BASELINE METROPOLITAN DISTRICT NOS. 1-9

NOTICE OF REGULAR MEETING AND AGENDA

BASELINE METROPOLITAN DISTRICT NOS. 1, 2, 4-9

Board Of Directors	Office	Term Expiration
Kyle Harris	President	May 2029 Nos. 1, 2 & 4 | 2027 Nos. 5-9
Todd Parker	Vice President	May 2029
Jake Leininger	Treasurer	May 2027
Josh Kane	Secretary	May 2027
Dan Doherty	Asst. Secretary	May 2027

BASELINE METROPOLITAN DISTRICT NO. 3

Board Of Directors	Office	Term Expiration
Kristen Crider	President	May 2029
Kyle Harris	Vice President	May 2029
Josh Kane	Treasurer	May 2027
Robyn Balsley	Secretary	May 2029
Judith Sarro	Asst. Secretary	May 2027

Date: December 4, 2025 (Thursday)
Time: 1:00 P.M.
Place: MS Teams & Teleconference

Click here to join the meeting
Meeting ID: 265 021 798 385; Passcode: kYQhqf
+1 720-721-3140,,181945801#; Phone Conference ID: 181 945 801#

I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Director Disclosure of any Potential Conflicts of Interest.
C. Approval of Agenda.
D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
E. Director Comment.

II. CONSENT AGENDA

A. Approval of Minutes – November 6, 2025, Annual Community Meeting and November 6, 2025, Regular Meeting.
B. Ratification of Payment of Claims.
C. Ratification of Contract Modifications.
    1. Ratification of Work Order 2025-03 with Boot Parcel Park and Matrix Design Group, Inc.
    2. Ratification of Work Order 2025-01 with 160th Avenue and Mariani Enterprises.

3. Ratification of Change Order 3 with Linear Park Phase 2 and Coloco, Inc.
4. Ratification of Change Order 1 with Linear Park Phase 2 and CTF Construction, LLC.
5. Ratification of Change Order 2 with Linear Park Phase 2 and CTF Construction, LLC.
6. Ratification of Change Order 14 with Linear Park Phase 2 and SMH West, LLC.
7. Ratification of Change Order 1 with Center Street District and RSM Design.
8. Ratification of Change Order 38 with Parkside West Phase 1 and Mariani Enterprises.
9. Ratification of Change Order 2 with Parkside West Phase 1 and Norris Design, Inc.
10. Ratification of Change Order 9 with Parkside West Phase 3 and Fiore & Sons, Inc.
11. Ratification of Work Order 2025-03 with Parkside West Phase 3 and Mariani Enterprises.
12. Ratification of Work Order 2025-02 with Parkside West Phase 3 and Mosaic Companies.
13. Ratification of Change Order 6 with Parkside West Phase 3 and Norris Design, Inc.
14. Ratification of Change Order 6 with Parkside West Phase 3 and SMH West, LLC.
15. Ratification of Work Order 2025-01 with Monumentation Phase 3 and Norris Design, Inc.
16. Ratification of Change Order 1 with Sheridan Parkway Phase 2 and Brightview Landscape Development, Inc.
17. Ratification of Change Order 1 with Southlands and Elite Surface Infrastructure.
18. Ratification of Change Order 2 with Southlands and Elite Surface Infrastructure.
19. Ratification of Change Order 3 with Southlands and Elite Surface Infrastructure.
20. Ratification of Change Order 4 with Southlands and Elite Surface Infrastructure.
21. Ratification of Change Order 5 with Southlands and Elite Surface Infrastructure.
22. Ratification of Change Order 1 with Southlands and Mariani Enterprises.
23. Ratification of Change Order 7 with Southlands and Wagner Construction, Inc.
24. Ratification of Change Order 8 with Southlands and Wagner Construction, Inc.
25. Ratification of Change Order 1 with West Sheridan Residential Phase 2 and Environmental Designs, Inc.
26. Ratification of Change Order 4 with West Sheridan Residential Phase 2 and Mariani Enterprises.
27. Ratification of Change Order 5 with West Sheridan Residential Phase 2 and Mariani Enterprises.

III. DISTRICT MANAGER ITEMS

A. District Manager's Report.
B. Consideration and Guidance Regarding District Resident Communications Framework.
C. Consideration and Approval of Retroactive Payments to District No. 3 Board Members for Meetings Attended During Calendar Year 2025.
D. Discussion and Guidance Regarding Native Grass Plot Near Umatilla Lane and W. 167th Lane.
E. Consideration and Approval to Waive Future Event Fees for Events Hosted by the Baseline Enrichment & Community Collaboration Assembly (BECCA).

IV. CAPITAL INFRASTRUCTURE ITEMS

A. District Capital Infrastructure Report and District Project Manager Update.
B. Capital Fund Summary and Capital Needs Assessment Review.
C. Budget Approval and Contracting.
    1. Baseline Center Street District (CFS #9).
        a. Consider Approval of Services Agreement with AE Designs.
        b. Consider Approval of WO 2025-01 ($TBD).
    2. Baseline Linear Park Phase (CFS #22).
        a. Consider Approval of Services Agreement with DB Ink.
        b. Consider Approval of WO 2025-01 ($TBD).

V. FINANCIAL ITEMS

A. Finance Manager's Report.
B. Approval of Auditor for 2025 Audit.

VI. DIRECTOR ITEMS

VII. EXECUTIVE SESSION

A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

VIII. ADJOURNMENT

*****The next Regular Meeting is scheduled for January 8, 2026*****