

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

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

DATE: Tuesday, May 27, 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. Discuss results of cancelled May 6, 2025 Regular Directors' Election (enclosure).

D. Consider appointment of officers:

President: _____

Treasurer: _____

Secretary: _____

Assistant Secretary: _____

Assistant Secretary: _____

- E. Review and approve Minutes of the April 22, 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. 3 to the Contract between the District and All American Track, Inc., for Additional Rail Section Removal, in the amount of \$7,513.00.
- Ratify approval of Change Order No. 4 to the Contract between the District and All American Track, Inc., for Train track removal and reinstallation, in the amount of \$673,609.00.
- Ratify approval of Change Order No. 1 to the Contractor Agreement between the District and Gold's Concrete, LLC, for Highway 72 Culvert & Walkway, in the amount of \$29,500.00.
- Ratify approval of Change Order #4 to the Contract between the District and JBS Pipeline, LLC, for Bankruptcy Deduct, for a reduction in the contract amount of <\$38,373.79>.
- Ratify approval of Change Order No. 3 to the Agreement between the District and Leo Landscape LLC, for Sod, in the amount of \$2,550.00.
- Ratify approval of Change Order No. 13 to the Contract between the District and SMH West LLC, for Riprap Repair & Scope Change, in the amount of \$20,482.80.
- Ratify approval of Task Order No. 7 to the Contract between the District and Legacy Traffic Management, LLC, for Candelas Parkway Sidewalk, in the amount of \$3,878.00.
- Ratify approval of Task Order No. 2 to the Contract between the District and WSB Design and Consulting LLC, for CDOT Inspection, in the amount of \$189,680.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending May 27, 2025, in the amount of \$937,687.86 (enclosure).
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- B. Review and accept Schedules of Cash Position as of May 20, 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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- E. Discuss status of the Xcel Energy recovery payments and amendment to Letter Agreement regarding Xcel Recovery Payment relative to Candelas Point Gas Distribution Line and Future Recovery Payments between the District and Cimarron Development Company.
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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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- 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 approval of a proposal from Stormwater Asset Protection, LLC for 2025 Stormwater Facility Observation, Reporting, Maintenance Contracting and Oversight Services and authorize preparation of a Service Agreement or Change Order, as appropriate (enclosure).

- B. Review and consider ratifying approval of Change Order No. 13 to the Service Agreement between the District and Environmental Designs, Inc. for 2025 Irrigation Enhancement (enclosure).

IX. CAPITAL IMPROVEMENTS

- A. Review and consider ratifying approval of Cost Certification Report No. 32 – Revision 1, dated April 28, 2025 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements in the revised amount of \$135,610.82 (“Revised Report No. 32”) and accept certified costs (enclosure).

- 1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Revised 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.

- B. Review and consider approval of Cost Certification Report No. 33 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 33”) and accept certified costs, if available (if available).

- 1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 33, 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.

X. OTHER BUSINESS

A. _____

XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
JUNE 24, 2025.**