

# **KINSTON METROPOLITAN DISTRICT NOS. 1-10**

## **NOTICE OF REGULAR MEETING AND AGENDA**

### **KINSTON METROPOLITAN DISTRICT NOS. 1, 3-10**

<b><u>Board Of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Jeff Breidenbach	President	May 2029
Brad Lenz	Vice President	May 2027
Wendy Messinger	Secretary	May 2027
Sam Voelz	Treasurer & Asst. Secretary	May 2029
Rishi Loona	Asst. Secretary & Asst. Treasurer	May 2029

### **KINSTON METROPOLITAN DISTRICT NO. 2**

<b><u>Board Of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Jeff Breidenbach	President	May 2029
Brad Lenz	Vice President	May 2027
Wendy Messinger	Treasurer	May 2027
Brett Bakersky	Secretary	May 2029
Rishi Loona	Asst. Secretary & Asst. Treasurer	May 2029

**Date: May 14, 2026 (Thursday)**

**Time: 12:00 P.M.**

**Place: MS TEAMS & Teleconference**

[Join the meeting now](#)

Meeting ID: 221 271 322 908 9; Passcode: 3Ru2pS65

+1 720-721-3140,,303658246#; Phone conference ID: 303 658 246#

#### **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 – March 12, 2026, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Approval of Unaudited Financial Statements for the Period Ending March 31, 2026.
- D. Ratification of Contract Modifications.
  1. Change Order 2 to Work Order 2025-01 with the Amenity Center and Oasis Amenities, LLC.
  2. Change Order 25 with Millennium East 14<sup>th</sup> and Coyote Ridge Construction, LLC.

3. Change Order 5 with Millennium East 15<sup>th</sup> and Waterwise Land and Waterscapes, Inc.
4. Change Order 6 with Millennium East 15<sup>th</sup> and Waterwise Land and Waterscapes, Inc.
5. Change Order 7 with Millennium East 15<sup>th</sup> and Waterwise Land and Waterscapes, Inc.
6. Change Order 8 with Millennium East 15<sup>th</sup> and Waterwise Land and Waterscapes, Inc.
7. Change Order 9 with Millennium East 15<sup>th</sup> and Waterwise Land and Waterscapes, Inc.
8. Change Order 1 with Millennium East 17<sup>th</sup> and Gerrard Excavating, Inc.
9. Change Order 2 with Millennium East 17<sup>th</sup> and Gerrard Excavating, Inc.
10. Change Order 1 to Work Order 2024-01 with Millennium East 17<sup>th</sup> and Merrick & Company.
11. Work Order 2026-02 with Millennium East 20<sup>th</sup> and Fasching Consulting, LLC.
12. MSA and Work Order 2026-01 with OLM, Inc.
13. Work Order 2026-01 with Realberry Real Estate Services, LLC.
14. Work Order 2026-02 with Realberry Real Estate Services, LLC.

### **III. DISTRICT MANAGER ITEMS**

- A. District Manager's Report.

### **IV. CAPITAL INFRASTRUCTURE ITEMS**

- A. District Capital Infrastructure Report and District Project Manager Update.
- B. Capital Fund Summary and Capital Fund Summary Review.
- C. Budget Approval and Contracting.
  1. Kinston Millennium East 17<sup>th</sup> Subdivision. (CFS #9)
    - a. Consider Approval of WO 2026-01 with Realberry Real Estate Services, Inc., for District Project Management Services. (\$126,852.46)
  2. Kinston Amenity Center (Commons). (CFS #15)
    - a. Consider Approval of WO 2026-01 with Realberry Real Estate Services, Inc., for District Project Management Services. (\$626,582.00)
  3. Kinston Millennium East 19<sup>th</sup> Public Infrastructure. (CFS #11)
    - a. Consider Approval of a Service Agreement with GE Construction for trenching and installation of Communication: Street Crossings. (\$186,015.00)
  4. Kinston Millennium East 19<sup>th</sup> Landscaping. (CFS #11)
    - a. Review Bid Memorandum.
    - b. Consider Approval of Construction Contract with Landtech Contractors, LLC. (\$1,337,561.82)

### **V. FINANCIAL ITEMS**

- A. Finance Manager's Report.
- B. Ratification of 2025 Audit Exemptions for District Nos. 3, 4, 6-10.

### **VI. LEGAL ITEMS**

- A. Consideration and Approval of Second Amendment to Resolution Regarding District Facilities.
- B. Consideration and Approval of Encroachment Agreement between Magellan Pipeline Company LP and Kinston Metropolitan District No. 1.

**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 June 11, 2026 \*\*\***