

BASELINE METROPOLITAN DISTRICT NOS. 1-9

NOTICE OF REGULAR MEETING AND AGENDA

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

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
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 2029

BASELINE METROPOLITAN DISTRICT NO. 3

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kristen Crider	President	May 2029
Kyle Harris	Vice President	May 2029
Josh Kane	Treasurer	May 2027
Robyn Balsley	Secretary	May 2029
Debra Patrician	Asst. Secretary	May 2027

Date: November 5, 2026 (Thursday)

Time: 1:00 P.M.

Place: MS Teams & Teleconference

[Join the meeting now](#)

Meeting ID: 214 312 936 608; Passcode: RW3Jx665

Dial in by phone

+1 720-721-3140,,163760687#; Phone conference ID: 163 760 687#

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

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).

II. CONSENT AGENDA

- A. Approval of Minutes – September 3, 2026, Regular Meeting, September 24, 2026, Special Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.

1. Northeast Commercial: Work Order 2026-02 for A.G. Wassenaar, Inc.
2. 160th Avenue: Change Order #12 for Asphalt Specialties, Inc.
3. 160th Avenue: Change Order #13 for Asphalt Specialties, Inc.
4. 160th Avenue: Change Order #14 for Asphalt Specialties, Inc.
5. Linear Park: Change Order #1 for CMS Environmental Solutions, LLC.
6. Linear Park Phase 2: Change Order #7 for Coloco, Inc.
7. Linear Park Phase 2: Work Order 2026-19 for Mariani Enterprises, LLC., DBA Designs by Sundown.
8. Linear Park Phase 3: Change Order #1 for Taylor Kohrs.
9. Linear Park Phase 3: Change Order #2 for Taylor Kohrs.
10. Linear Park Phase 3: Change Order #4 for Taylor Kohrs.
11. Linear Park Phase 3: Change Order #5 for Taylor Kohrs.
12. General Capital: Work Order 2026-13 for Mariani Enterprises, LLC., DBA Designs by Sundown.
13. Center Street District: Change Order #1 for Kimley-Horn and Associates, Inc.
14. Center Street District: Change Order #6 for Kimley-Horn and Associates, Inc.
15. Center Street District: Work Order 2026-01 for Lat40.
16. Center Street District: Work Order 2026-02 for Nelson/Nygaard Consulting Associates, Inc.
17. Center Street District: Work Order 2026-01 for Nine Dots ARTS Corp.
18. Center Street District: Change Order #1 to WO 2026-02 for Twin Peaks Environmental.
19. Linear Park: Change Order #10 for Brightview Landscape Development, Inc.
20. East Sheridan Residential Phase 2: WO 2026-01 for Front Range Concrete, LLC.
21. East Sheridan Residential Phase 3: Change Order #7 for Amrize West Central, Inc.
22. East Sheridan Residential Phase 3: Change Order #1 to WO 2026-01 for Arrance & Frady Construction, LLC., DBA A&F CONS.
23. East Sheridan Residential Phase 3: Change Order #22 for CTF Construction, LLC.
24. East Sheridan Residential Phase 3: Change Order #23 for CTF Construction, LLC.
25. East Sheridan Residential Phase 3: Change Order #2 for Lighthouse Transportation Group, LLC.
26. East Sheridan Residential Phase 3: Change Order #3 for Lighthouse Transportation Group, LLC.
27. East Sheridan Residential Phase 3: Work Order 2026-15 for Mariani Enterprises, LLC., DBA Designs by Sundown.
28. East Sheridan Residential Phase 3: Work Order 2026-18 for Mariani Enterprises, LLC., DBA Designs by Sundown.
29. East Sheridan Residential Phase 3: Change Order #26 for SMH West, LLC.
30. East Sheridan Residential Phase 3: Change Order #27 for SMH West, LLC.
31. Sheridan Parkway Phase 2: Change Order #10 for Asphalt Specialties, Inc.
32. Sheridan Parkway Phase 2: Change Order #4 for Brightview Landscape Development, Inc.
33. Sheridan Parkway Phase 2: Change Order #5 for Brightview Landscape Development, Inc.
34. Southlands: Change Order #1 to Work Order 2023-02 for Contour Services.
35. Southlands: Change Order #2 to Work Order 2023-02 for Contour Services.

36. Southlands: Change Order #1 for Denver Commercial Property Services, Inc.
37. Southlands: Change Order #2 for Denver Commercial Property Services, Inc.
38. Southlands: Change Order #3 for Denver Commercial Property Services, Inc.
39. Southlands: Change Order #13 for Elite Surface Infrastructure.
40. Southlands: Change Order #14 for Elite Surface Infrastructure.
41. Southlands: Change Order #15 for Elite Surface Infrastructure.
42. Southlands: Change Order #16 for Elite Surface Infrastructure.
43. Southlands: Change Order #17 for Elite Surface Infrastructure.
44. Southlands: Change Order #18 for Elite Surface Infrastructure.
45. Southlands: Change Order #19 for Elite Surface Infrastructure.
46. Southlands: Change Order #20 for Elite Surface Infrastructure.
47. Southlands: Work Order 2026-16 for Mariani Enterprises, LLC., DBA Designs by Sundown.
48. Southlands: Work Order 2026-17 for Mariani Enterprises, LLC., DBA Designs by Sundown.
49. Southlands: Change Order #1 for Norris Design, Inc.
50. Southlands: Work Order 2023-03 for Norris Design, Inc.
51. Work Order 2026-02 for Rocky Mountain Custom Landscape.
52. Work Order 2026-07 for Environmental Designs, Inc.
53. MSA and Work Order 2026-01 for Rocky Mountain Playground Services.
- D. Approval of Unaudited Financials for the period ending September 30, 2026.
- E. Approval of District No. 1 2025 Audited Financial Statements.
- F. Approval of 2027 Meeting Resolution.
- G. Approval of District No. 1 2027 Regular Special District Election Resolution.
- H. Approval of District No. 2 2027 Regular Special District Election Resolution.
- I. Approval of District No. 4 2027 Regular Special District Election Resolution.
- J. Approval of District No. 5 2027 Regular Special District Election Resolution.
- K. Approval of District No. 6 2027 Regular Special District Election Resolution.
- L. Approval of District No. 7 2027 Regular Special District Election Resolution.
- M. Approval of District No. 8 2027 Regular Special District Election Resolution.
- N. Approval of District No. 9 2027 Regular Special District Election Resolution

III. DISTRICT MANAGER ITEMS

- A. District Managers' Report.
- B. Consider Authorization of District Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2027 Budget.

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. Present Budget Amendment and Consider Approval of Budget Adjustment for Northeast Commercial Project.
 2. Review Bid Memorandum and Consider Award of Contract for Northeast Commercial– Huron St. & Prebble Creek Drainage Project.

V. FINANCIAL ITEMS

- A. Finance Manager's Report.
- B. Public Hearing regarding the Proposed 2027 Budgets.
- C. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- D. Approval of Auditor for 2026 Audit.

VI. LEGAL ITEMS

- A. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.
- B. Consideration and Approval of Second Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and NP Development, Inc., (NPD), and in connection therewith, the refunding of the Prior Note and issuance of a new subordinate promissory note to NPD for capital advances.

VII. DIRECTOR ITEMS

VIII. 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.

IX. ADJOURNMENT

BASELINE METROPOLITAN DISTRICT NO. 3

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).

II. CONSENT AGENDA

- A. Approval of Minutes – September 3, 2026, Regular Meeting.
- B. Approval of Unaudited Financials for the period ending September 30, 2026.
- C. Approval of 2027 Meeting Resolution
- D. Approval of District No. 3 2027 Regular Special District Election Resolution.

III. DISTRICT MANAGER ITEMS

- A. District Managers' Report.

IV. FINANCIAL ITEMS

- A. Finance Manager's Report.
- B. Public Hearing regarding the Proposed 2027 Budgets.
- C. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

V. LEGAL ITEMS

- A. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.

VI. DIRECTOR ITEMS

VII. PUBLIC COMMENT

- A. Public Comment Limited to 3-Minutes per Person.

VIII. 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.

IX. ADJOURNMENT

*****The next Regular Meeting is scheduled for December 3, 2026*****