

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, November 25, 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 notices.

C. Review and approve Minutes of the October 28, 2025 Regular Meeting (enclosure).

D. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are the fourth Tuesdays of every month at 9:30 a.m.) and consider adoption of Resolution No. 2025-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

- E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).
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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. 25 to the Contract between the District and Colorado Civil Infrastructure Inc., for SDR35 to C909 Pipe Crossing, in the amount of \$28,697.70.
- Ratify approval of Change Order No. 26 to the Contract between the District and Colorado Civil Infrastructure Inc., for Additional Export, in the amount of \$28,050.00.
- Ratify approval of Change Order No. 27 to the Contract between the District and Colorado Civil Infrastructure Inc., for Sanitary Bore Mobilization, in the amount of \$4,985.25.
- Ratify approval of Change Order No. 16 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Access Road, in the amount of \$5,999.40.
- Ratify approval of Task Order No. 1 to the Contract between the District and Fox Underground LLC, for Irrigation Electric Conduit Bore, in the amount of \$2,173.77.
- Ratify approval of Task Order No. 3 to the Contract between the District and GROUND Engineering Consultants, Inc., for Highway 93 and 72 South Filing 1, in the amount of \$19,136.00.
- Ratify approval of Task Order No. 3 to the Contract between the District and Independent District Engineering Services, LLC, for District Engineering Services, in the amount of \$180,000.00.
- Ratify approval of Task Order No. 7-A19 to the Contract between the District and Martin/Martin, Inc., for JCMD Parcel Coordination Amendment #19, in the amount of \$15,000.00.
- Ratify approval of Task Order No. 24-A26 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch Additional CA Amendment #26, in the amount of \$15,000.00.
- Ratify approval of Task Order No. 24-A27 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch Additional CA Amendment #27, in the amount of \$15,000.00.
- Ratify approval of Task Order No. 33-A13 to the Contract between the District

and Martin/Martin, Inc., for P6 Highway Widening Amendment #13, in the amount of \$6,500.00.

- Ratify approval of Task Order No. 34-A9 to the Contract between the District and Martin/Martin, Inc., for Parcels P2 & P4 Amendment #9, in the amount of \$7,500.00.
- Ratify approval of Task Order No. 35-A9 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch FP Grading/Utility Relocates Amend #9, in the amount of \$3,000.00.
- Ratify approval of Task Order No. 36-A2 to the Contract between the District and Martin/Martin, Inc., for Hwy 72 Tebo Parcel Widening Amendment #2, in the amount of \$123,500.00.
- Ratify approval of Task Order No. 3 to the Construction Agreement between the District and Moore Electrical Enterprises, Inc. for Deduct for Unused Contract Amount, for a reduction in the contract amount of <\$13,009.60>.
- Ratify approval of Task Order No. 3 to the Contract between the District and Pfosi and Sons LLC, for On Call Services, in the amount of \$10,100.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending November 25, 2025, in the amount of \$_____ (enclosure).
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- B. Review and accept Schedules of Cash Position as of November 18, 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 (enclosure).
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- E. Consider engagement of _____ to prepare 2025 Audit, in the amount of \$_____ (to be distributed).
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- F. Conduct Public Hearing to consider Amendment to 2025 Budget. If necessary, consider adoption of Resolution No. 2025-11-__, Resolution to Amend the 2025 Budget and Appropriate Expenditures.
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- G. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution No. 2025-11-__, Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and Resolution No. 2025-11-__, Resolution to Set Mill Levies, for General Fund ____, Debt Service Fund ____, and Other Fund(s) ____ for a total mill levy of ____ (enclosures – preliminary AV, draft 2026 Budget, and Resolutions).
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1. Discuss and consider adoption of Resolution No. 2025-11-__, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).
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- H. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Manager to file the Certification with the Board of County Commissioners and other interested parties.
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- I. Authorize renewal of the District’s insurance and Special District Association (“SDA”) membership for 2026.
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- J. Consider appointment of the District Accountant to prepare the 2027 Budget and set the date for a Public Hearing to adopt the 2027 Budget for November 24, 2026, at 9:30 a.m., to be held via videoconference.
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- K. 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 by Jefferson Center Metropolitan District No. 2 and structural matters related thereto.
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- B. Discuss and approve the conveyance of Tract A1, Block 1A, and Tracts B1 and C1, Block 2A, CANDELAS 93 72 SOUTH FILING NO. 1, AMENDMENT 1, County of Jefferson, State of Colorado and Tract D1, Block 2A, CANDELAS 93 72 SOUTH FILING NO. 1, AMENDMENT 1, County of Jefferson, State of Colorado (collectively, the “Tracts”) to the District pursuant to Special Warranty Deeds between Cimarron Commercial, LLC, as grantor, and the District, as grantee, and accept the Tracts for the District’s or Jefferson Center Metropolitan District No. 2’s (as successor thereto) operation and maintenance of the Tracts as a public right-of-way, and authorize any necessary actions in connection therewith.
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- C. Discuss and approve the conveyance of that certain Parcel of Land described in Decree and Declaration of Taking for a perpetual easement and right of way recorded July 23, 1952 in Book 769 at Page 309 (A strip of land 100 feet in width situated in the N½NW¼ and the SW¼NW¼ of Section 21, Township 2 South, Range 70 West of the 6th Principal Meridian, Jefferson County, Colorado said strip being more particularly as follows: Beginning at a point on the South line of the SW¼NW¼, Section 21, Township 2 South, Range 70 West of the 6th Principal Meridian, Jefferson County, Colorado, which bears North 89°22’10” East, 1050.1 feet from the West ¼ corner of said Section 21; thence North 3°42’ East, 2661.4 feet to a point on the North line of said Section 21; which point bears North 89°30’ East, 1236.7 feet from the Northwest corner of said Section 21; thence North 89°30’ East along said North line of Section 21 a distance of 100.3 feet; thence South 3°42’ West 2661.2 feet to a point on the South line of the SW¼NW¼ of said Section 21; thence South 89°22’10” West 100.3 feet to the point of beginning) (the “Spur”) to the District pursuant to a Quit Claim Deed between Cimarron Commercial, LLC, as grantor, and the District, as grantee, and accept the Spur for the District’s or Jefferson Center Metropolitan District No. 2’s (as successor thereto) operation and maintenance of a rail road crossing over a portion of the Spur, and authorize any necessary actions in connection therewith.
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- D. Discuss status of Temporary Construction License Agreement by and between TEBO PARTNERSHIP LLLP and the District relative to construction of slope improvements.
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- E. Discuss future operation and maintenance obligations and related matters.
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- F. Discuss matters relating to the bankruptcy of JBS Pipeline Contractors.
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- G. **EXECUTIVE SESSION: ADJOURN TO EXECUTIVE SESSION, IF NECESSARY, TO RECEIVE LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS.**
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- H. Discuss HB25-1090 compliance related to professional services provider engagements.
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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. _____

IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 39 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 39”) and accept certified costs, if available (enclosure).
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1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 39, 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

- A. _____

XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 23, 2025.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.