

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

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Lakewood, Colorado 80228-1898  
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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, April 23, 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.

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

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C. Review and approve Minutes of the March 26, 2024 Regular Meeting (enclosure).

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## 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.

- Consider ratifying approval of Change Order #2 to the Contract between the District and JBS Pipeline, LLC d/b/a JBS Pipeline Contractors, for Additional Potholing, in the amount of \$2,886.69.
- Consider ratifying approval of Task Order #2-A9 to the Contract between the District and Galloway & Company, Inc., for On-Call Survey Amendment #9, for a reduction in the contract amount of \$<\$3,132.68>.
- Consider ratifying approval of Task Order #5-A3 to the Contract between the District and Galloway & Company, Inc., for SCL Landscape Design Amendment #3, for a reduction in the contract amount of \$<\$1,671.30>.
- Consider ratifying approval of Task Order #24-A16 to the Service Agreement between the District and Martin/Martin, Inc, for Barbara Gulch Additional CA Amendment #16, in the amount of \$2,500.00.
- Consider ratifying approval of Task Order #4-A1 to the Service Agreement between the District and SWCA Incorporated, d/b/a SWCA Environmental Consultants, for Joyce Street Culvert Crossing 9 Amendment #1, for a reduction in the contract amount of \$<\$2,285.98>.
- Consider ratifying approval of Task Order #3-A1 to the Service Agreement between the District and Triax Engineering, LLC, for Materials Testing, Hwy 72, in the amount of \$9,797.51.
- Consider ratifying approval of Task Order #5 to the Service Agreement between the District and Triax Engineering, LLC, for Materials Testing, Hwy 72 & Candelas Pkwy Sidewalk, in the amount of \$7,960.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending April 23, 2024, in the amount of \$369,724.64 (enclosure).
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- B. Review and accept cash position statement as of April 17, 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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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 of issuance of 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 Temporary Construction License Agreement between TEBO PARTNERSHIP LLLP, as licensor, and the District, as licensee (to be distributed).
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- B. Discuss status of Intergovernmental Agreement for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Zephyr (Zone 5) Tank between the District and the City of Arvada.
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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 Amenity Construction, Acquisition and Reimbursement Agreement (Trailstone Development) by and between the District, Taylor Morrison of Colorado, Inc., and Cimarron Development Company.
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X. OTHER BUSINESS

A. \_\_\_\_\_

- XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 21, 2024.**