

NOTICE OF SPECIAL MEETING & AGENDA
WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT

<https://weemsneighborhoodmetrodistrict.org/>

November 12, 2024 at 10:30 a.m.

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

<https://us06web.zoom.us/j/86890372250?pwd=HSur4UbTwYSdAOcavE4dr4bQQH6Wdi.1>

Meeting ID: 868 9037 2250
Passcode: 962278
Call In Number: 720 707 2699

Board of Directors

Kent Pedersen, President	Term to May 2027
Debra Hessler, Treasurer/Secretary	Term to May 2025
Jennifer Thornbloom, Assistant Secretary	Term to May 2025
Jonathan B. Beckwitt, Assistant Secretary	Term to May 2027
VACANT	Term to May 2027

NOTICE OF SPECIAL MEETING AND AGENDA

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 – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

3. CONSENT AGENDA ITEMS – (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 May 16, 2024 Regular and Annual Meeting Minutes (**enclosures**)
- b. Approval of Acceptance of Financial Statements as of September 30, 2024 (**enclosure**)
- c. Adoption Amended and Restated Public Records Request Policy (**enclosure**)
- d. Approval of Proposed General Liability Schedule and Limits and Authorize Approval to Bind Coverage (**enclosures**)
- e. Approval of Independent Contractor Agreement with Heatherly Creative, LLC for Website Maintenance and Remediation Services (**enclosure**)
- f. Ratification of White Bear Ankele Tanaka & Waldron Special Bond Fee Disclosure Letter (**enclosure**)
- g. Ratification of Engagement Letter with D.A. Davidson for Investment Banking Services (**enclosure**)
- h. Ratification of Engagement Letter with Zonda Advisory Market Study Services (**enclosure**)
- i. Ratification of Engagement Letter with Ballard Spahr for Bond Counsel Services (**enclosure**)
- j. Ratification of Engagement Letter with MuniCap, Inc for Financial Advisor Services (**enclosure**)
- k. Ratification of Engagement Letter with King & Associates for Professional Planning and Economic Services (**enclosure**)
- l. Approval of Independent Contractor Agreement with Environmental Designs, LLC for Snow Removal Services (**enclosure**)

4. DEVELOPMENT MATTERS

- a. Discuss Development and Construction Updates
- b. Discuss Status of Cost Certification

5. LEGAL MATTERS

- a. Adoption of 2025 Annual Administrative Resolution (**enclosure**)
 - i. May 15th October 16th, 2025, at 10:30 a.m.
- b. Discuss and Consider Adoption of Resolution of Board of Directors Calling May 2025 Election (**enclosure**)

6. FINANCIAL MATTERS

- a. Public Hearing on 2025 Budgets and Consider Adoption of Resolution Adopting Budget, Certifying Mill Levy and Appropriating Funds Therefor (**enclosure**)

6. OTHER BUSINESS

- a. Next Regular Meeting – May 15, 2025, at 10:30 a.m.

7. ADJOURNMENT