

MUEGGE FARMS METROPOLITAN DISTRICT NO. 4

c/o Public Alliance
7555 E. Hampden Ave., Suite 501
Denver, CO 80231
720-213-6621

<https://www.mueggefarmsmd.org/>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

James E. Marshall
John P. Vitella
Vacant
Vacant
Vacant

Office:

President
Treasurer

Term/Expiration:

May 2029/May 2029
May 2029/May 2029
May 2027/May 2027
May 2027/May 2027
May 2027/May 2027

DATE: October 16, 2025
TIME: 11:30 a.m.
PLACE: Via Zoom

The meeting can be joined through the directions below:

<https://zoom.us/j/5652923246?omn=85968571080>

Meeting ID: 565 292 3246

One tap mobile: +19294362866,,5652923246#

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of potential conflicts of interest.
- B. Approve Agenda, confirm location of the meeting and posting of meeting notices.
- C. Discuss results from the May 6, 2025 Regular Director's Election.
- D. Acknowledge resignation of Kurt Schlegel as Secretary to the Board and consider appointment of Ryan Stevens as Secretary to the Board.
- E. Consider appointment of officers:

President _____
Treasurer _____
Secretary _____
Assistant Secretary _____
Assistant Secretary _____
Assistant Secretary _____

- F. Discuss business to be conducted in 2026 and location of meetings. Schedule regular meeting dates (suggested dates are May 14, 2026 and October 15, 2026 at 11:30 a.m. via Zoom) and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
- G. Discuss and authorize renewal of District's insurance (Property and Liability Schedule and Limits, Workers' Compensation coverage and Cyber Crime coverage) and Special District Association ("SDA") membership for 2026.

II. CONSENT AGENDA

- A. Approve the Minutes of the January 22, 2025 Special Meeting (enclosure).
- B. Approve the Minutes of the October 17, 2024 Regular Meeting (enclosure).
- C. Ratify approval of the Application for Audit Exemption for 2024 (enclosure).
- D. Ratify approval of Development Agreement (Major Roadways South) between the Town of Bennett, the District, and Muegge Farms Metropolitan District No. 3.

III. PUBLIC COMMENT. Members of the public may express their views to the Board on matters that affect the District that are not otherwise listed on the agenda as Public Hearings. Comments will be limited to three (3) minutes per person.

IV. FINANCIAL MATTERS

- A. Review and consider ratification and/or approval of claims (enclosure).
- B. Review and consider acceptance of unaudited financial statements (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
- D. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – Resolution and draft budget).
- 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 form and Mill Levy Public Information form ("Certification"), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- G. Discuss statutory and bond document requirements for an audit. Consider engagement of auditor to prepare 2025 Audit.

- H. Consider appointment of District Accountant to prepare the 2027 Budget and set the date of the Budget Hearing as October 15, 2026.

V. CAPITAL / CONSTRUCTION MATTERS

- A. Ratify approval of engagement of Tahoe Consulting LLC as project manager.
- B. Ratify approval of construction contract between the District and Alpine Civil Construction, Inc. for Major Roadways – Muegge Farms Filing No. 5.

VI. LEGAL MATTERS

- A. Discuss and consider approval of an additional amendment to the 2022 Operation Funding Agreement between the District and MGV Investments, LLC (if necessary).
- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).
- C. Other.

VII. OTHER BUSINESS

- A. Other.

VIII. ADJOURNMENT

The next regular meeting is scheduled for May 14, 2026.