

HIGHLANDS METROPOLITAN DISTRICT NO. 3  
SPECIAL MEETING  
2154 E. Commons Avenue, Suite 2000  
Centennial, CO  
Monday, July 29, 2019  
2:00 p.m.

---

James Spehalski, President	Term to May 2020
Barry Talley, Treasurer/Secretary	Term to May 2020
Linda Talley, Assistant Secretary	Term to May 2020
Vacant	Term to May 2022
Vacant	Term to May 2022

---

AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Approval of Minutes from October 3, 2018 regular meeting (*enclosure*)
5. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
6. Legal Matters
  - a. Consider Approval of 2018 Annual Report (*enclosure*)
  - b. Update on Inclusion of Property (Lot 2) Owned by Vista Highlands, LLC
  - c. Consider Adoption of Resolution Concerning the Imposition of Capital Facilities Fees (*to be distributed*)
  - d. Consider Adoption of Resolution Concerning Online Notice of Regular and Special Meetings (*enclosure*)
  - e. Consider Approval of Independent Contractor Agreement with Miner & Company, LTD. for Field Construction Services (*enclosure*)
  - f. Rescind Approval of Second Amendment to Redevelopment and Reimbursement Agreement with Vista Highlands, LLC and Highlands Metropolitan District No. 1
  - g. Discuss status of Amended and Restated Redevelopment and Reimbursement Agreement with Broomfield Urban Renewal Authority
7. Financial Matters
  - a. Financials/Claims Payable (*enclosure*)

- b. Consider Ratification of 2018 Audit Exemption Application (*enclosure*)
8. Other Business
9. Adjourn