

KINSTON METROPOLITAN DISTRICT NOS. 1-10

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President	May 2025
Tim DePeder	Vice President	May 2025
Josh Kane	Treasurer & Secretary	May 2025
Wendy Messinger	Secretary	May 2027
Brad Lenz	Asst. Secretary & Asst. Treasurer	May 2027

Date: November 14, 2024 (Thursday)

Time: 1:00 P.M.

Place: MS TEAMS & Teleconference

[Click here to join the meeting](#)

Meeting ID: 253 814 529 670 Passcode: XAb9FY

Or call in (audio only)

+1 720-721-3140,,775453369# Phone Conference ID: 775 453 369#

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. (Limited to 3-Minutes Per Person).
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – October 10, 2024, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
- D. Unaudited Financial Statements for the Period Ending September 30, 2024.
- E. Approval of 2025 Annual Administrative Matters Resolution.
- F. Approval of 2025 Meeting Resolution.
- G. Approval of District No. 1 2025 Regular Special District Election Resolution.
- H. Approval of District No. 2 2025 Regular Special District Election Resolution.
- I. Approval of District No. 3 2025 Regular Special District Election Resolution.
- J. Approval of District No. 4 2025 Regular Special District Election Resolution.
- K. Approval of District No. 5 2025 Regular Special District Election Resolution.
- L. Approval of District No. 6 2025 Regular Special District Election Resolution.
- M. Approval of District No. 7 2025 Regular Special District Election Resolution.
- N. Approval of District No. 8 2025 Regular Special District Election Resolution.
- O. Approval of District No. 9 2025 Regular Special District Election Resolution.
- P. Approval of District No. 10 2025 Regular Special District Election Resolution.
- Q. Approval of Second Amendment to Public Records Policy.

III. DISTRICT MANAGER ITEMS

- A. District Manager’s Report.
- B. Consideration and Approval of 2025 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. All Sweep
 - ii. Dray Pro Services
 - iii. Denver Commercial Property Services
 - iv. High Plains Environmental Center
 - v. McWhinney Real Estate Services
 - vi. SWPPP Colorado
- C. Consider Authorization of District Manager to Execute 2025 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2025 Budget.
- D. Ratification of Updated Cost Sharing Agreement between Kinston Metropolitan District and the Kinston Community Association.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report and District Project Manager Update.
- B. Capital Fund Summary.

V. FINANCIAL ITEMS

- A. Finance Manager’s Report.
- B. Public Hearing regarding the Proposed 2025 Budgets.
- C. Consider Adoption of 2025 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- D. Approval of Auditor for Audit of 2024 Financial Statements.

VI. LEGAL ITEMS

- A. Consideration and Approval of Fifth Amendment to 2020 Funding and Reimbursement Agreement between District No. 1 and Centerra East Development, Inc. (“CED”), and in connection therewith, the Refunding of a Subordinate Note and Issuance of new Subordinate Note to CED to secure reimbursement of operating advances.
- B. Consideration and Approval of Amended and Restated Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and Centerra East Development, Inc. (“CED”), and in connection therewith, the Refunding of a Subordinate Note and Issuance of new Subordinate Note to CED to secure reimbursement of capital advances.

VII. DIRECTOR ITEMS

VIII. OTHER MATTERS

IX. 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.

X. ADJOURNMENT

*****The next Regular Meeting is scheduled for December 12, 2024*****