

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, November 7, 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. October 3, 2024, Regular Meeting Minutes (enclosure)
- B. Service Agreements / Task Orders / Change Orders:
 - 1. A.G. Wassenaar, Inc. Task Order No. 5 for Geotechnical Site Development Study (enclosure).
- C. Consultant Review Packages submitted to Adjacent Parties, related to Cost Sharing Agreement Aurora Parkway South – East Portion, by and among, Lennar Colorado, LLC, Kings Point South Metropolitan District No. 3, The Overlook at Kings Point South Metropolitan District (collectively, the “Adjacent Parties”) and the CAB, for the following consultants:
 - AzTec Consultants, Inc.
 - Fox Tuttle Transportation Group, LLC
 - Tailwater Limited
 - Terracina Design

III. FINANCIAL MATTERS

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of the unaudited Financial Statements for the period ending June 30, 2024 and Schedule of Cash Position (to be distributed).
- C. Review Engineer’s Report and Verification of Costs Report No. 37 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs in the amount of \$189,844.32 (enclosure).
- D. Discuss and consider ratification/approval (as appropriate) of the payment of Claims as verified in the Engineer’s Report No. 37, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).

- E. Confirm December 5, 2024 for 2025 Budget Hearing.

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 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. Discuss establishment of Maintenance Operations and Programming Fee (“MOP Fee”) pursuant to the Maintenance Operations and Programming Intergovernmental Agreement (“MOP IGA”) between the CAB and Prairie Point Community Amenities Maintenance Authority (“CAMA”).
- E. Consider approval of Amended and Restated MOP IGA between the CAB and the CAMA.
- F. Discuss establishment of Vacant Lot Fee.
- G. Discuss updates to Long-Term Capital Improvement Plan.
- H. Status of the Temporary Construction Easement by and between the CAB and Kings Point Development Company.
- I. Discuss and consider approval of Post-Closing Infrastructure Improvements Agreement among the CAB, Clayton Properties Group, Inc./dba Oakwood Homes, David Weekley Homes, Dream Finders Homes, LLC, Century Land Holdings, LLC and Clifton Larson Allen, LLP.
- J. 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. OTHER BUSINESS

- A. Confirm a quorum for the December 5, 2024 Regular Board Meeting.

VII. ADJOURNMENT

**THE NEXT SCHEDULED BOARD MEETING IS DECEMBER 5, 2024 AT 9:00 A.M.
[2025 BUDGET HEARING]**