

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 - 800-741-3254  
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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  
2029/May 2029  
2027/May 2027  
2029/May 2029  
2027/May 2027

DATE: Tuesday, January 27, 2026

TIME: 9:30 A.M.

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

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

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBB0GZVU3Fqdz09>

**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 notice. Designate 24-hour posting location.

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C. Review and approve Minutes of the December 23, 2025 Regular Meeting (enclosure).

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## **II. PUBLIC COMMENTS**

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

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III. 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 Change Order No. 28 to the Contract between the District and Colorado Civil Infrastructure Inc., for Contract Time Extension, in the amount of \$0.00.
- Ratify approval of Change Order No. 29 to the Contract between the District and Colorado Civil Infrastructure Inc., for Fencing, in the amount of \$27,830.70.
- Ratify approval of Change Order No. 30 to the Contract between the District and Colorado Civil Infrastructure Inc., for Alternate Seeding, in the amount of \$7,207.12.
- Ratify approval of Change Order No. 20 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Railroad Weekend Closure Support, in the amount of \$9,159.40.
- Ratify approval of Change Order No. 21 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Guardrail, for a reduction in the contract amount of <\$121,970.64>.
- Ratify approval of Change Order No. 22 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Unsuitable Soil, in the amount of \$53,417.50.
- Ratify approval of Change Order No. 5 to the Contractor Agreement between the District and Gold's Concrete, LLC, for Candelas Pkwy C&G Section, in the amount of \$5,050.00.
- Ratify approval of Change Order No. 1 to the Service Agreement between the District and Leo Landscape LLC – Candelas 93-72 South Filing 1, for Additional Sleeving & Quantity Discrepancy, in the amount of \$5,123.67.
- Ratify approval of Change Order No. 7 to the Service Agreement between the District and Leo Landscape LLC – Candelas Parkway & Highway 72, for Plant Quantities, in the amount of \$23,095.67.
- Ratify approval of Task Order No. 31 to the Contract between the District and CTL Thompson, Inc, for Highway 72 Widening, Hallett St & Hwy 93, in the amount of \$1,500.00.
- Ratify approval of Task Order No. 24 to the Contract between the District and Independent District Engineering Services, LLC, for District Engineering Services, in the amount of \$200,000.00.
- Ratify approval of Task Order No. 20-A2 to the Contract between the District and Kimley-Horn and Associates, Inc., for Traffic Impact Study, in the amount of \$3,000.00.
- Ratify approval of Task Order No. 8 to the Contract between the District and Legacy Traffic Management, LLC, for P2/P4 Barricades, in the amount of \$29,180.00.
- Ratify approval of Task Order No. 8-A1 to the Contract between the District and Martin/Martin, Inc., for P2/P4 Barricades – Amendment #1, in the amount of \$29,180.00.
- Ratify approval of Task Order No. 24-A28 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch Additional CA – Amendment #28, in the amount of \$15,000.00.

- Ratify approval of Task Order No. 28-A4 to the Contract between the District and Martin/Martin, Inc., for Candelas Parkway Sidewalk – Amendment #4, in the amount of \$2,000.00.
- Ratify approval of Task Order No. 33-A14 to the Contract between the District and Martin/Martin, Inc., for P6 Highway 72 Widening, in the amount of \$14,000.00.
- Ratify approval of Task Order No. 34-A10 to the Contract between the District and Martin/Martin, Inc., for Parcels P2 & P4 – Amendment #10, in the amount of \$8,500.00.
- Ratify approval of Task Order No. 39-A1 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch LOMR – Amendment #1, in the amount of \$3,000.00.
- Ratify approval of Task Order No. 41-A1 to the Contract between the District and Martin/Martin, Inc., for Traffic Signal Designs – Amendment #1, in the amount of \$12,000.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending January 27, 2026, in the amount of \$ \_\_\_\_\_ (enclosure).

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- B. Review and accept unaudited financial statements and schedules of cash position (enclosures).

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- C. Discuss and consider adoption of Resolution Acknowledging Acquisition of FirstBank by the PNC Financial Group, Inc. (enclosure).

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- D. Review forecasts of General Fund and Bond Fund Revenues and Expenditures (enclosure).

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- E. Review Expense Tracking Report and consider approval of District Expenditures Verification Report (enclosures).

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- F. Discuss status of reimbursement request to Chase Bank for damage caused to Kendrick Street improvements.

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V. MANAGEMENT MATTERS

- A. Review Water Tracking Report (enclosure).

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VI. LEGAL MATTERS

- A. Issuance of Jefferson Center Metropolitan District No. 2's ("District No. 2") General Obligation Limited Tax and Special Revenue Refunding Bonds, Series 2026A and Subordinate General Obligation Limited Tax and Special Revenue Refunding and Improvement Bonds, Series 2026B (together, the "Series 2026 Bonds"):
  - 1. Discuss status and timing of issuance of the Series 2026 Bonds.

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  - 2. Authorize submittal of 30-day notice to the City of Arvada and the Arvada Urban Renewal Authority in accordance with the Amended and Restated Master Redevelopment Agreement.

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- B. Review and consider approval of Temporary Construction License Agreement by and between TEBO PARTNERSHIP LLLP and the District relative to construction of slope improvements (enclosure).

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- C. Discuss future operation and maintenance obligations and related matters.

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- D. Discuss matters relating to the bankruptcy of JBS Pipeline Contractors.

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- E. **EXECUTIVE SESSION: ADJOURN TO EXECUTIVE SESSION, IF NECESSARY, TO RECEIVE LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS.**

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VII. CONSTRUCTION MATTERS

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

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- B. Discuss Summary Bond Budget.

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VIII. OPERATIONS/MAINTENANCE MATTERS

A. Review and consider ratifying approval of proposal from Neighborhood Lawn Care, Inc. for 2026 landscape maintenance and 2025-2026 snow clearing. Authorize preparation and execution of a Service Agreement (proposal enclosed; Service Agreement to be distributed).

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IX. CAPITAL IMPROVEMENTS

A. Review and consider approval of Cost Certification Report No. 41 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 41”) and accept certified costs (**enclosure**).

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1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 41, 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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X. OTHER BUSINESS

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XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 24, 2026.**