

COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 3-5

SPECIAL MEETING

via teleconference

Friday, March 21, 2025 at 11:00 a.m.

<https://cottonwoodcreekmetrodistrict.com/>

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

Join Zoom Meeting:

<https://us06web.zoom.us/j/84351274515?pwd=pbmaAq9VlbDiWiirOklhDxGOtVWIGd.1>

Meeting ID: 843 5127 4515

Passcode: 732531

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

District Nos. 3 & 5

James Spehalski, President	Term to May 2027
VACANT	Term to May 2025
VACANT	Term to May 2025
VACANT	Term to May 2025
VACANT	Term to May 2027

District No. 4

Mike Sandene, President	Term to May 2027
Megan Waldschmidt, Vice President	Term to May 2025
Alex Adams, Secretary/Treasurer	Term to May 2025
Paige Langley, Assistant Secretary	Term to May 2025
James Spehalski, Assistant Secretary	Term to May 2027

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Consider Appointment of Directors and Appointment of Officers (District Nos. 3 & 5)
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. Acknowledgement Regarding March 5, 2025 Meeting and Reauthorization/Reapproval
7. Consent Agenda
 - a. Approval of Minutes from January 21, 2025 Special Meeting (**enclosure**)
 - b. Approval of Minutes from March 5, 2025 Special Meeting (**enclosure**)
 - c. Ratification of Termination of Simmons & Wheeler as District Accountant (**enclosure**)
 - d. Ratification of Applications for Exemption from Audit (**enclosure**)
8. Legal Matters

- a. Consider Approval of Service Plan Amendment
- b. Consider Engagement of Marchetti & Weaver, LLC for District Accounting Services **(enclosure)**
- c. Consider Engagement of Public Alliance for District Management Services **(enclosure)**
- d. Consider Engagement of Ranger Engineering for Cost Certification Services (District No. 5) **(enclosure)**
- e. Rescind Adoption of Resolution and Order for Inclusion of Property owned by Cottonwood Creek Investors, LLC (District No. 4)
- f. Conduct Public Hearings on Inclusion of Property and Consider Adoption of Resolutions and Orders for Inclusion of Property owned by Cottonwood Creek Investors, LLC (District No. 3) **(enclosures)**
- g. Conduct Public Hearings on Inclusion of Property and Consider Adoption of Resolutions and Orders for Inclusion of Property owned by Cottonwood Creek Investors, LLC (District No. 5) **(enclosures)**
- h. Consider Approval of Transaction Based Informed Consent from White Bear Ankele Tanaka & Waldron Related to Termination of Intergovernmental Agreement Regarding Debt Allocation and Service Plan Debt Allocation Agreement **(enclosure)**
- i. Consider Approval of Transaction Based Informed Consent from White Bear Ankele Tanaka & Waldron Related to District Coordinating Services Agreement **(enclosure)**
- j. Consider Engagement of Ballard Spahr as Special Counsel Related to District Coordinating Services Agreement (District Nos. 3 and 4) **(enclosure)**

- k. Other Legal Matters

9. Financial Matters

- a. Consider Adoption of Resolutions Concerning the Imposition of a Capital Facilities Fee (District Nos. 4 & 5) **(enclosure)**
- b. Consider Approval of 2025 Bond Issuance (District Nos. 4 and 5)
 - i. Consider Engagement of DA Davidson & Co for Underwriting Services **(enclosure)**
 - ii. Consider Engagement of Taft Law, LLC as Disclosures Counsel **(enclosure)**
 - iii. Consider Engagement of Zonda Advisory to Prepare Market Study **(enclosure)**
 - iv. Consider Engagement of Marchetti & Weaver, LLC to Prepare Cash Flow Analysis **(enclosure)**
 - v. Consider Engagement of MuniCap, Inc. for External Financial Advisor Services **(enclosure)**
 - vi. Consider Approval of Special Bond Fee Disclosure from White Bear Ankele Tanaka & Waldron **(enclosure)**
 - vii. Consider Engagement of Ballard Spahr, LLP as Special Counsel (District No. 4) **(enclosure)**
 - viii. Consider Engagement of Casey Parrot LLC as Bond Counsel **(enclosure)**

- c. Other Financial Matters

10. Other Business

11. Adjourn