

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 SPECIAL MEETING AND AGENDA

DATE: December 3, 2025

TIME: 2:00 p.m.

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

And Virtually via Teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDdmN2FkOTUtMmVIMC00Y2NhLTk4ZmUtOWQ1YzRlMTM2MWM2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d

Meeting ID: 299 780 225 194 9
Passcode: Ws2fG3L7

Dial in by phone
+1 720-547-5281,,100973644# United States, Keenesburg
Phone conference ID: 100 973 644#

<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
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 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 and 7** - Review and consider approval of minutes of the October 15, 2025 Special Meeting (enclosures).
- B. **RRMD Nos. 1, 2, 3 and 7** - Review and consider approval of minutes of the October 23, 2025 Regular Meeting (enclosures).
- C. **RRMD Nos. 1, 2, 3 and 7** - Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meetings (proposed date/time: Fourth Thursday monthly at 3:00 p.m.) and consider adoption of Resolutions Establishing Regular Meeting Dates, Times and Location, and Designating Location for Posting 24-Hour Notices (enclosure).
- D. **RRMD Nos. 1, 2, 3 and 7** - Discuss Section 32-1-809, C.R.S., reporting requirements (Transparency Notice) and mode of eligible elector notification (post on SDA and Districts' websites).
- E. **RRMD Nos. 1, 2, 3 and 7** - Discuss requirements of Section 32-1-306, C.R.S., and direct staff regarding compliance for 2025 (Annual Map Filing).
- F. **RRMD No. 1** – Ratify approval of Change Order No. 04 to Service Agreement between the District and JR Engineering for Cabela Drive Roadway Extension (additional engineering services), in the amount of \$34,995.00 (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 No. 1** – Review Unaudited September 30, 2025 Financial Statements (enclosure).

- D. **RRMD Nos. 1, 2, 3 and 7** - Conduct Public Hearings to Consider Amendments to 2025 Budgets; Consider Adoption of Resolutions to Amend 2025 Budgets, if necessary (enclosure).
- E. **RRMD Nos. 1, 2, 3 and 7** - Conduct Public Hearings to Consider 2026 Budgets; Consider Adoption of Resolutions to Adopt the 2026 Budgets and Appropriate Sums of Money; and Resolutions to Set Mill Levies (enclosures – draft budgets and Resolutions).
- F. **RRMD Nos. 1, 2, 3 and 7** - Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies forms (“Certifications”) and direct District Accountant to file the Certifications with the Board of County Commissioners and other interested parties.
- G. **RRMD Nos. 1, 2, 3 and 7** - Consider the appointment of District Accountant to prepare 2027 Budgets.
- H. **RRMD Nos. 3** - Consider appointment of District Accountant to prepare and file Application for Exemption from Audit for 2025.
- I. **RRMD Nos. 1, 2 and 7** - Review and Consider Approval of 2025 Audit Engagement Letters with Fiscal Focus Partners LLC to perform 2025 Audits (enclosures).

VI. LEGAL MATTERS

- A. **RRMD No. 1** - Discuss results of November 4, 2025 Special election (Debt and Revenue Waiver) (enclosure).
- B. **RRMD No. 1** – Review and consider approval of Access Easement Agreement regarding the IGA with PWSD for well sites (enclosure).
- C. **RRMD No. 1** – discuss and consider adoption of Resolution Regarding continuing Disclosure Polices and Procedure relate the District’s 2025 Bonds (to be distributed).

VII. MANAGER MATTERS

- A. **RRMD No. 1** - Review and consider approval of Service Agreement for Engineering Consultation and Construction Services (2026 West Side Miscellaneous Services) with Diverse Project Consultants, LLC (enclosure).
- B. **RRMD No. 1** - Review and consider approval of 2026 Miscellaneous Service Agreement – West Side with Merrick & Company (enclosure).
- C. **RRMD No. 1** - Review and consider approval of Service Agreement for 2026 Landscape Maintenance and Snow Removal Services with BrightView Landscape Services, Inc. (enclosure).

- D. **RRMD Nos. 1, 2, 3 and 7** - Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any) (enclosures).
- E. **RRMD Nos. 1, 2, 3 and 7** - Review and consider approval of worker's compensation for 2026 (enclosures).
- F. **RRMD Nos. 1, 2, 3 and 7** - Authorize renewal of SDA membership.
- G. **RRMD Nos. 1, 2, 3 and 7** - Review and consider approval of Statement(s) of Work (SOW's) with CliftonLarsonAllen LLP for 2026 accounting and management services (enclosures).
- H. **RRMD No. 1** – Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (enclosure).

VIII. BOARD MEMBER ITEMS

IX. OTHER BUSINESS

X. ADJOURNMENT

There are no regular meetings scheduled for the remainder of 2025