

NORTH MEADOW METROPOLITAN DISTRICT NOS. 1-5

121 S. Tejon St., Suite 1100
Colorado Springs, Colorado 80903
Phone: 719-635-0330
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NOTICE OF JOINT SPECIAL MEETING AND AGENDA

DATE: July 31, 2025

TIME: 9:00 a.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzNmMDQzZjUtYzFjNC00YzgwLTk3MjMtZTZmOWEyM2U4ZGI2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22294eff39-c7d0-48c1-bc01-2bf9670aa52a%22%7d

Meeting ID: 248 175 671 387 4 Passcode: eU2tz9M4

To attend via telephone, dial +1 612-213-1012 and enter phone conference ID: 837 413 484#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Christopher S. Jenkins	President	May 2029
Timothy Seibert	Vice President	May 2029
Delroy Johnson	Treasurer/Secretary	May 2027
David D. Jenkins	Assistant Secretary	May 2027
Jeffrey Finn	Assistant Secretary	May 2027

Note: For ease and presentation, the North Meadow Metropolitan District Nos. 1 through 5 (each a “District,” and collectively, the “Districts”) will be meeting at the same time and considering the agenda below. However, each Board of Directors of the Districts (“Board”) will consider agenda items separately and take separate actions. If an agenda item is to be considered by a single District, it will be so noted on the agenda.

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of minutes from the March 26, 2025 Joint Regular Meeting (**enclosure**).
- F. Consider appointment of officers.

II. FINANCIAL MATTERS

- A. **MD5:** Review and consider ratification of previous claims and approval of current claims for period from March 19, 2025 to July 22, 2025 in the amount of \$48,275.54 (**enclosure**).
- B. **MD1:** Review and consider approval of Property Tax Reconciliation (**enclosure**).
- C. **MD2:** Review and consider approval of Property Tax Reconciliation (**enclosure**).
- D. **MD3:** Review and consider approval of Property Tax Reconciliation, and Cash Position Schedule (**enclosure**).
- E. **MD4:** Review and consider approval of Property Tax Reconciliation, and Cash Position Schedule (**enclosure**).
- F. **MD5:** Review and consider approval of Property Tax Reconciliation and Cash Position Schedule (**enclosure**).
- G. **MD5:** Review and consider acceptance of March 31, 2025 Unaudited Financial Statements (**enclosure**).
- H. **MD5:** Ratify approval of Subordinate Project Requisitions from the Project Fund for payment of Certified Costs (**enclosures**).

Requisition	Amount
No. 33	\$8,212.78
No. 34	\$413,967.86
No. 35	\$4,887.20
No. 36	\$555,341.78
No. 37	\$6,228.00
No. 38	\$798,291.63
No. 39	\$4,993.00
No. 40	\$1,014,165.03

III. CAPITAL PROJECTS MATTERS

- A. **MD1:** Ratify approval of Cost Certifications prepared by Schedio Group LLC (**enclosures**).

Cost Certification	Amount
No. 22	\$413,967.86
No. 23	\$555,341.78

No. 24	\$798,291.63
No. 25	\$1,014,165.03

B. **MD1:** For ratification, the following Task Orders:

1. Review and consider ratification of Task Order No. 22 under Construction Project Delivery Agreement with BLR Construction, LLC for Elevate Filing 2 No Parking Fire Lane Signage, Midtown Filing 1 Sidewalks and Pedestrian Ramps, and Banning Lewis Parkway North Subgrade Prep Remaining Curb & Gutter (**enclosure**).
2. Review and consider ratification of Task Order No. 23 under Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Elevate Filing 1 Phase 2 Sidewalks and Percheron Elevate Filing 2 Sidewalks (**enclosure**).

C. **MD1:** For ratification, the following Amendments to Task Orders:

1. **TASK ORDER NO. 1** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Dirt Import and Overlot Grading:
 - a. None.
2. **TASK ORDER NO. 2** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Phase 1 Construction Documents:
 - a. None.
3. **TASK ORDER NO. 6** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Construction Staking & Material Testing:
 - a. None.
4. **TASK ORDER NO. 8** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Filings 1 & 2 and Percheron Elevate Landscape Architecture and Irrigation Design:
 - a. None.
5. **TASK ORDER NO. 9** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Build Haul Road, Construction Staking and Surveying, and Wet Utilities:
 - a. None.
6. **TASK ORDER NO. 11** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Mounted Ranger Sanitary

Sewer, Erosion Control Dirt Import, Reseed Median, and Haul Road Stabilization:

- a. None.
7. **TASK ORDER NO. 12** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Phase 1 Filing 2, Carlana Street, Midtown Filing 1, Mounted Ranger, Prince Domino, Wilton Street – Wet Utilities; Mounted Ranger/Percheron Phase 1 Filing 1 – Asphalt, Curb & Gutter, and Percheron Phase 1 Filing 1 Earthwork:
 - a. None.
 8. **TASK ORDER NO. 13** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Perimeter Fencing; Banning Lewis Parkway, Midtown at Percheron, and Midtown Pond Staking; Elevate Filing 1 Onsite Sanitary and Water; Elevate Filing 1 Phase 2 and Filing 2 Concrete and Asphalt; and Midtown Detention Pond:
 - a. None.
 9. **TASK ORDER NO. 14** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Phase 1 Filing 2 Concrete & Asphalt, Midtown Filing 1 Phase 2 Concrete & Asphalt, Percheron Phase 1 Filing 1 & 2 Split Rail Fencing, Percheron Overall Erosion Control, Elevate Filing 2 Wet Utilities, Percheron Mounted Ranger Street Prep & Stabilization, Prince Domino Phase 1 Filing 1 Concrete & Asphalt, Woodmen Road Improvements, Banning Lewis Parkway North Concrete:
 - a. Amendment No. 5 to Task Order No. 14 in an amount not to exceed \$5,464,608.00 for Task Order No. 14 (**enclosure**).
 10. **TASK ORDER NO. 15** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Midtown Woodmen Road Asphalt, Elevate at Percheron Filing 1 & 2 Staking, Percheron Filing 2 Phase 2 Staking, Percheron Single Family Filing 1 & 2 Landscaping, Percheron Public Utility Easement Staking, Banning Lewis Parkway North & South Storm Sewer Installation, Woodmen Road Improvements, Percheron Construction Materials Testing, Midtown Detention Pond Impact Structure, and Subgrade Preparation for Prince Domino, Midtown Filing 1, Wilton Road, Woodmen Road, and Elevate Filing 1:
 - a. Amendment No. 7 to Task Order No. 15 in an amount not to exceed \$5,525,973.00 for Task Order No. 15 (**enclosure**).
 - b. Amendment No. 8 to Task Order No. 15 in an amount not to exceed \$5,671,506.00. for Task Order No. 15 (**enclosure**).

11. **TASK ORDER NO. 16** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Woodmen Frontage Road Asphalt Removal, Curb & Gutter Prep for Banning Lewis Parkway through Prince Domino, Verti-Crete Fencing along Lot 35, Road Stabilization Banning Lewis Parkway & Woodmen Road, Banning Lewis Parkway South Curb, Gutter, & Sidewalk, Percheron Filing 1 Curb & Street Subgrade Prep, Midtown Detention Pond Retaining Wall, Prince Domino Utility Street Crossings, and Design for Banning Lewis Ranch North Off-Site Water Main Extension:
 - a. Amendment No. 3 to Task Order No. 16 in an amount not to exceed \$647,320.00 for Task Order No. 16 (**enclosure**).

12. **TASK ORDER NO. 17** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Phase 2 Land Planning, Percheron Stormwater Permits, Communication Locates, Banning Lewis Parkway & Woodmen Rd., Percheron Midtown Detention Pond Impact Structure, Percheron Single Family Filing 2 Curb & Road Subgrade Prep, Percheron Carlana St. & Mounted Ranger Subgrade Prep, Raise Communication Box North of Woodmen Rd. and South of Pond, Banning Lewis Parkway South Paving, Rivet at Percheron Filing 1 Curb & Gutter Prep:
 - a. Amendment No. 4 to Task Order No. 17 in an amount not to exceed \$1,494,708.00 for Task Order No. 17 (**enclosure**).

13. **TASK ORDER NO. 18** – under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Wilton Dr. Subgrade Prep & Street Balance, Percheron Woodmen Rd. Improvements, Percheron Banning Lewis Parkway South Staking, Percheron Phase 2A & 2B Landscape Architecture/Irrigation Design, and Percheron Phase 2A Entitlement Civil Engineering Services:
 - a. Amendment No. 1 to Task Order No. 18 in an amount not to exceed \$213,077.00 for Task Order No. 18 (**enclosure**).

14. **TASK ORDER NO. 19** - under the Construction Project Delivery Agreement with BLR Construction, LLC for Woodmen Road Traffic Signal, Percheron Temporary Fire Access Road, Final Plat for Mounted Ranger ROW, Percheron 2A Filing Nos 3, 4, & 5 Civil Construction Drawings, and Percheron Phase 2B Entitlement Civil Engineering Services:
 - a. Amendment No. 2 to Task Order No. 19 in an amount not to exceed \$780,923.00. for Task Order No. 19 (**enclosure**).

15. **TASK ORDER NO. 22** – under the Construction Project Delivery Agreement with BLR Construction, LLC for Elevate Filing 2 No Parking Fire Lane Signage, Midtown Filing 1 Sidewalks and Pedestrian Ramps, and Banning Lewis Parkway North Subgrade Prep Remaining Curb & Gutter:

- a. Amendment No. 1 to Task Order No. 22 in an amount not to exceed \$346,660.00 for Task Order No. 22 (**enclosure**).

IV. LEGAL MATTERS

V. MANAGER MATTERS

- A. Confirm Regular Meeting (Budget Hearing) on Wednesday, October 22, 2025 at 9:00 a.m.
- B. Update on website accessibility matters and status of compliance.
 - a. Discuss HB25-1219 and its application to the District (**enclosure**).

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regularly scheduled meeting is October 22, 2025 at 9:00 a.m.