

SABELL METROPOLITAN DISTRICT NO. 2

SPECIAL MEETING

December 18, 2019 at 3:00 p.m.

5740 Olde Wadsworth Boulevard

Arvada, CO 80002

Matt Cavanaugh, President	Term to May 2022
Regan Hauptman, Treasurer	Term to May 2022
Guillaume Pouchot, Secretary	Term to May 2020
VACANT	Term to May 2022
VACANT	Term to May 2020

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment - Members of the public may express their views to the Boards on matters that affect the Districts that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda
 - a. Approval of Minutes from November 13, 2019 Special Meeting (**enclosure**)
 - b. Ratification of Engagement Letter with Ranger Engineering for District Engineering and Cost Verification Services (**enclosure**)
 - c. Ratification of Funding and Reimbursement Agreement with Ridge Road Capital Investments, LLC
 - d. Ratification of Public Improvements Acquisition and Reimbursement Agreement with Ridge Road Capital Investments, LLC
6. Legal Matters
 - a. Consider Approval of Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (**enclosure**)
 - b. Discuss Status of Changing Name to Sabell Metropolitan District
 - c. Consider Adoption of Resolution Establishing Policies and Procedures for the Acceptance of District Eligible Costs and Acquisition of Public Improvements (**enclosure**)
 - d. Conduct Public Hearing on Inclusion of Property Owned by Ridge Road Capital Investments LLC and Consider Adoption of Resolution Regarding the Inclusion of Property (**enclosure**)

- e. Conduct Public Hearing on Inclusion of Property Owned by Remington Homes Co. and Consider Adoption of Resolution Regarding the Inclusion of Property **(enclosure)**
 - f. Conduct Public Hearing on Inclusion of Property Owned by Meritage Homes of Colorado, Inc. and Consider Adoption of resolution Regarding the Inclusion of Property **(enclosure)**
7. Financial Matters
- a. 2020 Bond Issuance
 - i. Consider Ratification of Engagement Letter with Kutak Rock LLP as Bond Counsel **(enclosure)**
 - ii. Consider Approval of Bond Fee Disclosure from White Bear Ankele Tanaka & Waldron **(enclosure)**
 - iii. Consider Ratification of Engagement of CliftonLarsonAllen to Prepare Financial Forecast **(enclosure)**
 - iv. Consider Ratification of Engagement of MetroStudy to Prepare Residential Market Study **(enclosure)**
8. Other Business
9. Adjourn