

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, December 5, 2024

TIME: 9:00 a.m.

LOCATION & ACCESS

To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjU1MzI1OTUtOGM1Yi00ZmQ1LTliNjEtNTEwODU0YWZhZDVl%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: 809 608 51#

Board of Directors

Brandon Wyszynski

Representing Prairie Point Metropolitan District No. 3

Office

President

Term Expires

D1, D2 & D3 - May, 2025

David Carro

Representing Prairie Point Metropolitan District No. 1

Treasurer

D1 & D2 - May, 2027

D3 – May, 2025

Bertrand (Randy) Bauer

Representing Prairie Point Metropolitan District No. 3

Assistant Secretary

D1 - May, 2025

D2 & D3 – May, 2027

Brett Price

Representing Prairie Point Metropolitan District No. 2

Assistant Secretary

D1 - May, 2027

D2 & D3 – May, 2025

P. Joseph Knopinski

Representing Prairie Point Metropolitan District No. 3

Assistant Secretary

D1, D2 & D3 - May, 2027

Lisa Jacoby

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. Approve the November 7, 2024, Regular Meeting Minutes (enclosure).
- B. Adopt Resolution Establishing 2025 Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
- C. Authorize 2025 renewal of the CAB's current insurance policies, Special District Association (SDA) membership and renewal of Highstreet TCW Risk Management for insurance broker services. [Crime coverage increased to \$250,000 2024]
- D. Approve CliftonLarsonAllen LLP 2025 Statements of Work for Management and for Accounting (enclosure).
- E. Appoint CAB Accountant to prepare 2026 Budget.
- F. Engage BiggsKofford to perform the 2024 Audit (enclosure)
- G. Service Agreements / Task Orders / Change Orders (enclosures):
 - 1. AzTec Consultants, Inc. Task Order No. 12 for Aurora Parkway Surveying.
 - 2. Fox Tuttle Transportation Group, LLC Task Order No. 4 for Aurora Parkway South Traffic Engineering.
 - 3. Tailwater Limited Task Order No. 7 for Antelope Creek Stabilization for Aurora Parkway South.
 - 4. Terracina Design Task Order No. 32 for Aurora Parkway ISP and Tree Protection Plan.
 - 5. ERO Resources Corporation Change Order No. 2 for Cultural Resource Survey
- H. Rescind approval of the Temporary Construction Easement by and between the CAB and Kings Point Development Company.

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. 38 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs in the amount of \$123,582.72 (enclosure).

- C. Discuss and consider ratification/approval (as appropriate) of the payment of Claims as verified in the Engineer’s Report No. 38, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).
- D. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money (enclosure).

IV. CAPITAL/CONSTRUCTION MATTERS

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

V. LEGAL MATTERS

- A. Consider approval of Investment Advisor engagement pursuant to Bond Committee recommendation (Directors Wyszynski and Knopinski).
- B. Status of Service Plan Amendments for Prairie Point Metropolitan District Nos. 1-3 to City of Aurora, to revise ARI Mill Levy provisions as proposed by South Aurora Regional Improvement Authority (“SARIA”).
- C. Status of Intergovernmental Agreement Regarding Aurora Parkway Extension Improvements.
- D. Review and acknowledge the Amended and Restated Community Amenities Maintenance Authority Establishment Agreement (“CAMA EA”) by and between the CAMA and Prairie Point Metropolitan District Nos. 1, 2 and 3, in recognition of the CAB’s third-party beneficiary status therein.
- E. Discuss updates to Long-Term Capital Improvement Plan.
- F. Discuss and consider approval 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 and CliftonLarsonAllen, LLP.
- G. Discuss and consider approval of Certification Addenda to the below listed CAB Agreements:
 - 1. Master Service Agreement for Professional Consulting Service with Core Consultants, Inc.
 - 2. Master Service Agreement for Civil Engineering Services with EMK Consultant, Inc.

3. Master Service Agreement for Civil Engineering Services with Redland Consulting Group, Inc.
4. Construction Consulting and Management Services Agreement with Clayton Properties Group, Inc. (formerly known as Clayton Properties Group II, Inc.).

VI. MANAGER MATTERS

- A. Designate website compliance coordinator.
- B. Review and consider authorization of website compliance coordinator to obtain a proposal for remediation services for statutorily required documents and authorize Board member to approve proposal.
- C. Authorize Board member or committee to work with District staff to transition website to ADA compliant hosting platform (enclosure).

VII. OTHER BUSINESS

- A. Confirm a quorum for the January 8, 2025 Regular Board Meeting.

VIII. ADJOURNMENT

THE NEXT SCHEDULED BOARD MEETING IS JANUARY 8, 2025 AT 9:00 A.M.