

# 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://jeffersoncentermdl.colorado.gov>

## NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Gregg Bradbury	President	2027/May 2027
Jeff L. Nading	Treasurer	2029/May 2029
Charles Church McKay	Assistant Secretary	2027/May 2027
Steve Nading	Assistant Secretary	2029/May 2029
Brandon Dooling	Assistant Secretary	2027/May 2027
David Solin	Secretary	

DATE: Tuesday, February 24, 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=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 notice.

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C. Review and approve Minutes of the January 27, 2026 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. 23 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Rock Picking & Seeding, for a reduction in the contract amount of <\$41,800.00>.
- Ratify approval of Task Order No. 22 to the Contract between the District and Kimley-Horn and Associates, Inc., for Salvia Street & Candelas Parkway Traffic Signal, in the amount of \$6,500.00.
- Ratify approval of Task Order No. 31-A2 to the Contract between the District and Martin/Martin, Inc., for Candelas Parcel P1, P3, and P5 – Amendment #2, in the amount of \$156,000.00.

IV. FINANCIAL MATTERS

A. Review and consider approval of the payment of claims through the period ending February 24, 2026, in the amount of \$\_\_\_\_\_ (enclosure).

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B. Review and accept schedules of cash position (enclosure).

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C. Review forecasts of General Fund and Bond 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. 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”):

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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, and any necessary actions in connection therewith.
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- B. Review and consider ratifying approval of First Amendment to Operations Pledge Agreement by and between the District and Mountain Shadows Metropolitan District (enclosure).
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- C. Review and consider approval of a Permanent Utility Easement by and between the District, Trailstone Community Association, Inc. (together, the grantors), and the City of Westminster, Colorado (the grantee) relative to the installation, operation, maintenance, repair, replacement and removal of an underground water pipeline known as the Kinnear Ditch Pipeline (to be distributed).
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- D. Discuss future operation and maintenance obligations and related matters.
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- E. Discuss matters relating to the bankruptcy of JBS Pipeline Contractors.
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- F. **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).
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1. Consider approval of contracts, task orders, work orders and change orders.
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2. Ratify approval of award of construction contract for State Highway 72 Road Widening Phase 2 to Castle Rock Construction Company of Colorado LLC, in an amount not to exceed \$2,125,189.90.
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- B. Discuss Summary Bond Budget.
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VIII. OPERATIONS/MAINTENANCE MATTERS

- A. Review and consider ratifying approval of Service Agreement for Landscape Maintenance between the District and Neighborhood Lawn Care Inc. (enclosure).
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IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 42 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 42”) 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. 42, 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

- A. \_\_\_\_\_
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- XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 24, 2026.**