

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

April 21, 2026 at 10:30 A.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/81811789055>

Dial In: 1 (719) 359-4580

Meeting ID: 818 1178 9055

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:
 1. Approval of Joint Regular Meeting Minutes from March 17, 2026 (enclosure)
 2. Ratification of Resolution Establishing Policies and Procedures for the Acquisition of Public Improvements (District No. 1) (enclosure)
 3. Ratification of Engagement Letter with Causey Public Finance, LLC for Financial Forecast Services (enclosure) (District No. 1) (enclosure)
 4. Ratification of Engagement Letter with Taft Stettinius & Hollister for Disclosure Counsel Services (enclosure) (District No. 1) (enclosure)

5. Ratification of Engagement Letter with Barnes & Thornburg for Special Counsel Services (District Nos. 2-7) (enclosure)
 6. Ratification of Engagement Letter Real Estate Support Services, Ltd. For Appraisal of Property Services (District No. 1) (enclosure)
 7. Ratification of Engagement Letter with Casey Parrot, LLC for Bond Counsel Services (enclosure)
 8. Approval of Transaction Based Consent Letter with WBA, PC (enclosure)
- b. Independent Contractor Agreements (District No. 1):
1. Ratification of Fifth Addendum to Independent Contractor Agreement with EMK Consultants, Inc. for Professional Engineering Services (enclosure)
 2. Ratification of Independent Contractor Agreement with Sun Valley Contractors, LLC for Electrical Engineering Services (enclosure)
 3. Ratification of Third Addendum to Independent Contractor Agreement with JR Engineering, LLC for Engineering Design Services (enclosure)
 4. Ratification of Sixth Addendum to Independent Contractor Agreement with Martin/Martin, Inc. for Civil Engineering Professional Services (enclosure)
 5. Ratification of Fourth Addendum to Independent Contractor Agreement with CORE Consultants, Inc for Engineering Services (enclosure)
 6. Approval of First Amendment to the Independent Contractor Agreement with Schedio Group (enclosure)
- c. Construction Matters (District No. 1):
1. Ratification of Change Order Nos. 6-12, 14 & 15 with Bemis Construction, Inc. for Filing 2 Infrastructure, Phases 2 - 4 (enclosures)
 2. Ratification of Notice of Final Payment for Early Grading North Phase 1 (enclosure)
 3. Ratification of Notice of Final Payment for Offsite Sanitary Sewer Phase 1 (enclosure)
 4. Ratification of Addenda Nos. 1-4 for Dawson Trails Boulevard North project (enclosures)
- d. Financial Matters
1. Ratification of 2024 Audit (District No. 1) (enclosure)
 2. Approval of Accounts Payable (District No. 1) (enclosure)
 3. Approval of Cash Position Report through April 9, 2026 (enclosure)
 4. Ratification of District General Project Fund (Unrestricted Account) Requisition No. 6 under the Subordinate Limited Tax General Obligation Bonds, Series 2025B in the amount of \$5,572,497.37 (District No. 1) (enclosure)
 5. Ratification of District Cash Collateral Fund Requisition No. 1 in the amount of \$355,507.26 (District No. 1) (enclosure)
 6. Ratification of District Cash Collateral Fund Requisition No. 2 in the amount of \$3,048,816.34 (District No. 1) (enclosure)

5. MANAGER MATTERS

6. LEGAL MATTERS

- a. Consider Adoption of Resolution Accepting District Eligible Costs Identified in the Engineer's Report and Certification No. 2 by Schedio Group, LLC pursuant to Reimbursement Agreements with ACM Dawson Trails VIII JV, LLC and Westside Property Investment Company, Inc. (District No. 1) (to be distributed)

7. FINANCIAL MATTERS

- a. Conduct Public Hearing on the Amendment to the 2026 Budget and Consider Adoption of Resolution Amending the 2026 Budget (District No. 1) (enclosure)
- b. Consider Approval of 2026 Bond Issuance
 1. Consider Adoption of Resolution Authorizing the Issuance of General Obligation Indebtedness Consisting of its Limited Tax General Obligation and Special Revenue Capital Appreciation Turbo Refunding and Improvement Bonds, Series 2026, in the original principal amount of \$350,000,000 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 Refunding Escrow Agreement, six separate First Amendments to Capital Pledge 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) (enclosure)
 2. Consider and make a final determination concerning the issuance and/or affirmation of general obligation indebtedness consisting of previously approved separate Capital Pledge Agreements, First Amendments to Capital Pledge Agreements, and 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 Limited Tax General Obligation and Special Revenue Capital Appreciation Turbo Refunding and Improvement Bonds, Series 2026 in the original principal amount not to exceed \$350,000,000 and in connection therewith, each Board will consider adoption of resolution affirming their respective obligations under the Capital Pledge Agreements and approving the form thereof, approving the form of Continuing Disclosure Agreement; authorizing the applicable District to execute and deliver other financing documents and instruments and perform its obligations thereunder; making determinations and findings as to other matters related thereto; authorizing incidental action; and repealing prior inconsistent actions (District Nos. 2-7) (enclosures)

- 8. CONSTRUCTION MATTERS/UPDATES (DISTRICT NO. 1)**
 - a. Dawson Trails Boulevard (North)
 - b. Early Grading (South) Project (Bemas Construction, Inc.)
 - c. Filing 1 Infrastructure (Hudick Excavating, Inc.)
 - d. Filing 2 Infrastructure Phases 2-4 (Bemas Construction Inc.)
 - e. Offsite Sanitary Sewer Phase 2 (Hudick Excavating, Inc.)
 - f. Offsite Water Main (RME ltd, d/b/a Elite Surface Infrastructure)
 - g. Pump Station (HEI)
 - h. Tank Project (DN Tanks)

- 9. OTHER BUSINESS**

- 10. ADJOURNMENT**