

# MUEGGE FARMS METROPOLITAN DISTRICT NO. 3

c/o Special District Solutions, Inc.  
2370 Antelope Ridge Trail  
Parker, CO 80138  
303-662-1999

<https://mueggefarmsmd.colorado.gov/>

## **NOTICE OF REGULAR MEETING AND AGENDA**

DATE: Thursday, October 17, 2024

TIME: 10:30 a.m.

LOCATION: Virtual via ZOOM

ACCESS: THIS DISTRICT BOARD MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. PLEASE USE BELOW INFORMATION TO ATTEND THIS MEETING BY VIDEO/TELEPHONIC MEANS.

You can attend the meeting in the following ways:

1. To attend via Zoom Videoconference, use the link below:  
<https://us06web.zoom.us/j/5988306396?omn=81824642346>
2. To attend via telephone, dial 720-707-2699 and enter the following additional information:

Meeting ID: 598 830 6396#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
James E. Marshall	President	May 2025
John P. Vitella	Treasurer	May 2025
Vacant		May 2025
Vacant		May 2027
Vacant		May 2027
Kurt C. Schlegel	Secretary (not an elected position)	N/A

### **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.
- B. Approve Agenda; confirm quorum, location/manner of meeting, and posting of meeting notices.

- C. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting 24-Hour Notices (enclosure).
- D. Discuss Website Accessibility matters.
  - 1. Consider approval of website migration to Streamline Software, Inc.
  - 2. Discuss accessibility matters, including appointing a Compliance Officer, posting notices and Accessibility Statement and establish Website Accessibility Committee, if necessary.
- E. Discuss and authorize renewal of District’s insurance and Special District Association membership for 2025.

**II. CONSENT AGENDA.** These items are considered routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- A. Consider approval of Minutes of the June 5, 2024 Special Meeting (enclosure).
- B. Ratify approval of Special Warranty Deed conveying Tracts C through J, inclusive, Brunner Subdivision Filing No. 1, Town of Bennett, Adams County, Colorado, to Richmond American Homes of Colorado, Inc.
- C. Ratify Approval of Amended And Restated Service Plan Intergovernmental Agreement between the Town of Bennett, Colorado and Muegge Farms Metropolitan District Nos. 1, 2, 3 and 4.
- D. Rescind approval of Amendment to Cost Sharing Agreement between Muegge Farms Metropolitan District Nos. 1 and 2, to include the District, as noted in the October 27, 2022, and November 17, 2022 Board Meeting Minutes.
- E. Ratify approval of Subdivision Agreement Brunner Subdivision between the Town of Bennett, MGV 36 South Land Investments, LLC and the District, as approved at the October 27, 2022 Board Meeting.
- F. Ratify approval of engagement of Haynie & Co. for preparation of the 2021 Audit.
- G. Ratify approval of Requisition Nos. 7 – 25, inclusive, from the Project Fund of the District’s \$10,431,000 Limited Tax General Obligation Bonds, Series 2021A(3).

**III. PUBLIC COMMENT.** Members of the public may express their view to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes.

**IV. FINANCIAL MATTERS**

- A. Review and consider ratification and/or approval of claims through the period ending October 17, 2024.
- B. Review and consider acceptance of unaudited financial statements for the period ending September 30, 2024.
- C. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
- D. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – Resolutions and draft budgets).
- E. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).
- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies (“Certification”), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- G. Discuss appointment of District Accountant to prepare 2026 Budget.
- H. Discuss statutory requirements for an Audit. Authorize District Manager to obtain proposals to perform the 2024 Audit.

**V. LEGAL MATTERS**

- A. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 28, 2025 (enclosure). Discuss the need for ballot issues and/or questions.
- B. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2025 (District Transparency Notice).
- C. Executive Session (if necessary).
- D. Other.

**VI. OTHER BUSINESS**

- A. Discuss status of development.

**VII. ADJOURNMENT**

**There are no more regular meetings scheduled for 2024.**