

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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<https://jeffersoncentermd1.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	2025/May 2025
Charles Church McKay	Assistant Secretary	2027/May 2027
Steve Nading	Assistant Secretary	2025/May 2025
Brandon Dooling	Assistant Secretary	2027/May 2027
David Solin	Secretary	

DATE: Tuesday, February 25, 2025

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.

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

C. Review and approve Minutes of the January 28, 2025 Regular Meeting (enclosure).

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.

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. 1 to the Contract between the District and ADI Civil Corp, for Additional Scope for Misc. Work, in the amount of \$9,971.19.
- Ratify approval of Change Order No. 2 to the Contract between the District and All American Track, Inc., for Additional Crossings for P2 P4, in the amount of \$35,573.00.
- Ratify approval of Change Order No. 4 to the Contract between the District and Colorado Civil Infrastructure Inc., for Rock Relocation, in the amount of \$688.50.
- Ratify approval of Change Order No. 5 to the Contract between the District and Colorado Civil Infrastructure Inc., for Sanitary Stubs, in the amount of \$20,400.00.
- Ratify approval of Change Order No. 4 to the Contract between the District and Concrete Curb & Paving Inc., for Sidewalk Deduct, for a reduction in the contract amount of <\$5,477.50>.
- Ratify approval of Change Order No. 5 to the Contract between the District and Concrete Curb & Paving Inc., for Material Cost Escalation, in the amount of \$4,291.46.
- Ratify approval of Change Order No. 6 to the Contract between the District and Concrete Curb & Paving Inc., for Additional TC, in the amount of \$2,543.73.
- Ratify approval of Change Order No. 1 to the Contract between the District and Environmental Designs, LLC, for JBS Repair, in the amount of \$32,276.80.
- Ratify approval of Change Order No. 3 to the Contract between the District and EMR Enterprises, LLC, for Seeding Sidewalk Restoration at CP, in the amount of \$3,800.00.
- Ratify approval of Change Order No. 4 to the Contract between the District and SMH West LLC, for Additional Speed Sign, in the amount of \$1,837.19.
- Ratify approval of Change Order No. 5 to the Contract between the District and SMH West LLC, for Concrete Flatwork, in the amount of \$1,095.90.
- Ratify approval of Change Order No. 6 to the Contract between the District and SMH West LLC, for Striping, in the amount of \$10,065.96.
- Ratify approval of Change Order No. 12 to the Contract between the District and Wagner Construction Inc., for KDPL Crossing T&M, in the amount of \$58,024.07.
- Ratify approval of Change Order No. 13 to the Contract between the District and Wagner Construction Inc, for Seeding Deduct, for a reduction in the contract amount of <\$30,436.35>.
- Ratify approval of Change Order No. 14 to the Contract between the District and Wagner Construction Inc., for Highway 93 Crossing, in the amount of \$27,870.85.
- Ratify approval of Change Order No. 15 to the Contract between the District and Wagner Construction Inc., for Highway 72 Crossing, in the amount of \$22,553.38.

- Ratify approval of Change Order No. 16 to the Contract between the District and Wagner Construction Inc., for Wire Fence Deduct, for a reduction in the contract amount of <\$13,433.00>
- Ratify approval of Change Order No. 8 to the Contract between the District and Wagner Construction Inc, for Pay Item Deducts, for a reduction in the contract amount of <\$2,467.53>.
- Ratify approval of Task Order No. 2 to the Contract between the District and Wagner Construction Inc, for Highway 72 & Hallett Barricade Overage, in the amount of \$38,881.64.
- Ratify approval of Task Order No. 2 to the Contract between the District and GROUND Engineering Consultants, Inc., for P2 P4 Improvements, in the amount of \$34,965.00.
- Ratify approval of Task Order No. 2 to the Contract between the District and Golden Triangle Construction Inc, for Trailstone Recreation Center Design, in the amount of \$3,651.00.
- Ratify approval of Task Order No. 20 to the Contract between the District and Independent District Engineering Services, LLC, for District Engineering Services, in the amount of \$21,570.59.
- Ratify approval of Task Order No. 2 to the Contract between the District and Kumar & Associates, Inc., for Sanitary Interceptor, in the amount of \$7,176.00.
- Ratify approval of Task Order No. 6-A2 to the Contract between the District and Legacy Traffic Management, LLC, for Traffic Control – Highway 72, in the contract amount of \$16,076.50.
- Ratify approval of Task Order No. 2 to the Construction Agreement between the District and Moore Electrical Enterprises, Inc. for Trailstone ROW – Irrigation Electric, in the amount of \$1,468.00.
- Ratify approval of Task Order No. 9 to the Service Agreement between the District and SWCA Incorporated, d/b/a SWCA Environmental Consultants, for Additional Environmental Support for the Hwy 93 Expansion, in the amount of \$9,000.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending February 25, 2025, in the amount of \$_____ (enclosure).
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1. Discuss accounts payable review process.
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- B. Review and accept Schedules of Cash Position as of February 19, 2025 (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 (to be distributed).
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V. MANAGEMENT MATTERS

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

- A. Discuss potential bond issuance and related matters.
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- B. Review and consider acknowledgement of Special Warranty Deed by Taylor Morrison of Colorado, Inc. (as Grantor) to the District (as Grantee) conveying Tract A, Trailstone Fling No. 2, City of Arvada, County of Jefferson, State of Colorado (the “Amenity Parcel”) (enclosure).
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- C. Review and consider approval of Temporary Construction License Agreement between the District and Taylor Morrison of Colorado, Inc. relative to the Amenity Parcel (enclosure).
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- D. Discuss matters relating to bankruptcy of JBS Pipeline Contractors. **ADJOURN TO EXECUTIVE SESSION, IF NECESSARY.**
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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).
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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. _____

IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 30 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 30”) 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. 30, 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 25, 2025.**