

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: April 2, 2026 (Thursday)

Time: 1:00 P.M.

Place: MS Teams & Teleconference

[Click here to join the meeting](#)

Meeting ID: 214 312 936 608; Passcode: RW3Jx665

+1 720-721-3140,,163 760 687#; 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).
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – March 5, 2026, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
 1. Change Order #4 with Baseline Linear Park Phase 2 and Coloco, Inc.

2. Change Order #5 with Baseline Linear Park Phase 2 and Coloco, Inc.
3. Change Order #1 to Work Order 2025-01 with Baseline General Capital and Matrix Design Group, Inc.
4. Work Order 2026-03 with Baseline Parkside West Phase 1 and CMS Environmental Solutions, LLC.
5. Change Order #6 to WO 2024-01 with Baseline Parkside West Phase 1 and Front Range Concrete, LLC.
6. Work Order 2026-02 with Baseline Parkside West Phase 2 and CMS Environmental Solutions, LLC.
7. Change Order #3 with Baseline Parkside West Phase 3 and Amrize West Central, Inc.
8. Change Order #3 to WO 2025-03 with Baseline Parkside West Phase 3 and Mariani Enterprises, LLC.
9. Change Order #22 with Baseline Parkside West Phase 3 and SMH West, LLC.
10. Change Order #23 with Baseline Parkside West Phase 3 and SMH West, LLC.
11. Work Order 2026-01 with Baseline Seeding and Tract Establishment and Mariani Enterprises, LLC.
12. Change Order #11 with Baseline Southlands and Elite Surface Infrastructure.
13. Change Order #12 with Baseline Southlands and Elite Surface Infrastructure.
14. Change Order #3 to WO 2025-02 with Baseline Southlands and Mariani Enterprises, LLC.
15. Change Order #11 with Baseline Southlands and Wagner Construction, Inc.
16. Change Order #12 with Baseline Southlands and Wagner Construction, Inc.
17. Change Order #13 with Baseline Southlands and Wagner Construction, Inc.
18. Change Order #14 with Baseline Southlands and Wagner Construction, Inc.
19. Change Order #15 with Baseline Southlands and Wagner Construction, Inc.
20. Change Order #1 to WO 2025-02 with Baseline Northeast Commercial and Matrix Design Group, Inc.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.

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. Present Budget Adjustment Memo Center Street - 3.26.26.
 - b. Consider Approval of Budget Adjustment for (\$252,420.00).
 - c. Present Project Management Fees Memo Center Street - 4.26.
 - d. Consider Approval of Project Management Fees for Realberry (\$227,034.00).
 - e. Consider Approval of Master Services Agreement with Taylor Kohrs.
 - f. Consider Approval of Taylor Kohrs Work Order 2026-01(\$23,500.00).
 - g. Consider Approval of Master Services Agreement with Integrative Charging.
 - h. Consider Approval of Integrative Charging Work Order 2026-01(\$6,000.00).

- i. Consider Approval of Master Services Agreement with Roche Constructors, Inc.
 - j. Consider Approval of Roche Constructors, Inc. Work Order 2026-01 (\$21,000.00).
 2. Baseline Linear Park Phase 3 (CFS#22)
 - a. Present Budget Adjustment Rally Park - 4.26.
 - b. Consider Approval of Budget Adjustment from \$698,852.00 to \$12,320,000.00.
 - c. Present Project Management Fees Memo Rally Park - 4.26.
 - d. Consider Approval of Project Management Fees for Realberry (\$68,616.00).
 - e. Present BASE-BLP-PH3_Bid Summary Memo 4.2.26.
 - f. Consider Approval of Construction Contract with Taylor Kohrs (\$9,384,673.38).
 3. Seeding and Tract Establishment (CFS #24)
 - a. Consider Approval of Master Services Agreement with Mariani Enterprises, LLC. DBA Designs by Sundown.
 - b. Consider Approval of Mariani Enterprises, LLC. DBA Designs by Sundown WO 2026-01. (\$5,613.08).

V. FINANCIAL ITEMS

- A. Ratification of 2025 Audit Exemptions for District Nos. 2 and 4-9.

VI. LEGAL ITEMS

- A. Public Hearing by Baseline Metropolitan District No. 2 to Consider Petition for the Inclusion of Lot 1, Block 2, North Park Filing No. 4, owned by McWhinney CCOB Land Investments, LLC.
- B. Consideration and Approval of Second Amendment to Resolution Regarding District Facilities.

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).
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – March 5, 2026, Regular Meeting.

III. DISTRICT MANAGER ITEMS

- A. District Manager’s Report.

IV. FINANCIAL ITEMS

- A. Ratification of 2025 Audit Exemption for District No. 3.

V. LEGAL ITEMS

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 May 7, 2026*****