BASELINE METROPOLITAN DISTRICT NOS. 1-9

NOTICE OF SPECIAL MEETING AND AGENDA

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

Board Of Directors	Office	Term Expiration
Kim Perry	President & Chairperson	May 2029
Kyle Harris	Vice President	May 2029 Nos. 1, 2 & 4 | 2027 Nos. 5-9
Josh Kane	Secretary	May 2027
Vacant	Treasurer	May 2029
Vacant	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: July 7, 2025 (Monday)
Time: 11:00 A.M.
Place: MS Teams & Teleconference

Join the meeting now
Meeting ID: 222 363 808 559 3; Passcode: xp3FV6Sw
+1 720-721-3140,,526765524#; Phone conference ID: 526 765 524#

I. ADMINISTRATIVE ITEMS

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

II. CONSENT AGENDA

A. Approval of Minutes – May 2, 2025, Special Meeting, June 10, 2025, Special Meeting.
B. Ratification of Payment of Claims.
C. Ratification of Contract Modifications.

III. DISTRICT MANAGER ITEMS

A. District Manager's Report.

B. Designation of Secondary Approver for District Payables.
C. Discussion of 2025 Landscaping Oversight Plan Between the Baseline Metropolitan District and the Baseline Community Association.
D. Discussion of 2024 District Reuse Water Overages.

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.
    i. Baseline General Capital (CFS #1).
        a. Consider Approval of Master Services Agreement with McWhinney Real Estate Services, Inc.
    ii. Southlands (CFS #12).
        a. Present Bid Analysis Summary Memorandum for Southlands Public Landscaping.
        b. Consider Approval of Construction Contract with TBD for ($TBD).
    iii. Linear Park Phase 2 and Drainage (CFS #13).
        a. Present McWhinney Real Estate Services, Inc. Project Management Memorandum for Linear Park Phase 2.
        b. Consider Approval of Project Management Fees for ($TBD).
    iv. Baseline 160th Avenue (CFS #14).
        a. Consider Approval of Master Services Agreement with GreenEarth MidWest, LLC.
        b. Consider Approval of WO 2025-01 with GreenEarth MidWest, LLC for ($95,755.14).
    v. Parkside West Phase 3 (CFS #18).
        a. Present Bid Analysis Summary Memorandum for Parkside West Phase 3 Public Landscaping.
        b. Consider Approval of Construction Contract with TBD for ($TBD).

V. FINANCIAL ITEMS

A. Finance Manager's Report.

VI. LEGAL ITEMS

A. Discuss and authorize Legal Counsel to prepare and record declaration regarding encroachment rights on District tracts.
B. Consideration and Ratification of License Agreement with VERO Broadband, LLC.
C. Consideration and Ratification of Amended Technology Accessibility Statements and the Adoption of Accessibility Plans for the Districts.
D. Consideration and Approval of Resolution Approving Parking Rules and Regulations.

VII. DIRECTOR ITEMS

A. Discussion Regarding District Ownership and Responsibility Map.

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 August 7, 2025*****