

**NOTICE OF SPECIAL MEETING
STC METROPOLITAN DISTRICT NO. 2
TOWN OF SUPERIOR, BOULDER COUNTY, COLORADO
March 7, 2025**

NOTICE IS HEREBY GIVEN that the Board of Directors of the **STC METROPOLITAN DISTRICT NO. 2**, of the Town of Superior, County of Boulder, State of Colorado, will hold a special meeting at 9:00 A.M., on Friday, March 7, 2025, at Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, CO 80228-1898 and via online meeting at <https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>, and via telephone at Dial In: 719 359 4580, Meeting ID: 862 6755 0643, Passcode: 987572.

At this meeting, it is anticipated that the Board of Directors (the “Board”) of the STC Metropolitan District No. 2 (the “District”) will make a final determination to issue and/or refund general obligation and special revenue indebtedness. Specifically, the District will consider adoption of a resolution authorizing the issuance of the District’s i) Limited Tax General Obligation and Special Revenue Refunding First Lien Bonds, Series 2025A-1 in the approximate principal amount not to exceed \$80,000,000; (ii) Limited Tax General Obligation and Special Revenue Refunding Second Lien Bonds, Series 2025A-2 in the approximate principal amount not to exceed \$65,000,000; and (iii) Subordinate Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2025B in the approximate principal amount not to exceed \$26,000,000 (collectively, the “**2025 Bonds**”) for the purpose of refunding all of the outstanding District’s (A) Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A, (B) Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2019B(3) and (C) Junior Limited Tax General Obligation Bond, Series 2020C (collectively, the “**Refunded Bonds**”), financing or reimbursing the costs of certain public infrastructure; and approving and authorizing the related Indentures of Trust each between the District and UMB Bank, n.a., as trustee, Preliminary Limited Offering Memorandum, final Limited Offering Memorandum, Second Amended and Restated Capital Pledge Agreement by and between STC Metropolitan District No. 1, the District, STC Metropolitan District No. 3, and UMB Bank, n.a., the Continuing Disclosure Agreement, and the execution of certain other documents and taking of certain actions relating to the 2025 Bonds and refunding of the Refunded Bonds, as well as authorizing an amendment and/or supplement to the Indenture of Trust (Junior) dated as of December 1, 2020 between the District and UMB Bank, n.a. authorizing the issuance of the Junior Limited Tax General Obligation Bond, Series 2020C and Taxable Junior Limited Tax General Obligation Bond, Series 2020D and amendments to the related junior bonds.

The Board will also conduct such business as may come before the Board. The meeting is open to the public.

Pursuant to the provisions of the Supplemental Public Securities Act, one or more members of the Board may participate in this meeting and may vote on the foregoing matters through the use of a conference telephone or other telecommunications device.

The agenda for the meeting is attached hereto.

STC METROPOLITAN DISTRICT NO. 2

Posted on the District's website not less than 24 hours prior to the meeting.

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032
<https://stcmd1-3.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2027/May 2027
Terry Willis	Treasurer	2027/May 2027
VACANT		2027/May 2025
VACANT		2025/May 2025
VACANT		2025/May 2025
Peggy Ripko	Secretary	

DATE: Friday, March 7, 2025

TIME: 9:00 A.M.

LOCATION: Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898

and

Zoom Meeting: The meeting can be joined through the directions below:

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Phone Number: 1 (719) 359-4580

Meeting ID: 862 6755 0643

Passcode: 987572

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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II. ADMINISTRATIVE MATTERS

- A. Call to Order/Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve Agenda; confirm location of the meeting and posting of meeting notice.
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- C. Review and consider approval of the Minutes of the September 27, 2024 Special Meeting, the November 6, 2024 Regular Meeting and the November 6, 2024 Statutory Annual Meeting (enclosures).
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III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following period (enclosure):

Fund	Period Ending November 2024	Special Payment November 2024	Period Ending December 2024
General	\$ 63,498.93	\$ 7,132.63	\$ 28,689.55
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ 437.50
Payroll	\$ -0-	\$ -0-	\$ 461.75
Total	\$ 63,498.93	\$ 7,132.63	\$ 29,588.80

Fund	Period Ending January 2025	Period Ending February 2025
General	\$ 40,578.77	\$ 57,945.06
Debt	\$ 3,166.66	\$ -0-
Capital	\$ -0-	\$ 437.50
Payroll	\$ 369.40	\$ -0-
Total	\$ 44,114.83	\$ 58,382.56

- B. Review and accept Unaudited Financial Statements through the period ending December 31, 2024 (enclosure).
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- C. Public Hearing on Amendment to the 2024 Budget.
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1. Public Comment Period

2. Consider Approval of Resolution 2025-03-01 Amending the 2024 Budget and Appropriate Sums of Money (enclosure).
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IV. LEGAL MATTERS

- A. Review and consider adoption of Resolution authorizing the STC Metropolitan District No. 2 (the “**District**”) to issue general obligation and special revenue indebtedness consisting of its (i) Limited Tax General Obligation and Special Revenue Refunding First Lien Bonds, Series 2025A-1 in the approximate principal amount not to exceed \$80,000,000.00; (ii) Limited Tax General Obligation and Special Revenue Refunding Second Lien Bonds, Series 2025A-2 in the approximate principal amount not to exceed \$65,000,000.00; and (iii) Subordinate Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2025B in the approximate principal amount not to exceed \$26,000,000.00 (collectively, the “**2025 Bonds**”) for the purpose of refunding all of the outstanding District’s (A) Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A, (B) Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2019B(3) and (C) Junior Limited Tax General Obligation Bond, Series 2020C (collectively, the “**Refunded Bonds**”), financing or reimbursing the costs of certain public infrastructure; and approving and authorizing the related Indentures of Trust each between the District and UMB Bank, n.a., as trustee, Preliminary Limited Offering Memorandum, final Limited Offering Memorandum, Second Amended and Restated Capital Pledge Agreement by and between STC Metropolitan District No. 1, the District, STC Metropolitan District No. 3, and UMB Bank, n.a., the Continuing Disclosure Agreement, and the execution of certain other documents and taking of certain actions relating to the 2025 Bonds and refunding of the Refunded Bonds, as well as authorizing an amendment and/or supplement to the Indenture of Trust (Junior) dated as of December 1, 2020 between the District and UMB Bank, n.a. authorizing the issuance of the Junior Limited Tax General Obligation Bond, Series 2020C and Taxable Junior Limited Tax General Obligation Bond, Series 2020D and amendments to the related junior bonds (enclosures).
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- B. Review and consider approval of Satisfaction and Termination of Amended and Restated Operations Funding Agreement (enclosure).
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- C. Review and consider approval of Appointment of the Designated Representative and direction to SURA regarding the remittance of District Property Tax Increment Revenue in accordance with the Cost Sharing Agreement (enclosures).
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- D. 2025 Memorandum regarding Metropolitan District Covenant Enforcement Limitations (to be distributed).
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V. LANDSCAPING MATTERS

A. Review and consider approval of a proposal from ManageMowed Boulder for replacement of edging, landscaping fabric and moving sprinklers at 2221 Buttercup Ln (enclosure).

B. Review and consider approval of a proposal from ManageMowed Boulder for replacement of forty (40) five (5) gallon plants throughout the District (enclosure).

C. Review and consider approval of a proposal from ManageMowed Boulder for an updated landscape maintenance contract (enclosure).

D. Review and consider approval of a proposal from ManageMowed Boulder for tree replacement (enclosure).

E. Discuss Design Review Request from 2375 Discovery Pkwy for fencing request (enclosure).

VI. OPERATIONS AND MAINTENANCE

A. Review and consider approval of a proposal from Juniper Mountain Electric LLC for repair of the EV charging station. (enclosure).

B. Review and consider approval of a proposal from Colorado Facility Management, LLC for the 2025 Water Fountain Operation (enclosure).

C. Review and ratify approval of a proposal from Frontier Fire Protection, Inc. for 2024 Annual Sprinkler Inspection Deficiency Repairs (enclosure).

VII. CAPITAL PROJECTS

A. Review and consider acceptance of improvement costs in the amount of \$424,739.13, under Final Engineers Report and Certification #114 prepared by Ranger Engineering, LLC, dated November 22, 2024 (enclosure).

- B. Review and consider acceptance of improvement costs in the amount of \$239,279.90, under Final Engineers Report and Certification #115 prepared by Ranger Engineering, LLC, dated December 27, 2024 (enclosure).
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- C. Review and consider acceptance of improvement costs in the amount of \$717,086.12, under Final Engineers Report and Certification #116 prepared by Ranger Engineering, LLC, dated January 24, 2025 (enclosure).
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- D. Review and consider acceptance of improvement costs in the amount of \$422,233.07, under Final Engineers Report and Certification #117 prepared by Ranger Engineering, LLC, dated March 3, 2025 (enclosure).
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VIII. DEVELOPER UPDATE

- A. Status of Development.
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- B. Status of any Necessary Inclusions.
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- C. Status of Conveyances.
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IX. OTHER MATTERS

- A. _____

- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 5, 2025.**