

**NOTICE OF SPECIAL MEETING
JOHNSTOWN NORTH METROPOLITAN DISTRICTS NOS. 1-3**

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of Johnstown North Metropolitan District, Larimer County, Colorado, has been scheduled for Thursday October 27, 2022 at 10:00 a.m. by MS Teams and teleconference. At such meeting, the Boards shall conduct the regular business of the Districts and any other business which may come before the Boards. All meetings are open to the public. The Boards reserve the right to adjourn to an executive session to discuss items allowed under C.R.S. 24-6-402(4).

<u>Board of Directors</u>	<u>Office:</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
Abby Kirkbride	Vice President/Assistant Secretary	May 2023
Josh Kane	Treasurer/Secretary	May 2023
Sam Salazar	Asst. Secretary/Asst. Treasurer	May 2025
Tim DePeder	Asst. Secretary/Asst. Treasurer	May 2023

[Click here to join the meeting](#) (Please press the control key and click to access hyperlink)
<https://tinyurl.com/uewpmf6z> (This link can be copied into your web browser)
+1 720-721-3140; Conference ID: 178 919 278# (if joining the meeting by phone)

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
- C. Approval of Agenda.
- D. Public Comment on Non-Agenda Items. Comments are limited to Three (3) minutes per speaker.

II. CONSENT AGENDA

- A. Approval of Minutes – July 28, 2022 Regular Meeting Minutes, August 16, 2022 Continued Regular Meeting Minutes, October 10, 2022 Special Meeting Minutes, and October 18, 2022 Special Meeting Minutes.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.
- D. Consideration and Approval of 2023 Annual Administrative Matters Resolution.
- E. Consideration and Approval of 2023 Meeting Resolution.
- F. Consideration and Approval of 2023 Election Resolution.
- G. Consideration and Approval of 2023 Operations and Maintenance Service Agreements:
 - i. Green Earth
 - ii. Ramey Environmental Compliance
 - iii. SWPPP Colorado
 - iv. Foothills Landscape Maintenance

III. CAPITAL INFRASTRUCTURE ITEMS

- A. District Project Manager Update.
- B. Capital Fund Summary Review.
- C. Budget Approval and Contracting.
 - i. General Capital (CFS #1).
 1. Consider Ratification of a Master Services Agreement and Work Order #2022-01 with LandOne Engineering for Filing 2 Lot 1 Amended for Engineer Certification for Acceptance of Capital Costs Services – \$1,500.00.
 - ii. Iron Horse Filing 2 Lot 1 Amended (CFS #3)
 1. Consider Approval of Amended Project Budget - \$TBD.
 2. Present Amended Bid Analysis Summary Memorandum.
 - a. Consider Approval of Amended Construction Contract with Gerrard Excavating for public infrastructure - \$196,800.50.

IV. FINANCIAL ITEMS

- A. Finance Manager's Report.
- B. Bond Update.
- C. Public Hearing regarding the Proposed Amended 2022 Budget for Johnstown North Metropolitan District Nos 1-3.
- D. Consider Adoption of Amended 2022 Budgets; Consider Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- E. Public Hearing regarding the Proposed 2023 Budgets.
- F. Consider Adoption of 2023 Budgets; Consider Approval of Resolution to Adopt Budgets; and Appropriate Sums of Money.
- G. Approval of 2022 Auditor.

V. LEGAL ITEMS

- A. Consideration and Approval of Resolution to Increase Non-Potable Water Irrigation Rate.
- B. Consideration and Approval of a Covenant Enforcement and Fine Policy.
- C. Consideration and Approval of a Grease and Waste Control Policy for Food Preparation Facilities.
- D. Consideration and Approval of Advance and Reimbursement Agreement with Centerra Commercial, LLC, and in connection therewith, Issuance of Subordinate Promissory Note to secure Reimbursement of Capital Advances.
- E. Consideration and Approval of Work Order with MRES for Filing 3 Improvements.
- F. Consideration and Approval of Work Order with MRES for Financial Services related to Bond Issuance.

VI. DISTRICT MANAGER ITEMS

- A. Discuss Status of Sanitary Sewer Lift Station.
- B. District Manager's Report.

VII. OTHER MATTERS

VIII. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.

IX. ADJOURNMENT

JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 1
JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 2
JOHNSTOWN NORTH METROPOLITAN DISTRICT NO. 3

By /s/Kieyesia Conaway
Administrator for the District