

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 . 800-741-3254  
Fax: 303-987-2032

<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 22, 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.

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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 March 25, 2025 Special 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 the Contractor Agreement for SH93 & SH72 Roadway Widening between the District and Castle Rock Construction Company of Colorado LLC in the amount of \$10,853,700.30.
- Ratify approval of the Contractor Agreement for Candelas Parkway Sidewalk at Box Culvert between the District and Gold's Concrete, LLC in the amount of \$48,982.00.
- Ratify approval of Change Order No. 7 to the Contract between the District and Colorado Civil Infrastructure Inc., for Schedule Delays – No Cost, Add Days, in the amount of \$0.00.
- Ratify approval of Change Order No. 1 to the Agreement between the District and Leo Landscape LLC, for Booster Pumps, in the amount of \$37,740.59.
- Ratify approval of Change Order No. 2 to the Agreement between the District and Leo Landscape LLC, for Traffic Control, in the amount of \$4,302.60.
- Ratify approval of Change Order No. 5 to the Contract between the District and SMH West LLC, for Additional Quantities from Bid Set, in the amount of \$20,175.26.
- Ratify approval of Change Order No. 3 to the Contract between the District and NRE Excavating Inc., for Final Acceptance Punch List Work, in the amount of \$14,367.00.
- Ratify approval of Task Order No. 4A1 to the Contract between the District and Aztec Consultants, Inc., for Culvert Trial and Highway 72 Staking – Amend. #1, in the amount of \$2,500.00.
- Ratify approval of Task Order No. 5 to the Contract between the District and Aztec Consultants, Inc., for Highway 72 Widening P6 Streetlights, in the amount of \$1,100.00.
- Ratify approval of Task Order No. 6 to the Contract between the District and Aztec Consultants, Inc., for P1 P3 Electrical Easement Re-Staking, in the amount of \$1,700.00.
- Ratify approval of Task Order No. 21 to the Contract between the District and Independent District Engineering Services, LLC, for District Engineering Services, in the amount of \$221,000.00.
- Ratify approval of Task Order No. 3 to the Contract between the District and Kumar & Associates, Inc., for Highway 72 & 93, in the amount of \$90,609.00.
- Ratify approval of Task Order No. 40 to the Contract between the District and Martin/Martin, Inc., for Highway 72 & 93 Widening CM, in the amount of \$178,100.00.
- Ratify approval of Task Order No. 11 to the Contract between the District and Papillon LLC, for management fees, in the amount of \$750,000.00
- Ratify approval of Task Order No. 10 to the Contract between the District and Storm Water Asset Protection LLC, for Storm Water Oversight Service, in the amount of \$45,000.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending April 22, 2025, in the amount of \$1,860,832.99 (enclosure).

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- B. Review and accept Schedules of Cash Position as of April 18, 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. Discuss future operation and maintenance obligations and related matters.

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- 1. Ratify engagement of PGAV Planners, LLC for preparation of a Market Analysis and Valuation Study (enclosure).

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- C. Discuss matters relating to bankruptcy of JBS Pipeline Contractors. **ADJOURN TO EXECUTIVE SESSION, IF NECESSARY.**

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- D. 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. Review and consider ratifying approval of Change Order No. 12 to the Service Agreement between the District and Environmental Designs, LLC for 2025 Landscape Maintenance (enclosure).
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- B. Review and consider approval of a proposal from Environmental Designs, LLC for 2025 Irrigation Enhancement and authorize preparation of a Service Agreement or Change Order, as appropriate (enclosure).
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IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 32 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements ("Report No. 32") and accept certified costs, if available (if available).
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1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 32, 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 MAY 27, 2025.**