

# MUEGGE FARMS METROPOLITAN DISTRICT NO. 1

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

<https://mueggefarmsmd1.com>

## NOTICE OF REGULAR MEETING AND AGENDA

### **Board of Directors:**

James E. Marshall  
John P. Vitella  
Brandon S. Wyszynski  
Randy Bauer  
Alex Shull

### **Office:**

President  
Treasurer  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

### **Term/Expiration:**

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

DATE: October 16, 2025  
TIME: 9:00 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 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 9:00 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).
  1. Consider scheduling the 2026 Statutory Annual Meeting.
- D. 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 October 17, 2024 Regular Meeting (enclosure).
- B. Approve the Minutes of the October 17, 2024 Annual Meeting (enclosure).
- C. Approve the Minutes of the April 10, 2025 Special Meeting (enclosure).
- D. Approve the Minutes of the May 15, 2025 Regular Meeting (enclosure).
- E. Approve the Minutes of the September 15, 2025 Special Meeting (enclosure).

**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. 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.
- F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).
- G. Discuss statutory requirements for an audit. Consider engagement of Haynie & Company for preparation of 2025 Audit (to be distributed).
- H. Consider appointment of District Accountant to prepare the 2027 Budget and set the date of the Budget Hearing as October 15, 2026.
- I. Discuss status of repayment to Clayton Properties Group II, Inc. or Clayton Properties Group, Inc. (“Clayton”) and/or MGV Investments, LLC (“MGV”) pursuant to the Facilities Acquisition and Reimbursement Agreement between the District, Clayton, and MG V, with revenue received under the Cost Sharing Agreement between the District and Muegge Farms Metropolitan District No. 2.

**V. COVENANT ENFORCEMENT AND OPERATIONS AND MAINTENANCE MATTERS**

- A. Design Review Committee Report.
- B. Discuss Covenant Enforcement Matters
- C. Other.

**VI. CONSTRUCTION AND CAPITAL MATTERS**

- A. Other.

**VII. LEGAL MATTERS**

- A. Ratify approval of Development Agreement (Muegge Way Improvements), dated September 17, 2025, between the Town of Bennett, the District, Muegge Farms Metropolitan District No. 4, MGV Investments, LLC, and Muegge Farms, LLC (enclosure).
- B. Discuss and consider approval of additional amendment to the Multiple-Year Operation Funding Agreement between the District and Clayton Properties Group, Inc. (if necessary).
- C. Discuss and consider approval of additional amendment to District No. 1 Facilities Acquisition and Reimbursement Agreement between the District, Clayton Properties Group, Inc., and MGV Investments, LLC.
- D. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice) (if necessary).
- E. Other.

**VIII. OTHER BUSINESS**

- A. Other.

**IX. ADJOURNMENT**

**There are no additional regular meetings scheduled for 2025.**