

CENTERRA METROPOLITAN DISTRICT NOS. 1-5

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
David Spaeth	Vice President	May 2027
Josh Kane	Treasurer & Secretary	May 2025
VACANT		May 2027
Tim DePeder	Asst. Secretary & Asst. Treasurer	May 2025

Date: October 30, 2023 (Monday)

Time: 3:00 P.M.

Place: MS TEAMS & Teleconference

[Click here to join the meeting](#)

Meeting ID: 224 436 082 933 Passcode: KunSms

Or call in (audio only)

[+1 720-721-3140,,194158045#](#) Phone Conference ID: 194 158 045#

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Consider Appointment of Directors and Election of Officers.
- E. Public Comment. (Limited to 3-Minutes Per Person)
- F. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – October 19, 2023, Regular Meeting.
- B. Ratification of Contract Modifications.
- C. Consideration and Approval of 2024 Annual Administrative Matters Resolution.
- D. Consideration and Approval of 2024 Meeting Resolution.
- E. Consideration and Approval of First Amendment to Amended and Restated Public Records Policy.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consideration and Approval of 2024 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. Affordable Pest Control
 - ii. Affordable Sealing and Striping
 - iii. All Sweep

Professionally Managed by:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower, Loveland, CO 80537
Phone: 970-669-3611 | FAX: 970-669-3612
District Email: CENMDadmin@pcgi.com
District Website: www.centerramd.live

- iv. Amans Painting
- v. DaVinci Signs
- vi. Denver Commercial Property Management
- vii. E3 Signs
- viii. Environmental Designs Inc.
- ix. ET Water – Jain
- x. Fiske Electric
- xi. Foothills Landscape Maintenance
- xii. GreenEarth Midwest
- xiii. McWhinney Real Estate Services
- xiv. OLM Inc
- xv. On-Demand Concrete
- xvi. Precision Concrete Cutting
- xvii. Ramey Environmental Services
- xviii. Savatree
- xix. Sculpture Services of Colorado
- xx. SWPPP Colorado

C. Consider Authorization of District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. District Project Manager Update.
- B. Budget Approval and Contracting.
 - i. Millennium East 13th (CFS #20).
 - 1. Consider Approval of Project Budget (\$7,187,505).
 - ii. Centerra Regional Pond 1 Public Infrastructure (CFS #21).
 - 1. Consider Approval of Project Budget (\$1,147,015).
 - iii. Centerra Parkway Traffic Signals (CFS #22).
 - 1. Consider Approval of Project Budget (\$815,399).
 - iv. Parcel 205
 - 1. Consider Approval of Project Budget (\$125,000)

V. FINANCIAL ITEMS

- A. Public Hearing regarding the Proposed 2024 Budgets.
- B. Consider Adoption of 2024 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- C. Approval of Haynie & Company for 2023 Audit.

VI. LEGAL ITEMS

VII. DIRECTOR ITEMS

VIII. OTHER MATTERS

IX. EXECUTIVE SESSION – If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

X. ADJOURNMENT

******The next Regular Meeting is scheduled for December 21, 2023******

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