

NORTH MEADOW METROPOLITAN DISTRICT NOS. 1-5

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Colorado Springs, Colorado 80903
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NOTICE OF JOINT SPECIAL MEETING AND AGENDA

DATE: March 25, 2026

TIME: 9:00 a.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/23578231693458?p=o549hsyoOr3YdHeLGW>

Meeting ID: 235 782 316 934 58 Passcode: xv7vd6YP

To attend via telephone, dial +1 720-547-5281 and enter Conf. ID: 724874 322#

<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 October 22, 2025 Joint Special Meeting (**enclosure**).

- F. **MD1:** Review and consider ratification of Completion of Percheron Fil 1 Fence, Percheron Community Wall South of Lot 35, Percheron Boundary Fence (**enclosure**).

II. FINANCIAL MATTERS

- A. **MD5:** Review and consider ratification of previous claims and approval of current claims (**enclosure**).
- B. **MD1:** Review and consider approval of Property Tax Reconciliation (**enclosure**).
- C. **MD2:** Review and consider approval of Property Tax Reconciliation and Cash Position Schedule (**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. **MD1-4:** Review and consider approval of 2025 Audit Exemptions (**enclosures**).
- H. **MD5:** Ratify approval of Subordinate Project Requisitions from the Project Fund for payment of Certified Costs (**enclosures**).

Requisition	Amount
No. 47	\$5,676.14
No. 48	\$1,681,821.63
No. 49	\$7,505.50
No. 50	\$654,813.85
No. 51	\$5,821.78
No. 52	\$1,993,128.13
No. 53	\$3,770.39
No. 54	\$506,733.18
No. 55	\$3,000.00
No. 56	\$1,058,558.66

III. CAPITAL PROJECTS MATTERS

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

Cost Certification	Amount
No. 30	\$654,813.85
No. 31	\$1,993,128.13
No. 32	\$506,733.18
No. 33	\$1,058,558.66
No. 34	\$349,996.60

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

None.

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. None.

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. None.

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. None.

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. None.

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. 2 to Task Order No. 18 in an amount not to exceed \$217,272.00 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. 4 to Task Order No. 19 in an amount not to exceed \$782,803.00 for Task Order No. 19 (**enclosure**).

b. Amendment No. 5 to Task Order 19 in an amount not to exceed \$805,103.00 for Task Order No. 19 (**enclosure**).

15. **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:

a. None.

16. **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. 4 to Task Order No. 22 in an amount not to exceed \$383,439.00 for Task Order No. 22 (**enclosure**).

17. **TASK ORDER NO. 23** – under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Elevate Filing 1 Phase 2 Sidewalks and Percheron Elevate Filing 2 Sidewalks:

a. None.

18. **TASK ORDER NO. 24** – under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Site Cleanup Phase

2B, Subgrade Prep, Stabilization, and Road Base Placement for Banning Lewis Parkway, Percheron Woodmen Road Improvements, Construction Drawings for Cherokee 24” Water Main, Construction Drawings for Banning Lewis Parkway Extension, Construction Drawings for Percheron Phase 2B – Collectors, Construction Drawings for Percheron Filing 7, Woodmen Road Frontage Landscaping & Irrigation, and Woodmen Road Frontage Landscaping Maintenance

a. None.

19. **TASK ORDER NO. 25** - under Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Roadway and Curb & Gutter Grading, Banning Lewis Parkway South Median Hydro Mulch, Woodmen Median at Banning Lewis Parkway Seeding, and East Woodmen MVEA Relocate in the amount of \$76,966.00.

a. None.

20. **TASK ORDER NO. 26** - under Construction Project Delivery Agreement with BLR Construction, LLC for Construction Materials Testing for North Cherokee 24” Waterline in an amount not to exceed \$13,450.00.

a. None.

21. **TASK ORDER NO. 27** - under Construction Project Delivery Agreement with BLR Construction, LLC for Percheron North Cherokee 24” Waterline, Potholing for Duct Bank Locations, Percheron Filing 1 & 2 Landscape Maintenance, Wilton Dr. Sidewalks & Pedestrian Ramps, Elevate Filing 2 Concrete Repair, Percheron Filing 2 & Elevate Filing 1 Street Signs in an amount not to exceed \$759,708.

a. None.

22. **TASK ORDER NO. 28** – under Construction Project Delivery Agreement with BLR Construction, LLC for Percheron North 2A & 2B Earthwork and Soil Engineering/Testing, Street Signage for Woodmen Road/Banning Lewis Parkway Traffic Signal and Warning Signage for North and West side of Detention Bond in an amount not to exceed \$712,979.00 (**enclosure**).

a. Amendment No. 1 to Task Order No. 28 in an amount not to exceed \$722,626.00 for Task Order No. 28 (**enclosure**).

23. **TASK ORDER NO. 29** – under Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Banning Lewis Parkway Entry Pedal park Design and Construction in an amount not to exceed \$2,477,608.00 (**enclosure**).

a. Amendment No. 1 to Task Order No. 29 in an amount not to exceed \$2,481,305.00 for Task Order No. 29 (**enclosure**).

24. **TASK ORDER NO. 30** – under Construction Project Delivery Agreement with BLR Construction, LLC for Banning Lewis Parkway North Removal and Replacement of Curb, and 24” Water Main Staking in an amount not to exceed \$8,222.00 (**enclosure**).
25. **TASK ORDER NO. 31** – under Construction Project Delivery Agreement with BLR Construction, LLC for Storm Repairs for Filing 1 Pond, Silt Fence Replacement & Cleanup, and Stockpile Management in an amount not to exceed \$25,548.00 (**enclosure**).
26. **TASK ORDER NO. 32** – under Construction Project Delivery Agreement with BLR Construction, LLC for Percheron SW Commercial – Earthwork, Grading and Drainage Improvements in an amount not to exceed \$2,372,792.00 (**enclosure**).
- a. Amendment No. 1 to Task Order No. 32 in an amount not to exceed \$2,377,730.00 for Task Order No. 32 (**enclosure**).
27. **TASK ORDER NO. 33** – under Construction Project Delivery Agreement with BLR Construction, LLC for Erosion Control/Repair on Pond Grades in an amount not to exceed \$5,382.00 (**enclosure**).

IV. LEGAL MATTERS

V. MANAGER MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regular scheduled meeting is June 24, 2026 @ 9:00 a.m.