

**JONES METROPOLITAN DISTRICT NOS. 1-5**  
 450 E. 17<sup>th</sup> Avenue, Suite 400  
 Denver, Colorado 80203-1254  
 Phone: 303-592-4380

**NOTICE OF ORGANIZATIONAL MEETING AND AGENDA**

Note: For ease and presentation, Jones Metropolitan District No. 1 (“District No. 1”), Jones Metropolitan District No. 2 (“District No. 2”), Jones Metropolitan District No. 3 (“District No. 3”), Jones Metropolitan District No. 4 (“District No. 4”), and Jones Metropolitan District No. 5 (“District No. 5”), will be meeting at the same time and considering the agenda below. However, each Board of Directors of the Districts (“Board”) will consider agenda items separately and take separate actions. If an agenda item is to be considered by a single District, it will be so noted on the agenda.

DATE:	Tuesday, July 6, 2020	
TIME:	3:00 p.m.	
PLACE:	<b>DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING PLEASE ACCESS THE MEETING USING THE FOLLOWING INFORMATION:</b>	
	<u>Join Zoom Meeting:</u> <a href="https://zoom.us/j/91094809757">https://zoom.us/j/91094809757</a>  <u>Meeting ID:</u> 910 9480 9757  <u>One tap mobile:</u>  +13017158592,, 91094809757# US (Germantown)  +13126266799,, 91094809757# US (Chicago)	<u>Dial by your location:</u>  +1 301 715 8592 US (Germantown) +1 312 626 6799 US (Chicago) +1 346 248 7799 US (Houston) +1 646 558 8656 US (New York) +1 669 900 9128 US (San Jose) +1 253 215 8782 US (Tacoma)  <u>Meeting ID:</u> 910 9480 9757  <u>Find your local number:</u> <a href="https://zoom.us/u/aAH9n75Hf">https://zoom.us/u/aAH9n75Hf</a>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
James Priestley		May 2022
Andrea Ferber		May 2022
Daniel Metzger		May 2023
Garrett Honeyman		May 2023
Jason Mitchell		May 2023

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest and confirm quorum.

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B. Approve agenda; confirm location of meeting and posting of meeting notices.

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C. Discuss method for delivery of meeting packets (e-packets or hard copies).

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D. Confirm filing of oaths of office and organizational documents.

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E. Public comment.

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F. Consider appointment of officers.

President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Treasurer/Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

G. Consider engagement of McGeady Becher P.C. as District Counsel (enclosure).

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H. Consider and approve engagement of CliftonLarsonAllen LLP (CLA) as District Accountant for District Accounting Services and review proposal (enclosure).

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I. Discuss engagement of CLA as District Manager for District Management Services and review proposal (enclosure).

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- J. Review proposals for cost verification services from Schedio Group LLC (Schedio) and Independent District Engineering Services, LLC (IDES) and consider engagement of Schedio or IDES for said services (enclosures).
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- K. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime.) Consider adoption of Resolutions, to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and join the Special District Association (enclosure).
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- L. Discuss and consider approval of Agency Services Agreements with T. Charles Wilson Insurance Service (enclosure).
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II. FINANCIAL MATTERS

- A. Consider approval of execution of: (1) Form SS-4 Applications for Employer Identification Number; (2) Applications for Sales Tax Exemption for Colorado Organizations; and (3) Applications by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks (to be distributed).
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- B. Discuss and consider establishment of District No. 1's operating account and authorize all Board Members to be signers on the account (with all checks requiring two signatures). [District No. 1]
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- C. Discuss payment of Directors' fees.
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- D. Consider and approve the establishment of a policy authorizing investments in accordance with state statutes.
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E. Ratify appointment of District Accountant to prepare 2020 budget.

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F. Conduct Public Hearings on the proposed 2020 budgets and consider adoption of Resolutions to Adopt the 2020 Budgets and to Appropriate Sums of Money (enclosure).

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G. Discuss schedule and issuance of 2020 Bonds by District No. 1. [District No. 1]

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1. Ratify engagement letter with Kutak Rock LLP as Bond Counsel to the Districts (enclosure).

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2. Discuss engagement of D.A. Davidson & Co. for Investment Banking Services for the proposed 2020 Bonds (enclosure). [District No. 1]

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3. Discuss engagement of North Slope Capital Advisors for municipal advisor services related to the provision of the External Financial Advisor certification required by the Districts' Service Plans for the proposed 2020 Bonds (enclosure).

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4. Discuss engagement of PGAV Planners, LLC (PGAV) to perform a market study for the proposed 2020 Bonds and consider approval of a Contract for Technical Services and Assistance between Jones Metropolitan District No. 1 and PGAV for said market study (enclosure). [District No. 1]

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5. Discuss terms of proposed pledge agreements.

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6. Discuss and consider approval of Resolutions Declaring Districts' Intent to Reimburse Expenditures with the Proceeds of Future Tax-Exempt Bonds (enclosure).

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7. Discuss and consider adoption of Resolutions of the Districts' Intent to Reimburse Developer for Advances for Operations, Maintenance and Capital Expenses (enclosure).

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8. Discuss potential inclusions of property into the boundaries of the Districts and timing of same.

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III. LEGAL MATTERS

A. Review and consider approval of Intergovernmental Agreements between each District and the City of Centennial, Colorado pursuant to the approved Service Plans (enclosure).

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B. Review and consider approval of Intergovernmental Governmental Agreement by and between Southgate Water District and Jones Metropolitan District Nos. 1 through 5 (enclosure).

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C. Review and consider approval of Intergovernmental Governmental Agreement by and between Southgate Sanitation District and Jones Metropolitan District Nos. 1 through 5 (enclosure).

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D. Discuss structure of administrative and operations and maintenance services and funding agreements, including without limitation, the need for intergovernmental agreements to create a Community Authority Board, by and between Jones Metropolitan District Nos. 1 through 5.

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E. Discuss need for Memorandum of Understanding by and between Jones Metropolitan District Nos. 1 through 5 regarding coordination of Operations and Construction matters prior to Organizing the Community Authority Board.

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1. Discuss and consider approval of Facilities Funding and Acquisition Agreement between Jones Metropolitan District No. 1 and The Jones District, L.L.C., (enclosure). [District No. 1]

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2. Discuss and consider approval of Operation Funding Agreement between Jones Metropolitan District No. 1 and The Jones District, L.L.C. (enclosure). [District No. 1]

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F. Discuss terms of a proposed Capital Pledge Agreement by and between Panorama Metropolitan District and Jones Metropolitan District No. 1 (enclosure). [District No. 1]

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1. Discuss terms of a proposed Exclusion Agreement by and between Panorama Metropolitan District, Jones Metropolitan District No. 1, and The Jones District, L.L.C. (enclosure). [District No. 1]

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2. Discuss terms of a proposed Road A and Road B Funding and Reimbursement Agreement by and between EverWest Real Estate Investors, LLC, Jones Metropolitan District No. 1, and The Jones District, L.L.C. (enclosure). [District No. 1]

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G. Discuss imposition of District Fees.

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H. Discuss business to be conducted in 2020 and schedule regular Board meetings. Consider adoption of Resolutions Establishing Regular Meeting Dates, Times and Location, Establishing District Website and Designating Location for Posting of 24-Hour Notices (enclosure). Appoint representative to post notices within the Districts.

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I. Discuss establishing a District website through the Statewide Internet Portal Authority of the State of Colorado (“SIPA”) and consider approving the Eligible Governmental Entity Agreement with SIPA and authorize all actions necessary with the establishment of the District’s website (enclosure).

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J. Discuss public and executive session meeting procedure. Discuss and consider adoption of Resolutions Providing Policy Regarding Recording of Public and Executive Session Meetings (enclosure).

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K. Discuss and consider adoption of Resolutions Providing for the Defense and Indemnification of Directors and Employees of the Districts (enclosure).

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L. Discuss and consider the adoption of Resolutions Regarding Colorado Open Records Act Requests (enclosure).

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M. Discuss and consider adoption of Resolutions Regarding the Retention and Disposal of Public Records and Adopting a Public Records Retention Schedule (enclosure).

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IV. CONSTRUCTION MATTERS

A. Discuss 2020 development/construction outlook.

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V. OTHER BUSINESS

- A. Discuss and consider approval of Consent to be listed on McGeady Becher P.C. website (enclosure).
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VI. ADJOURNMENT

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**There are no other regular meetings scheduled for 2020.**