

PEAK METROPOLITAN DISTRICT NO. 3 (“DISTRICT”)

450 E. 17th 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: Troy Stover, Director of Business Park Development at the Colorado Springs Airport

DATE: August 22, 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=Zy9ibXM5ckJ3VUVuQTQ0cW9OVlJiQT09>

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 July 25, 2024 regular meeting of the District (enclosure).

II. FINANCIAL MATTERS

- A. Review and accept the District’s Schedule of Cash Position, dated June 30, 2024, updated as of August 19, 2024 (enclosure).

- B. Review and ratify approval of payment of claims in the amount of \$941,125.92 (enclosure).

III. LEGAL MATTERS

- A. Rescind approval of Non-Exclusive Drainage, Construction, Maintenance and Access Easement Agreement by and among Cygnet Land, LLC, Peak Metropolitan District No. 1 (“District No. 1”), Peak Metropolitan District No. 2 (“District No. 2”), the District and the City of Colorado Springs, by and through its enterprise, the Colorado Springs Municipal Airport, previously approved on March 28, 2024.

- B. Rescind approval of Grant of Permanent Access Easement by and among Waterview I Metropolitan District, District No. 1, District No. 2, the District and the City of Colorado Springs, by and through its enterprise, the Colorado Springs Municipal Airport, previously approved on March 28, 2024.

- C. Discuss status of Claim from Fountain Mutual Irrigation Company; Cygnet Land, LLC; and Michael S. Hassell. **Adjourn to Executive Session, if necessary, to receive legal advice relative to specific legal questions and matters that may be subject to negotiation, pursuant to Section 24-6-402(4)(b) and (e), C.R.S.**

- 1. Authorize any necessary actions in connection therewith.

IV. CONSTRUCTION MATTERS

- A. Ratify approval of Master Service Agreement for Project Management Services between the District and UFCS Airport, LLC.

- B. Ratify approval of Master Service Agreement for Engineering Services between the District and Olsson, Inc.

1. Ratify approval of Task Order No. 1 to Master Service Agreement for Engineering Services between the District and Olsson, Inc. for Windmill Gulch.

2. Ratify approval of Task Order No. 2 to Master Service Agreement for Engineering Services between the District and Olsson, Inc. for Amendment 4 (Airport East).

- C. Ratify approval of Requisition No. 30 (under the District's Series 2022 Bonds) and authorize reimbursement to the District, as appropriate.

- D. Review and consider acceptance of District Engineer's Report and Verification of Costs Associated with Public Improvements (**PROJECT: Integration Loop Phase 3 and 4**), Engineer's Report and Verification of Costs No. 19 prepared by Schedio Group LLC (enclosure).

1. Review and consider approval of Requisition No. 31 (under the District's Series 2022 Bonds) and authorize reimbursement to the District and/or to W.E. O'Neill Construction Co. of Colorado, as appropriate.

- E. Discuss matters relative to construction process and authorize necessary actions in connection therewith.

V. OTHER BUSINESS

A. None.

VI. ADJOURNMENT

**THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 26,
2024.**