

**WILLOW SPRINGS ESTATES METROPOLITAN DISTRICT
SPECIAL MEETING**

Tuesday, July 16th, 2024 at 2:00 p.m.

Via Teleconference and at 2154 East Commons Avenue, Suite 2000, Centennial, CO 80122
<https://willowspringsstatesmetrodistrict.com/>

Adam Andrew Abeln, President	Term to May 2027
Michael Fox, Treasurer	Term to May 2025
Jeffrey Martin, Secretary	Term to May 2025
Ilia Igorevich Kossilov, Vice President/Assistant Secretary	Term to May 2027
Shea Anton Stricker, Vice President/Assistant Secretary	Term to May 2027

Link:

<https://us06web.zoom.us/j/83449917131?pwd=sA6TVLPQSpHbjeIaOWjrgiQRyrAEQa.1>

Meeting ID: 834 4991 7131

Passcode: 131995

Call-in Number: +1-720-707-2699

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment - Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.
5. Consent Agenda
 - a. Consider Ratification of Minutes from January 24, 2024 Organizational Meeting (**enclosure**)
 - b. Consider Ratification of 2023 Audit Exemption Application (**enclosure**)
 - c. Consider Ratification of Independent Contractor Agreement with Heatherly Creative for Website Accessibility and Remediation Services (**enclosure**)
 - d. Ratification of Engagement Letter with MuniCap, Inc. for Municipal Advisor Services (**enclosure**)
 - e. Ratification of Engagement Letter with CliftonLarsonAllen, LLP to Prepare Cash Flow Forecast (**enclosure**)
6. Legal Matters
 - a. Consent of District to Declaration of Covenants, Conditions and Restrictions of Willow Springs Estates (**enclosure**)
 - b. Consider Approval of Agreement Regarding Assignment of Maintenance and Repair Obligations Pursuant to Application and Agreement for Extension of Water Mains

with WSE Morrison, LLC and Willowbrook Water and Sanitation District **(enclosure)**

- c. Consider Approval of Agreement Regarding Assignment of Maintenance and Repair Obligations Pursuant to Application and Agreement for Extension of Sewer Mains with WSE Morrison, LLC and Willowbrook Water and Sanitation District **(enclosure)**

Consider Approval of Escrow Agreement with WSE Morrison, LLC and Willowbrook Water and Sanitation District **(enclosure)**

- d. Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Public Infrastructure pursuant to the Infrastructure Acquisition and Reimbursement Agreement with WSE Morrison, LLC **(enclosure)**
- e. Consider Adoption of Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer **(enclosure)**
- f. Consider Authorization of Membership in the Special District Association
- g. Other Legal Matters

7. Financial Matters

- a. Conduct Public Hearing on 2023 Budget and Consider Adoption of Resolution Adopting 2023 Budget, Imposing Mill Levy and Appropriating Funds **(enclosure)**
- b. Conduct Public Hearing on 2024 Budget and Consider Adoption of Resolution Adopting 2024 Budget, Imposing Mill Levy and Appropriating Funds **(enclosure)**

c. Bond Matters

- i. Consider Approval of Special Disclosure of Costs for Legal Services in Connection with Bonds with White Bear Ankele Tanaka & Waldron **(enclosure)**
- ii. Consider Approval of Engagement Letter with King & Associates for Market Study **(enclosure)**
- iii. Consider Approval of Placement Agent Agreement with Piper Sandler & Co. **(enclosure)**
- iv. Consider and make a final determination to issue or refund general obligation indebtedness for the purpose of paying or reimbursing the costs of public improvements for the District consisting of its: General Obligation Limited Tax Bonds, Series 2024, in the maximum principal amount of \$3,600,000, which amount is subject to increase or decrease as determined by the Board or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Board will consider a resolution: authorizing the issuance of such indebtedness; authorizing the Indenture of Trust, a Placement Agent Agreement and other related documents; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions.

- d. Other Financial Matters
- 8. Other Business
- 9. Adjourn