



## COLORADO

### Colorado Water Conservation Board

Department of Natural Resources  
1313 Sherman Street, Room 718  
Denver, CO 80203

August 29, 2019

Mr. Jim Worley, District Manager  
Castle Pines North Metropolitan District  
3209 West 28<sup>th</sup> Street  
Greeley, CO 80634

Re: Chatfield Reallocation Project - Phase 1 Contract  
Loan Contract Number CT2018-1616

#### NOTICE OF PROJECT SUBSTANTIAL COMPLETION

Dear Mr. Worley:

This letter is to advise you that the Project referenced above will be substantially completed on September 1, 2019. In accordance with the Loan Contract, the District owes \$149,496.31 for interest accrued during the construction phase of the Project (see attached Project Expenditure Schedule). Please make this "interest only payment" check payable to the Colorado Water Conservation Board and include the Loan Contract Number on the check.

The total amount disbursed under this contract was \$5,462,484.00 (\$5,408,400.00 plus \$54,084.00 for the 1% service fee). The first annual loan payment will be due on September 1, 2020, in the amount of \$278,691.89 as presented in the attached Promissory Note and Loan Repayment Schedule.

Please note, in accordance with the Loan Contract, a Reserve Account must be maintained during the entire repayment period. It has been a pleasure working with you on the successful completion of this project. Please don't hesitate to call if you have any questions regarding this matter.

Sincerely,

Kirk Russell, P.E., Chief  
CWCB Finance Section

Loan Contract Amount = \$5,462,484.00  
Expended Amount = \$5,462,484.00

ec: Jessica Brody, CWCB Board Member, Denver Metro Basin



**Colorado Water Conservation Board  
Project Expenditure Schedule**

**Chatfield Reallocation Project**

Castle Pines North Metropolitan District  
7404 Yorkshire Drive  
Castle Rock, CO 80104  
c/o Ms. Irene McCaffrey

Ph. 970-669-3611  
Fax (303) 688-2529  
irenem@pinnacleconsultinggroupinc.com

	Original	Amended	Final
Loan Contract No.:	CT2018-1616		
Authorization:	\$4,143,020.00	\$5,462,484.00	
Contract Amount	\$4,102,000.00	\$5,408,400.00	\$ 5,408,400.00
Loan Service Fee %	1.00%	1.00%	
Loan Service Fee	\$41,020.00	\$54,084.00	\$ 54,084.00
Total Loan Amount	\$4,143,020.00	\$ 5,462,484.00	\$ 5,462,484.00
Interest:	3.00%	3.00%	3.00%
Term (Years):	30	30	30
Conditions:	Up to 100%		0
IDC Calculation Date:	9/1/2019		

Substantial Completion Date

9/1/2019

Contract Expires:

10/16/2022

Pay Req. No.	Date	Description	Amount Disbursed	Cumulative Loan Balance	Balance Available to Loan	Interest	Accrued Interest
					\$ 5,462,484.00		
1	8/8/2017	Engineering	\$ 10,538.28	\$ 10,538.28	\$ 5,451,945.72	\$ 653.08	\$ 653.08
2	9/5/2017	Engineering	\$ 41,785.23	\$ 52,323.51	\$ 5,410,160.49	\$ 2,493.38	\$ 3,146.46
3	10/13/2017	Engineering & Construction	\$ 58,746.12	\$ 111,069.63	\$ 5,351,414.37	\$ 3,321.97	\$ 6,468.43
4	11/3/2017	Engineering & Construction	\$ 47,356.59	\$ 158,426.22	\$ 5,304,057.78	\$ 2,596.18	\$ 9,064.61
5	12/12/2017	Engineering & Construction	\$ 69,611.67	\$ 228,037.89	\$ 5,234,446.11	\$ 3,593.11	\$ 12,657.72
6	1/3/2018	Engineering & Construction	\$ 108,271.34	\$ 336,309.23	\$ 5,126,174.77	\$ 5,382.80	\$ 18,050.52
7	1/18/2018	Construction (Insurance)	\$ 7,549.05	\$ 343,858.28	\$ 5,118,625.72	\$ 366.70	\$ 18,417.22
8	2/5/2018	Engineering & Construction	\$ 179,187.24	\$ 523,045.52	\$ 4,939,438.48	\$ 8,438.98	\$ 26,856.20
9	3/7/2018	Engineering & Construction	\$ 262,819.35	\$ 785,864.87	\$ 4,676,619.13	\$ 11,729.66	\$ 38,585.86
10	4/13/2018	Engineering & Construction	\$ 294,482.74	\$ 1,080,347.61	\$ 4,382,136.39	\$ 12,247.25	\$ 50,833.11
11	5/3/2018	Engineering & Construction	\$ 240,503.10	\$ 1,320,850.71	\$ 4,141,633.29	\$ 9,606.95	\$ 60,440.06
12	6/1/2018	Engineering & Construction	\$ 403,228.53	\$ 1,724,079.24	\$ 3,738,404.76	\$ 15,145.93	\$ 75,585.99
13	7/9/2018	Engineering & Construction	\$ 384,847.33	\$ 2,108,926.57	\$ 3,353,557.43	\$ 13,253.51	\$ 88,839.50
14	8/14/2018	Engineering & Construction	\$ 311,600.66	\$ 2,420,527.23	\$ 3,041,956.77	\$ 9,809.02	\$ 98,648.52
15	8/29/2018	Engineering & Construction	\$ 223,956.62	\$ 2,644,483.85	\$ 2,818,000.15	\$ 6,773.92	\$ 105,422.44
16	10/2/2018	Engineering & Construction	\$ 268,737.80	\$ 2,913,221.65	\$ 2,549,262.35	\$ 7,377.40	\$ 112,799.84
17	11/1/2018	Engineering & Construction	\$ 238,336.38	\$ 3,151,558.03	\$ 2,310,925.97	\$ 5,955.14	\$ 118,754.98
18	12/6/2018	Engineering & Construction	\$ 360,839.57	\$ 3,512,397.60	\$ 1,950,086.40	\$ 7,978.01	\$ 126,732.99
19	1/10/2019	Engineering & Construction	\$ 342,350.99	\$ 3,854,748.59	\$ 1,607,735.41	\$ 6,584.38	\$ 133,317.38
20	2/11/2019	Engineering & Construction	\$ 307,610.83	\$ 4,162,359.42	\$ 1,300,124.58	\$ 5,107.18	\$ 138,424.56
21	3/6/2019	Engineering & Construction	\$ 270,673.08	\$ 4,433,032.50	\$ 1,029,451.50	\$ 3,982.23	\$ 142,406.79
22	4/9/2019	Engineering & Construction	\$ 174,923.50	\$ 4,607,956.00	\$ 854,528.00	\$ 2,084.70	\$ 144,491.49
23	5/2/2019	Engineering & Construction	\$ 188,225.12	\$ 4,796,181.12	\$ 666,302.88	\$ 1,887.41	\$ 146,378.90
24	6/1/2019	Engineering & Construction	\$ 210,390.74	\$ 5,006,571.86	\$ 455,912.14	\$ 1,590.80	\$ 147,969.80
25	7/2/2019	Engineering & Construction	\$ 232,144.28	\$ 5,238,716.14	\$ 223,767.86	\$ 1,163.90	\$ 149,133.70
26	8/6/2019	Engineering & Construction	\$ 169,683.86	\$ 5,408,400.00	\$ 54,084.00	\$ 362.61	\$ 149,496.31
Final	9/1/2019	Loan Service Fee @ 1%	\$ 54,084.00	\$ 5,462,484.00	(\$ 0.00)	-	\$ 149,496.31

**COLORADO WATER CONSERVATION BOARD**

**LOAN REPAYMENT SCHEDULE**

<b>Borrower</b>	<b>Castle Pines North Metropolitan District</b>	<b>FINAL</b>
<b>Loan Contract Number</b>	<b>CT2018-1616</b>	<b>RE2020-032</b>
<b>Principal</b>	<b>\$5,462,484.00</b>	
<b>Interest Rate</b>	<b>3.00%</b>	
<b>Frequency</b>	<b>Annual</b>	
<b>Term (In Years)</b>	<b>30</b>	
<b>First Payment Due</b>	<b>September 1, 2020</b>	
<b>Payment Amount</b>	<b>\$278,691.89</b>	

<b>Loan Payment No.</b>	<b>Annual Payment Due Date</b>	<b>Annual Payment Amount</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal BALANCE</b>
					\$ 5,462,484.00
1	1-Sep-20	\$278,691.89	\$114,817.37	\$ 163,874.52	\$ 5,347,666.63
2	1-Sep-21	\$278,691.89	\$118,261.89	\$ 160,430.00	\$ 5,229,404.74
3	1-Sep-22	\$278,691.89	\$121,809.75	\$ 156,882.14	\$ 5,107,594.99
4	1-Sep-23	\$278,691.89	\$125,464.04	\$ 153,227.85	\$ 4,982,130.95
5	1-Sep-24	\$278,691.89	\$129,227.96	\$ 149,463.93	\$ 4,852,902.99
6	1-Sep-25	\$278,691.89	\$133,104.80	\$ 145,587.09	\$ 4,719,798.19
7	1-Sep-26	\$278,691.89	\$137,097.94	\$ 141,593.95	\$ 4,582,700.25
8	1-Sep-27	\$278,691.89	\$141,210.88	\$ 137,481.01	\$ 4,441,489.37
9	1-Sep-28	\$278,691.89	\$145,447.21	\$ 133,244.68	\$ 4,296,042.16
10	1-Sep-29	\$278,691.89	\$149,810.63	\$ 128,881.26	\$ 4,146,231.53
11	1-Sep-30	\$278,691.89	\$154,304.94	\$ 124,386.95	\$ 3,991,926.59
12	1-Sep-31	\$278,691.89	\$158,934.09	\$ 119,757.80	\$ 3,832,992.50
13	1-Sep-32	\$278,691.89	\$163,702.11	\$ 114,989.78	\$ 3,669,290.39
14	1-Sep-33	\$278,691.89	\$168,613.18	\$ 110,078.71	\$ 3,500,677.21
15	1-Sep-34	\$278,691.89	\$173,671.57	\$ 105,020.32	\$ 3,327,005.64
16	1-Sep-35	\$278,691.89	\$178,881.72	\$ 99,810.17	\$ 3,148,123.92
17	1-Sep-36	\$278,691.89	\$184,248.17	\$ 94,443.72	\$ 2,963,875.75
18	1-Sep-37	\$278,691.89	\$189,775.62	\$ 88,916.27	\$ 2,774,100.13
19	1-Sep-38	\$278,691.89	\$195,468.89	\$ 83,223.00	\$ 2,578,631.24
20	1-Sep-39	\$278,691.89	\$201,332.95	\$ 77,358.94	\$ 2,377,298.29
21	1-Sep-40	\$278,691.89	\$207,372.94	\$ 71,318.95	\$ 2,169,925.35
22	1-Sep-41	\$278,691.89	\$213,594.13	\$ 65,097.76	\$ 1,956,331.22
23	1-Sep-42	\$278,691.89	\$220,001.95	\$ 58,689.94	\$ 1,736,329.27
24	1-Sep-43	\$278,691.89	\$226,602.01	\$ 52,089.88	\$ 1,509,727.26
25	1-Sep-44	\$278,691.89	\$233,400.07	\$ 45,291.82	\$ 1,276,327.19
26	1-Sep-45	\$278,691.89	\$240,402.07	\$ 38,289.82	\$ 1,035,925.12
27	1-Sep-46	\$278,691.89	\$247,614.14	\$ 31,077.75	\$ 788,310.98
28	1-Sep-47	\$278,691.89	\$255,042.56	\$ 23,649.33	\$ 533,268.42
29	1-Sep-48	\$278,691.89	\$262,693.84	\$ 15,998.05	\$ 270,574.58
30	1-Sep-49	\$278,691.82	\$270,574.58	\$ 8,117.24	\$ -
<b>TOTALS</b>		<b>\$8,360,756.63</b>	<b>\$5,462,484.00</b>	<b>\$2,898,272.63</b>	<b>\$0.00</b>

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**COLORADO**

Colorado Water  
Conservation Board

Department of Natural Resources

## St. Vrain Diversion Replacement

Bonus Ditch Company

Substantially Complete September 1, 2019

Pre-Construction



Post-Construction



### Project Description

The Bonus Ditch Company owns and operates the Bonus Ditch. Its diversion structure on the St. Vrain Creek was destroyed during the September 2013 flood in the South Platte Basin. The Company worked with Longmont to coordinate the Diversion Repair Project with the city's Resilient St. Vrain (RSV) project, a multi-year project to fully restore the St. Vrain Greenway trails and improve the St. Vrain Creek channel to protect people and property from future flooding. The Company also coordinated with FEMA to ensure the Project would remain compliant with FEMA's requirements and ultimately qualify for FEMA disaster recovery grant funds.

The Project relocated the diversion structure to a check structure installed by Longmont as part of the RSV project. Behind the check structure the Company built a wet well, pump station, and sluice gate. A pipeline was installed to connect to the existing pipeline of the ditch. Construction began in December 2018 and was substantially completed in May 2019. The Company anticipates receiving FEMA grant funding which will be used to pay down the loan balance.

P R O J E C T   D A T A		
<i>Sponsor:</i> Bonus Ditch Co.	<i>County:</i> Boulder	<i>Water Source:</i> St. Vrain Creek
<i>Type of Loan:</i> Ditch Rehabilitation		<i>Board Approval Date:</i> September 2017
<i>Loan Terms:</i> 1.65% for 30 years <i>(Original)</i> \$1,309,970 <i>(Final)</i> \$1,144,351.48		
<i>Design Engineer:</i> Deere & Ault Consultants, Inc.		
<i>Contractor:</i> Dietzler Construction Corp		

**Appendix A, Amendment No. 1 to Loan Contract CT2018-1616**  
**Amendment to Promissory Note**

Date:	June 18, 2018
Borrower:	Castle Pines North Metropolitan District, acting by and through the water activity enterprise
Total Loan Amount:	\$5,462,484.00
Interest Rate:	3.00% per annum
Term of Repayment:	30 years or until loan is paid in full
Loan Contract No.:	CT2018-1616
Loan Payment:	\$278,691.89
Payment Initiation Date:	September 1, 2019
Maturity Date:	September 1, 2049

For Value Received, the Borrower promises to pay the Colorado Water Conservation Board ("CWCB"), the Principal Amount plus Interest for the Term of Repayment, pursuant to the Loan Contract and this promissory note.

1. This Amendment to Promissory Note in the revised total loan amount *shall replace and supersede* the Original Promissory Note, attached as Appendix 2 to the Original Loan Contract (in the amount of \$4,143,020.00) and incorporated by reference.
2. Principal and interest shall be payable in equal Loan Payments, with the first payment due and payable one year from Payment Initiation Date, and annually thereafter. All principal, interest, and late charges, if any, then remaining unpaid shall be due and payable on or before the Maturity Date.
3. Payments shall be made to the Colorado Water Conservation Board at 1313 Sherman Street Room 718, Denver, Colorado 80203.
4. The CWCB may impose a late charge in the amount of 5% of the annual payment if the CWCB does not receive the annual payment within sixty (60) calendar days of the due date.
5. This Note may be prepaid in whole or in part at any time without premium or penalty. Any partial prepayment shall not postpone the due date of any subsequent payments or change the amount of such payments.
6. All payments received shall be applied first to late charges, if any, next to accrued interest and then to reduce the principal amount.
7. This Note is issued pursuant to the Loan Contract between the CWCB and the Borrower. The Loan Contract creates security interests in favor of the CWCB to secure the prompt payment of all amounts that may become due hereunder. Said security interests are evidenced by a Security Agreement ("Security Instrument") of even date and amount and cover certain revenues of the Borrower. The Loan Contract and Security Instruments grant additional rights to the CWCB, including the right to accelerate the maturity of this Note in certain events.
8. If any annual payment is not paid when due or any default under the Loan Contract or the Security Instruments securing this Note occurs, the CWCB may declare the entire outstanding principal balance of the Note, all accrued interest, and any outstanding late charges immediately due and payable, and the

of the Note, all accrued interest, and any outstanding late charges immediately due and payable, and the indebtedness shall bear interest at the rate of 7% per annum from the date of default. The CWCB shall give the Borrower written notice of any alleged default and an opportunity to cure within sixty (60) days of receipt of such notice before the Borrower shall be considered in default for purposes of this Promissory Note.

9. The Borrower and any co-signer or guarantor hereby agree that if this Note or interest thereon is not paid when due or if suit is brought, then it shall pay all reasonable costs of collection, including reasonable attorney fees. In the event of any bankruptcy or similar proceedings, costs of collection shall include all costs and attorney fees incurred in connection with such proceedings, including the fees of counsel for attendance at meetings of creditors' committees or other committees.
10. This Note shall be governed in all respects by the laws of the State of Colorado.

(SEAL)  
Attest: Janet Burnham  
By: Janet Burnham  
Name: Janet Burnham  
Title: District Administrator  
Date: 6-18-18

Borrower: Castle Pines North Metropolitan  
District, acting by and through the water activity  
enterprise

By: David R. McEntire  
Signature  
Name: David R. McEntire  
Title: President  
Date: 06/18/18