RAMPART RANGE METROPOLITAN DISTRICT NOS. 1, 2, 3 & 7

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
https://rampartrangemd.specialdistrict.org/

NOTICE OF REGULAR MEETING AND AGENDA

DATE: October 22, 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/219852638596650?p=iPRuRqLKNljidoHmzv

Meeting ID: 219 852 638 596 650
Passcode: PL6kj7d3

Or: Dial in by phone:

+1 720-547-5281 Phone conference ID: 819 997 692#

Board of Directors	Office	Term Expires
Keith D. Simon	President	May, 2027
Elizabeth Matthews	Secretary	May, 2029
Darryl Jones	Treasurer	May, 2029
Ken Linhardt	Assistant Secretary	May, 2027
Vacant		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. **RRMD Nos. 1, 2, 3 and 7** - Review and consider approval of minutes of the June 25, 2026 Regular Meeting (enclosures).

B. **RRMD No. 1 -** Review and ratify 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) (enclosure).

C. **RRMD No. 1** – Ratify approval of Memorandum of Understanding Regarding Project Coordination between RRMD No. 1 and the City of Lone Tree dated July 21, 2026 regarding Project Coordination (Pedestrian Bridge spanning Happy Canyon Creek, Trail Improvements, Havana Street Bikeway) (enclosure).

D. **RRMD No. 1** – Review and ratify approval of Change Order No.1 to Service Agreement for Geotechnical Evaluation Services (Hill Camp Pipelines West of Interstate 25) between RRMD No. 1 and Ground Engineering, in the amount of $16,750 (enclosure).

E. **RRMD No. 1 -** Review and ratify approval of Change Order No. 3 to Service Agreement for Environmental Services (Hill Camp Pipelines) between RRMD No. 1 and ERO Resources Corporation in the amount of $15,522 (enclosure).

F. **RRMD No. 1** – Review and ratify approval of Change Order No. 3 to Service Agreement for Professional Engineering & Surveying Services (Ridgegate Mesa Tops PWSD Pipeline Design Project) between RRMD No. 1 and Merrick & Company in the amount of $114,000 (enclosure).

G. **RRMD No. 1** -Review and ratify approval of Change Order No. 7 to Service Agreement for Engineering & Surveying Services for Construction Documents for the Cabela Drive Roadway Extension (Mesa Tops) between RRMD No. 1 and JR Engineering in the amount of $27,255 (enclosure).

H. **RRMD No. 1** – Review and ratify approval of Change Order No. 1 to Agreement between RRMD No. 1 and Western Waterproofing Company Inc., d/b/a Western Specialty Contractors (10003 Commons Street Parking Curb Repairs) in the amount of $ 7,650.00 (enclosure).

I. **RRMD No. 1** – Review and ratify approval of Change Order No. 2 to Agreement between RRMD No. 1 and Western Waterproofing Company Inc., d/b/a Western Specialty Contractors (10003 Commons Street Parking Curb Repairs) in the amount of $65,392 (enclosure).

J. **RRMD No. 1** – Review and ratify approval of Change order No. 3 to Agreement between RRMD No. 1 and Western Waterproofing Company Inc., d/b/a Western Specialty Contractors (10003 Commons Street Parking Curb Repairs) in the amount of $52,608 (enclosure).

K. **RRMD No. 1** – Review and ratify approval of Water and/or Sewer Main Improvement Agreement for Ridgegate – Hillcamp Off-Site Sanitary Sewer – Phase 1 dated August 4, 2026 between RRMD No. 1 and Parker Water and Sanitation District in the amount of $414,974 (enclosure).

L. **RRMD No. 1** – Review and ratify approval of Cash in Lieu of Letter of Credit Financial Guarantee Agreement dated August 4, 2026 between RRMD No. 1 and Parker Water and Sanitation District **(**Hillcamp Sanitary Sewer Phase 1**)** in the amount of $328,578.00 (enclosure).

M. **RRMD No. 1** – Review and ratify approval of Service Agreement for Guardrail Cleaning and Sealing Services between RRMD No. 1 and Centennial Asphalt, Concrete & Waterproofing, LLC (enclosure).

N. **RRMD No. 1** – Review and consider approval of License Agreement between City of Lone Tree, RRMD No. 1 and BC-RG Mesa Tops JV LLC (enclosure - DRAFT).

O. **RRMD No. 1** – Review and ratify approval of Agreement for Parking Garage Property Management Services between RRMD No. 1 and Newmark Grubb Knight Frank (enclosure).

III. ENGINEER/CONSTRUCTION MATTERS

A. Engineering/Design Report (Carson Besgrove).

B. Construction Report (Ernie Warzecha).

IV. LANDSCAPE MATTERS

A. Landscape Update (Adam Thouvenot/BrightView).

V. FINANCIAL MATTERS

A. **RRMD No. 1** – Review and ratify approval of prior claims and other cash disbursements - $1,466,774.63 (enclosure).

B. **RRMD No**. **1** – Review cash position report (enclosure).

VI. LEGAL MATTERS

A. Other

VII. MANAGER MATTERS

A. **RRMD Nos. 1, 2, 3 & 7:** December 2, 2026 Statutory Annual Meeting.

VIII. BOARD MEMBER ITEMS

A. Other

IX. OTHER BUSINESS

A. Other

X. ADJOURNMENT

The next regular meeting (Budget Hearing) is scheduled on November 19, 2026