

**NOTICE OF JOINT SPECIAL MEETING & AGENDA  
DAWSON TRAILS METROPOLITAN DISTRICT NOS. 1-7**

August 26, 2025 at 1:00 P.M.

<https://www.dawsontrailsmetrodistrict.org/>

IN PERSON AT

2154 E. Commons Avenue, Suite 2000  
Centennial, Colorado 80122

*This meeting can be joined through the directions below:*

<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182

Participant Code: press #

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,4496175182#

<b>Dawson Trails Metropolitan District Nos. 1 - 7 Boards of Directors</b>	<b>Term/Expiration</b>
Lawrence P. Jacobson, President	2027/May 2027
Jeffrey Jacob Schroeder, Secretary/Treasurer	2027/May 2027
Megan Waldschmidt, Assistant Secretary	2027/May 2027
Paige Langley, Assistant Secretary	2029/May 2029
Blake Amen, Assistant Secretary	2029/May 2029

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

**2. PUBLIC COMMENT** (Items not on the Agenda; Comments limited to three minutes per person)

**3. DIRECTOR MATTERS**

- a. Consider Appointment of Officers

**4. CONSENT AGENDA ITEMS** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda. **Enclosures included in electronic packets; hard copies available upon request.**)

- a. Approval of Joint Regular Meeting Minutes from July 15, 2025 (enclosure).
- b. Ratification of Change Order #8 with Bemas Construction Inc. to Construct Two Roundabouts Along Dawson Trails Boulevard (District No. 1) (enclosure).
- c. Ratification of Change Order #9 with Bemas Construction Inc. to Construct Two Roundabouts Along Dawson Trails Boulevard (District No. 1) (enclosure).
- d. Ratification of Notice of Substantial Completion of Crystal Valley Interchange – Package 1 by Kraemer North America (District No. 1) (enclosure).
- e. Ratification of Certification of Satisfaction of General Project Fund Release (District No. 1) (enclosure).
- f. Ratification of Appraisal Report by Newmark Valuation & Advisory, LLC (District No. 1) (enclosure).

- g. Ratification of Contract with Design Nine, Inc for Engineering to Assist in Obtaining Permits for Off-Site Sanitary, Phase Two (enclosure).
- h. Ratification of Independent Contractor Agreement with Ground Engineering, LLC (District No. 1) (enclosure).
- i. Ratification of First Addendum to Independent Contractor Agreement with Ground Engineering, LLC for Filing 1 Infrastructure (District No. 1) (enclosure).
- j. Ratification of Engagement Letter with Causey Public Finance LLC for Financial Forecast (District Nos. 2-7) (enclosure).
- k. Ratification of Renewal of BNS Railroad Insurance Proposals (District No. 1) (enclosure).
- l. Approval of Independent Contractor Agreement with KPS Electric, Inc. for Pump House Electric Gear Order (District No. 1) (enclosure).
- m. Approval of Amendment to Independent Contractor Agreement with Westside Property Investment Company for Construction Management Services (District No. 1) (enclosure).
- n. Ratification of Fourth Addendum to Independent Contractor Agreement with Martin/Martin, Inc. (District No. 1) (enclosure).
- o. Ratification of Engagement Letter with Crews & Associates as External Municipal Advisor (District No. 1) (enclosure).
- p. Ratification of Purchase and Sale Agreement with Paul Chicsoo Kim and Yong Hui Kim (District No. 1) (enclosure).
- q. Ratification of Perpetual Non-Exclusive Sanitary Sewer Easement with Paul Chicsoo Kim and Yong Hui Kim (District No. 1) (enclosure).
- r. Ratification of Grant of Perpetual Non-Exclusive Drainage Easement with SDM Family Corporation (District No. 1) (enclosure).
- s. Ratification of Grant of Perpetual Non-Exclusive Grading and Slope Easement with SDM Family Corporation (District No. 1) (enclosure).
- t. Ratification of Perpetual Non-Exclusive Utility Easement with SDM Family Corporation (District No. 1) (enclosure).
- u. Ratification of Grant of Temporary Access and Construction Easement with SDM Family Corporation (District No. 1) (enclosure).
- v. Ratification of Perpetual Non-Exclusive Grading and Slope Easement with the Estate of Robert N. Hier (District No. 1) (enclosure).
- w. Ratification of Perpetual Non-Exclusive Sanitary Sewer Easement with Estate of Robert N. Hier (District No. 1) (enclosure).
- x. Ratification of Perpetual Non-Exclusive Utility Easement with the Estate of Robert N. Hier (District No. 1) (enclosure).
- y. Ratification of Temporary Access and Construction Easement with the Estate of Robert N. Hier (District No. 1) (enclosure).
- z. Ratification of Engagement Letter with Casey Parrott LLC for Bond Counsel (District Nos. 2-7) (enclosure).
- aa. Ratification of Bemas Construction, Inc. Change Order No. 5 for Dawson Trails Boulevard CIP Project (enclosure).
- bb. Ratification of Bemas Construction, Inc. Change Orders Nos. 1004-01-0013 through 1004-01-0015 for Early Grading South Phase 1B Project (enclosures).

**5. MANAGER MATTERS**

**6. LEGAL MATTERS**

- a. Conduct Public Hearing on Inclusion of Property into District No. 5 (ACM/CVI Swap Parcel) owned by ACM Dawson Trails VIII JV LLC and Consider Adoption of Resolution and Order for Inclusion of Property (ACM/CVI Swap Parcel) (enclosure).
- b. Conduct Public Hearing on Exclusion of Property from District No. 7 (ACM Parcels) owned by ACM Dawson Trails VIII JV LLC and Consider Adoption of Resolution and Order for Exclusion of Property (ACM Parcels) (enclosure).
- c. Consider Adoption of Resolution Calling November 4, 2025 Election (enclosure).

**7. FINANCIAL MATTERS**

- a. Approval of Accounts Payable (District No. 1) (enclosure).
- b. Approval of Schedule of Cash Position updated August 22, 2025 (District No. 1) (enclosure).
- c. Consider Acceptance of 2024 Audit (District No. 1) (enclosure).
- d. Approve CVI Contribution Funds, District Disbursement Request No. 11 As Submitted to the Town of Castle Rock, in the amount of \$962,011.60 (enclosure).
- e. Approve District General Project Fund (Unrestricted Account) Requisition No. 24 under the Limited Tax General Obligation Capital Appreciation Turbo Bonds, Series 2024 in the amount of \$9,696,378.30 (enclosure).
- f. Conduct Public Hearing on the Amendment to the 2025 Budget and Consider Adoption of Resolution Further Amending the 2025 Budget (District No. 1) (enclosure).
- g. Consider Approval of 2025 Bond Issuance
  - i. Consider Adoption of Resolution Authorizing the Issuance of General Obligation Indebtedness Consisting of its Subordinate Limited Tax General Obligation Bonds, Series 2025B, in the maximum principal amount of \$75,000,000, which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Board will consider a resolution: authorizing the issuance of such indebtedness; authorizing an Indenture of Trust, a Bond Purchase Agreement, a Continuing Disclosure Agreement, the form of Official Statement related to the issuance of the bonds, and other related documents; approving, ratifying, and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. (District No. 1) (to be distributed).
  - ii. Consider and make a final determination concerning the issuance and/or affirmation of general obligation indebtedness consisting of six separate Capital Pledge Agreements, including any necessary amendments or supplements thereto related to the issuance by Dawson Trails Metropolitan District No. 1, Town of Castle Rock, Douglas County, Colorado, of its Subordinate Limited Tax General Obligation Bonds, Series 2025B in the total amount not to exceed \$75,000,000, pursuant to which the Districts will be obligated to impose ad valorem property taxes for the payment of District No. 1's Series 2025B Bonds and certain other obligations issued by District No. 1, subject to the Districts' authorized electoral authorization, and in connection therewith, the Boards will consider six separate resolutions affirming their respective obligations under Capital Pledge Agreements relative to the Series 2025B Bonds and a Continuing Disclosure Agreement; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. (District Nos. 2-7) (to be distributed).

**8. CONSTRUCTION MATTERS**

a. Red Zone Pump Station:

- i. Ratification of Notice of Award, Agreement and Notice to Proceed with Hudick Excavating, Inc. (enclosures).

b. Phase 2, Construction of Water Tanks:

- i. Ratification of Notice of Award, Agreement and Notice to Proceed with DN Tanks of Colorado, LLC (enclosures).

**9. OTHER BUSINESS**

**10. ADJOURNMENT**