

KINSTON METROPOLITAN DISTRICT NOS. 1-10

www.kinston-metro-district.com

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Abby Kirkbride	President	May 2023
Tim DePeder	Vice President	May 2025
Josh Kane	Treasurer & Assistant Secretary	May 2025
Kim Perry	Secretary	May 2025
Brad Lenz	Assistant Secretary & Assistant Treasurer	May 2023

DATE: December 08, 2022 (Thursday)

TIME: 12:00 P.M.

PLACE: MS Teams

[Click here to join the meeting](#) (Please press the control key and click to access hyperlink)

<https://tinyurl.com/48vcdfds> (This link can be copied into your web browser)

+1 720-721-3140/Conference ID: 736 592 652#

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Qualifications/Disclosure of any potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment on Non-Agenda Items. Comments are limited to three (3) minutes per speaker.

II. CONSENT AGENDA

- A. Approval of Minutes – November 10, 2022, Regular Meeting Minutes.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.
- D. Approval of 2023 Annual Administrative Matters Resolution.
- E. Approval of 2023 Election Resolution.
- F. Approval of 2023 Meeting Resolution.

III. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report.
- B. District Project Manager Update.
- C. Capital Fund Summary and Capital Needs Assessment Review.

IV. FINANCIAL ITEMS

- A. Finance Manager's Report.
- B. Public Hearing regarding the Proposed Amended 2022 Budgets, if needed.
 - i. Consider Adoption of Amended 2022 Budgets; Consider Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- C. Public Hearing regarding the Proposed 2023 Budgets.
 - i. Consider Adoption of 2023 Budgets; Consider Approval of Resolution to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

- D. Consideration and Approval of The Adams Group for District 1 and 2 Auditor.
- E. Consideration and approval of MRES for financial services related to bond issuances.

V. LEGAL ITEMS

- A. Consideration and Approval of Third Amendment to 2020 Funding and Reimbursement Agreement with Centerra East Development, Inc. (“CED”) and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note to CED for Operating Advances.
- B. Consideration and Approval of Fourth Amendment to Improvement Acquisition, Advance and Reimbursement Agreement with CED and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note to CED for Capital Advances.
- C. Consideration and Approval of Maintenance Cost Sharing Agreement with Kinston Community Association.
- D. Consideration of Resolution Imposing Operations and Maintenance Fees.

VI. DISTRICT MANAGER ITEMS

- A. District Manager’s Report.
- B. Consider Authorization to Execute 2023 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2023 Budget.
 - i. McWhinney Real Estate Services
 - ii. SWPPP Colorado
 - iii. Environmental Designs, Inc.
- C. Consider Approval of 2023 Master Service Agreements with Operations and Maintenance Service Contractors.

VII. ITEMS FROM DIRECTORS

VIII. OTHER MATTERS

- IX. EXECUTIVE SESSION** – Pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

X. ADJOURNMENT

The next Regular Meeting is January 12, 2023