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, November 5, 2026

TIME: 12:30 p.m.

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

https://teams.microsoft.com/meet/234845503585289?p=tSeHW2BWpJ2OAv0jUz

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 920 520 83#

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.

D. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

E. Discuss posting and remediation of meeting minutes on CAB website and authorize actions associated therewith.

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 October 1, 2026 Regular Meeting and Statutory Annual Minutes (enclosures).

B. Acknowledgement of acquisition of Streamline by Civic Plus.

C. Authorize 2027 renewal of insurance coverage and workers' compensation coverage through the Colorado Special Districts Property and Liability Pool and membership renewal in the Special District Association [Crime coverage increased to $250,000 in 2024] (enclosures).

D. Approve CliftonLarsonAllen LLP 2027-2029 Statements of Work for Management and for Accounting (enclosures).

E. Appoint CAB Accountant to prepare 2028 Budget.

F. Ratify approval of **Bemas Construction, Inc. Change Order No. 4** to Construction Contract dated December 22, 2022 for June, July and August 2026 Fuel Charges (enclosure).

G. Ratify approval of **CORE Consultants, Inc. Task Order No. 33** to Master Service Agreement for additional services related to E. Infrastructure, Lift Station, Construction Design Support, Flume, Construction Administration services, under that certain Assignment and Assumption of Master Service Agreements and Task Orders dated September 23, 2021 (enclosure).

H. Ratify approval of **Alpine Civil Construction, Inc. Change Order No. 1** to ISP East, ISP West and Filing 1 Construction Contract for Prairie Point E. Nova Dr. Infrastructure (enclosure).

I. Ratify approval of **Redland Consulting, Inc. Task Order No. 13** to add Filing 5 Revisions to Drainage Report, Supporting Hydraulic Calculations, Inlet Calculations and HGL Analysis (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 (to be distributed).

C. Review Engineer's Report and Verification of Costs Report No. 61 Associated with Public Improvements, prepared by Schedio Group LLC, dated October 29, 2026. Consider acceptance of verified costs in the amount of **$2,949,971.84** (enclosure).

1. Discuss and consider approval of Requisition No. 5 (under the Series 2026 SID Bonds) and authorize reimbursement to **vendors** in the amount of $2,746,278.08 (to be distributed).

2. Discuss and consider approval of Escrow Requisition No. 5 in the amount of $205,013.32 (to be distributed).

D. Review Engineer's Report and Verification of Costs Report No. 1 – Revision No. 1 Associated with **SID eligible** Public Improvements, prepared by Schedio Group LLC, dated October 8, 2026. Consider acceptance of revised verified costs in the amount of **$2,503,604.24** (enclosure).

E. Review Engineer's Report and Verification of Costs Report No. 2 Associated with **SID eligible** Public Improvements, prepared by Schedio Group LLC, dated October 8, 2026. Consider acceptance of verified costs in the amount of $**1,759,649.52** (enclosure).

1. Discuss and consider approval of Requisition No. __ (under the Series 2026 SID Bonds) and authorize reimbursement to the **developer** in the amount of $_____ (to be distributed).

F. Discuss and consider ratification/approval (as appropriate) of the payment of **Claims** as verified in the Engineer's Report No. 61 prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (to be distributed).

G. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

H. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money (enclosures).

I. Discuss engagement of auditor for 2026 Audit.

J. Review and acknowledge CLA Cash Access Memo (to be distributed).

IV. CAPITAL/CONSTRUCTION MATTERS

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

B. Discuss Dry Creek Lift Station bid results (enclosures – Scoring and Recommendation).

1. Ratify Notice of Intent to Award delivered to Velocity Constructors Inc. for the Dry Creek Lift Station (enclosure).

2. Discuss and consider approval of, or ratify approval of the Construction Contract by and between the CAB and Velocity Constructors, Inc. for construction of the Dry Creek Lift Station.

C. Discuss and consider approval of Aurora Water Regional Utility Cost Reimbursement Agreement (Prairie Point; Sanitary Lift Station) by and between the CAB and the City of Aurora, Colorado, acting by and through its Utility Enterprise.

D. Discuss and consider approval of Aurora Water Regional Utility Cost Reimbursement Agreement (Prairie Point; Oversized Water North of E-470) by and between the CAB and the City of Aurora, Colorado, acting by and through its Utility Enterprise.

E. Discuss and consider approval of Aurora Water Regional Utility Cost Reimbursement Agreement (Prairie Point; Antelope Creek) by and between the CAB and the City of Aurora, Colorado, acting by and through its Utility Enterprise.

F. Discus and consider approval of Public Service Company of Colorado Utility Easement by and between the CAB (Grantor) and Public Service Company of Colorado.

V. LEGAL MATTERS

A. Rescind approval of Aurora Parkway South-East Portion Letter of Credit Agreement by and among the CAB, Clayton Properties Group, Inc., and Prairie Point HV, LLC, previously approved September 3, 2026.

B. Rescind approval of Access and Maintenance Agreement by and between the CAB and Bluebird Club LLC, previously approved March 5, 2026.

C. Discuss and consider approval of Facilities Construction and Funding Agreement by and between the CAB and Bluebird Club LLC.

D. Discus and consider approval of Common Interest Agreement by and among the CAB, Prairie Point JV, LLC, and Clayton Properties Group, Inc.

E. Discuss and consider approval of First Amendment to Assessment Payment Agreement by and between the CAB and Prairie Point JV, LLC.

F. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

G. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

H. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

VI. OTHER BUSINESS

A. Confirm a quorum for the December 3, 2026 Regular Board Meeting.

VII. ADJOURNMENT

THE NEXT SCHEDULED BOARD MEETING IS DECEMBER 3, 2026 AT 12:30 P.M.