

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 2027

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
Vacant	Asst. Secretary	May 2027

Date: January 8, 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#

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 – December 4, 2025, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
 1. Ratification of Work Order 2026-01 with Baseline General Capital and TraceAir Technologies, Inc.
 2. Ratification of Change Order 5 with Center Street District and Kimley-Horn and Associates, Inc.

3. Ratification of Change Order 3 with Center Street District and Matrix Design Group, Inc.
4. Ratification of Change Order 9 with Baseline Parkside West Phase 1 and Harris Kocher Engineering Group, Inc.
5. Ratification of Change Order 1 with Baseline Parkside West Phase 3 and Amrize West Central Inc.
6. Ratification of Change Order 6 with Baseline Southlands and Elite Surface Infrastructure.
7. Ratification of Work Order 2025-01 with High Plains Environmental.
8. Ratification of Work Order 2025-01 with Environmental Designs, Inc.
9. Ratification of Work Order 2025-02 with Environmental Designs, Inc.
10. Ratification of Work Order 2025-03 with Environmental Designs, Inc.
11. Ratification of Work Order 2025-04 with Environmental Designs, Inc.
12. Ratification of Work Order 2026-01 with Rocky Mountain Custom Landscape.

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 Parkside West Phase 3 (CFS #18).
 - a. Consider Approval of Services Agreement with Arrance & Frady Construction, LLC.
 - b. Consider Approval of Work Order 2025-01 (\$TBD).
 2. Baseline Parkside West Phase 2 (CFS #21).
 - a. Present McWhinney Real Estate Services Project Management Fee Adjustment Memo.
 - b. Consider Approval of Project Management Fee Adjustment for McWhinney Real Estate Services in the amount of \$29,410.70.
 3. Baseline Linear Park Phase 3 (CFS #22).
 - a. Present Budget Adjustment Memo Rally Park.
 - b. Consider Approval of Budget Adjustment in the amount of \$180,992.00.
 - c. Present McWhinney Real Estate Services Project Management Fee Memo.
 - d. Consider Approval of Project Management Fee for McWhinney Real Estate Services in the amount of \$95,734.00.

V. FINANCIAL ITEMS

- A. Finance Manager's Report.
- B. Public Hearing regarding the Proposed Amended 2025 Budgets for District No. 2.
- C. Consider Adoption of Amended 2025 Budgets for District No. 2; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- D. Public Hearing regarding the Proposed Amended 2025 Budgets for District No. 3.

- E. Consider Adoption of Amended 2025 Budgets for District No. 3; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.

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 February 5, 2026*****