

NOTICE OF SPECIAL MEETING & AGENDA
VILLAGES AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1-8
March 30, 2022 at 9:00 a.m.

This meeting will be held via teleconferencing and can be joined through the directions below:

<https://us06web.zoom.us/j/87311582714?pwd=R3FQTmZSVdc3dkFDt1hBdTRsNGdVUT09>

Meeting ID: 873 1158 2714

Passcode: 997917

Call In Number: 346-248-7799

Mark Hunter, President/Secretary/Treasurer	May 2022
Ryan Schaefer, Vice President	May 2022
Vacant	May 2022
Vacant	May 2023
Vacant	May 2023

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. PUBLIC COMMENT

3. DIRECTOR MATTERS

- a. Consider Appointment of Director
- b. Consider Election of Officer

4. CONSENT AGENDA (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.)

- a. Approval of Minutes from December 21, 2021 Special Meeting (**enclosure**)
- b. Ratify 2021 Audit Exemption Applications (District Nos. 2-8)
- c. District Nos. 4-7 Matters
 - i. Ratify Certification of Board of Directors Regarding Proposed Debt Issuance (**enclosure**)
 - ii. Adoption of Resolutions Concerning Imposition of Capital Facilities Fee (**enclosures**)
 - iii. Insurance Matters
 1. Approval of SDA Memberships and Intergovernmental Agreement with Colorado Special Districts Property and Liability Pool (**enclosure**)
 2. Approval of Insurance and Limits for Same (**enclosures**)
 3. Approval of Agency Fee Agreement with T. Charles Wilson for Insurance Broker Services (**enclosure**)
- d. Engagement of Bond Consultants

- i. Approval of Engagement of Kutak Rock LLP as Special Counsel (District Nos. 4-6) (**enclosure**)
- ii. Approval of Engagement of WestWater Research for Water Supply Information Review (District No. 7) (**enclosure**)
- iii. Approval of Engagement of King & Associates Inc. for Market Study (District No. 7) (**enclosure**)
- iv. Approval of Engagement of Piper Sandler & Co. for Underwriting Services (District No. 7) (**enclosure**)
- v. Approval of Engagement of Ballard Spahr LLP as Bond Counsel (District No. 7) (**enclosure**)
- vi. Approval of Bond Fee Disclosure Letter from White Bear Ankele Tanaka & Waldron (**enclosure**)
- vii. Approval of Engagement of Sherman & Howard, LLC as Disclosure Counsel (**enclosure**)

5. FINANCIAL MATTERS

6. LEGAL MATTERS

- a. Developer Agreements
 - i. Consider Approval of Infrastructure Acquisition And Project Fund Disbursement Agreement between District No. 1, District No. 7 and Ridge II Holdco, LLC (**enclosure**)
 - ii. Consider Approval of Infrastructure Acquisition And Project Fund Disbursement Agreement between District No. 1, District No. 7 and Southridge Holdco, LLC (**enclosure**)
 - iii. Consider Approval of Infrastructure Acquisition And Project Fund Disbursement Agreement between District No. 1, District No. 7 and J-25 Land Holdings, LLC (**enclosure**)
- b. Boundary Adjustments
 - i. Exclusions
 1. Conduct Public Hearing on Exclusion of Property from District No. 1 (Director Parcel) and Consider Adoption of Resolution and Order for Exclusion of Property (Director Parcel) (**enclosure**)
 2. Conduct Public Hearing on Exclusion of Property from District Nos. 2, 4, 5, 6, and 8 (Stacked Parcel) and Consider Adoption of Resolution and Order for Exclusion of Property (Stacked Parcel) (**enclosure**)
 - ii. Inclusions
 1. Conduct Public Hearing on Inclusion of Property into District No. 1 and Consider Adoption of Resolution and Order for Inclusion of Property (District No. 1 Property) (**enclosure**)
 2. Conduct Public Hearing on Inclusion of Property into District No. 2 and Consider Adoption of Resolution and Order for Inclusion of Property (District No. 2 Property) (**enclosure**)
 3. Conduct Public Hearing on Inclusion of Property into District No. 4 and Consider Adoption of Resolution and Order for Inclusion of Property (South Parcel) (**enclosure**)

4. Conduct Public Hearing on Inclusion of Property into District No. 4 and Consider Adoption of Resolution and Order for Inclusion of Property (North Parcel) (**enclosure**)
5. Conduct Public Hearing on Inclusion of Property into District No. 5 and Consider Adoption of Resolution and Order for Inclusion of Property (South Parcel) (**enclosure**)
6. Conduct Public Hearing on Inclusion of Property into District No. 5 and Consider Adoption of Resolution and Order for Inclusion of Property (North Parcel) (**enclosure**)
7. Conduct Public Hearing on Inclusion of Property into District No. 6 and Consider Adoption of Resolution and Order for Inclusion of Property (Southridge Parcel) (**enclosure**)
8. Conduct Public Hearing on Inclusion of Property into District No. 7 and Consider Adoption of Resolution and Order for Inclusion of Property (District No. 7 Property) (**enclosure**)
9. Conduct Public Hearing on Inclusion of Property into District No. 8 and Consider Adoption of Resolution and Order for Inclusion of Property (District No. 8 Property) (**enclosure**)

c. Update on May 2022 Election

7. BOND MATTERS

- a. Update on Series 2022A(3) and Series 2022B(3) Bonds

8. OTHER BUSINESS

- a. Next Meeting – April 6, 2022 at 9:00 a.m.

9. ADJOURN