

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

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Gregg Bradbury	President	2027/May 2027
Jeff L. Nading	Treasurer	2025/May 2025
Charles Church McKay	Assistant Secretary	2027/May 2027
Steve Nading	Assistant Secretary	2025/May 2025
Brandon Dooling	Assistant Secretary	2027/May 2027
David Solin	Secretary	

DATE: Tuesday, January 28, 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 and designate 24-hour posting location.

C. Review and approve Minutes of the December 18, 2024 Special 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. 3 to the Contract between the District and Concrete Curb & Paving Inc., for City of Arvada permit for sidewalk work, in the amount of \$4,059.68.
- Ratify approval Change Order No. 1 to the Contract between the District and Colorado Civil Infrastructure Inc., for change to full depth asphalt, for a reduction in the contract amount of <\$43,946.60>.
- Ratify approval Change Order No. 2 to the Contract between the District and Colorado Civil Infrastructure Inc., for earthwork quantity adjustment, in the amount of \$131,825.72.
- Ratify approval Change Order No. 3 to the Contract between the District and Colorado Civil Infrastructure Inc., for scope change in sanitary sewer bore instead of open cut crossing, for a reduction in the contract amount of <\$58,242.00>.
- Ratify approval Change Order No. 4 to the Contract between the District and Colorado Civil Infrastructure Inc., for City of Arvada permit fee reimbursement, in the amount of \$6,697.60.
- Ratify approval Change Order No. 11 to the Contract between the District and Wagner Construction Inc., for scope change to the waterline crossing credit, for a reduction in the contract amount of <\$32,219.61>.
- Ratify approval Task Order #15-A7 to the Contract between the District and Galloway & Company, Inc., for deduction for unused portion of contract amount Candelas Point #6, for a reduction in the contract amount of <\$600.00>.
- Ratify approval Task Order #10 to the Contract between the District and Papillon LLC, for management fees, in the amount of \$328,964.00.

IV. FINANCIAL MATTERS

A. Review and consider approval of Engagement Agreement for Accounting Services between the District and JOY TATTON LLC, d/b/a Tatton and Company (enclosure).

B. Ratify engagement of Fiscal Focus Partners, LLC to prepare 2024 Audit.

C. Discuss status of Xcel Recovery Payments and reimbursement to Cimarron Development Company (“CDC”) pursuant to the Letter Agreement regarding Xcel Recovery Payments relative to Candelas Point Gas Distribution Line and Future Recovery Payments between the District and CDC.

- D. Review and consider approval of the payment of claims through the period ending January 28, 2025, in the amount of \$1,084,621.13 (enclosure).
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- E. Review and accept Schedules of Cash Position as of January 24, 2025 (enclosure).
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- F. Review forecasts of General Fund and Bond Fund Revenues and Expenditures to be distributed).
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- G. Review Expense Tracking Report and consider approval of District Expenditures Verification Report (to be distributed).
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V. MANAGEMENT MATTERS

- A. Review Water Tracking Report (enclosure).
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VI. LEGAL MATTERS

- A. Discuss matters relating to bankruptcy of JBS Pipeline Contractors. **ADJOURN TO EXECUTIVE SESSION, IF NECESSARY.**
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- B. EXECUTIVE SESSION: **ADJOURN TO EXECUTIVE SESSION, IF NECESSARY, TO RECEIVE LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS.**
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- C. Discuss Arvada water allocation process changes.
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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 a proposal from Environmental Designs, LLC for 2025 landscaping services and authorize preparation of a Service Agreement or Change Order, as appropriate (enclosure).
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IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 29 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 29”) and accept certified costs (**if available**).
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1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 29, 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. Discuss and consider approval of Amenity Construction, Acquisition and Reimbursement Agreement (Trailstone Development) by and between the District, Taylor Morrison of Colorado, Inc., and Cimarron Development Company (enclosure).
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- C. Discuss and consider approval of Amenity and Amenity Parcel Conveyance Agreement by and between the District, Taylor Morrison of Colorado, Inc., and Trailstone Community Association, Inc. (enclosure).
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- D. Discuss and consider approval of Agreement Regarding Operation and Maintenance of the Trailstone Amenity and Open Space Tracts between the District and Trailstone Community Association, Inc. (enclosure).
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X. OTHER BUSINESS

- A. _____
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- XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 25, 2025.**