

PRAIRIE CENTER METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 6, 8 & 10

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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<https://prairiecentermd.colorado.gov>

NOTICE OF A REGULAR MEETING AND AGENDA

Board of Directors:

Michael Tamblyn
Richard Merkel
VACANT
VACANT
VACANT
Peggy Ripko

Office:

President
Treasurer

Secretary

Term/Expiration:

2029/May 2029
2029/May 2029
2029/May 2027
2027/May 2027
2027/May 2027

DATE: Wednesday, July 16, 2025

TIME: 4:00 P.M.

PLACE: Zoom: The meeting can be joined through the directions below.

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUlZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial In: 1-719-359-4580

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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II ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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- B. Approve agenda, location of the meeting and posting of meeting notices.
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- C. Review and approve the Minutes of the December 4, 2024 Regular Meeting (enclosures).
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- D. Discuss results of May 6, 2025 Regular Election (enclosure – Certificate of Election Results for District No. 1).
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- E. Consider appointment of officers.
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III. FINANCIAL MATTERS

- A. Ratify approval of payment of claims for the period through _____ totaling \$_____ (enclosure) (**District No. 3 only**).
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- B. Review and accept unaudited financial statements (enclosure) (**District No. 3 only**).
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- C. Review and consider approval of 2024 Audit and authorize execution of Representations Letter (enclosures) (**District Nos. 3 & 4 only**).
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- D. Ratify approval, execution and filing of Application for Exemption from Audit for 2024 (**District Nos. 1, 2, 6, 8 and 10 only**).
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IV. LEGAL MATTERS

- A. Review and consider ratifying approval of Grant of Non-Exclusive Sidewalk and Trail Easement between Prairie Center Metropolitan District No. 3 and the City of Brighton (for the Tract C sidewalk and trail) (enclosure) (**District No. 3 only**).
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V. CAPITAL IMPROVEMENTS (**District No. 3 only**)

- A. Discuss status of:

1. Village V Park – Phase 2.
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2. Retail 3/4 – Roads and Utilities construction project and status of independent engineer's certification of cost allocation for District work including, but not limited to, design, lighting, construction management and construction observation and materials testing.
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- B. Ratify approval of Construction Agreement for Neighborhood Park Phase 2 at Village V, between Prairie Center Metropolitan District No. 3 and Hall Contracting, LLC, for landscaping, irrigation and site amenities, in the amount of \$558,254.35 (enclosure).

- C. Ratify approval of Construction Agreement for Neighborhood Park Phase 2 at Village V, between Prairie Center Metropolitan District No. 3 and RCD Construction, Inc., for erosion control, earthwork, storm sewer, and concrete, in the amount of \$287,651.99 (enclosure).

- D. Ratify approval of Revised Proposal/Service Agreement for Construction Observation and Material Testing -Neighborhood Park, Phase 2 and Prairie Center Village V, between Prairie Center Metropolitan District No. 3 and CTL|Thompson, Inc., in the amount of \$15,605.00 (enclosure).

- E. Review proposal for Village V Park electrical service from Communication Construction & Engineering, Inc. in the amount of \$10,447.50, and authorize preparation of a Service Agreement (enclosure).

VI. OPERATIONS (District No. 3 only)

- A. Ratify approval of Change Order No. 3 to the Service Agreement for Landscape Maintenance Services between Prairie Center Metropolitan District No. 3 and Vargas Property Services, Inc., for 2025 Landscape Maintenance Services, for an increase in the contract amount of \$93,921.00 (enclosure).

- B. Ratify approval of Service Agreement for Asphalt Paving, Repairs and Maintenance between Prairie Center Metropolitan District No. 3 and Alliance Commercial Maintenance Services, Inc. (enclosure).

- C. Ratify approval of Change Order No. 1 to the Service Agreement for Asphalt Paving, Repairs and Maintenance between Prairie Center Metropolitan District No. 3 and Alliance Commercial Maintenance Services, Inc., for Asphalt Milling & Paving – 2", for an increase in the contract amount of \$157,562.88 (enclosure).

- D. Ratify approval of Work Order No. 2 to the Service Agreement for Stormwater Compliance between Prairie Center Metropolitan District No. 3 and Ensolum, LLC (enclosure).

- E. Ratify approval of Task Order No. 4 to the Master Service Agreement for Surveying Services between Prairie Center Metropolitan District No. 3 and AzTec Consultants, Inc., for an increase in the contract amount of \$21,000.00 (enclosure).
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VII. OTHER BUSINESS

- A.

VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
DECEMBER 3, 2025 ~ BUDGET HEARING.**