

# Sterling Ranch Metropolitan District Nos. 1-3

## NOTICE OF SPECIAL MEETING AND AGENDA

**DATE:** Friday, April 29, 2022  
**TIME:** 10:30 a.m.  
**LOCATION:** 2138 Flying Horse Club Dr., Colorado Springs, CO 80921

You can also attend the meeting in any of the following ways:

1. To attend via Microsoft Teams Videoconference use the below link:  
[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_Y2I3YTNiZDMtOWEwMS00NzJjLWFiOGUtMTlkMjIzNThjMjF1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22a05a90a1-fbd3-423d-8e2e-df67c7aa29f5%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2I3YTNiZDMtOWEwMS00NzJjLWFiOGUtMTlkMjIzNThjMjF1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22a05a90a1-fbd3-423d-8e2e-df67c7aa29f5%22%7d)
2. To attend via telephone, dial 720-547-5281 and enter the following additional information:

Conference ID: 682 510 685#

<u>District Nos. 1 and 2 Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
James Morley	President	May, 2022
Charles Collins	Treasurer	May, 2022
Loren Moreland	Secretary	District No. 1 - May, 2023 District No. 2 - May, 2022
Vacant	Assistant Secretary	May, 2023
Vacant	Assistant Secretary	May, 2022

<u>District No. 3 Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
James Morley	President	May, 2022
Peggy Libbey	Treasurer	May, 2022
Loren Moreland	Secretary	May, 2023
Charles Collins	Assistant Secretary	May, 2022
Douglas Stimple	Assistant Secretary	May, 2023

### **I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.

D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

## II. CONSENT AGENDA

1. Review and consider approval of the minutes of the April 12, 2022 Special Meeting (enclosure).

## III. DISTRICT NO. 2 SERIES 2022 BONDS

- A. Review and consider engagement of Underwriter, Bond Counsel, Disclosure Counsel; External Financial Advisor; Financial Forecast Services, and others.
- B. Bond Resolution Authorizing the Issuance of General Obligation Limited Tax Refunding and Improvement Bonds, Series 2022, (the amount being determined by the Board, or as otherwise permitted by such resolution), authorizing a Indenture of Trust, a Bond Purchase Agreement, a Continuing Disclosure Agreement, the form of Limited Offering Memorandum, other documents related to the Bonds.
- C. Other

## IV. FINANCIAL MATTERS

- A. (District No. 2) Conduct Public Hearing to consider amendment 2022 Budget; Consider adoption of Resolution to Amend the 2022 Budget (enclosure).
- B. Discuss status of 2021 Audits (District Nos. 1 and 2).
- C. Financial Statements and Payables
- D. District No. 1: Bond Series 2020 Project Fund Requisition No. 15: Developer's Public Improvement Construction Cost Reimbursement Application; Engineer & Accountant Cost Certification Report; Approval of Resolution Accepting District Eligible Public Improvement Costs and Project Fund Requisition No. 15 for Certified Costs

## V. LEGAL MATTERS

- A. Consider Approval of Second Addendum to 2015 Infrastructure Acquisition and Reimbursement Agreement (District No. 1-SR Land LLC)
- B. Consider Approval of 2022 Infrastructure Acquisition and Reimbursement Agreement(s) (District No. 2-SR Land LLC; Classic SRJ, LLC; Elite Properties of America, Inc.)
- C. District No. 2 Consideration and Engagement of Cost Certification and Acquisition Engineer
- D. Consider Approval of Funding and Reimbursement Agreement(s) (Admin-O/m) (District No. 1, No. 2, No. 3 – Classic SRJ, LLC)

- E. Marksheffel Road IGA Assignment/Amendment to Substitute District No. 3 and Remove District No. 1
- F. Consider Conditional Ratification, Approval and Assignment of Water & Wastewater Services Agreement by and between the Districts, SR Land LLC, SR Sewer LLC, Morley and Sterling Colorado INCA, LLC
- G. District No. 1 Water Rights Conveyance/Deed to SR Water LLC; Re-assignment of Water Purchasing Rights
- H. District No. 1 Assignment of Meridian Service Metro District Sanitary Sewer IGA to FAWWA

## **VI. MANAGER MATTERS**

- A. Other.

## **VII. OTHER MATTERS**

- B. Other.

## **VIII. ADJOURNMENT**

**The next regular meeting is scheduled for May 17, 2022 at 11:00 a.m.**

<b>2022 Regular Meetings</b>	<b>Location</b>
Third Tuesday of Each Month at 11:00 A.M. as Needed 303-793-1403 for general meeting information	2138 Flying Horse Club Dr., Colorado Springs, CO 80921 And/Or Zoom/Teleconference