

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

December 16, 2025 at 10:30 A.M.

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

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#

Dawson Trails Metropolitan District Nos. 1 - 7 Boards of Directors	Term/Expiration
Lawrence P. Jacobson, President	2027/May 2027
Jeffrey Jacob Schroeder, Vice President/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

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. Administrative Matters:

- i. Approval of Joint Regular Meeting Minutes from November 18, 2025 (enclosure)
- ii. Approval of Accounts Payable (District No. 1) (enclosure)
- iii. Approval of Schedule of Cash Position updated December 11, 2025 (District No. 1) (enclosure)

b. Independent Contractor Agreements:

- i. Ratification of Engagement of Real Estate Support Services, Ltd. for Appraisal Services (enclosure)
- ii. Ratification of Third Addendum to Independent Contractor Agreement with EMK Consultants, Inc. related to Filing 2 Storm Sewer System (enclosure)
- iii. Ratification of Third Addendum to Independent Contractor Agreement with CORE Consultants, Inc. relate to Filing 1 and North Dawson Trails Blvd Infrastructure (enclosure)
- iv. Ratification of Independent Contractor Agreement with Ground Engineering Consultants, Inc. for Geotechnical Services related to Filing 2 Infrastructure Phases 2-4 (enclosure)
- v. Ratification of First Addendum to Independent Contractor Agreement with Ground Engineering Consultants, Inc. related to Filings 2 and 3 Additional Drainage Structures

- (enclosure)
 - vi. Ratification of Third Addendum to Independent Contractor Agreement with Ground Engineering, Inc. for Geotechnical Services related to the Filing 2 Greenway Art Retaining Wall (enclosure)
 - vii. Ratification of Independent Contractor Agreement with RailPros, Inc. BNSF Railroad Coordination (enclosure)
 - viii. Ratification of Change Order No. 2 with Frontier Fence related to Fence at Brisco Lane (enclosure)
- c. Construction Matters (District No. 1):
- i. Ratification of Invitation to Bid, Agreement, Notice of Award, Notice to Proceed, and Change Order Nos. 1-3 for Offsite Watermain Project with RME, Ltd, LLC (enclosures)
 - ii. Ratification of Notice to Proceed to Hudick Excavating for CVI Water Line – Filing 1 (enclosure)
 - iii. Ratification of Change Order Nos. 1-4 and 6-7 for Dawson Trails Blvd. CIP Project with Bemas Construction, Inc. (enclosures)
 - iv. Ratification of Notice to Proceed and Change Orders Nos. 18-19 for Early Grading South Project with Bemas Construction, Inc.(enclosures)
 - v. Ratification of Invitation to Bid, Agreement, Notice of Award and Notice to Proceed for Plum Creek Waterline with RME, Ltd, LLC (enclosure)
 - vi. Ratification of Invitation to Bid, Notice of Award, Notice to Proceed, and Agreement
 - vii. for Filing 1 Infrastructure Project with Hudick Excavating, Inc. (enclosure)
 - viii. Ratification of Notice to Proceed to Iron Woman for Offsite Sanitary Sewer Phase 1 (enclosure)
 - ix. Ratification of Change Order Nos. 2 and 3 for Offsite Sanitary Sewer with Iron Woman (enclosures)
 - x. Ratification of Change Order No. 1 for Filing 1 Infrastructure with Hudick Excavating, Inc. (enclosure)

5. MANAGER MATTERS

6. LEGAL MATTERS

- a. Consider Approval of First Amendment to Dawson Trails Development Agreement between Town of Castle Rock and ACM Dawson Trails VIII JV LLC (enclosure)

7. FINANCIAL MATTERS

- a. Approve CVI Contribution Funds, District Disbursement Request No. 16 as Submitted to the Town of Castle Rock, in the following amount (District No. 1) (enclosure)
- b. Approve District General Project Fund (Unrestricted Account) Requisition Nos. 28-29 under the Limited Tax General Obligation Capital Appreciation Turbo Bonds, Series 2024 in the following amount (District No. 1) (enclosures)

8. CONSTRUCTION MATTERS/UPDATES (DISTRICT NO. 1)

- a. CVI Water Line – Filing 1 (Hudick Excavating, Inc.)
- b. Dawson Trails Boulevard CIP (Bemas Construction Inc)
- c. Early Grading (South) (Bemas Construction Inc)
- d. Plum Creek Waterline (RME Ltd., LLC)
- e. Water Tanks (DN Tanks)

- f. Grading Dawson Trails Boulevard (Hudick Excavating, Inc.)
- g. Filing 1 Infrastructure (Hudick Excavating, Inc.)
- h. Red Zone Pump Station (HEI)
- i. Offsite Sanitary Sewer Phase 1 (Iron Woman)
- j. Offsite Watermain (RME Ltd., LLC)
- k. Filing 2 Infrastructure Phases 2-4 (Bemas Construction Inc)
 - i. Approval of Change Order No. 1
- l. Offsite Sanitary Sewer Phase 2
 - i. Acknowledge Publication of Invitation to Bid (enclosure)

9. OTHER BUSINESS

10. ADJOURNMENT