

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-9
JOINT SPECIAL MEETING
PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 10-12
JOINT ORGANIZATIONAL MEETING
5750 DTC Parkway, Suite 210, Greenwood Village, CO 80111
Thursday, December 12, 2019 at 9:00am

Christopher Fellows, President	Term to May 2022
Tim O'Connor, Secretary/Treasurer	Term to May 2020
Dustin Anderson, Assistant Secretary	Term to May 2020
Taylor Turano, Assistant Secretary	Term to May 2022
Douglas Hatfield, Assistant Secretary	Term to May 2022

NOTICE OF SPECIAL MEETING AND AGENDA
NOTICE OF ORGANIZATIONAL MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosures
3. Confirmation of Meeting Notice and Posting
4. Approval of Agenda
5. Consider Appointment of Officers (District Nos. 10-12)
6. Public Comment – 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.
7. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Consider Approval of Joint Resolution Designating the District’s 24-hour Posting Location (District Nos. 10-12)
 - b. Consider Adoption of Joint Public Records Request Policy (District Nos. 1-12)
 - c. Consider Approval Resolution Adopting the Colorado Special District Records Retention Schedule (District Nos. 1-12)
 - d. Consider Approval of Notice to Electors - § 32-1-809, C.R.S. (District Nos. 10-12)
 - e. Acknowledge Recording of Special District Public Disclosure Document as required by § 32-1-104.8, C.R.S. (District Nos. 10-12)
 - f. Consider Approval of Intergovernmental Agreement with the City of Aurora Regarding the Service Plan (District Nos. 10-12)
 - g. Consider Approval of Resolution Adopting Personal Data Privacy Policy (District Nos. 1-12)
 - h. Consider Approval of Agency Services Agreement with T. Charles Wilson Insurance Services (District Nos. 10-12)
 - i. Authorize Filing of Exclusion of Uncompensated Public Officials form for 2019 Policy Period (District Nos. 10-12)
 - j. Consider Approval of Disclosure to Purchasers Pursuant to Article X of the Service Plan (District Nos. 1-12)

8. Development Matters
 - a. Discuss Construction Updates
 - b. Discuss and Approve Change Orders (District No. 1)

9. Insurance & Liability
 - a. Discuss Director Liability Issues and Memorandum Re: Crime Coverage, Fidelity Bonds and Designated Agent Endorsements (District Nos. 1-12)
 - b. Discuss Insurance Requirements (public official's liability, general liability, workers' compensation, comprehensive crime) and Consider Adoption of Resolution Approving an IGA with the Colorado Special Districts Property and Liability Pool and Authorize Membership in the Special District Association (District Nos. 10-12)
 - c. Consider Approval of Property and Liability Insurance Limits and Deductibles (District Nos. 1-12)

10. Engagement of Consultants
 - a. Consider Approval of Engagement Letter with White Bear Ankele Tanaka & Waldron for Legal Services (District Nos. 10-12)
 - b. Consider Approval of Engagement Letter with Simmons & Wheeler for Accounting Services (District Nos. 10-12)
 - c. Consider Approval of Engagement Letter with Ballard Spahr, LLP as Special Counsel (District Nos. 2-10)

11. Legal Matters
 - a. Administrative Matters
 - i. Consider Approval of Resolution Calling May 2020 Election (District Nos. 10-12)
 - ii. Consider Adoption of 2019 and 2020 Joint Annual Administrative Resolutions (District Nos. 1-12)
 - iii. Discuss and Consider Adoption of Joint Resolution Providing for the Defense and Indemnification of Directors and Employees of the Districts (District Nos. 1-12)
 - iv. Consider Approval of Resolution Approving and Authorizing Execution the Painted Prairie Improvement Authority Amended and Restated Establishment Agreement (District Nos. 2-10)
 - v. Consider Appointment of Directors to Authority Board (District Nos. 7-10)
 - vi. Consider Adoption of Resolution Concerning the Imposition of a Park and Rec. Fee (District Nos. 8 and 10)
 - vii. Discussion regarding Amended and Restated Consolidated Service Plan (District Nos. 10-12)
 - viii. Consider Approval of Special Bond Fee Disclosure with White Bear Ankele Tanaka & Waldron for Legal Services (District No. 1)
 - b. Operations Matters
 - i. Consider Approval of Funding and Reimbursement Agreements with Painted Prairie Owner Phase I, LLC (District Nos. 1-12)

- ii. Consider Termination of Reimbursement Agreement (Operations) with Painted Prairie Owner Phase I, LLC (District Nos. 1-6)
 - iii. Consider Termination of Reimbursement Agreement (Operations) with RRC Development, Inc. (District Nos. 7-9)
- c. Infrastructure Matters
 - i. Discussion regarding Infrastructure Acquisition and Reimbursement Agreement between Painted Prairie Public Improvement Authority, Painted Prairie Metropolitan District No. 1 and Painted Prairie Owner Phase I, LLC
 - ii. Consider Approval of Assignment of Facilities Funding and Acquisition Agreement between Painted Prairie Metropolitan District Nos. 1-9 and Painted Prairie Public Improvement Authority
 - iii. Consider Approval of Intergovernmental Agreement with Painted Prairie Public Improvement Authority regarding Reimbursements (District No. 1-2)

12. Financial Matters

- a. Discussion regarding Billing Practices
- b. Review and Consider Acceptance of Financial Statements (District Nos. 1-2)
- c. Approve Requisition No. 13/Draw No. 4 from Escrow Funds (District No. 1)
- d. Consider Approval of Execution of (1) Form SS-4 Application for Federal Employer Identification Number; (2) Application for Colorado Sales Tax Exemption Number; and (3) Application for Assignment of PDPA Numbers (District Nos. 10-12)
- e. Discuss and Consider Establishment of Bank Accounts and Authorize Signers on the Accounts (with all checks requiring two signatures) (District Nos. 10-12)
- f. Public Hearing on 2019 Budget
 - i. Consider Approval of Resolution Adopting the 2019 Budget (District Nos. 10-12)
- g. Public Hearing on 2020 Budget (District Nos. 10-12)
 - i. Consider Approval of Resolution Adopting the 2020 Budget (District Nos. 1-12)
- h. Consider Approval of Resolution Approving the Application for Exemption from Audit for the 2019 Fiscal Year (District Nos. 10-12)
- i. Other Financial Matters

13. Other Business/Adjourn