

# 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, June 24, 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](mailto: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 May 27, 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. 2 to the Contract between the District and ADI Civil Corp, for Air Vent, in the amount of \$3,547.56.
- Ratify approval of Change Order No. 3 to the Contract between the District and ADI Civil Corp, for Asphalt Deduct, for a reduction in the contract amount of <\$4,800.00>.
- Ratify approval of Change Order No. 4 to the Contract between the District and ADI Civil Corp, for Soil Export, in the amount of \$11,178.00.
- Ratify approval of Change Order No. 5 to the Contract between the District and ADI Civil Corp, for Flow Fill, in the amount of \$73,441.32.
- Ratify approval of Change Order No. 6 to the Contract between the District and ADI Civil Corp, for Deduct Additional Asphalt Cost Share, for a reduction in the contract amount of <\$3,000.00>.
- Ratify approval of Change Order No. 8 to the Contract between the District and Colorado Civil Infrastructure Inc., for Bore Sanitary Sewer, in the amount of \$58,242.00.
- Ratify approval of Change Order No. 9 to the Contract between the District and Colorado Civil Infrastructure Inc., for Railroad Crossing Signage Deduct, for a reduction in the contract amount of <\$3,978.00>.
- Ratify approval of Change Order No. 10 to the Contract between the District and Colorado Civil Infrastructure Inc., for Irrigation Tap, in the amount of \$8,406.84.
- Ratify approval of Change Order No. 11 to the Contract between the District and Colorado Civil Infrastructure Inc., for Soil Export, in the amount of \$78,540.00.
- Ratify approval of Change Order No. 1 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Additional Railroad Crossing Work, in the amount of \$82,927.24.
- Ratify approval of Change Order No. 2 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Tensar Pavement Design for a reduction in the contract amount of <\$444,859.32>.
- Ratify approval of Change Order No. 3 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Permit Reimbursement and Dirt Analysis, in the amount of \$8,570.68.
- Ratify approval of Change Order No. 2 to the Agreement between the District and DACS Corp., for Candelas Parkway Patch, in the amount of \$29,315.00.
- Ratify approval of Change Order No. 3 to the Agreement between the District and DACS Corp., for Additional Asphalt for CP Patch, in the amount of \$7,315.00.

- Ratify approval of Change Order No. 4 to the Agreement between the District and DACS Corp., for Crack Sealing Pavement in the amount of \$2,500.00
- Ratify approval of Change Order No. 2 to the Contractor Agreement between the District and Gold's Concrete, LLC, for Highway 72 Culvert & Walkway with Concrete Demo, in the amount of \$14,380.00.
- Ratify approval of Change Order No. 17 to the Contract between the District and Wagner Construction Inc, for Galvanized Handrail, in the amount of \$684.80.
- Ratify approval of Task Order No. 4 to the Contract between the District and 360 Rail Services, LLC, for T&M Work for PUC Submittals, in the amount of \$14,400.00.
- Ratify approval of Task Order No. 20 to the Contract between the District and Kimley-Horn and Associates, Inc., for Candelas P1 P3 P5 - Traffic Impact Study, in the amount of \$11,000.00.
- Ratify approval of Task Order No. 7 to the Contract between the District and Triax Engineering, LLC, for Candelas Medical Ph2 Warranty, in the amount of \$9,200.00.

#### IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending June 24, 2025, in the amount of \$1,909,873.18 (enclosure).
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- B. Review and accept Schedules of Cash Position as of June 16, 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. Ratify authorization to reimburse Cimarron Development Company in the amount of \$7,248.44 pursuant to the 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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- F. Discuss status of 2024 Audit.
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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 potential Service Plan and structural modifications.
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- B. Discuss future operation and maintenance obligations and related matters.
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- C. Discuss status of financial summary relative to the Project Funding and Reimbursement Agreement by and between the District and the Jeffrey L. Nading Trust.
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- D. Discuss matters relating to 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).
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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. \_\_\_\_\_
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IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 34 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements ("Report No. 34") 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. 34, 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 JULY 22, 2025.**