

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, December 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 notices.

C. Review and approve Minutes of the November 25, 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 Change Order No. 8 to the Contract between the District and All American Track, Inc., for Traffic Control, in the amount of \$6,000.00.
- Ratify approval of Change Order No. 31 to the Contract between the District and Colorado Civil Infrastructure Inc., for Asphalt, Curb & Gutter Deduct, for a reduction in the contract amount of in the amount of <\$844.61>.
- Ratify approval of Change Order No. 18 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for Aggregate Base Course Leveling SH93, in the amount of \$2,888.20.
- Ratify approval of Change Order No. 19 to the Contractor Agreement between the District and Castle Rock Construction Company of Colorado, LLC, for fencing, in the amount of \$3,202.40.
- Ratify approval of Change Order No. 4 to the Contractor Agreement between the District and EMR Enterprises, LLC, for On Call Erosion, in the amount of \$10,000.00.
- Ratify approval of Change Order No. 9 to the Contract between the District and Hogan Works LLC, for P2/P4 Lot Fencing, in the amount of \$20,350.00.
- 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. 21 to the Contract between the District and Kimley-Horn and Associates, Inc., for Traffic Signal Warrant Evaluation and Study, in the amount of \$6,500.00.

IV. FINANCIAL MATTERS

A. Review and consider approval of the payment of claims through the period ending December 23, 2025, in the amount of \$_____ (to be distributed).

B. Review and accept Schedules of Cash Position as of December __, 2025 (to be distributed).

C. Review forecasts of General Fund and Bond Fund Revenues and Expenditures (to be distributed).

D. Review Expense Tracking Report and consider approval of District Expenditures Verification Report (to be distributed).

- E. 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 (“District No. 2”) and structural matters related thereto.
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- 1. Ratify approval of Letter Agreement Regarding Payment of Costs Associated with Issuance of Bonds between the District and District No. 2.
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- B. 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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- C. Discuss and consider approval of First Amendment to Operations Pledge Agreement Regarding Maintenance of Patio Homes by and between the District and Mountain Shadows Metropolitan District (to be distributed).
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- D. Discuss future operation and maintenance obligations and related matters.
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- E. Discuss matters relating to the bankruptcy of JBS Pipeline Contractors.
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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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- B. Discuss Summary Bond Budget.
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VIII. OPERATIONS/MAINTENANCE MATTERS

- A. Ratify approval of Task Order No. 5 to the Contract between the District and Environmental Designs Inc., for 2025-2026 Snow Removal.
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- B. Discuss and consider approval of proposal for 2026 Landscaping Services.
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IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 40 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 40”) and accept certified costs (enclosure).
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1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 40, 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 JANUARY 27, 2026.**