

# **CENTERRA METROPOLITAN DISTRICT NOS. 1-5**

## **NOTICE OF REGULAR MEETING AND AGENDA**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
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 19, 2023 (Thursday)**

**Time: 1:00 P.M.**

**Place: MS TEAMS & Teleconference**

[Click here to join the meeting](#)

Meeting ID: 299 710 230 845 Passcode: Tmic95

**Or call in (audio only)**

[+1 720-721-3140,,85048853#](#) Phone Conference ID: 850 488 53#

### **I. ADMINISTRATIVE ITEMS**

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

### **II. CONSENT AGENDA**

- A. Approval of Minutes – September 21, 2023, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Review and Consider unaudited Financial Statements for the period ending August 31, 2023.
- D. Ratification of Contract Modifications.

### **III. DISTRICT MANAGER ITEMS**

- A. District Manager's Report.
- B. Discussion and Approval of Winter Wonderlights Annual \$16,000 contribution.
- C. Ratification of Chapungu Winter Wonderlights Single Use Agreement.

### **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.

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

- i. Parcel 504 Phase 2 (CFS#10).
  1. Consider Approval of CO 1 to Work Order 2021-04 with McWhinney Real Estate Services for District Project Management Services (\$TBD).
- ii. Millennium East 13<sup>th</sup> (CFS #20).
  1. Present Bid Summary Memorandum for Millennium East 13th Public Infrastructure.
  2. Consider Approval of Construction Contract with TBD for (\$TBD).
  3. Consider Approval of Work Order with McWhinney Real Estate Services for District Project Management Services (\$TBD).
  4. Consider Approval of Project Budget (\$TBD).
- iii. Centerra Regional Pond 1 Public Infrastructure (CFS #21).
  1. Present Bid Summary Memorandum for Centerra Regional Pond Public Infrastructure.
  2. Consider Approval of Construction Contract with TBD for (\$TBD).
  3. Consider Approval of Work Order with McWhinney Real Estate Services for District Project Management Services (\$TBD).
  4. Consider Approval of Project Budget (\$TBD).
- iv. Centerra Parkway Traffic Signals (CFS #22).
  1. Present Bid Summary Memorandum for Centerra Parkway Traffic Signals.
  2. Consider Approval of Construction Contract with TBD for (\$TBD).
  3. Consider Approval of Work Order with McWhinney Real Estate Services for District Project Management Services (\$TBD).
  4. Consider Approval of Project Budget (\$TBD).

**V. FINANCIAL ITEMS**

- A. Finance Manager's Report.

**VI. EXECUTIVE SESSION** –Pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on pending Addendums to Intergovernmental Agreement Regarding Allocation of Costs .

**VII. LEGAL ITEMS**

- A. Consideration and Approval of Addendum No. 5 to Intergovernmental Agreement Regarding Allocation of Costs of Public Improvements between District No. 1 and Kinston Metropolitan District No. 1 for Regional Pond.
- B. Consideration and Approval of Addendum No. 6 to Intergovernmental Agreement Regarding Allocation of Costs of Public Improvements between District No. 1 and Kinston Metropolitan District No. 1 for Public Improvements.

**VIII. DIRECTOR ITEMS**

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**IX. OTHER MATTERS**

**X. ADJOURNMENT**

***\*\*\*The next Special Meeting is scheduled for October 30, 2023\*\*\****