

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 REGULAR MEETING AND AGENDA

DATE: Thursday, September 5, 2024

TIME: 9:00 a.m.

LOCATION & ACCESS: 1. To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjhhZjA3YmEtZjUzMS00MWQ1LThkNjgtMjQ0ZWl5M2Q5YzBi%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

2. To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 989 573 597#

BOARD OF DIRECTORS

OFFICE

TERM EXPIRES

Brandon Wyszynski

President

D1, D2 & D3 - May, 2025

Representing Prairie Point Metropolitan District No. 3

David Carro

Treasurer

D1 & D2 - May, 2027

Representing Prairie Point Metropolitan District No. 1

D3 – May, 2025

Bertrand (Randy) Bauer

Assistant Secretary

D1 - May, 2025

Representing Prairie Point Metropolitan District No. 3

D2 & D3 – May, 2027

Brett Price

Assistant Secretary

D1 - May, 2027

Representing Prairie Point Metropolitan District No. 2

D2 & D3 – May, 2025

P. Joseph Knopinski

Assistant Secretary

D1, D2 & D3 - May, 2027

Representing Prairie Point Metropolitan District No. 3

Lisa Jacoby

Secretary

N/A

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. August 1, 2024, Special Meeting Minutes
- B. July 8, 2024, Special Meeting Minutes
- C. July 8, 2024, Statutory Annual Meeting Minutes
- D. Service Agreements / Task Orders / Change Orders (enclosures):
 - 1. Vivid Engineering Group, Inc. Service Agreement for Independent Professional Construction Engineering Services.
 - 2. A.G. Wassenaar, Inc. Task Order No. 4 for Filings 1 & 2 Parker Road and East Aurora Pkwy Geotechnical Testing and Observation.
 - 3. AzTec Consultants Inc. Task Order No. 10 for Filings 1 & 2 Roadway Sub-Excavation and Grading Survey and Staking.
 - 4. CORE Consultants, Inc. Task Order No. 18 for East Infrastructure, Antelope Creek Infrastructure, Filing 2 Civil CDs and Additional Project Admin and Exhibits.

III. FINANCIAL MATTERS

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review Engineer's Report and Verification of Costs Report No. 35 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs in the amount of \$244,539.28 (enclosure).
- C. Discuss and consider ratification/approval (as appropriate) of the payment of Claims as verified in the Engineer's Report No. 35, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (to be distributed).

IV. CAPITAL/CONSTRUCTION MATTERS

- A. Construction Committee Report (Directors Carro and Bauer).
 - 1. Review and consider approval of Amendment to Bemas Construction, Inc. Contract for Filings 1 and 2 grading and earthwork.
 - i. Authorize Construction Committee to issue **Notice to Proceed** to Bemas Construction, Inc.
 - ii. Authorize Construction Committee to issue **Notice to Proceed** to Pace Environmental, LLC.
 - iii. Authorize Construction Committee to issue **Notice to Proceed** to SRM Holdings, LLC (dba Stormwater Logistics, LLC).
 - 2. Review bids received and recommendations of Award of Contracts for ISP East, ISP West and Parker Road Utilities, Concrete Paving, Signage & Striping, Traffic Signal Channel Improvements, and Street lights.
 - i. Consider Award of Contract to **Alpine Civil Construction, Inc. for ISP East - Utilities, Concrete, Asphalt and Roadway, Signage and Striping.**

- ii. Consider Award of Contract to **APCO Electric, Inc. for ISP East Street Lighting.**
- iii. Consider Award of Contract to **Alpine Civil Construction, Inc. for ISP West - Utilities, Concrete, Asphalt and Roadway, Signage and Striping, Channel C2.**
- iv. Consider Award of Contract to **APCO Electric, Inc. for ISP West - Street Lighting.**
- v. Consider Award of Contract to **Alpine Civil Construction, Inc. for Parker Road East Side.**
- vi. Consider Award of Contract to **Alpine Civil Construction, Inc. for Parker Road West Side.**

V. LEGAL MATTERS

- A. Review proposals for CAB Investment Advisor. Discuss and consider approval of engagement of Investment Advisor. Authorize preparation of related Service Agreement (if necessary).
- B. Update on status of Service Plan Amendments for District Nos. 1-3 to City of Aurora, to revise ARI Mill Levy provisions as proposed by South Aurora Regional Improvement Authority (“SARIA”).
- C. Discuss the structure for establishing Fees under the Maintenance Operations and Programming Intergovernmental Agreement between the CAB and CAMA.
- D. Discuss status of the amendment to Multiple-Year Operation Funding Agreement between the CAB and Clayton Properties Group, Inc. (formerly known as Clayton Properties Group II, Inc.)
 - 1. Discuss Vacant Lot Fee matters.
- E. Discuss Long-Term Capital Improvement Plan.
- F. Update on status of the Temporary Construction Easement by and between the CAB and Kings Point Development Company.
- G. Review and consider approval of Resolution of the Board of Directors of the Prairie Point Community Authority Board Declaring the Intent to Furnish Covenant Enforcement and Design Review Services.
- H. Discuss and consider approval of the Third Amended and Restated Facilities Funding and Acquisition Agreement.

VI. OTHER BUSINESS

- A. Confirm a quorum for the October 3, 2024 Regular Board Meeting.

VII. ADJOURNMENT

The next scheduled Board Meeting is October 3, 2024.