

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
Wendy Messinger	Asst. Secretary	May 2027
Tim DePeder	Asst. Secretary & Asst. Treasurer	May 2025

Date: October 17, 2024 (Thursday)

Time: 10:30 A.M.

Place: MS TEAMS & Teleconference

[Join the meeting now](#)

Meeting ID: 277 417 630 174 Passcode: aKcNmV

Dial in by phone

+1 720-721-3140,,709995537# Phone conference ID: 709 995 537#

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – August 15, 2024, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
- D. Review and Consider unaudited Financial Statements for the period ending August 31, 2024.
- E. Approval of 2025 Annual Administrative Matters Resolution.
- F. Approval of 2025 Meeting Resolution.
- G. Approval of 2025 District No. 1 2025 Regular Special District Election Resolution.
- H. Approval of 2025 District No. 2 2025 Regular Special District Election Resolution.
- I. Approval of 2025 District No. 3 2025 Regular Special District Election Resolution.
- J. Approval of 2025 District No. 4 2025 Regular Special District Election Resolution.
- K. Approval of 2025 District No. 5 2025 Regular Special District Election Resolution.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consider Approval to Replace Parcel Z06 Nonfunctioning Blink EV Station.
- C. Updated Centerra Entity Responsibility Map.
- D. O&M Services Cost Analysis Report.

E. Consideration and Approval of 2025 Master Service Agreements with Operations and Maintenance Service Contractors.

- i. Affordable Pest Control
- ii. Affordable Sealing and Striping
- iii. All Sweep
- iv. Amans Painting
- v. Casey's Electric Inc.
- vi. DaVinci Signs
- vii. Denver Commercial Property Management
- viii. E3 Signs
- ix. Environmental Designs Inc.
- x. ET Water – Jain – Husqvarna
- xi. Fiske Electric
- xii. Foothills Landscape Maintenance
- xiii. GreenEarth Midwest
- xiv. J&S Services
- xv. McWhinney Real Estate Services
- xvi. OLM Inc.
- xvii. On-Demand Concrete
- xviii. Precision Concrete Cutting
- xix. Peterson Electric
- xx. Ramey Environmental Services
- xxi. Savatree
- xxii. Sculpture Services of Colorado
- xxiii. SWPPP Colorado
- xxiv. Three Crowns Electric

F. Consider Authorization of District Manager to Execute 2025 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2025 Budget.

IV. CAPITAL INFRASTRUCTURE ITEMS

A. District Capital Infrastructure Report and District Project Manager Update.

B. Capital Fund Summary and Capital Needs Assessment Review.

C. Budget Approval and Contracting.

- i. Millennium East 13th Public Fencing Improvements (CFS #20)
 1. Present Bid Summary Memorandum for Millennium East 13th Public Fencing Improvements.
 2. Consider Approval of Construction Contract with Custom Fence & Supply Inc. for (\$177,937.00).

V. FINANCIAL ITEMS

A. Finance Manager's Report.

B. Public Hearing regarding the Proposed Amended 2024 Budgets.

C. Consider Adoption of Amended 2024 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.

D. Public Hearing regarding the Proposed 2025 Budgets.

- E. Consider Adoption of 2025 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- F. Approval of Haynie & Company for 2024 Audit.

VI. LEGAL ITEMS

- A. Consideration and Acceptance of Tract A, Millennium Northwest Seventeenth Subdivision, from The Lakes at Centerra Metropolitan District No. 1.

VII. DIRECTOR ITEMS

VIII. OTHER MATTERS

IX. EXECUTIVE SESSION

- A. 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 November 21, 2024*****