

HIGHLANDS METROPOLITAN DISTRICT NO. 3

SPECIAL MEETING

via teleconference

Tuesday, December 21, 2021 at 9:30 a.m.

<https://highlandsmd3.com/>

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

<https://us06web.zoom.us/j/83839385096?pwd=UmY5bFdvd2lSbU1GM3NkV285ZUVlUT09>

Meeting ID: 838 3938 5096

Password: 975747

Call In Number: 1-720-707-2699

James Spehalski, President	Term to May 2023
Barry Talley, Treasurer/Secretary	Term to May 2023
Linda Talley, Assistant Secretary	Term to May 2023
VACANT	Term to May 2022
VACANT	Term to May 2022

NOTICE OF SPECIAL MEETING AND 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 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.
5. Consent Agenda
 - a. Approval of Minutes from October 13, 2021 Special Meeting (**enclosure**)
 - b. Ratification of Notice of Intent to Issue Bonds (**enclosure**)
 - c. Ratification of Revocable License Agreement (Vista Highlands Directional, Wayfinding and Other Signage (**enclosure**))
6. Legal Matters
 - a. Ratify Property Exclusion Agreement among the District, Vista Highlands Development Corporation, and FRH Realty LLC (**enclosure**)
 - b. Conduct Public Hearing and Consider Adoption of Resolution and Order Regarding the Exclusion of Real Property from the District owned by Vista Highlands Development Corporation (**enclosure**)
7. Financial Matters
 - a. Consider Approval of Payables/Financials (**enclosure**)
 - b. Discuss 2022 Bond Issuance
 - i. Consider Approval of Engagement Letter with Piper Sandler & Co. for Underwriting Services (**enclosure**)
 - ii. Consider Approval of Engagement Letter with Ballard Spahr as Bond Counsel (**enclosure**)

- iii. Consider Approval of Engagement Letter with Kline Alvarada Veio, P.C. as Disclosure Counsel (**enclosure**)
- iv. Consider Approval of Special Bond Fee Disclosure Letter with White Bear Ankele Tanaka & Waldron (**enclosure**)
- v. Consider Approval of Engagement of PGAV to Prepare Market Study (**enclosure**)

c. Other Financial Matters

8. Other Business

- a. Next Regular Meeting – May 11, 2022

9. Adjourn