

NOTICE OF REGULAR MEETING

RAMPART RANGE METROPOLITAN DISTRICT NOS. 1, 2, 4, 5, 6 & 7 of DOUGLAS COUNTY, COLORADO

NOTICE IS HEREBY GIVEN that the Boards of Directors of the Rampart Range Metropolitan District Nos. 1, 2, 4, 5, 6 & 7 will conduct a regular meeting on April 24, 2019 at the hour of 3:00 p.m. at Coventry Development Corp., 10270 Commonwealth Street, Suite B, Lone Tree, Colorado 80124, for the purpose of conducting any business which may come before the Boards.

This meeting is open to the public.

**BY ORDER OF THE BOARD OF
DIRECTORS OF THE RAMPART
RANGE METROPOLITAN DISTRICT
NOS. 1, 2, 4, 5, 6 & 7**

By /s/ Denise Denslow

Agenda:

1. Call to Order/Present Disclosures of Potential Conflicts of Interest/Confirm Quorum
2. Approve Agenda and Confirm Location of Meeting
3. Public Comments
4. 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 April 1, 2019 Special Meeting Minutes (enclosure).
- B. Ratify approval of Amended and Restated Work Order No. 3 between ERO Resources Corporation and RRMD No. 1 regarding natural resource assessment in the amount of \$TBD (enclosure).
- C. Ratify approval of LAP No. 2 to Amended and Restated Work Order No. 3 between ERO Resources Corporation and RRMD No. 1 for environmental services for Ridgeway Parkway expansion in the amount of \$41,695 (enclosure).
- D. Ratify approval of Change Order No. 1 between C&R Electrical Contractors, Inc. and RRMD No. 1 for the Target garage repairs project in the amount of \$5,940 (enclosure).

- E. Ratify approval of Change Order No. 1 to MSA between Diverse Project Consultants LLC and RRMD No. 1 for MD2-077 Sky Ridge Avenue/Trainstation Circle Traffic Signal & Lighting Project in the amount of \$3,000 (enclosure).
- F. Ratify engagement of Ehlers' Inc. for External Municipal Advisor Services
- 5. Items from the Engineer/Construction Manager
 - A. Engineering/Design Report (Carson Besgrove).
 - B. Construction Report (Ernie Warzecha).
- 6. Landscape Update – Michael Crespin /BrightView (enclosure)
 - A. Review and consider approval of proposal from BrightView for the RTD Train Station Landscaping (to be distributed).
- 7. Items from the Attorney
 - A. Ratify approval of Intergovernmental Agreement among RRMD No. 1, the City of Lone Tree and the Colorado Regional Transportation District and authorize all necessary actions in connections therewith.
 - B. Review and consider approval of Fourth Amendment to Amended and Restated Capital Funding and Reimbursement Agreement – West Side between RRMD No. 1 and Ridgeway Investments, Inc. (to be distributed).
 - C. Review and consider approval of Second Amendment to Capital Funding and Reimbursement Agreement – East Side between RRMD No. 1 and Ridgeway Investments, Inc. (to be distributed)
 - D. Discuss the conveyance of approximately 266.259 acres of West Side Open Space property from RRMD No. 1 to the City of Lone Tree:
 - 1. Conveyance Deeds:
 - a. Consider approval of Quitclaim Deed (Lincoln Commons, Promenade, and Belvedere Parks) from RRMD No. 1 to the City of Lone Tree [8.009 acres] (enclosure).
 - b. Consider approval of Quitclaim Deed from RRMD No. 1 to the City of Lone Tree [248.25 acres] (enclosure).
 - 2. Maintenance Easements
 - a. Consider approval of Easement and Maintenance Agreement (Lincoln Commons Park) between the City of Lone Tree and RRMD No. 1 (enclosure).
 - b. Consider approval of Easement and Maintenance Agreement (Promenade Park) between the City of Lone Tree and RRMD No. 1 (enclosure).
 - c. Consider approval of Easement and Maintenance Agreement (Belvedere Park) between the City of Lone Tree and RRMD No. 1 (enclosure).
 - d. Consider approval of Easement and Maintenance Agreement (Crossington Way Open Space) between the City of Lone Tree and RRMD No. 1 (enclosure).
 - 3. Consider approval of and authorize all necessary actions and documents in connection with the conveyance of property from RRMD No. 1 to the City of Lone Tree.
- E. Conduct Public Hearing on the Petition for Exclusion of Approximately 504.0 acres of Real Property owned by Ridgeway Investments, Inc. out of Rampart Range Metropolitan District No. 6 and consider adoption of Resolution No. 2019-04-01 Regarding the Exclusion of Real Property (enclosure) [RRMD No. 6].
- F. Review and consider adoption of Resolution of Rampart Range Metropolitan District No. 1 ("RRMD No. 1") authorizing the Issuance of Limited Tax Supported and Special Revenue Note, Series 2019 in the maximum principal amount of \$9,600,000 ("Series 2019 Note") evidencing RRMD No. 1's payment obligation with respect to a loan to be made to it by

Compass Mortgage Corporation, in accordance with a Loan Agreement between RRMD No. 1 and Compass Mortgage Corporation and authorize the execution of such Loan Agreement, and other related documents and certificates; ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such transaction; authorizing incidental actions; and repealing prior inconsistent actions.

- G. Acknowledgement by the Boards of Directors of Rampart Range Metropolitan District Nos. 2 and 7 (“RRMD 2 and 7”) in making a final determination with respect to the issuance of general obligation debt by confirming that RRMD No. 1’s 2019 Loan and Series 2019 Note constitute Obligations for which RRMD 2 and 7 are obligated to impose ad valorem property taxes in accordance with a Third Amended and Restated Capital Pledge Agreement between Rampart Range Metropolitan District Nos. 1, 2, 7 and authorize other related documents and certificates in connection therewith.
- 8. Financial Items
 - A. Review and ratify approval of prior claims (enclosure).
 - B. Review and consider approval of current claims (to be distributed).
 - C. Cash Position Report – informational only (to be distributed).
 - D. Conduct Public Hearing to Consider Amendment to 2019 Budget of Rampart Range Metropolitan District No. 1; Consider Adoption of Resolution No. 2019-04-01 to Amend 2019 Budget (enclosure).
 - 9. Items from the Manager
 - A. Review and consider approval of Service Agreement for RidgeGate East Ridgeway Parkway Phase II Construction Support between Merrick & Company and RRMD No. 1 in the amount of \$429,550 (enclosure).
 - B. Review and consider approval of Work Order No. 4 to LAP No. to Change Order No. 5 to MSA between Merrick & Company and RRMD No. 1 for Ridgeway Parkway Phase 2 Bid Support in the amount of \$22,100 (enclosure).
 - C. Review and consider approval of Work Order No. 5 to LAP No. 1 to Change Order No. 1 to MSA between Merrick & Company and RRMD No. 1 for Happy Canyon Creek Conceptual Level Design of Major Drainageway Improvements in the amount of \$5,170 (enclosure).
 - D. Review and consider approval of Merrick Change Order No. 1 to MSA between Merrick & Company and RRMD No. 1 for Ridgeway Parkway Phase 1 Construction Support in the amount of \$10,000 (enclosure).
 - 10. Board Member Items
 - 11. Other Business
 - A. Confirm Quorum for May 22, 2019 Meeting (if necessary).
 - 12. Adjournment