

LOVELAND MIDTOWN METROPOLITAN DISTRICT

NOTICE OF SPECIAL MEETING & AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Blaine Rappe	President & Chairperson	May 2027
Eric Holsapple	Vice President	May 2027
Chris Johnston	Secretary & Treasurer	May 2027
Vacant	Director	May 2029
Jeff Mere	Director	May 2029

Date: December 2, 2025 (Tuesday)

Time: 1:15 P.M.

Place: MS Teams & Teleconference

[Join the meeting now](#)

Meeting ID: 262 645 518 672 Passcode: mm2yS7CD

Dial in by phone

+1 720-721-3140,,777925624# Phone conference ID: 777 925 624#

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes - November 13, 2024, Annual Community Meeting, November 13, 2024, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
- D. Approval of 2026 Meeting Resolution.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Discussion and Consideration of Proposal to Impose Administrative Fee.
- C. Discussion Regarding City of Loveland's New Sign Requirements.
- D. Consider Approval of 2026 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. Affordable Pest Control
 - ii. Denver Commercial Property Services
 - iii. E3 Signs
 - iv. Fiske Electric
 - v. Foothills Landscape Maintenance

- vi. Mill Brothers Landscape Maintenance
- vii. SavAtree
- viii. SWPPP

IV. FINANCIAL ITEMS

- A. Ratification of the 2024 Audit Exemption.
- B. Review Unaudited Financial Statements for the period ending June 30, 2025.
- C. Public Hearing regarding the Proposed Amended 2025 Budgets.
- D. Consider Adoption of Amended 2025 Budgets; Consider Approval of Resolution to Amend Budgets and Appropriate Sums of Money.
- E. Public Hearing regarding the Proposed 2026 Budgets.
- F. Consider Adoption of 2026 Budgets; Consider Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

V. LGAL ITEMS

- A. Consideration and Approval of Administrative Matters Resolution.
- B. Discuss and Approve Modifications to Rules and Regulations.
- C. Update to General Counsel Engagement Letter.

VI. DIRECTOR COMMENT

VII. EXECUTIVE SESSION

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

VIII. ADJOURNMENT