

**JOINT SPECIAL MEETING
MURPHY CREEK METROPOLITAN DISTRICT NOS. 1, 2 & 4**

2154 E. Commons Avenue, Suite 2000

Centennial, Colorado

April 26, 2017

12:00 P.M.

Board of Directors District No. 1

Tanya Alpert, President	Term Expires May 2018
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2020
Michael Alpert, Assistant Secretary	Term Expires May 2018
Brian Alpert, Assistant Secretary	Term Expires May 2020
Alan Westfall, Assistant Secretary	Term Expires May 2018

Board of Directors District No. 2

Tanya Alpert, President	Term Expires May 2020
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2020
Michael Alpert, Assistant Secretary	Term Expires May 2018
Brian Alpert, Assistant Secretary	Term Expires May 2018
Alan Westfall, Assistant Secretary	Term Expires May 2018

Board of Directors District No. 4

Tanya Alpert, President	Term Expires May 2020
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2020
Michael Alpert, Assistant Secretary	Term Expires May 2018
Brian Alpert, Assistant Secretary	Term Expires May 2018
Alan Westfall, Assistant Secretary	Term Expires May 2018

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosure
3. Approval of Agenda
4. Public Comment (Items Not on the Agenda)
5. **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)
 - a. Approval of Board Meeting Minutes from November 16, 2016 Joint Special Meeting (**enclosure**)
 - b. Ratification of Independent Contractor Agreement with Keesen Landscape Management, Inc. for 2017 Landscape Maintenance and Approval of Assignment of Same to Murphy Creek Metropolitan District No. 3 (**enclosure**)

- c. Ratification of Independent Contractor Agreement with Keesen Landscape Management, Inc. for 2017 Summer Flowers and Flower Maintenance and Approval of Assignment of Same to Murphy Creek Metropolitan District No. 3 (**enclosure**)
- d. Ratification of Independent Contractor Agreement with Pure Construction for Men's Bathroom Repairs at Clubhouse (**enclosure**)
- e. Approval of Amended and Restated Intergovernmental Agreement with City of Aurora, Colorado Pursuant to Amended and Restated Service Plan (**enclosure**)
- f. Adoption of Resolution No. 2017-04-01: Amendment to Collections Resolution (**enclosure**)
- g. Ratification of Engagement of Jamie Cotter at Spencer Fane LLP as Special Counsel to District Nos. 2 and 4 (**enclosure**)
- h. Approval of Administrative Services Agreement by and Among District Nos. 1, 2, 4 and 5 (**enclosure**)
- i. Adoption of Resolution Nos. 2017-04-02 and 2017-04-03: Concerning the Location of Special and Regular Meetings (**enclosures**)
- j. Discuss Independent Contractor Agreement with Summit Management & Consulting, LLC for District Management Services

6. Separation Matters

- a. Consider Approval of Amenities Sharing Agreement by and between District No. 1 and Murphy Creek Metropolitan District No. 3 with Acknowledgment by District Nos. 2, 4 and 5 (**enclosure**)
- b. Consider Approval of Termination of District Facilities Construction and Service Agreement by, between and among District No. 1, District No. 2, Murphy Creek Metropolitan District No. 3 and District No. 4 (**enclosure**)
- c. Consider Approval of Assignment and Assumption of License Agreements with the City of Aurora by and between District No. 1 and Murphy Creek Metropolitan District No. 3 (**enclosure**)
- d. Consider Approval of Special Warranty Deed for Various Tracts between District No. 1 and Murphy Creek Metropolitan District No. 3 (**enclosure**)
- e. Consider Approval of District Reimbursement Agreement for Costs of Maintenance of the Northeast Corner of Old Tom Road and East Jewell Avenue by and between District No. 2 and Murphy Creek Metropolitan District No. 3 (**enclosure**)
- f. Consider Approval of Assignment and Assumption of License Agreement for Community Garden by and between District No. 1 and Murphy Creek Metropolitan District No. 3 (**enclosure**)

- g. Consider Approval of Transfer of Community Garden Property and Documents Associated with the Transfer from District No. 1 to Murphy Creek Metropolitan District No. 3
 - h. Consider Approval of Assignment and Assumption of Services Agreements by and between District No. 1 and Murphy Creek Metropolitan District No. 3 (**enclosure**)
 - i. Summit Management & Consulting, LLC for District Management Services
 - ii. Metropolitan District Public Safety Group, LLC for Security Services
 - iii. Summers and Associates, LLC for Construction Management Services
 - iv. Front Range Recreation, Inc. for Pool Maintenance and Management
 - v. Horticultural Specialists, Inc. for Tree Maintenance, Mosquito Control, and Winter Watering
 - vi. @ Yur Service for Handyman Services
 - vii. Tatyana Golansky for Clubhouse/Pool House Cleaning
 - viii. Pet Scoop Services for Pet Waste Removal
 - ix. Key-Rite Security Lock & Safe, Inc. for Security System and Monitoring
 - x. Any and all utility contracts related to Tracts and Amenities being Conveyed to District No. 3
 - i. Consider Approval of Escrow Agreement for Holding Separation Documents Pending Expiration of the 45-Day Material Modification Notice (**enclosure**)
 - j. Acknowledge and Ratify the Delivery and Publication of the 45-Day Material Modification
7. Other Business
- a. Next Regular Meeting (District No. 1) — July 26, 2017 at 1:00 P.M.

8. Adjournment

2017 Meeting Dates (all at 1:00 P.M.)

District No. 1:

July 26, 2017

November 15, 2017 (Budget Hearing)

District Nos. 2 & 4:

November 15, 2017 (Budget Hearings)