CENTERRA METROPOLITAN DISTRICT NOS. 1-5

NOTICE OF REGULAR MEETING AND AGENDA

Board Of Directors	Office	Term Expiration
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: November 19, 2026 (Thursday)
Time: 1:00 P.M.
Place: MS TEAMS & Teleconference

Join the meeting now
Meeting ID: 256 036 938 254; Passcode: E7Yb6zF7
Dial in by phone
+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)

II. CONSENT AGENDA

A. Approval of Minutes – October 15, 2026, Regular Meeting.
B. Ratification of Payment of Claims.
C. Ratification of Contract Modifications.
    1. WO 2026-01 Savatree Inc. – Holiday Lighting Install and Removal Services.
    2. WO 2026-10 Environmental Designs Inc. – Snow Removal Services.
    3. CO1 to WO 2025-01 with Kendall Pkwy Rocky Mtn. to Centerra Pkwy and CMS Environmental Solutions, LLC.
    4. Change Order #21 with Millennium East 13th and Waterwise Land and Waterscapes, Inc.
    5. Change Order #22 with Millennium East 13th and Waterwise Land and Waterscapes, Inc.
    6. WO 2026-04 with Parcel 504 South Retail & Merrick & Company.
    7. WO 2026-01 with Parcel 504 South Retail and Realberry Real Estate Services, LLC.
D. Ratification of Unaudited Financial Statements for the period ending September 30, 2026.

III. DISTRICT MANAGER ITEMS

A. District Managers' Report.

B. Consider Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
    1. Affordable Pest Control, Inc.
    2. All Sweep, Inc.
    3. Amans Painting, Inc.
    4. Davinci Sign Systems, Inc.
    5. Denver Commercial Property Services, Inc.
    6. Draypro Services, Inc.
    7. E3 Signs, Inc.
    8. Environmental Designs, Inc.
    9. Express Mulching and Soil, Inc.
    10. Fiske Electric, Inc.
    11. Foothills Landscape Maintenance, LLC.
    12. High Plains Environmental Center.
    13. Precision Concrete Cutting, Inc.
    14. Ramey Environmental Compliance, Inc.
    15. Realberry Real Estate Services, Inc.
    16. Robles Brothers Hardscapes, Inc.
    17. Savatree, Inc.
    18. SWPPP Colorado, LLC.
C. Consider Authorization of District Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2027 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 & Contracting.
    1. General Capital.
        a. Consideration and Approval of a Master Service Agreement with Kellar Engineering, LLC.
        b. Consideration and Approval of Work Order 2026-01 with Kellar Engineering, LLC., for traffic impact study. ($4,548.00)

V. FINANCIAL ITEMS

A. Finance Manager's Report.
B. Public Hearing regarding the Proposed 2027 Budgets.
C. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
D. Approval of Auditor for 2026 Financial Statements.

VI. 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.

VII. ADJOURNMENT

*****The Next Regular Meeting is Scheduled for December 17, 2026*****