

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

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<https://jeffersoncentermd1.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

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

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary
Secretary

Term/Expiration:

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

DATE Tuesday, March 26, 2024

TIME: 9:30 A.M.

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

Join Zoom Meeting

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

Phone Number: 1 (719) 359-4580

Meeting ID: 546 911 9353

Passcode: 912873

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

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

II. PUBLIC COMMENT

A.

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

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

IV. FINANCIAL MATTERS

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

- A. Review Water Tracking Report (enclosure).
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VI. LEGAL MATTERS

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

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

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

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

- A. Review and consider approval of Cost Certification Report No. 22 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 22”) and accept certified costs (if available).
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1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 22, pursuant to the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (“CDC”), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.
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2. Discuss Taylor Morrison Request for Reimbursement of Certain Costs Related to Offsite Sanitary Sewer Improvements.
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- B. Discuss status of various agreements by and between the District and Taylor Morrison of Colorado, Inc.
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X. OTHER BUSINESS

- A.

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