

**NOTICE OF COMBINED SPECIAL MEETING AND AGENDA – DECEMBER 6, 2024
JACKSON CREEK NORTH METROPOLITAN DISTRICT &
JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NOS. 1-7**

NOTICE IS HEREBY GIVEN that the Boards of Directors of the JACKSON CREEK NORTH METROPOLITAN DISTRICT and JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NOS. 1-7 of the Town of Monument and County of El Paso, Colorado, will hold a combined special meeting on December 6, 2024 at 2:00 p.m., or as soon thereafter as possible, at 540 Elkton Drive #202, Colorado Springs, CO 80907 and via Zoom telephone and video conference, for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Boards. At such meeting the Boards of Directors of the Districts will make a final determination concerning the issuance of general obligation indebtedness pursuant to the authorizing resolution and other documents necessary in connection with the issuance of the Jackson Creen North Metropolitan District Limited Tax General Obligation Bonds, Series 2024 in an aggregate principal amount not to exceed \$4,000,000. Notice of the meeting has been duly posted per §32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. The meeting is open to the public.

Date: December 6, 2024
Time: 2:00 p.m.
Video: [Zoom Meeting Link](#)
Call-In Number: 833-435-1820
Meeting ID: 161 838 5471
Passcode: 783357

AGENDA

BOARD OF DIRECTORS

Robert Oldach, President, (2022-2025)
Brett Behnke, Secretary/Treasurer, (2023-2027)
Gabriel M. Godwin, Assistant Secretary/Treasurer, (2022-2025)
Christopher Phelan, Director, (2023-2027)
Jared Reeg, Director, (2022-2025)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda & Meeting Location
4. Public Comment (limited to 3 minutes per person)
5. Review and Consider Approval of Minutes from the May 30, 2024, Special Meeting
6. Financial Matters

- a. Claims
 - b. Financial Reports
7. JCNMD - Review and Consider Ratification of 2023 Audit Exemption
8. JCCMD Nos. 1-7 - JCNMD - Review and Consider Ratification of 2023 Audit Exemptions
9. JCNMD - 2024 Budget Amendment, if necessary
 - a. Conduct Public Hearing on 2024 Budget Amendment, if necessary
 - b. Review and Consider Approval of Resolution to Amend 2024 Budgets
10. JCCMD Nos. 1-7 - 2024 Budget Amendments, if necessary
 - a. Conduct Public Hearing on 2024 Budget Amendments, if necessary
 - b. Review and Consider Approval of Resolutions to Amend 2024 Budgets
11. JCNMD - 2025 Budget
 - a. Conduct Public Hearing on 2025 Budget
 - b. Review and Consider for Approval the Proposed 2025 Budget, Approve the Appropriation of Funds and Authorize Tax Levies to be Certified by the District for Collection in 2025
12. JCCMD Nos. 1-7 - 2025 Budgets
 - a. Conduct Public Hearing on 2025 Budgets
 - b. Review and Consider for Approval the Proposed 2025 Budgets, Approve the Appropriation of Funds and Authorize Tax Levies to be Certified by the District for Collection in 2025
13. Attorney Items
 - a. JCNMD - Review and Consider Approval of Workers Compensation Exclusion Resolution
 - b. JCCMD Nos. 1-7 - Review and Consider Approval of Workers Compensation Exclusion Resolution
 - c. JCNMD - Review and Consider Approval of 2025 Annual Administrative Matters Resolution
 - d. JCCMD Nos. 1-7- Review and Consider Approval of 2025 Annual Administrative Matters Resolution
 - e. JCNMD - Review and Consider Approval of May 2025 Election Resolution
 - f. JCCMD Nos. 1-7- Review and Consider Approval of May 2025 Election Resolution
 - g. JCNMD - Review and Consider Approval of CORA Resolution
 - h. JCCMD Nos. 1-7 - Review and Consider Approval of CORA Resolution
 - i. Consideration and Approval of JCNMD Authorizing Resolution Regarding the Issuance of General Obligation Debt consisting of its Limited Tax General Obligation Bonds Series 2024 in an aggregate principal amount not to exceed \$4,000,000, (the “2024 Bonds”) and requiring the imposition of ad valorem property taxes for the payment of such 2024 Bonds and including execution,

issuance, and delivery of documents necessary to complete the issuance of the 2024 Bonds, including but not limited to a Placement Agent Agreement, Custodial Agreement, Paying Agent and Registrar Agreement, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.

- j. Consider Approval of any amendments necessary to the Improvement Acquisition Agreement, Funding and Reimbursement Agreement for Operations and Maintenance and Advance and Reimbursement Agreement for Capital Costs to reflect the issuance of the 2024 Bonds and related updates to District Promissory Notes.
- k. Consider Approval and Ratification of Engagement of Bond Consultants and Financial Consultants related to the JCNMD 2024 proposed Bond Issuance.

- 14. Director Items
- 15. Other Business
- 16. Continuation/Adjournment