

NOTICE OF SPECIAL JOINT MEETING

PINERY COMMERCIAL METROPOLITAN DISTRICT NOS. 1 & 2

Thursday, July 24, 2025, at 3:30 p.m.

This meeting will also be held via teleconference and may be joined through the directions below:

Link: <https://us06web.zoom.us/j/86717834835>

Meeting ID: 867 1783 4835

Call-In: 720-707-2699

Craig Campbell, President	Term to May 2029
Tom Morton, Treasurer	Term to May 2029
Jack Hoagland, Secretary	Term to May 2027
VACANT	Term to May 2027
VACANT	Term to May 2027

AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
5. Consent Agenda
 - a. Approve Minutes from February 26, 2025 Joint Meeting (**enclosure**)
 - b. Ratify First Amendment to Independent Contractor Agreement (Third Party Inspection and Reporting) with Ensolum, LLC (**enclosure**)
 - c. Ratify Independent Contractor Agreement (Re-Routing Fiber Optic Cable) with Highrange Construction Services LLC (**enclosure**)
 - d. Ratify Contract with Norris Design, Inc. for Architectural Review Services (**enclosure**)
 - e. Ratify Fifth Addendum to Independent Contractor Agreement (Landscape Maintenance) with JPL Cares (District No. 1) (**enclosure**)
 - f. Ratify Temporary License Agreement with Pinery Water & Wastewater District (**enclosure**)
 - g. Ratify Public Improvements Agreement between District No. 2, Dillon Companies, LLC, and TF Pinery West, L.P. (**enclosure**)
 - h. Ratify First Amendment to Improvements Agreement between District No. 2, Dillon Companies, LLC, and TF Pinery West, L.P. (**enclosure**)
6. Legal Matters
 - a. Discuss Irrigation Services Agreement between the Districts and Pinery Residential Homeowners' Association, Inc.

- b. Adopt Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #4) (District No. 1) (**enclosure**)

7. Construction Matters

- a. Discuss Change Orders under Construction Contract with Fiore & Sons, Inc (District No. 1)
 - i. Ratify Approval of Change Order No. 01: Change in Contract Price: Decrease of \$2,004.22 from Original Contract Price (**enclosure**)
 - ii. Ratify Approval of Change Order No. 02: Change in Contract Price; Increase of \$387.34 from previous Change Order (**enclosure**)
 - iii. Ratify Approval of Change Order No. 03: Change in Contract Price; Increase of 75,594.44 from previous Change Order (**enclosure**)
 - iv. Ratify Approval of Change Order No. 04: Change in Contract Price; Increase of 49,221.88 from previous Change Order (**enclosure**)
 - v. Ratify Approval of Change Order No. 05: Change in Contract Price; Increase of \$143,921.54 from previous Change Order (**enclosure**)
 - vi. Ratify Approval of Change Order No. 06: Change in Contract Price; Increase of \$25,746.61 from previous Change Order (**enclosure**)
 - vii. Ratify Approval of Change Order No. 07: Change in Contract Price; Increase of \$6,078.46 from previous Change Order (**enclosure**)
 - viii. Ratify Approval of Change Order No. 08: Change in Contract Price; Increase of \$41,137.95; Change in Contract Times; Amend Substantial Completion Date from previous Change Order (**enclosure**)
 - ix. Ratify Approval of Change Order No. 09: Change in Contract Price; Increase of \$41,258.63; Change in Contract Times; Amend Substantial Completion Date from previous Change Order (**enclosure**)
 - x. Ratify Approval of Change Order No. 10: Change in Contract Price; Increase of \$ 37,948.01 from previous Change Order (**enclosure**)
 - xi. Ratify Approval of Change Order No. 11: Change in Contract Price; Increase of \$ 1,243.89 from previous Change Order (**enclosure**)
 - xii. Ratify Approval of Change Order No. 12: Change in Contract Price; Increase of \$54,994.11; Change in Contract Times; Amend Substantial Completion Date from previous Change Order (**enclosure**)
 - xiii. Ratify Approval of Change Order No. 13: Change in Contract Times; Amend Substantial Completion Date from previous Change Order (**enclosure**)
 - xiv. Ratify Approval of Change Order No. 14: Change in Contract Price; Increase of \$ 549,687.64; Change in Contract Times; Amend Substantial Completion Date from previous Change Order (**enclosure**)

8. Financial Matters

- a. Ratify/Approve Claims Listing (**enclosure**)

9. Other Business

10. Adjourn