

**NOTICE OF SPECIAL MEETING AND AGENDA
MURPHY CREEK METROPOLITAN DISTRICT NOS. 1, 2, 4 & 5**

April 5, 2022
2:30 P.M.

*This meeting will be held via teleconferencing and can be joined through the directions below:
(303) 858-1802; pin 1102*

Board of Directors District No. 1

Tanya Alpert, President	Term Expires May 2022
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2023
Michael Alpert, Assistant Secretary	Term Expires May 2022
Brian Alpert, Assistant Secretary	Term Expires May 2023
Harvey Alpert, Director	Term Expires May 2022

Board of Directors District No. 2

Tanya Alpert, President	Term Expires May 2023
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2023
Michael Alpert, Assistant Secretary	Term Expires May 2022
Brian Alpert, Assistant Secretary	Term Expires May 2022
Harvey Alpert, Director	Term Expires May 2022

Board of Directors District No. 4

Rodney Alpert, President	Term Expires May 2023
Michael Alpert, Secretary/Treasurer	Term Expires May 2022
Brian Alpert, Assistant Secretary	Term Expires May 2022
Barry Talley, Assistant Secretary	Term Expired May 2023
Harvey Alpert, Assistant Secretary	Term Expires May 2022

Board of Directors District No. 5

Rodney A. Alpert	Term Expires May 2023
Michael Alpert	Term Expires May 2022
Harvey B. Alpert	Term Expires May 2023
Tanya Alpert	Term Expires May 2023
Brian Alpert	Term Expires May 2022

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. PUBLIC COMMENT (Regarding Items Not Otherwise on the Agenda)

3. DIRECTOR MATTERS

- a. Election of Officers (District No. 5)

- 4. CONSENT AGENDA ITEMS** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda) (**enclosures in electronic copies only; paper copies available upon request**)
- a. Approval of Minutes from November 10, 2021 Joint Regular Meeting (**enclosure**)
 - b. Ratification of Payment of Claims as of April 5, 2022 (\$82,696.44) (**enclosure**)
 - c. Acceptance of Unaudited Financials as of December 31, 2021 (**enclosures**)
 - d. Approval of Partial Termination of District Administrative Services Agreement (District Nos. 1, 2, and 5) (**enclosure**)
 - e. Ratification of Independent Contractor Agreement for Cost Certification Services with Independent District Engineering Services, LLC (District No. 2) (**enclosure**)
 - f. Engagement of Simmons & Wheeler for Accounting Services (District No. 4) (**to be distributed**)
 - g. Termination of Reimbursement and Acquisition Agreement (District No. 4) with Murphy Creek Development Inc. (District No. 1) (**enclosure**)
 - h. Approval of Public Improvements Acquisition and Reimbursement Agreement with Murphy Creek, Inc. (District No. 2) (**enclosure**)
 - i. District No. 5 Matters
 - i. Adoption of Resolution No. 2022-04-01: Ratifying Prior Actions (**enclosure**)
 - ii. Approval of Minutes from January 25, 2022 Special Meeting (**enclosure**)
 - iii. Ratification of Updated Engagement Letter for WHITE BEAR ANKELE TANAKA & WALDRON for Legal Services (**enclosure**)
 - iv. Ratification of Engagement of Spencer Fane LLP as Special Counsel for Partial Termination Agreement (**enclosure**)
 - v. Adoption of Resolution No. 2022-04-02: Calling Special Director Election (**enclosure**)
 - vi. Approval of Public Improvements Acquisition and Reimbursement Agreement with Murphy Creek Development, Inc. (**enclosure**)
 - vii. Approval of Funding and Reimbursement Agreement with Murphy Creek Development, Inc. (**enclosure**)
 - viii. Insurance Matters
 - i. Approval of SDA Memberships and Intergovernmental Agreement with Colorado Special Districts Property and Liability Pool (**enclosure**)
 - ii. Approval of Insurance and Limits for Same (**enclosures**)
 - iii. Approval of Agency Fee Agreement with T. Charles Wilson for Insurance Broker Services (**enclosure**)
 - ix. Bond Matters
 - iv. Ratification of Special Bond Fee Disclosure for White Bear Ankele Tanaka & Waldron (**enclosure**)
 - v. Approval of Underwriter Engagement Letter with D.A. Davidson (**enclosure**)
 - vi. Approval of Lewis Young Robertson & Burningham Engagement Letter for External Financial Advisor Services (**enclosure**)
 - vii. Approval of Engagement with John Burns Real Estate Consulting for Market Value Assessment (**enclosure**)
 - viii. Approval of Engagement with Sherman & Howard as Bond and Disclosure Counsel (**enclosure**)
 - ix. Approval of Engagement of King & Associates for Appreciation Study (**enclosure**)

5. LEGAL MATTERS

- a. Conduct Public Hearing on Inclusion of Property (76.89 Acres – Lennar Colorado, LLC) and Consider Adoption of Resolution No. 2022-04-03: Resolution and Order for Inclusion of Property (76.89 Acres – Lennar Colorado, LLC) (District No. 5) (**enclosure**)

6. FINANCIAL MATTERS

- a. Public Hearings on 2022 Budgets and Consider Ratification of Resolution Nos. 2022-04-04 (District No. 1), 2022-04-05 (District No. 2), 2022-04-06 (District No. 4) and 2022-04-07 (District No. 5) Adopting Budgets, Imposing Mill Levy and Appropriating Funds (**enclosures**)
- b. Consider Acceptance of 2021 Audits and Acceptance of District Representation Letters (Nos. 1 & 4) (**enclosures**)

7. BOND MATTERS

- a. Status of Bond Issuance (District No. 5)
- b. Status of Bond Issuance (District No. 2)

8. DEVELOPER MATTERS

- a. Discuss Status of Cost Certifications for District No. 2

9. OTHER BUSINESS

- a. Next Regular Meeting: July 13, 2022, at 10:00 A.M.

10. ADJOURNMENT