

NORTH MEADOW METROPOLITAN DISTRICT NOS. 1-5
121 S. Tejon St., Suite 1100
Colorado Springs, Colorado 80903
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NOTICE OF JOINT REGULAR MEETING AND AGENDA

DATE: March 26, 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_NDg4ODQ2YtEtMmViZS00Njk4LTgwOWQtZjJINjllZTI1NzM3%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

To attend via telephone, dial 720-547-5281 and enter:

Phone Conference ID: 101 917 185#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Christopher S. Jenkins	President	May 2025
Timothy Seibert	Vice President	May 2025
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 October 23, 2024 Joint Regular Meeting (enclosure).
- F. Ratify approval of Service Agreement with Streamline d/b/a Streamline Software, Inc. for website set up and support (enclosure).

II. FINANCIAL MATTERS

- A. **MD5:** Review and consider ratification of previous claims and approval of current claims for period October 16, 2024 to March 18, 2024 in the amount of \$107,560.11 (enclosure).
- B. **MD1:** Review and consider approval of December 31, 2024 Unaudited Financial Statements and Property Tax Reconciliation (enclosure).
- C. **MD2:** Review and consider approval of December 31, 2024 Unaudited Financial Statements, Property Tax Reconciliation, and Cash Position Schedule, updated as of March 1, 2025 (enclosure).
- D. **MD3:** Review and consider approval of December 31, 2024 Unaudited Financial Statements, Property Tax Reconciliation, and Cash Position Schedule, updated as of March 1, 2025 (enclosure).
- E. **MD4:** Review and consider approval of December 31, 2024 Unaudited Financial Statements, Property Tax Reconciliation, and Cash Position Schedule, updated as of March 1, 2025 (enclosure).
- F. **MD5:** Review and consider acceptance of December 31, 2024 Unaudited Financial Statements, Property Tax Reconciliation, and Cash Position Schedule, updated as of March 18, 2025 (enclosure).
- G. **MD3:** Conduct Public Hearing to consider amendment of 2024 Budget. Consider adoption of Resolution to Amend the 2024 Budget (enclosure).
- H. **MD5:** Conduct Public Hearing to consider amendment of 2024 Budget. Consider adoption of Resolution to Amend the 2024 Budget (enclosure).
- I. **MDs1-4:** Ratify approval of Application for Exemption from 2024 Audit (enclosures).
- J. **MD5:** Ratify approval of Subordinate Project Requisitions from the Project Fund for payment of Certified Costs (enclosures).

Requisition	Amount
No. 23	\$8,353.43
No. 24	\$2,175,944.02
No. 25	\$10,444.90
No. 26	\$4,279,041.50
No. 27	\$9,844.00
No. 28	\$2,935,807.93
No. 29	\$8,995.58

No. 30	\$1,470,201.09
No. 31	\$8,048.73
No. 32	\$1,486,086.78

III. CAPITAL PROJECTS MATTERS

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

Cost Certification	Amount
No. 17	\$2,175,944.02
No. 18	\$4,279,041.50
No. 19	\$2,935,807.93
No. 20	\$1,470,2001.09
No. 21	\$1,486,086.78

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

1. Review and consider ratification of 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 in the amount of \$1,369,895.00 (enclosure).
2. Review and consider ratification of 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 in the amount of \$735,923.00 (enclosure).
3. Review and consider ratification of Task Order No. 20 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron 2A Wetland Potholing, Stockpile Management, Permanent Witness Lot Corner Staking, Street Signage for Midtown at Percheron Filing 1 & Elevate at Percheron Filing in the amount of \$25,162.00 (enclosure).
4. Review and consider ratification of Task Order No. 21 under the Construction Project Delivery Agreement with BLR Construction, LLC Elevate Filing 2 Stop & Street Name Signage, Percheron North Phase 2 Muck & Replace, Percheron North Phase 2 Existing Muck Pile Relocate, Percheron North Phase 2 Channel Work, Repair Sleeve Damage from Construction, and Percheron Phase 2 Overall Soil Density Testing in the amount of \$251,617.00 (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. Amendment No. 2 to Task Order No. 2 in the amount not to exceed \$448,811 for Task Order No. 2 (enclosure).
 3. **TASK ORDER NO. 6** – under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Construction Staking & Material Testing:
 - a. Amendment No. 1 to Task Order No. 6 in an amount not to exceed \$168,146.00 for Task Order No. 6 (enclosure).
 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. Amendment No. 1 to Task Order No. 8 in an amount not to exceed \$18,000.00 for Task Order No. 8 (enclosure).
 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. Amendment No. 4 to Task Order No. 9 in an amount not to exceed \$2,595,926.00 for Task Order No. 9 (enclosure).
 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. Amendment No. 1 to Task Order No. 12 in an amount not to exceed \$6,302,240.00 for Task Order No. 12 (enclosure).

- b. Amendment No. 4 to Task Order No. 12 in an amount not to exceed \$6,370,613.00 for Task Order No. 12 (enclosure).
 - c. Amendment No. 5 to Task Order No. 12 in an amount not to exceed \$6,344,037.00 for Task Order No. 12 (enclosure).
- 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. Amendment No. 2 to Task Order No. 13 in an amount not to exceed \$2,530,908.00 for Task Order No. 13 (enclosure).
 - b. Amendment No. 3 to Task Order No. 13 in an amount not to exceed \$2,661,081.00 (enclosure).
 - c. Amendment No. 4 to Task Order No. 13 in an amount not to exceed \$2,693,928.00 (enclosure).
 - d. Amendment No. 5 to Task Order No. 13 in an amount not to exceed \$2,637,427.00 (enclosure).
- 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. 3 to Task Order No. 14 in an amount not to exceed \$5,446,270.00 for Task Order No. 14 (enclosure).
 - b. Amendment No. 4 to Task Order No. 14 in an amount not to exceed \$5,451,608.00 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. 2 to Task Order No. 15 in an amount not to exceed \$5,244,248.00 for Task Order No. 15 (enclosure).
 - b. Amendment No. 3 to Task Order No. 15 in an amount not to exceed \$5,319,795.00 for Task Order No. 15 (enclosure).
 - c. Amendment No. 4 to Task Order No. 15 in an amount not to exceed \$5,124,639.00 for Task Order No. 15 (enclosure).
 - d. Amendment No. 5 to Task Order No. 15 in an amount not to exceed \$5,421,861.00 for Task Order No. 15 (enclosure).
 - e. Amendment No. 6 to Task Order No. 15 in an amount not to exceed \$5,476,115 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. 2 to Task Order No. 16 in an amount not to exceed \$511,805.00 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. 1 to Task Order No. 17 in an amount not to exceed \$1,386,097.00 for Task Order No. 17 (enclosure).
 - b. Amendment No. 2 to Task Order No. 17 in an amount not to exceed \$1,441,702.00 for Task Order No. 17 (enclosure).
 - c. Amendment No. 3 to Task Order No. 17 in an amount not to exceed \$1,146,945.00 for Task Order No. 17 (enclosure).
13. **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. 1 to Task Order No. 19 in an amount not to exceed \$750,923.00 for Task Order No. 19 (enclosure).

IV. LEGAL MATTERS

- A. Discuss and consider the adoption of Resolution Consenting to Percheron Park and Recreation District, Whose Boundaries and Services Overlap with the Boundaries and Services of North Meadow Metropolitan District Nos. 1-5 (enclosure).

V. MANAGER MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regularly scheduled meeting is June 25, 2025 at 9:00 a.m.