

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, May 2, 2024

TIME: 9:00 a.m.

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

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2I1OWMwOTQtNjhkZC00NmNmLThmODktZjllN2E4NDdlMjhh%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

**LOCATION
& ACCESS:**

2. To attend via telephone, dial 720-547-5281 and enter the following additional information:

Conference ID: 470 830 00#

Board of Directors

Office

Term Expires

David Carro, representing Prairie Point Metropolitan District No. 1

President

D1 & D2 – May, 2027
D3 – May, 2025

Brandon Wyszynski, representing Prairie Point Metropolitan District No. 3

Treasurer

D1, D2 & D3 – May, 2025

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

Bertrand (Randy) Bauer, representing Prairie Point Metropolitan District No. 3

Assistant Secretary

D1 – May, 2025
D2 & D3 – May, 2027

Lisa Johnson

Secretary

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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 4, 2024, Regular Meeting Minutes (enclosure).
- B. Management Work Order No. 1 to Construction Consulting and Management Services Agreement, dated September 7, 2023, between the CAB and Clayton Properties Group, Inc. (formerly known as Clayton Properties Group II, Inc.) (enclosure).
- C. Task Orders and Service Agreements (enclosures):
 - 1. Terracina Design, LLC Task Order No. 28 for Design Guidelines (enclosure).
 - 2. Terracina Design, LLC Task Order No. 29 for Filing 5 Professional Planning and Landscape Architecture (enclosure).
 - 3. Terracina Design, LLC Task Order No. 30 for Miscellaneous Project Coordination Tasks (enclosure).
 - 4. Redland Consulting Group, Inc. Task Order No. 2 for Preconstruction Phase Services (Bid Package and Contract Documents) (enclosure).
 - 5. Redland Consulting Group, Inc. Task Order No. 3 for Updated Payment Processing Schedule (enclosure).
 - 6. Redland Consulting Group, Inc. Task Order No. 4 for Filing 3 Project Meetings, Coordination & Entitlement Support (enclosure).
 - 7. Redland Consulting Group, Inc. Task Order No. 5 for Filing 4 Project Meetings, Coordination & Entitlement Support and Construction Management (enclosure).
 - 8. Redland Consulting Group, Inc. Task Order No. 6 for Filing 5 Project Meetings, Coordination & Entitlement Support and Construction Management (enclosure).

9. QP Services, LLC Service Agreement for Parker Road Utility Potholing (enclosure).
10. CMS Environmental Solutions, LLC Master Service Agreement for Stormwater Services (enclosure)
 - a. CMS Environmental Solutions, LLC Task Order No. 1 for East Infrastructure Stormwater Services (enclosure).
 - b. CMS Environmental Solutions, LLC Task Order No. 2 for North West ISP Stormwater Services (enclosure).
 - c. CMS Environmental Solutions, LLC Task Order No. 3 for North Filing 1, 2 & 3 Mass Grading (enclosure).
11. Dauer Haswell Architecture, P.C. (dba Studio DH Architecture) Service Agreement for Architectural Services for planning area 11 clubhouse/amenity structure (enclosure).
12. Fox Tuttle Transportation Group, LLC Task Order No. 3 for Traffic Engineering Changes (enclosure).
13. ERO Resources Corporation Service Agreement for Environmental Services (enclosure).

III. CAPITAL/CONSTRUCTION MATTERS

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

IV. FINANCIAL MATTERS

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of March 31, 2024 Unaudited Financial Statements (enclosure).
- C. Review and consider acceptance of Schedule of Cash Position (enclosure).
- D. Review Engineer's Report and Verification of Costs Report No. 31 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs in the amount of \$97,535.30 (enclosure).
- E. Discuss and consider ratification/approval (as appropriate) of the payment of Claims as verified in the Engineer's Report No. 31, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position.

V. LEGAL MATTERS

- A. Review and consider approval of the Third Amended and Restated Prairie Point Community Authority Board Establishment Agreement by and between Prairie Point Metropolitan District Nos. 1, 2 and 3.

- B. Discuss matters related to District Nos. 1 and 2 Second Amended and Restated Service Plan & District No. 3 Amended and Restated Service Plan.
 - 1. Discuss status of submittal of Service Plan Amendments for District Nos. 1-3 to City of Aurora, relating to Special Improvement District financing, and updates to the Service Plan consistent with the current City of Auora Model Service Plan. Discuss status of City of Aurora approval of same.
 - 2. Discuss status of submittal 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 status of matters related to Magellan Pipeline Company, L.P.
 - 1. Discuss status of execution of the Encroachment Agreement between Magellan Pipeline Company, L.P., and the CAB.
 - 2. Discuss status of execution of the Reimbursement Agreement between Magellan Pipeline Company, L.P., and the CAB.
 - 3. Discuss status of Intergovernmental Agreement Regarding Ownership and Maintenance of Certain Encroachment Improvements, between the City of Aurora and the CAB.

- D. Discuss Maintenance Operations and Programming Intergovernmental Agreement between the CAB and the Prairie Point Community Amenities Maintenance Authority (“CAMA”).

- E. Review and consider approval of Second Amended and Restated Facilities Funding and Acquisition Agreement by and between the CAB and Clayton Properties Group, Inc.

- F. Discuss and consider amendment to Multiple-Year Operation Funding Agreement between the CAB and Clayton Properties Group, Inc. (formerly known as Clayton Properties Group II, Inc.).

- G. Review and consider approval of the Aurora Parkway South Cost Sharing Agreement by and among the CAB, Lennar Colorado, LLC, Kings Point South Metropolitan District No. 3, and Prusse Land Company, LLLP.

- H. Discuss the status of the Cost Sharing Agreement between the CAB and the Town of Parker regarding roadway improvements.
- I. Bond Committee Report (Directors Knopinski and Wyszynski).
- J. Review and acknowledge updated Consolidated Disclosure to Purchasers.
- K. Discuss and consider repeal of Mill Levy Policy Agreement between and among the CAB and Prairie Point Metropolitan District Nos. 1-3 (formerly known as Kings Point Metropolitan District Nos. 1-3) dated October 19, 2021.
- L. Discuss and consider approval of Assessment Bond Agreement by and between the CAB and Prairie Point Metropolitan District No. 1 (to be distributed).
- M. Discuss and consider approval of updated Long-Term Capital Improvement Plan (to be distributed).
- N. Review and discuss proposals for CAB investment advisor. Discuss and consider approval of engagement of investment advisor.
- O. Discuss and consider approval of Temporary Construction Easement by and between the CAB and Kings Point Development Company.
- P. Discuss and consider approval of Prairie Point Community Authority Board Rules and Regulations regarding Dedication and Acceptance of Public Improvements and Real Property, and all attachments thereto, including, without limitation, the form Improvement Acceptance Agreement.
- Q. Discuss and consider approval of Bemas Construction, Inc. construction contracts for Filing Nos. 1 and 2 grading and earthwork, subject to final legal review.
- R. Discuss and consider approval of Second Amended and Restated Resolution of the Prairie Point Community Authority Board Imposing a Facilities Fee on Residential Property.

VII. OTHER BUSINESS

- A. Confirm a quorum for the June 6, 2024 Regular Board Meeting.

VIII. ADJOURNMENT

THE NEXT REGULARLY SCHEDULED BOARD MEETING IS JUNE 6, 2024.