

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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<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	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, September 23, 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 August 26, 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 Contractor Agreement between the District and Leo Landscape LLC, for Hwy. 72 & Hwy. 93 Right of Way Landscape, in the amount of \$256,192.20.
- Ratify approval of Change Order No. 5 to the Contract between the District and All American Track, Inc., for Highway 72 Track Removal and Reinstall, in the amount of \$23,522.00.
- Ratify approval of Change Order No. 6 to the Contract between the District and All American Track, Inc., for Highway 72 Crossing Panel Install, in the amount of \$8,372.00.
- Ratify approval of Change Order No. 15 to the Contract between the District and Colorado Civil Infrastructure Inc., for Flash Fill (4' Only), in the amount of \$7,593.90.
- Ratify approval of Change Order No. 16 to the Contract between the District and Colorado Civil Infrastructure Inc., for Sanitary Encase Under KDPL, in the amount of \$5,100.00.
- Ratify approval of Change Order No. 17 to the Contract between the District and Colorado Civil Infrastructure Inc., for Additional Valves, in the amount of \$2,102.38.
- Ratify approval of Change Order No. 18 to the Contract between the District and Colorado Civil Infrastructure Inc., for Additional Soil Export, in the amount of \$34,400.52.
- Ratify approval of Change Order No. 19 to the Contract between the District and Colorado Civil Infrastructure Inc., for Wall and Fence, in the amount of \$38,990.52.
- Ratify approval of Change Order No. 20 to the Contract between the District and Colorado Civil Infrastructure Inc., for Dewatering, in the amount of \$6,267.90.
- Ratify approval of Change Order No. 21 to the Contract between the District and Colorado Civil Infrastructure Inc., for Sanitary Manhole Coating, in the amount of \$13,260.00.
- Ratify approval of Change Order No. 3 to the Contract between the District and CJB'S LLC (D/B/A CJB's Excavation), for Sewer Upsizing, in the amount of \$7,531.66.
- Ratify approval of Change Order No. 9 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Dirt Haul from P3 to P5, in the amount of \$18,439.26.
- Ratify approval of Change Order No. 3 to the Service Agreement between the District and Environmental Designs, Inc. for Restoration P6, in the amount of \$28,033.62.

- Ratify approval of Change Order No. 4 to the Service Agreement between the District and Leo Landscape LLC, for Mainline Damage, in the amount of \$2,690.00.
- Ratify approval of Change Order No. 5 to the Service Agreement between the District and Leo Landscape LLC, for Battery Timer Installation, in the amount of \$5,291.90.
- Ratify approval of Change Order No. 6 to the Contract between the District and Wagner Construction Inc, for Rock Check Dams, for a reduction in the contract amount of <\$11,099.73>.
- Ratify approval of Task Order No. 24-A25 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch Additional CA – Amendment #25, in the amount of \$20,000.00.
- Ratify approval of Task Order No. 33-A12 to the Contract between the District and Martin/Martin, Inc., for P6 Hwy 72 Widening – Amendment #12, in the amount of \$7,500.00.
- Ratify approval of Task Order No. 34-A8 to the Contract between the District and Martin/Martin, Inc., for Parcels P2 & P4 – Amendment #8, in the amount of \$10,000.00.
- Ratify approval of Task Order No. 41 to the Contract between the District and Martin/Martin, Inc., for Traffic Signal Designs: CP/W. 91st, CP/Hwy 72, in the amount of \$63,250.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending September 23, 2025, in the amount of \$ _____ (enclosure).
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- B. Review and accept Schedules of Cash Position as of September ____, 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. Discuss status of reimbursement request to Chase Bank for damage caused to Kendrick Street improvements.
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- F. Discuss status of reimbursement request to City of Arvada for damage caused to irrigation system and landscape by SMH West LLC.
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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. Discuss status of Reimbursement Agreement – Preliminary Engineering Services between the District and Union Pacific Railroad Company.
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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).

- B. Ratify approval of proposal from Animal Control Specialist, Inc. for prairie dog control (enclosure).

- C. Ratify approval of Change Order #15 to Service Agreement for Landscape Services between the District and Environmental Designs, Inc. for weed spraying in the amount of \$902.03 (enclosure).

IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 37 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 37”) and accept certified costs, if available (enclosure).

- 1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 37, 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 OCTOBER 28, 2025.**