

**SPECIAL MEETING**  
**MURPHY CREEK METROPOLITAN DISTRICT NO. 3**

23801 East Florida Avenue

Aurora, Colorado

April 26, 2017

6:00 P.M.

**Board of Directors**

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Mike DelCupp, President	Term Expires May 2018
Gretchen Dirks, Secretary/Treasurer	Term Expires May 2018
Josh Reddell, Assistant Secretary	Term Expires May 2018
Doug Schriener, Assistant Secretary	Term Expires May 2020
Rebekah DiFelice, Assistant Secretary	Term Expires May 2020

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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. Separation Matters
  - a. Consider Authorization of Directors to Execute Documents Related to Separation of Districts
  - b. Consider Approval of Amenities Sharing Agreement by and between Murphy Creek Metropolitan District No. 1 and the District (with acknowledgement by Murphy Creek Metropolitan District Nos. 2, 4 and 5) (**enclosure**)
  - c. Consider Approval of Assignment and Assumption of License Agreements with the City of Aurora by and between Murphy Creek Metropolitan District No. 1 and the District (**enclosure**)
  - d. Consider Approval of District Reimbursement Agreement for Costs of Maintenance of the Northeast Corner of Old Tom and East Jewell by and between Murphy Creek Metropolitan District No. 2 and the District (**enclosure**)
  - e. Consider Approval of Assignment and Assumption of License Agreement for Community Garden by and between Murphy Creek Metropolitan District No. 1 and the District (**enclosure**)
  - f. Consider Approval of Transfer of Community Garden Property and Documents Associated with the Transfer from Murphy Creek Metropolitan District No. 1 to the District
  - g. Consider Approval of License Agreement for Median Maintenance by and between the City of Aurora and the District (**enclosure**)
  - h. Consider Approval of Option to Purchase Property for Property Located at the Northeast Corner

of Old Tom Road and East Jewell Avenue by and between Murphy Creek, LLC and the District (**enclosure**)

- i. Consider Acceptance of Various Tracts Conveyed via Special Warranty Deed from Murphy Creek Metropolitan District No. 1 to the District (**enclosure**)
- j. Consider Acceptance of Tract B, Block 1 Conveyed via Special Warranty Deed from Murphy Creek Development, Inc. to the District (**enclosure**)
- k. Consider Acceptance of Median Island on Old Tom Morris Road Conveyed via Quit Claim Deed from Murphy Creek Development, Inc. and Murphy Creek, LLC (**enclosure**)
- l. Consider Approval of Assignment and Assumption of Services Agreements by and between Murphy Creek Metropolitan District No. 1 and the District (**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. Keesen Landscape Management, Inc. for Landscape Maintenance
  - v. Front Range Recreation, Inc. for Pool Maintenance and Management
  - vi. Horticultural Specialists, Inc. for Tree Maintenance, Mosquito Control, and Winter Watering
  - vii. @ Yur Service for Handyman Services
  - viii. Tatyana Golansky for Clubhouse/Pool House Cleaning
  - ix. Pet Scoop Services for Pet Waste Removal
  - x. Key-Rite Security Lock & Safe, Inc. for Security System and Monitoring
- m. Consider Approval of Escrow Agreement for Holding Separation Documents Pending Expiration of the 45-Day Material Modification Notice (**enclosure**)
- n. Acknowledge and Ratify the Delivery and Publication of the 45-Day Material Modification Notice Required by Section 32-1-207(3)(b), C.R.S.
- o. Consider Approval of Termination of District Facilities Construction and Service Agreement by, between and among Murphy Creek Metropolitan District No. 1, Murphy Creek Metropolitan District No. 2, the District, and Murphy Creek Metropolitan District No. 4 (**enclosure**)

6. Other Business

- a. Next Regular Meeting—May 24, 2017 at 6:00 P.M.

7. Adjournment

**Remaining 2017 Meeting Dates (all at 6:00 P.M.)**

**May 24, 2017**

**July 26, 2017**

**September 27, 2017**

**November 15, 2017 (Budget Hearing)**