

# PRAIRIE POINT COMMUNITY AUTHORITY BOARD (“CAB”)

(Formerly known as Kings Point Community Authority Board)

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

www.prairiepointmdsco.gov

## **NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** Thursday, May 1, 2025

**TIME:** 10:30 a.m.

**LOCATION & ACCESS** To attend via Microsoft Teams Videoconference, use the below link:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZDM5MWJkM2QtOGFjZC00NDM5LWFiMzAtMzk2YjM5OGUyZGVl%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDM5MWJkM2QtOGFjZC00NDM5LWFiMzAtMzk2YjM5OGUyZGVl%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d)

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 595 653 266#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
<b>Brandon Wyszynski</b> Representing Prairie Point Metropolitan District No. 3	President	D1, D2 & D3 - May, 2025
<b>David Carro</b> Representing Prairie Point Metropolitan District No. 1	Treasurer	D1 & D2 - May, 2027 D3 – May, 2025
<b>Bertrand (Randy) Bauer</b> Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1 - May, 2025 D2 & D3 – May, 2027
<b>Brett Price</b> Representing Prairie Point Metropolitan District No. 2	Assistant Secretary	D1 - May, 2027 D2 & D3 – May, 2025
<b>P. Joseph Knopinski</b> Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1, D2 & D3 - May, 2027
<b>Lisa Jacoby</b>	Secretary	Non-elected

## **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Approval of agenda; confirm location of meeting and posting of meeting notices.
- C. Public Comment. Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

## **II. CONSENT AGENDA**

**These routine items will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.**

- A. April 3, 2025, Special Meeting Minutes (enclosure).
- B. Service Agreements / Task Orders / Change Orders (enclosures):
  - 1. AzTec Consultants Task Order No. 13 for PA-11 Amenity Preconstruction Staking (enclosure).
  - 2. AzTec Consultants Task Order No. 14 for Filing 4 Plat (enclosure).
  - 3. AzTec Consultants Task Order No. 15 for Filing 5 Plat (enclosure).

## **III. FINANCIAL MATTERS**

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of Financial Statements / Schedule of Cash Position (enclosure).
- C. Review Engineer's Report and Verification of Costs Report No. 43 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs in the amount of \$146,400.81 (enclosure).
- D. Discuss and consider ratification/approval (as appropriate) of the payment of Claims as verified in the Engineer's Report No. 43, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).

## **IV. CAPITAL/CONSTRUCTION MATTERS**

- A. Construction Committee Report (Directors Carro and Bauer).

**V. LEGAL MATTERS**

- A. Acknowledge Fourth Amended and Restated Prairie Point Community Authority Board Establishment Agreement (“CABEA”) by and between Prairie Point Metropolitan District Nos. 1, 2 & 3 (enclosure).
- B. Status of South Aurora Regional Improvement Authority (“SARIA”) 2025 Bond issuance.
- C. Discuss status of Post-Closing Infrastructure Improvements Agreement (“PCIIA”) among the CAB, Clayton Properties Group, Inc./dba Oakwood Homes, Trumark Homes Colorado LLC, David Weekley Homes, Century Land Holdings, LLC, DFH Mandarin LLC, Toll Southwest, LLC, Ashton Woods Homes, CliftonLarsonAllen, LLP and Town & Country Title Services, LLC.
- D. Discuss and consider matters related to the organization of the Prairie Point Community Authority Board Special Improvement District No. 1 (the “SID”).
  - 1. Acknowledge execution and receipt of Petition for Acquisition and Construction of Improvements and creation of a Special Improvement District in a Special District by property owners, Prairie Point Community Authority Board and Clayton Properties Group, Inc.
  - 2. Consider adoption of the Resolution to Create Prairie Point Community Authority Board Special Improvement District No. 1 within the CAB and Order the Publication of Notice of a Hearing on Assessment Roll.
- E. Rescind adoption of Resolution No. 2021-10-03; Resolution of the Kings Point Community Authority Board Imposing a Facilities Fee on Residential property, as previously adopted by the CAB on October 22, 2021, amended and restated on August 3, 2023, and as further amended and restated on June 6, 2024.
- F. Discuss and consider adoption of Resolution No. 2025-05-01; Resolution of the Prairie Point Community Authority Board Imposing a Facilities Fee on Residential Property, and authorize the recordation of same.
- G. Rescind adoption of Resolution No. 2024-11-02; Resolution Regarding Imposition of the Vacant Lot Fee, as previously adopted by the CAB on November 7, 2024.
- H. Discuss and consider adoption of Resolution No. 2025-05-02; Resolution of Prairie Point Community Authority Board Imposing a Vacant Lot Fee on Residential Property, and authorize the recordation of same.

**VI. OTHER BUSINESS**

- A. Consider scheduling of a special meeting to adopt a Resolution to establish the Assessment Roll for the SID [between June 18<sup>th</sup> and June 26<sup>th</sup>].

B. Confirm a quorum for the June 5, 2025, Board Meeting at 10:30 a.m.

**VII. ADJOURNMENT**

**THE NEXT SCHEDULED BOARD MEETING IS JUNE 5, 2025, AT 10:30 A.M.**