADING, WALK THROUGH AND FIELD VERIFY SLOPES AND FINISHED GRADE RELATIONS.
7. LAYOUT PLANTS ACCORDING TO PLAN FOR APPROVAL BY HOMEOWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION. ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE PROJECT.
4. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" X4" INTERLOCKING TYPE PERFORATED STEEL EDGER PAINTED BLACK OR BROWN (RYERSON OR APPROVED EQUAL). IT IS NOT REQUIRED WHEN BEDS ADJACENT TO CURBS, WALLS, OR WALKS.
5. ALL SHRUB BEDS ARE TO BE MULCHED WITH A MINIMUM 3" DEPTH OF EITHER 1 1/2" RIVER ROCK, FIR FIBER MULCH OR APPROVED EQUAL. WEED CONTROL FABRIC IS ONLY REQUIRED UNDER 1 1/2" RIVER ROCK MULCH.
6. ALL TURF AND SEEDED AREAS TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION TILLED INTO ROUGH GRADES TO A DEPTH OF 6". (MINIMUM RATE OF 4 CU. YARDS OF ORGANIC MATTER PER 1000 SF).
7. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF ONE YEAR.
8. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED DEVELOPMENT PLAN.
9. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
10. CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
11. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM, AUTOMATIC RAIN SHUT-OFF SENSORS SHALL BE MANDATORY ON THE IRRIGATION SYSTEM.
12. IRRIGATION FOR TREES TO BE ON A SEPARATE ZONE FROM TURF AND ACCOMPLISHED WITH BUBBLER MECHANISMS.
13. ALL PLANT SIZES ARE SHOWN AS MINIMUM SIZES. OWNER RESERVES THE RIGHT TO UPGRADE PLANT MATERIAL TO LARGER SIZES DURING INSTALLATION.
14. EXACT LOCATIONS OF PLANT MATERIALS SUBJECT TO CHANGE BASED UPON FINAL LAYOUT.
15. FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPERATE REVIEW AND PERMITS.
16. EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASES OF THE PROJECT. SEE TREE PROTECTION NOTES ON THIS PAGE.
17. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
18. PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN THROUGH CONSTRUCTION.
19. COORDINATE PRUNING OF ALL EXISTING TREES AND SHRUBS WITH LANDSCAPE ARCHITECT AND HOMEOWNER.
20. ENSURE ALL TREES ARE PLANTED OUT OF DRAINAGE ROUTES AND ADEQUATE GRADE FOR ROOTBALLS AND TREE PITS PROVIDED.
21. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF ONE YEAR
22. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED DEVELOPMENT PLAN.
23. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM, AUTOMATIC RAIN SHUT-OFF SENSORS SHALL BE MANDATORY ON THE IRRIGATION SYSTEM.
24. IRRIGATION FOR TREES TO BE ON A SEPARATE ZONE FROM TURF AND ACCOMPLISHED WITH BUBBLER MECHANISMS.
25. ALL PLANT SIZES ARE SHOWN AS MINIMUM SIZES. OWNER RESERVES THE RIGHT TO UPGRADE PLANT MATERIAL TO LARGER SIZES DURING INSTALLATION.
26. EXACT LOCATIONS OF PLANT MATERIALS SUBJECT TO CHANGE BASED UPON FINAL LAYOUT. THE LANDSCAPE ARCHITECT SHALL APPROVE THE PLACEMENT OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
27. EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASES OF THE PROJECT. SEE TREE PROTECTION NOTES ON THIS PAGE.
28. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

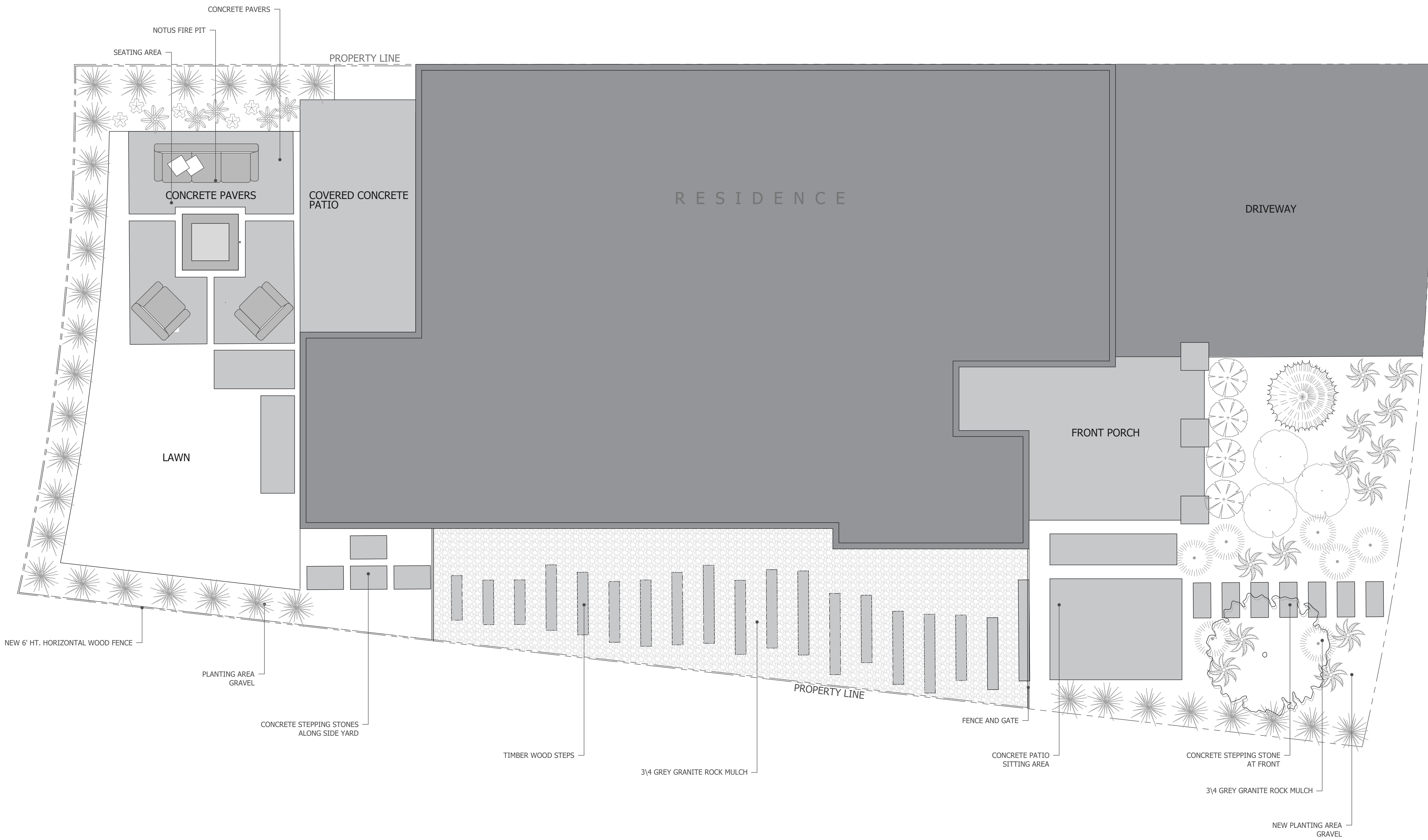
TREE PROTECTION NOTES

1. CONSTRUCTION WITHIN THE DROP LINE OF EXISTING TREES WILL NOT BE PERMITTED UNLESS OTHERWISE AGREED UPON. CONTRACTOR TO DEVELOP TREE PROTECTION MEASURES SPECIFIC TO EACH CASE IN WHICH EXISTING TREES ARE IN CLOSE PROXIMITY TO THE LIMIT OF WORK AND REVIEW PROTECTION RECOMMENDATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. AT THE OWNER'S DISCRETION, FENCING AROUND ALL TREES SHALL BE ERECTED AND MAINTAINED AT THE DROP LINE TO PROHIBIT ACCESS.
2. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED.
3. LIMB DAMAGE IS PROHIBITED. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION AND ONLY BY CITY OF ARVADA STAFF. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. CONTRACTOR TO CONTRACT AND COORDINATE ANY DAMAGED BRANCH PRUNING WITH THE CITY FORESTER.
4. AT THE CONTRACTOR'S DISCRETION, TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION, INCLUDING DEMOLITION, AND INSPECTED BY THE OWNER'S REPRESENTATIVE.
5. CONSTRUCTION WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY AND SHALL NOT FLOW INTO OR ACROSS THE ROOT ZONES OF EXISTING OR PLANTED TREES. WASHOUT AREAS ARE SUBJECT TO CITY OF ARVADA SITE DEVELOPMENT PERMITTING.
- 6.

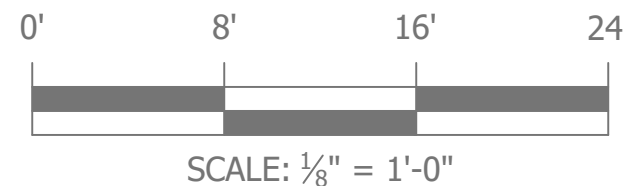
LANDSCAPE MAINTENANCE NOTES

1. ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED. REGULAR PRUNING AND TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITER, JUNK, RUBBISH AND OTHER NUISANCES AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH MULCH, WOOD BARK CHIPS, OR DECORATIVE ROCKS OR COBBLE, OR SIMILAR SMALL NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE.





INGLE RESIDENCE
LOT 11
SUPERIOR, COLORADO
LAYOUT PLAN



DESIGN BY: CHRIS TURNER/PAUL WRONA
DRAWN BY: KW/GH

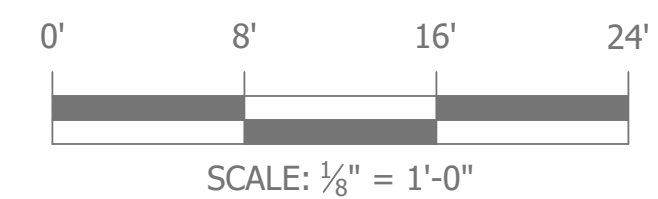
NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

DATE	2/27/2022
REVISIONS	---
---	---
---	---
---	---





INGLE RESIDENCE
LOT 11
SUPERIOR, COLORADO
FRONT YARD DIMENSIONS



DESIGN BY: CHRIS TURNER/PAUL WRONA
DRAWN BY: KW/GH

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

[illegible]