

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: July 24, 2025

TIME: 3:00 p.m.

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

Board of Directors

Keith D. Simon
Elizabeth Matthews
Darryl Jones
Ken Linhardt
Vacant

Office

President
Secretary
Treasurer
Assistant Secretary

Term Expires

May, 2027
May, 2029
May, 2029
May, 2027
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 notices.
- 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

- A. **RRMD Nos. 1, 2, 3 and 7** - Review and consider approval of minutes of the May 22, 2025 Regular Meeting (enclosure).
- B. **RRMD No. 1** - Ratify approval of Change Order No. 02 to Service Agreement with JR Engineering, LLC for the Cabela Drive Roadway Extension (preparation of landscape plans, archaeology report, ESA, biological, and additional Geotech engineering), in the amount of \$49,920.00 (enclosure).
- C. **RRMD No. 1** – Ratify approval of Change Order No. 01 to Agreement with Global CM for the Havana Water Line Project (adjusted quantities), in the amount of \$18,955.11 (enclosure).

III. ENGINEER/CONSTRUCTION MATTERS

- A. Engineering/Design Report (Carson Besgrove).
- B. Construction Report (Ernie Warzecha).

IV. LANDSCAPE MATTERS

- A. Landscape Update (Leigh Dufresne/BrightView).

V. FINANCIAL MATTERS

- A. **RRMD No. 1** - Review and ratify approval of prior claims and other cash disbursements (enclosure).
- B. **RRMD No. 1** - Review cash position report (enclosure).
- C. **RRMD Nos. 1, 2 and 7** – Review and consider approval of 2024 Audits and authorize execution of Representations Letters (enclosures).

VI. LEGAL MATTERS

- A. **RRMD No. 1** – Discuss Limited Tax Supported Revenue Bonds, Series 2025A (“Series 2025A Bonds”).
 - 1. Review and consider engagement of Piper Sandler & Co. as underwriter / placement agent (enclosure).
 - 2. Consider establishment of Series 2025A Bond Committee.
 - 3. Authorize necessary actions in connection with the Series 2025A Bonds.

VII. MANAGER MATTERS

- A. **RRMD No. 1** - Review and consider approval of Service Agreement for Geotechnical Evaluation Services (Freshfields Water Main and Hill Camp Sanitary Sewer Line) between RRMD No. 1 and Ground Engineering Consultants, Inc. in the amount of \$46,800.00 (enclosure).
- B. **RRMD No. 1** – Discuss Maintenance Easement Agreement (Sidewalk Maintenance – Schwab) with the City of Lone Tree (“City”) and authorize necessary actions in connection therewith.

VIII. BOARD MEMBER ITEMS

IX. OTHER BUSINESS

X. ADJOURNMENT

The next meeting is scheduled for August 28, 2025 at 3:00 p.m.