

**JONES DISTRICT COMMUNITY AUTHORITY BOARD**  
**(“CAB”)**

8390 E Crescent Parkway, Suite 300  
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**NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** March 25, 2021

**TIME:** 11:00 a.m.

**LOCATION:** **DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.**

**ACCESS:** You can attend the meetings in any of the following ways:

1. To attend via Microsoft Teams video-conference, use the below link:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_Y2E5MzZmODctMTdkZC00MzFmLWI5OTAtOTBhOWM0ZTZhNGE2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2E5MzZmODctMTdkZC00MzFmLWI5OTAtOTBhOWM0ZTZhNGE2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d)

and enter **Phone Conference ID – 722 654 201#**

2. To attend via telephone, dial **1 720-547-5281** and enter the following additional information: **Phone Conference ID – 722 654 201#**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
<b>Daniel Metzger</b> , appointed by Jones MD Nos. 1-5	President	May, 2023
<b>Garrett Honeyman</b> , appointed by Jones MD No. 1	Vice-President	May, 2023
<b>Jason Mitchell</b> , appointed by Jones MD No. 1	Treasurer	May, 2023
<b>James Priestley</b> , appointed by Jones MD No. 1	Assistant Secretary	May, 2022
<b>Andrea Ferber</b> , appointed by Jones MD No. 1	Assistant Secretary	May, 2022
Denise Denslow	Secretary to the Board	Non-elected position

## **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Approve agenda; confirm location of meeting and posting of meeting notices.
- C. Review and consider approval of minutes from the February 25, 2021 Special Meeting (enclosure).

## **II. FINANCIAL MATTERS**

- A. Discuss payment of claims from the general fund and capital projects fund, and the need for a Developer Advance from The Jones District, L.L.C. in the general fund (enclosure).
- B. Other.

## **III. CAPITAL PROJECTS MATTERS**

- A. CAB Engineer / Construction Manager Report (to be distributed).
- B. Program Manager Report.
- C. Discuss and consider approval of Cost Certification Report No. 7 by Independent District Engineering Services, LLC (“IDES”) for February 2021 expenditures (to be distributed).
- D. Discuss and consider approval, or ratification of approval, as appropriate, of the following Change Orders under the Construction Contract for Grading, Erosion Control, Utilities, Concrete and Paving with JHL Constructors, Inc. (the “Construction Contract”):
  - 1. Ratify approval of Change Order No. 1 under the Construction Contract, in the amount of \$89,160.44, for water system plan revisions for Denver Water, survey, and permit reimbursement (enclosure).
  - 2. Approval of Change Order No. 2 under the Construction Contract, in the amount of \$89,059.90, for dry utility sleeving plan revisions (enclosure)
  - 3. Approval of Change Order No. 3 under the Construction Contract, in the amount of \$18,026.24, to furnish and install boring at Road A at tie-in point (enclosure)
- E. Discuss and consider approval of invoice from The Jones District, L.L.C., in the amount of \$196,614.40, for construction stockpile material to be used in the construction of streets within the development (enclosure).
- F. Public Plaza Design Committee Report.

- G. Discuss matters related to the status of development, and consider authorizing any necessary actions related thereto, including, but not limited to, the following:
  - 1. Discuss potential name change of the project/development from “The Jones District” to a new name.
  - 2. Discuss estimated costs related to the potential name change of the project/development, including estimated costs to update or change signage.
  - 3. Other.
- H. Other.

#### **IV. LEGAL MATTERS**

- A. Discuss and consider approval of Requisition No. 7 from the Project Fund for payment of Certified Costs (enclosure).
- B. Discuss matters related to the potential inclusions of real property within the boundaries of one or more of the Jones Metropolitan District Nos. 1-5 and the service area of the CAB (the “Property”), and consider authorizing any necessary actions related thereto, including, but not limited to, the following (collectively, the “Inclusion Matters”):
  - 1. Whether the purchasers of Property will construct or install certain public improvements on the Property to benefit the Property (the “Public Improvements”) and dedicate or convey the Public Improvements to the CAB in the future.
  - 2. The process by which the CAB will accept or acquire such Public Improvements.
  - 3. The documentation necessary to effectuate the CAB’s acceptance or acquisition of the Public Improvements, including, but not limited to, capital funding, acquisition and reimbursement agreements, cost sharing agreements, and real estate conveyance documents, such as deeds, licenses, or easements.
  - 4. The documentation necessary to effectuate the CAB’s operation and maintenance of those portions of the Property that the CAB will not own in the future, or the documentation necessary to effectuate the purchasers’ operation and maintenance of those portions of the Property that the CAB will own in the future, including, but not limited to, cost sharing agreements, use agreements, service agreements and real estate conveyance documents, such as licenses or easements.

5. Consider convening in executive session pursuant to Section 24-6-402(a), (b) and/or (e), C.R.S., to receive legal advice on matters related to the negotiation of the Inclusion Matters.

C. Other.

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

**NEXT REGULAR MEETING**

**Thursday, April 22, 2021**

**11:00 a.m.**

**at**

**Brue Baukol Capital Partners**

**1555 Blake Street, Suite 210**

**Denver, CO 80202**

**(Note: Due to COVID-19, the April 22, 2021 Regular Meeting will be converted to a teleconference and/or videoconference)**