

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

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<https://prairiecentermd.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Michael Tamblyn	President	2029/May 2029
Richard Merkel	Treasurer	2029/May 2029
VACANT		2029/May 2027
VACANT		2027/May 2027
VACANT		2027/May 2027

DATE: Wednesday, December 3, 2025

TIME: 4:00 P.M.

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

<https://us02web.zoom.us/j/8509512586?pwd=uEN1XxRLvGxx9fCYgZ8a657vzK541C.1&omn=84579689761>

Meeting ID: 850 951 2586

Passcode: 741357

Dial in: 719-359-4580

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

I ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.

- B. Approve agenda, location of the meeting and posting of meeting notices.

- C. Acknowledge resignation of Peggy Ripko as District Secretary effective September 16, 2025, and consider appointment of Diana Garcia as District Secretary.

- D. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are July 15, 2026 and December 2, 2026 at 4:00 p.m. via Zoom) and consider adoption of Resolution No. 2025-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

- E. Authorize renewal of the Districts' insurance and Special District Association ("SDA") membership for 2026.

- F. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (Transparency Notice).
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II. 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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III. CONSENT AGENDA – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless a board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- **[All Districts]** Review and approve the Minutes of the July 16, 2025 Regular Meeting (enclosures).
- **[District No. 3]** Ratify approval of Change Order No. 2 to the Service Agreement for Property Maintenance for Park on Peregrine between District No. 3 and Vargas Property Services, Inc., in the amount of \$28,461.65 (enclosure).
- **[District No. 3]** Ratify approval of Change Order No. 3 to the Service Agreement for Landscape Maintenance Services between District No. 3 and Vargas Property Services, Inc., in the amount of \$93,921.00 (enclosure)
- **[District No. 3]** Ratify approval of Change Order No. 1 to the Service Agreement for Exterior Light Inspection between District No. 3 and Colorado Lighting, Inc, d/b/a CLI Services, in the amount of \$14,252.00 (enclosure).
- **[District No. 3]** Ratify approval of Change Order No. 2 to the Service Agreement for Light Pole Installation between District No. 3 and Communication Construction & Engineering, Inc., in an amount not to exceed \$18,000.00 (enclosure).

IV. FINANCIAL MATTERS

- A. Ratify approval of payment of claims for the period ending November __, 2025 in the amount of \$ _____ (enclosure) **(District No. 3 only)**.
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- B. Review and accept the unaudited financial statements (enclosure) **(District No. 3 only)**.
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- C. Consider engagement of Wipfli LLP to prepare the 2025 Audit (enclosures) **(District Nos. 3 & 4 only)**.
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- D. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2025 **(District Nos. 1, 2, 6, 8 and 10 only)**.
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- E. Conduct Public Hearing to consider Amendment of 2025 Budget. If necessary, consider adoption of Resolution No. 2025-12-__, Resolution to Amend the 2025 Budget and Appropriate Expenditures.
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- F. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution No. 2025-12-__, Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and Resolution No. 2025-12-__, Resolution to Set Mill Levies, for General Fund ____, Debt Service Fund ____, and Other Fund(s) ____ for a total mill levy of ____ (enclosures – preliminary AV, draft 2026 Budgets, and Resolutions).
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- G. Review and consider adoption of Resolution No. 2025-12-__, Resolution Authorizing Adjustment of the District Mill Levy (enclosures) **(District Nos. 2 and 4 only)**.
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- H. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties **(District Nos. 1, 2, 4, 6 and 10 only)**.
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- I. Consider appointment of the District Accountant to prepare the 2027 Budget and set the date for a Public Hearing to adopt the 2027 Budget for December 2, 2026, at 4:00 p.m., to be held via videoconference.
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- J. Review and consider approval of Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2026 accounting Services (enclosure).
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- K. Review and consider approval of Special Districts Public Improvement Fee Statement of Work between the District and CliftonLarsonAllen LLP for 2026 services (enclosure). **(District No. 3 only)**
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- L. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP **(enclosure)**.
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V. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.
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VI. CAPITAL IMPROVEMENTS (**District No. 3 only**)

- A. Discuss status of:

1. Village V Park – Phase 2.

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.

VII. OPERATIONS (**District No. 3 only**)

- A. Review and consider approval of Change Order No. 4 to the Service Agreement for Landscape Maintenance Services between District No. 3 and Vargas Property Services, Inc., for 2026 Landscape Maintenance Services, in the amount of \$98,847.48 (enclosure).
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VIII. OTHER BUSINESS

- A. _____

IX. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.***

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.