

POWHATON COMMUNITY AUTHORITY (“Authority”)

via teleconference
Tuesday October 1, 2024 at 4:45 P.M.
<https://powhatonroadmetrodistrict.com>

This meeting can be joined through the directions below:

<https://zoom.us/j/7848826891>

Meeting ID: 784 882 6891

Participant Code: 0000

Or

Dial-In Number: 1 (719) 359-4580

Meeting ID: 784 882 6891

Participant Code: 0000

One-tap Mobile: +17193594580,,7848826891#,,,*0000#

Powhatan Community Authority

James Spehalski (District No. 4 Member), President	Term to May 2025
CJ Kirst (District No. 7 Member), Treasurer	Term to May 2027
Roger Hollard (District No. 3 Member), Secretary	Term to May 2027
Jennifer R. Merrick (District No. 2 Member), Assistant Secretary	Term to May 2025
VACANT (District No. 1 Member)	
VACANT (District No. 5 Member)	
VACANT (District No. 6 Member)	
VACANT (District No. 8 Member)	
VACANT (District No. 9 Member)	
VACANT (District No. 10 Member)	
VACANT (District No. 11 Member)	

NOTICE OF SPECIAL MEETING & AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Boards on matters that affect the Authority. Comments will be limited to three (3) minutes per person.
5. Consent Agenda
 - a. Approval of Regular Meeting Minutes from June 4, 2024 meeting (enclosure).
 - b. Ratification of Independent Contractor Agreement with Parker Electric, Inc. for Park Pole Lights (enclosure).
 - c. Ratification of Independent Contractor Agreement with Guizar Concrete Construction, LLC for Concrete Repair (enclosure).
 - d. Ratification of Addendum No. 2024-02 to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for 2024 Landscape Maintenance for Winter Watering of all Trees and Shrubs (enclosure).

- e. Ratification of Addendum No. 2024-03 to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for 2024 Landscape Maintenance for Winter Watering of all Trees and Shrubs (enclosure).
- f. Ratification of Addendum No. 2024-04 to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for 2024 Landscape Maintenance for the Installation of New Plastic Edging at Playground (enclosure).
- g. Ratification of Task Order No. 1 to the Independent Contractor Agreement between the District and Playground Safety Solutions, LLC for playground repair (enclosure).

6. Legal Matters

- a. Consider approval of Resolution Regarding Acceptance and Acquisition of Public Infrastructure Pursuant to Infrastructure Acquisition and Project Fund Disbursement Agreement (Harmony Subdivision Filing No. 12 and CSP No. 2) (enclosure).
 - 1. Review Engineer's Report from The Connexion Group LLC concerning the acceptance of CSP No. 2 and Filing No. 12 public improvements (enclosure).
- b. Consider approval of Independent Contractor Agreements with Brightview Landscape Services, Inc. for landscape maintenance services for newly accepted landscape improvements (CSP No. 2 and Filing No. 12 - enclosures).
- c. Consider approval of Amended and Restated Joint Resolution of the Boards of Directors of the Authority, Powhatan Road Metropolitan District No. 1, Powhatan Road Metropolitan District No. 2, Powhatan Road Metropolitan District No. 3, Powhatan Road Metropolitan District No. 4, and Powhatan Road Metropolitan District No. 7 Establishing Policies and Procedures for the Acceptance of Public Improvements (enclosure).
- d. Consider approval of Second Amended and Restated Resolution Establishing Policies and Procedures for the Acceptance of Underdrain Improvements (enclosure).
- e. Consider approval of 2025 Annual Administrative Resolution (enclosure).
 - 1. Discuss business to be conducted in 2025 and location of meetings. Consider Regular Meeting dates for 2025 (suggested dates are monthly on the first Tuesday at 4:45 p.m. via Zoom Meeting) and scheduling the 2025 Annual Meeting.

7. Management Matters:

- a. Review and consider approval of proposal from RTS Landscaping to remove sediment from four micro pools in Tracts A, B, C, and D, for the amount of \$12,750 (enclosure).
- b. Discuss the preparation of a Reserve Study for Powhatan Community Authority (enclosure).

- c. Consider approval of Addendum No. 2024-05 for holiday lighting from BrightView Landscape Services, Inc., for the amount of \$4,588.64 (enclosure).
 - d. Review and consider approval of proposal for tree wrap from BrightView Landscape Services, Inc., in the amount of \$2,475 (enclosure).
 - e. Discuss District Website and Remediation of District Documents.
 - f. Discuss and authorize renewal of District's insurance and Special District Association membership for 2025.
 1. Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2025.
 - g. Other Management Matters.
8. Financial Matters
- a. Review and consider approval of accounts payable (enclosure).
 - b. Conduct Public Hearing to consider Amendment to 2024 Budget and consider adoption of Resolution to Amend the 2024 Budget and Appropriate Expenditures (if necessary).
 - c. Conduct Public Hearing on 2025 Budget and Consider Adoption of Resolution; Adopting Budgets and Appropriating Funds (enclosure).
 - d. Consider Auditor Proposals for preparation of the 2024 Audit (to be distributed).
9. Other Business:
- a. Discuss request for direct communication from the Authority to the community.
 - b. Discuss request for the installation of educational signage in the native areas explaining the value of the various plants.
 - c. Discuss partnering with the Harmony Homeowners Association ("HOA") in developing an educational program concerning gardening, native plants, pesticides and water usage.
 - d. Discuss partnering the HOA to obtain a special event alcohol permit.
10. Adjourn