

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
2029/May 2029
2027/May 2027
2029/May 2029
2027/May 2027

DATE: Tuesday, July 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.

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

C. Review and approve Minutes of the June 24, 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 the Contractor Agreement between the District and CJB'S LLC (D/B/A CJB's Excavation), for Highway 72 Sewer Repair, in the amount of \$99,182.00.
- Ratify approval of Change Order No. 6 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Public Information Services Consultant, in the amount of \$16,180.20.
- Ratify approval of Task Order No. 7 to the Contract between the District and Aztec Consultants, Inc., for Miscellaneous Survey, in the amount of \$10,700.00.
- Ratify approval of Task Order No. 7-A18 to the Contract between the District and Martin/Martin, Inc., for JCMD Parcel Coordination Amend #18, in the amount of \$20,000.00.
- Ratify approval of Task Order No. 8-A13 to the Contract between the District and Martin/Martin, Inc., for On-Call Survey Amend #13, in the amount of \$10,000.00.
- Ratify approval of Task Order No. 24-A24 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch Additional CA Amend #24, in the amount of \$15,000.00.
- Ratify approval of Task Order No. 25-A9 to the Contract between the District and Martin/Martin, Inc., for Candelas Sanitary Sewer Outfall Amend #9, in the amount of \$3,500.00.
- Ratify approval of Task Order No. 28-A3 to the Contract between the District and Martin/Martin, Inc., for Candelas Parkway Sidewalk Design Plans Amend #3, in the amount of \$5,000.00.
- Ratify approval of Task Order No. 29-A8 to the Contract between the District and Martin/Martin, Inc., for DU Coordination/Legal Descriptions/Exhibits Amend #8, in the amount of \$12,500.00.
- Ratify approval of Task Order No. 33-A11 to the Contract between the District and Martin/Martin, Inc., for P6 Highway 72 Widening Amend #11, in the amount of \$7,500.00.
- Ratify approval of Task Order No. 34-A7 to the Contract between the District and Martin/Martin, Inc., for Parcels P2 & P4 Amend #7, in the amount of \$25,000.00.
- Ratify approval of Task Order No. 35-A8 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch FP Grading/Utility Relocates Amend #8, in the amount of \$3,500.00.
- Ratify approval of Task Order No. 7 to the Contract between the District and Norris Design AZ, LLC, for JCMD Streetscape, in the amount of \$10,000.00.

IV. FINANCIAL MATTERS

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

- B. Review and accept Schedules of Cash Position as of July 17, 2025 (enclosure).

- C. Review forecasts of General Fund and Bond Fund Revenues and Expenditures (enclosure).

- D. Review Expense Tracking Report and consider approval of District Expenditures Verification Report (enclosure).

- E. Discuss status of 2024 Audit and authorize execution of Request for Extension of Time to File Audit.

- F. Review proposals from Causey Public Finance, LLC and Arbitrage Compliance Specialists, Inc. for arbitrage compliance services and consider engagement of consultant therefor (enclosure).

- G. Discuss status of reimbursement from Chase bank for Kendrick Street repairs.

V. MANAGEMENT MATTERS

- A. Review Water Tracking Report (enclosure).

VI. LEGAL MATTERS

- A. Discuss potential bond issuance and potential Service Plan and structural modifications.

- B. Discuss future operation and maintenance obligations and related matters.

- 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.

- D. Discuss matters relating to bankruptcy of JBS Pipeline Contractors.

- E. Review and consider approval of First Amendment to Amenity Construction, Acquisition and Reimbursement Agreement (Trailstone Development) by and among the District, Taylor Morrison of Colorado, Inc., and Cimarron Development Company (enclosure).

- F. Review and consider approval of Retaining Wall and Water Line Easement Agreement by and between the District and Cimarron Development Company.

- G. Review and consider approval of Post-Closing Agreement and Escrow Instructions by and among Cimarron Development Company, RW Candelas Owner, LLC, Jefferson Center Metropolitan District No. 1, and Fidelity National Title Company – National Commercial Services Colorado Division (to be distributed).

- H. Discuss response to Assessment of Liquidated Damages and Demand Letter from Wagner Construction, Inc. relative to Barbara Gulch Grading and Utility Improvements.

- 1. Ratify engagement of Brownstein Hyatt Farber Schreck, LLP as special counsel.

- I. **EXECUTIVE SESSION: ADJOURN TO EXECUTIVE SESSION, IF NECESSARY, TO RECEIVE LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS.**

VII. CONSTRUCTION MATTERS

- A. Review Construction Status Report (to be distributed).

- 1. Consider approval of contracts, task orders, work orders and change orders.

VIII. OPERATIONS/MAINTENANCE MATTERS

- A.

IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 35 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 35”) 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. 35, 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 AUGUST 26, 2025.**