

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) Review Budget Memo.
 - b) 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)

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*****