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
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: October 13, 2025
Time: 12:00pm
Place: MS Teams & Teleconference

Join the meeting now
Meeting ID: 273 440 432 260 7; Passcode: d4tG7f25
+1 720-721-3140,,160105949#; Phone conference ID: 160 105 949#

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 – September 4, 2025, Regular Meeting.
B. Ratification of Payment of Claims.
C. Ratification of Contract Modifications.
   i. Work Order 2025-01 with Linear Park Phase 3 and Earth Engineering Consultants, LLC.
   ii. Change Order 18 with 160th Avenue and Wagner Construction, Inc.
   iii. Change Order 27 with Linear Park Phase 2 and Coyote Ridge Construction, LLC.

iv. Change Order 28 with Linear Park Phase 2 and Coyote Ridge Construction, LLC.
v. Change Order 29 with Linear Park Phase 2 and Coyote Ridge Construction, LLC.
vi. Work Order 2025-01 with Linear Phase 2 and Epic Designs, LLC.
vii. Change Order 3 with Parkside West Phase 1 and America's Best Striping Company.
viii. Change Order 35 with Parkside West Phase 1 and Mariani Enterprises.
ix. Change Order 6 with Parkside West Phase 3 and SMH West, LLC.
x. Change Order 7 with Parkside West Phase 3 and SMH West, LLC.
xi. Change Order 8 with Parkside West Phase 3 and SMH West, LLC.
xii. Change Order 9 with Parkside West Phase 3 and SMH West, LLC.
xiii. Work Order 2025-02 with Huron Street and Matrix Design Group, Inc.
xiv. Work Order 2025-02 with Monumentation and Make West, LLC.
xv. Work Order 2025-11 with Baseline O&M and Environmental Designs, Inc.
xvi. Work Order 2025-03 with Baseline Seeding and Tract Establishment and High Plains Environmental Center.
xvii. Work Order 2025-04 with Baseline Seeding and Tract Establishment and High Plains Environmental Center.
xviii. Work Order 2025-01 with Baseline Seeding and Tract Establishment and Make West, LLC.
xix. Change Order 2 with Southlands and AzTec Consultants, Inc.
xx. Change Order 1 with Southlands and Elite Surface Infrastructure.
xxi. Work Order 2025-01 with West Sheridan Residential Phase 2 and Environmental Designs, Inc.
xxii. Change Order 1 with West Sheridan Residential Phase 2 and Environmental Designs, Inc.
xxiii. Change Order 14 with West Sheridan Residential Phase 2 and Flatirons, Inc.

III. DISTRICT MANAGER ITEMS

A. District Managers' 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.
   i. Baseline Center Street District (CFS #9)
      a. Present Budget Adjustment Memo.
      b. Consider Approval of Budget adjustment for an Increase of ($632,675.00).
   ii. Baseline Linear Park Phase 2 (CFS #13)
      a. Consider Approval of Services Agreement with Epic Designs, LLC.
      b. Consider Approval of WO 2025-01 ($13,929.00).
   iii. Baseline Seeding and Tract Establishment (CFS#24)
      a. Consider Approval of Services Agreement with Make West, LLC.
      b. Consider Approval of WO 2025-01 ($8,165.00).
   iv. Baseline Northeast Commercial (CFS#TBD)

a. Present Northeast Commercial Budget Creation/Huron Street Budget Reallocation.
b. Consider Approval/Reallocation of $729,700.50 from Huron Street Budget (CFS#19) to Northeast Commercial (CFS#TBD).

V. FINANCIAL ITEMS

A. Finance Manager's Report.

VI. LEGAL ITEMS

A. Consideration and approval of Services Agreement Between Baseline Metropolitan District No. 1 and Firstservice Development Advisors, LLC.
B. Consideration and Approval of the 2026 Cost Sharing Agreement between the Baseline Metropolitan District No. 1 and the Baseline Community Association, Inc.
C. Consideration and Approval of the Cost Sharing Agreement for Sheridan Parkway Maintenance between the Baseline Metropolitan District No. 1 and the City and County of Broomfield.

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

*****The next Regular Meeting is scheduled for November 6, 2025*****