

# PEAK METROPOLITAN DISTRICT NO. 3 (“DISTRICT”)

450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203-1254

<https://peakmetropolitandistricts.specialdistrict.net/>

## **NOTICE OF A REGULAR MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Garrett Baum	President	2027/May 2027
William Branyan	Secretary/Treasurer	2027/May 2027
Bonner Gilmore	Assistant Secretary	2025/May 2025
Michelle McDonald	Assistant Secretary	2025/May 2025
Zachary Knight	Assistant Secretary	2025/May 2025

Ex Officio Board Member: Colorado Springs Airport Director of Aviation, or its designee

**DATE:**       **March 28, 2024**

**TIME:**       **9:00 A.M.**

**LOCATION:** **You can attend the meeting in any of the following ways:**

- 1. To attend via Zoom videoconference, use the link below.**

<https://us02web.zoom.us/j/85718363590?pwd=Zy9ibXM5ckJ3VVVuQTQ0cW9OVlJiQT09>

- 2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:**

**Meeting ID: 857 1836 3590**

**Passcode: 845139**

### **I. ADMINISTRATIVE MATTERS**

- A. Present Disclosures of Conflicts of Interest.
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- B. Confirm quorum, location of meeting and posting of meeting notices. Approve Agenda.
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- C. Public Comment. Matters not specifically included on the Agenda may be addressed. As a courtesy to others, comments shall be limited to three minutes per person.
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- D. Review and approve Minutes of the March 7, 2024 special meeting of the District (enclosure).

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**II. FINANCIAL MATTERS**

- A. Review and accept the Unaudited Financial Statements, dated December 31, 2023 and Schedule of Cash Position, dated December 31, 2023, updated as of February 28, 2024 (enclosure).

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- B. Review and ratify approval of payment of claims through the period ending March 21, 2024 in the amount of \$198,334.88 (enclosure).

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**III. LEGAL MATTERS**

- A. Discuss and consider approval of Assignment and Bill of Sale – Contract Documents between Development Management Inc. and the District and consented to by Enertia Consulting Group, LLC (enclosure).

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- B. Discuss and consider approval of Non-Exclusive Drainage, Construction, Maintenance and Access Easement Agreement by and among Cygnet Land, LLC, the District, Peak Metropolitan District No. 1 (“District No. 1”), Peak Metropolitan District No. 2 (“District No. 2”) and the City of Colorado Springs, by and through its enterprise, the Colorado Springs Municipal Airport (enclosure).

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- C. Discuss and consider approval of Grant of Permanent Access Easement by and among Waterview I Metropolitan District, the District, District No. 1, District No. 2 and the City of Colorado Springs, by and through its enterprise, the Colorado Springs Municipal Airport (enclosure).

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**IV. CONSTRUCTION MATTERS**

- A. Review and consider acceptance of District Engineer’s Report and Verification of Costs Associated with Public Improvements (**PROJECT: Integration Loop Phase 3**), Engineer’s Report and Verification of Costs No. 14 prepared by Schedio Group LLC (enclosure).
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1. Review and consider approval of Requisition No. 20 (under the District’s Series 2022 Bonds) and authorize reimbursement to the District, in the amount of \$52,838.01 and to W.E. O’Neill Construction Co. of Colorado, in the amount of \$1,428,292.54 (enclosure).
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- B. Discuss matters relative to construction process and authorize necessary actions in connection therewith.
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**V. OTHER BUSINESS**

- A. None.
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**VI. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 25, 2024.**