

CENTERRA SOUTH METROPOLITAN DISTRICT NOS. 1-3

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kyle Harris	President & Chairperson	May 2027
Amanda Steinle	Vice President	May 2027
Vacant	Treasurer	May 2029
Sam Voelz	Secretary	May 2029
Ashley Keyes	Asst. Secretary	May 2029

Date: July 9, 2026 (Thursday)

Time: 11:00 A.M.

Place: MS TEAMS & Teleconference

[Join the meeting now](#)

Meeting ID: 270 564 648 588 1; Passcode: P7DN2JA7

+1 720-721-3140,,176150165#; Phone conference ID: 176 150 165#

I. ADMINISTRATIVE ITEMS

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

II. CONSENT AGENDA

- A. Approval of Minutes – June 4, 2026, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Contract Modifications.
 1. Centerra South Phase 1 CO23 with Coyote Ridge Construction, LLC.
 2. Centerra South Phase 1 CO28 with Coyote Ridge Construction, LLC.
 3. Centerra South Phase 1 CO29 with Coyote Ridge Construction, LLC.
 4. Centerra South Phase 1 CO34 with Coyote Ridge Construction, LLC.
 5. Centerra South Phase 1 WO 2026-01 with EPS Group.
 6. Centerra South Phase 1 CO1 to WO 2025-01 with Ground Engineering Consultants, Inc.

III. DISTRICT MANAGER ITEMS

- A. Discussion and Assignment of Monthly Payables Approver.

IV. CAPITAL INFRASTRUCTURE ITEMS

A. Budget Approval and Contracting.

1. Phase I

- a) Consider approval of the Master Service Agreement with Kimley-Horn & Associates, Inc.
- b) Consider approval of Work Order 2026-01 with Kimley-Horn & Associates, Inc. for Dry Utility Consulting Services. (\$10,000)
- c) Review Budget Memo.
- d) Consider approval of project budget for Phase 1. (\$TBD)

2. Parking Garage.

- a) Consider approval of the Master Service Agreement with Earth Engineering Consultants, LLC.
- b) Consider approval of the Work Order 2026-01 with Earth Engineering Consultants, LLC for Construction Observation and Materials Testing. (\$66,700.00)
- c) Consideration and approval of GC Agreement with Shaw Construction (Parking Structure).
- d) Consideration and approval of Limited Notice(s) to Proceed Pursuant to Shaw Parking Structure Agreement.

V. FINANCIAL ITEMS

A. Audit Update.

B. Consideration and Approval of ClingerHagerman for 2025 Audit.

VI. LEGAL ITEMS

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 August 6, 2026*****