

**NOTICE OF SPECIAL MEETING & AGENDA  
WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT**

<https://weemsneighborhoodmetrodistrict.org/>

1005 S. 120th St. Unit 201, Lafayette, CO 80026 and via teleconference  
February 19, 2025, at 11:00 a.m.

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

<https://us06web.zoom.us/j/83874080858?pwd=MjMNaWnByodh89XT9TAcxk8Dv0U3Bl.1>

Meeting ID: 838 7408 0858  
Passcode: 201447  
Call In Number: 720 707 2699

**Board of Directors**

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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

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**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 Engagement Letter with Sherman & Howard, LLC for Disclosure Counsel Services (**enclosure**)
- c. Approval of Amended White Bear Ankele Tanaka & Waldron Special Bond Fee Disclosure Letter (**enclosure**)
- d. Approval of Engagement Letter with Casey Parrot LLC for Bond Counsel Services (**enclosure**)

**4. DEVELOPMENT MATTERS**

- a. Discuss Development and Construction Updates

**5. LEGAL MATTERS**

- a. Consider Adoption of Resolution Accepting Costs (**to be distributed**)

**6. FINANCIAL MATTERS**

- a. Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution (**enclosure**)

- b. Consider Adoption of Resolution by the Board of Directors Authorizing the Issuance of General Obligation Indebtedness Consisting of its: Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2025A and Subordinate Limited Tax General Obligation Bonds, Series 2025B, in the collective aggregate maximum principal amount of \$13,000,000, 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 Indentures of Trust, a Bond Purchase Agreement, a Continuing Disclosure Agreement, the form of Limited Offering Memorandum 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.
- c. Consider Adoption of Resolution by the Board of Directors Authorizing the Issuance of Junior Lien Limited Tax General Obligation Bonds, Series 2025C<sub>(3)</sub> in the collective aggregate maximum principal with the Series 2025A and Series 2025B bonds, in the amount of \$13,000,000, 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 Indentures of Trust, a Continuing Disclosure Agreement, the 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.

## **6. MANAGEMENT MATTERS**

- a. Consider Proposals for Grounds Care for Feralization/Weeds/Insect Control Service (**enclosures**)

## **7. OTHER BUSINESS**

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

## **8. ADJOURNMENT**