

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 - 800-741-3254
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<https://jeffersoncentermd2.colorado.gov>

NOTICE OF A REGULAR MEETING AND AGENDA

Board of Directors:

Gregg Bradbury
Jeff 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 September 23, 2025 Regular Meeting (enclosure).

D. Discuss results of the November 4, 2025 Special Election.

- E. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are the fourth Tuesday 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).
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- G. 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. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending November 25, 2025, in the amount of \$345,363.03 (enclosure).
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- B. Consider engagement of _____ to prepare 2025 Audit, in the amount of \$_____ (to be distributed).
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- C. 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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- D. 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 (enclosures – preliminary AV, draft 2026 Budget, and Resolution).
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- E. 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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- G. Authorize renewal of the District’s insurance and Special District Association (“SDA”) membership for 2026.
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- H. 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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IV. MANAGEMENT MATTERS

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

- A. Discuss HB25-1090 compliance related to professional services provider engagements.
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- B. **Issuance of the District's Special Revenue Refunding Bonds, Series 2026A, and Subordinate Special Revenue Refunding Bonds, Series 2026B (together, the "Series 2026 Bonds")**
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1. Discuss status and timing of issuance of the Series 2026 Bonds.
 2. Review and ratify approval of Agreement for Consulting Services between the District and MuniCap, Inc. (enclosure).
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VI. OTHER BUSINESS

- A.
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VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 23, 2025.**

Informational Enclosure:

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