PRAIRIE POINT COMMUNITY AUTHORITY BOARD
(“CAB”)

(Formerly known as Kings Point Community Authority Board)
2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.prairiepointmdsco.gov

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, September 3, 2026

TIME: 12:30 p.m.

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

https://teams.microsoft.com/meet/246876120871850?p=zETZeFCnI2SPvHQJA7

Meeting ID: 246 876 120 871 850
Passcode: bR2EK6xR

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 190 343 471#

Board of Directors	Office	Term Expires
Jeffrey Powles Representing Prairie Point Metropolitan District No. 2	President	D1 - May, 2027 D2 & D3 – May, 2029
David Carro Representing Prairie Point Metropolitan District No. 1	Treasurer	D1 & D2 - May, 2027 D3 – May, 2029
Brandon Wyszynski Representing Prairie Point Metropolitan District No. 2	Assistant Secretary	D1, D2 & D3 - May, 2029
Bertrand (“Randy”) Bauer Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1 – May, 2029 D2 & D3 – May, 2027
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. Confirm location of meeting and posting of meeting notices. Approve Agenda.

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, adopted 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 Minutes of the August 6, 2026 Regular Meeting (enclosure).

B. Ratify approval of Bemas Construction, Inc. **Change Order No. 2** to Construction Contract dated December 22, 2022 for grading work, to add labor, equipment and material increases, water increases, changes in earthwork phasing, changes in quantities from bid to final plans, Ireland Way temp bypass grading, Antelope Creek grading, and fuel cost adjustment for March and June of 2026 (enclosure).

III. FINANCIAL MATTERS

A. Report on status of adherence to Payment Processing Schedule (enclosure).

B. Review and consider acceptance of Schedule of Cash Position (enclosure).

C. Review Engineer's Report and Verification of Costs Report No. 59 Associated with Public Improvements, prepared by Schedio Group LLC, dated August 18, 2026. Consider acceptance of verified costs in the amount of **$144,287.36** (enclosure).

1. Discuss and consider approval of Requisition No. 3 (under the Series 2026 SID Bonds) and authorize reimbursement to Prairie Point Community Authority in the amount of $111,491.51 (enclosure).

2. Discuss and consider approval of Draw Request No. 3 pursuant to the Cost Sharing Agreement Aurora Parkway South-East Portion in the amount of $9,757.58 (enclosure).

D. Discuss and consider ratification/approval (as appropriate) of the payment of **Claims** as verified in the Engineer's Report No. 59 prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).

IV. CAPITAL/CONSTRUCTION MATTERS

A. Report from Construction Committee [Directors Carro and Bauer].

B. Discuss and consider authorization of Invitations to Bid / Request for Proposals / Requests for Qualifications and authorize CAB Consultants to complete related actions for the following projects.

1. Lift Station on Dry Creek Road (aka Liberty Middle School Lift Station)

2. Landscaping for ISP East & West

3. Street Lighting for ISP East & West

4. Monument Signs throughout community

5. Traffic Signals on Parker Road and Aurora Parkway

C. Discuss and consider approval of Short Form Construction Agreement between the CAB and JC-Services LLC.

V. LEGAL MATTERS

A. Discuss and consider approval of Aurora Parkway South-East Portion Letter of Credit Agreement by and among the CAB, Clayton Properties Group, Inc. and Prairie Point JV, LLC.

B. Discuss and consider rescission of approval of Special Warranty Deed between the CAB and Prairie Point JV, LLC, a Delaware limited liability company ("Prairie Point JV"), and its nominee, Clayton Properties Group, Inc., a Tennessee corporation ("Clayton") and collectively, the "Seller" related to acceptance of property conveyed thereby.

C. Discuss and consider approval of Special Warranty Deed between the CAB ("Grantor") and Prairie Point JV and its nominee, Clayton (collectively, the "Grantee") related to conveyance of property conveyed thereby.

D. Discuss and consider approval of Special Warranty Deed between the CAB ("Grantee") and Prairie Point JV, and its nominee, Clayton (collectively, the "Grantor") related to acceptance of property conveyed thereby.

VI. OTHER BUSINESS

A. Confirm a quorum for the October 1, 2026 Regular Board Meeting.

VII. ADJOURNMENT

THE NEXT SCHEDULED BOARD MEETING IS OCTOBER 1, 2026 AT 12:30 P.M.