

RAMPART RANGE METROPOLITAN DISTRICT NOS. 4, 5, 6 & 8

2001 16th Street, Suite 1700

Denver, CO 80202

Phone: 303-779-5710

<https://rampartrangemd.specialdistrict.org/>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: July 23, 2026

TIME: 3:00 p.m.

LOCATION: Coventry Development Corp.
9977 Sky Ridge Ave., Suite 415
Lone Tree, Colorado 80124

And Virtually via Teams:

<https://teams.microsoft.com/meet/257799423937137?p=YJCZr07m8XveZQWIP5>

Meeting ID: 257 799 423 937 137 Passcode: dn2xJ3Uf

Or: Dial in by phone:

+1 720-547-5281 Phone conference ID: 634 007 617#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Keith D. Simon	President	May, 2027
Elizabeth Matthews	Secretary	May, 2029
Darryl Jones	Treasurer	May, 2029
Ken Linhardt	Assistant Secretary	May, 2027
Jennifer Hepp (D-5)	Assistant Secretary	May, 2027
Vacant (RRMD Nos. 4, 6, 8 & 9)		May, 2027

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum, call to order and present disclosures of potential conflicts of interest.
- B. Approve agenda, confirm location of meeting and posting of meeting notice.
- C. Public Comment.
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item(s) will be removed from the consent Agenda and considered in the Regular Agenda:

- A. Review and consider approval of minutes of the June 25, 2026 Regular Meeting (enclosures).
- B. **RRMD No. 5** – Review and consider approval of Change Order No. 01 to Service Agreement for Materials Testing and Special Inspection Services (South Havana Street Bikeway) with Ground Engineering Consultants, Inc. in the amount of \$7,400.00 (enclosure).
- C. **RRMD No. 5** - Review and consider approval of Change Order No. 02 to Service Agreement for Professional Engineering and Surveying Services (Badger Gulch Park Design) with Merrick & Company for ongoing engineering and survey construction support in the amount of \$78,200.00 (enclosure).
- D. **RRMD No. 5** - Review and consider approval of Change Order No. 03 to Service Agreement for Professional Engineering and Surveying Services (RidgeGate Havana Street Bikeway Project) with Merrick & Company for ongoing construction support in the amount of \$33,000.00 (enclosure).
- E. **RRMD No. 5** – Ratify approval of Change Order No. 01 to Service Agreement for Ridgeway East Landscaping Project with Diverse Project Consultants, LLC for additional site visits and coordination with new irrigation system design and additional construction coordination with development partners in the amount of \$8,500.00 (enclosure).

III. FINANCIAL MATTERS

IV. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
- B. **RRMD No. 6** – Conduct Public Hearing on Petition for Inclusion from Ridgeway Investments, Inc. for the inclusion of approximately 6.0 acres of real property into the boundaries of Rampart Range Metropolitan District No. 6 and consider adoption of Resolution No. 2026-07-01; Resolution for Inclusion of Real Property (enclosures: Petition and Resolution) (enclosure).
- C. **RRMD No. 6** - Conduct Public Hearing on Petition for Inclusion from Ridgeway Investments, Inc. for the inclusion of approximately 115.0 acres of real property into the boundaries of Rampart Range Metropolitan District No. 6 and consider

adoption of Resolution No. 2026-07-02; Resolution for Inclusion of Real Property (enclosures: Petition and Resolution) (enclosure).

- D. **RRMD Nos. 5 and 6** - Review and consider adoption of Sixth Amendment to Joint Resolution of Rampart Range Metropolitan District Nos. 1, 5 and 6 to Impose Water Resource Credit Fees (Lot 4, SWV Filing 1A and Filing No. 5) (to be distributed).
- E. **RRMD Nos. 5 and 6** - Review and consider adoption of Seventh Amendment to Joint Resolution of Rampart Range Metropolitan District Nos. 5 and 6 Concerning the Imposition of Development Fees (Lot 4, SWV Filing 1A and Filing No. 5) (to be distributed).
- F. **RRMD No. 5** – Review and consider approval of Subdivision Improvement Agreement for Ridgeway East Filing No. 5 by and between the City of Lone Tree, Colorado, Ridgeway Investments, Inc. and Rampart Range Metropolitan District No. 5 (enclosure).
- G. **RRMD No. 5** – Review and consider approval of Special Warranty Deed with Ridgeway Investments, Inc. for Tracts A, J and K, Ridgeway SW Village Filing No. 5 (enclosure).

V. MANAGER MATTERS

VI. BOARD MEMBER ITEMS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is scheduled on August 27, 2026