

CENTERRA METROPOLITAN DISTRICT NOS. 1-5

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jeff Breidenbach	President	May 2029
David Spaeth	Vice President	May 2027
Sam Voelz	Treasurer	May 2029
Sam Salazar	Secretary	May 2029
Wendy Messinger	Asst. Secretary	May 2027

Date: September 17, 2026 (Thursday)

Time: 1:00 P.M.

Place: MS TEAMS & Teleconference

[Join the meeting now](#)

Meeting ID: 256 036 938 254; Passcode: E7Yb6zF7

+1 720-721-3140,,552786076#; Phone conference ID: 552 786 076#

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 – July 16, 2026, Regular Meeting and Annual Community Meeting.
- B. Ratification of Payment of Claims.
- C. Approval of Unaudited Financial Statements for the Period Ending July 31, 2026.
- D. Ratification of Contract Modifications.
 1. Work Order 2026-01 with King Surveyors, LLC., for Survey Services.
 2. Change Order #01 to Work Order 2026-01 with Environmental Designs, Inc., for Landscape Improvements.
 3. Change Order #20 with Waterwise Land and Waterscape, Inc., for Fine Grading and Reseeding.
 4. Work Order 2026-01 with Merrick & Company for Design Services.
 5. Work Order 2026-03 with Merrick & Company for Preliminary Engineering Services.
(This Work Order replaces and supersedes Work Order 2026-02 in its entirety. Work Order 2026-02 shall be void.)

III. DISTRICT MANAGER ITEMS

- A. District Managers' Report.

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.
 - 1. Parcel 504 South Retail.
 - a. Consider approval of project budget amendment of Indirect Costs for Parcel 504 South Retail. (\$1,183,044.00)
 - b. Consider approval of Work Order with Realberry Real Estate Services, LLC. for Project Management services of the Design Phase. (\$155,663.75)
 - c. Consider approval of Work Order 2026-04 with Merrick & Company for Landscape architecture design services. (\$151,500.00)

V. FINANCIAL ITEMS

- A. Finance Manager's Report.

VI. LEGAL ITEMS

- A. Consideration and Approval of a Resolution Amending and Restating Parking Rules and Regulations.
- B. Consideration and Approval of Second Amendment to Resolution Regarding District Facilities.

VII. DIRECTOR COMMENT

VIII. 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.

IX. ADJOURNMENT

*****The Next Regular Meeting is Scheduled for October 15, 2026*****