

BASELINE METROPOLITAN DISTRICT NOS. 1-9

NOTICE AND AGENDA OF REGULAR MEETING

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

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
Kyle Harris	Vice President	May 2025 Nos. 1, 2 & 4 2027 Nos. 5-9
Josh Kane	Secretary	May 2027
Tim DePeder	Assistant Secretary	May 2027
Karen McShea	Treasurer	May 2025

BASELINE METROPOLITAN DISTRICT NO. 3

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
Kyle Harris	Vice President	May 2025
Josh Kane	Secretary	May 2027
Judith Sarro	Assistant Secretary	May 2027
Susan Brunkhardt	Treasurer	May 2025

Date: November 2, 2023 (Thursday)

Time: 1:00 P.M.

Place: MS Teams & Teleconference

[Click here to join the meeting](#)

Meeting ID:284 438 844 685; Passcode: PhZpKU

Or call in (audio only)

[+1 720-721-3140,,894678356#](#); Phone Conference ID: 894 678 356#

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment. (Limited to 3-Minutes Per Person).
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – October 5, 2023, Regular and Annual Community Meeting.
- B. Ratification of Payment of Claims.
- C. Approval of Unaudited Financial Statements for the period ending June 30, 2023.
- D. Ratification of Contract Modifications.

Professionally Managed by:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower, Loveland, CO 80537
Phone: 970-617-2477 | FAX: 970-669-3612
District Email: basemdadmin@pcgi.com
District Website: www.baselinemd.live

- E. Consideration and Approval of 2024 Annual Administrative Matters Resolution.
- F. Consideration and Approval of 2024 Meeting Resolution.
- G. Consideration and Approval of First Amendment to Public Records Policy.

III. DISTRICT MANAGER ITEMS

- A. District Managers' Report.
- B. Consideration and Approval of 2024 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. Affordable Pest Control
 - ii. Environmental Designs Inc
 - iii. Fiske
 - iv. Frontier Environmental Center
 - v. OLM
 - vi. Precision Pavement Marking
 - vii. Star Playgrounds
- C. Consider Authorization of District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report and District Project Manager Update.
 - a. Bid Process Update.
- B. Capital Fund Summary and Capital Needs Assessment Review.
- C. Budget Approval and Contracting.
 - a. Linear Park Phase 1 (CFS #6)
 - i. Present Bid Analysis Summary Memorandum – Public Landscaping.
 - ii. Consider Approval of Construction Contract with Brightview Landscape Development for Public Landscaping - \$2,225,227.14.
 - b. Southlands (CFS #12)
 - i. Consider Approval of Construction Management Services Master Services Agreement and Work Order with Contour Services - \$20,000.00.
 - ii. Present Bid Analysis Summary Memorandum – Public Grading.
 - iii. Consider Approval of Construction Contract with Coyote Ridge Construction for Public Grading - \$4,880,466.13.
 - c. Parkside West Phase 2 (CFS #21)
 - i. Consider Approval of Construction Contract with ECI for Public Landscaping Improvements - \$TBD.
 - ii. Consider Approval of Amended Project Budget - \$TBD.
- D. Consider Approval of Work Orders and Change Orders with MRES for District Project Management Services.
 - a. Parkside West Phase 1 (CFS #3) - \$TBD.
 - b. West Sheridan Residential Phase 2 (CFS #11) - \$TBD.
 - c. Flex Phase 3 Offsites (CFS #17) - \$TBD.

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V. FINANCIAL ITEMS

- A. Finance Manager's Report.
- B. Public Hearing regarding the Proposed Amended 2023 Budgets.
- C. Consider Adoption of Amended 2023 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- D. Public Hearing regarding the Proposed 2024 Budgets.
- E. Consider Adoption of 2024 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- F. Approval of Auditor for 2023 Audit.

VI. LEGAL ITEMS

- A. Consideration and Approval of License Agreement with Boulder Creek Baseline, LLC.
- B. Consideration and approval of City and County of Broomfield Improvement and Maintenance Agreement for Preble Creek Drainageway.
- C. Consideration and approval of Third Amendment to Public improvement Advance and Reimbursement Agreement with NP Distribution (NPD), and in connection therewith, refund the subordinated note and issue a new subordinate note to NPD for capital advances.
- D. Discussion of Status of Pipeline Facility Relocation Agreement.
- E. Consideration and Approval of Reimbursement Agreement with MCImetro Access Transmission Services LLC.

VII. DIRECTOR ITEMS

VIII. OTHER MATTERS

- IX. EXECUTIVE SESSION** – If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

X. ADJOURNMENT

******The next Regular Meeting is scheduled for December 7, 2023******