

# 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**

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

DATE: Tuesday, August 26, 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 July 22, 2025 Regular Meeting and the July 22, 2025 Statutory Annual Meeting (enclosures).

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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. 12 to the Contract between the District and Colorado Civil Infrastructure Inc., for Additional Sleeving, in the amount of \$28,626.30.
- Ratify approval of Change Order No. 13 to the Contract between the District and Colorado Civil Infrastructure Inc., for Updated Full Depth Pavement Quantity, in the amount of \$117,614.23.
- Ratify approval of Change Order No. 14 to the Contract between the District and Colorado Civil Infrastructure Inc., for Updated Crossspan Lengths, in the amount of \$2,106.81.
- Ratify approval of Change Order No. 1 to the Contract between the District and CJB'S LLC (D/B/A CJB's Excavation), for Additional Insurance/Bonds, in the amount of \$7,139.77.
- Ratify approval of Change Order No. 2 to the Contract between the District and CJB'S LLC (D/B/A CJB's Excavation), for Abandon Sewer Service, in the amount of \$36,966.00.
- Ratify approval of Change Order No. 4 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Last Chance Ditch Pipe Extension, in the amount of \$42,647.25.
- Ratify approval of Change Order No. 5 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Railroad Traffic Signal Work, in the amount of \$383,358.48.
- Ratify approval of Change Order No. 7 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Separate Patching and Detour PVMT, for a reduction in the contract amount of <\$0.15>.
- Ratify approval of Change Order No. 8 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Grind Rumble Strips – SH 93, in the amount of \$23,870.00.
- Ratify approval of Change Order No. 5 to the Agreement between the District and DACS Corp., for 91st and Kendrick Asphalt R&R, in the amount of \$12,045.00.
- Ratify approval of Change Order No. 2 to the Agreement between the District and Environmental Designs Inc., for E. Hallett Mainline Jumper, in the amount of \$3,379.98.
- Ratify approval of Change Order No. 3 to the Agreement between the District and Gerald H. Phipps, Inc. (D/B/A GH Phipps Construction Company), for Sidewalk Replacement, in the amount of \$15,205.00.
- Ratify approval of Change Order No. 3 to the Contractor Agreement between the District and Gold's Concrete, LLC, for Culvert Dewatering, in the amount of \$1,982.00.

- Ratify approval of Change Order No. 14 to the Contract between the District and SMH West LLC, for Denied CO's, in the amount of \$0.00.
- Ratify approval of Task Order No. 3 to the Contract between the District and Golden Triangle Construction, Inc., for Trailstone Recreation Center Design, in the amount of \$42,901.00.
- Ratify approval of Task Order No. 22 to the Contract between the District and Independent District Engineering Services, LLC, for District Engineering Services, in the amount of \$153,000.00.

#### IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending August 26, 2025, in the amount of \$1,560,162.20 (enclosure).
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- B. Review and accept Schedules of Cash Position as of August 21, 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 (enclosures).
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- E. Review and consider approval of 2024 Audit and authorize execution of Representations Letter (enclosure – draft audit).
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- F. Discuss status of reimbursement request to Chase Bank for damage caused to Kendrick Street improvements.
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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 matters relating to the bankruptcy of JBS Pipeline Contractors.

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

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- E. Review and consider approval of Reimbursement Agreement – Preliminary Engineering Services between the District and Union Pacific Railroad Company (to be distributed).

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- F. **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 proposal from Environmental Designs, Inc. for 2025 landscape enhancement and authorize preparation of a Change Order to the Service Agreement between the District and Environmental Designs, Inc. (enclosure).

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- B. Review and consider approval of proposal from Animal Control Specialist, Inc. for prairie dog control and authorize preparation of a Service Agreement or Change Order, as appropriate (enclosure).

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## IX. CAPITAL IMPROVEMENTS

- A. Review and consider ratifying approval of revised Cost Certification Report No. 35 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Revised Report No. 35”) and accept certified costs, if available (enclosure – revised report).

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1. Discuss and consider ratifying authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Revised 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.
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- B. Review and consider approval of Cost Certification Report No. 36 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 36”) 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. 36, 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 SEPTEMBER 23, 2025.**