

PEAK METROPOLITAN DISTRICT NO. 1 (“DISTRICT”)

450 E. 17th Avenue, Suite 400

Denver, CO 80203

Phone: 303-592-4380

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

NOTICE OF A REGULAR MEETING AND AGENDA

Board of Directors:

Garrett Baum
William Branyan
Bonner Gilmore
Michelle McDonald
Zachary Knight

Office:

President
Secretary/Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary

Term/Expiration:

2027/May 2027
2027/May 2027
2025/May 2025
2025/May 2025
2025/May 2025

Ex Officio Board Member: Troy Stover, Director of Business Park Development at the Colorado Springs Airport

DATE: January 23, 2025
TIME: 9:00 A.M.
LOCATION: ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/81844691156?pwd=LtngjqMoRjJCDBhEzMv3FRpZPP53K.1>

Meeting ID: 818 4469 1156

Passcode: 500292

Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Confirm quorum, location of meeting and posting of meeting notice and designate 24-hour posting location. Approve agenda.
- C. Public Comment. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
- D. Review and consider approval of minutes from the October 24, 2024 regular meeting of the District (enclosure).
- E. Discuss establishment of District website with Streamline Software, Inc. (“Streamline”) and consider approval of Master Services Agreement for Website Hosting Services between the District and Streamline and authorize all actions necessary in connection therewith.

II. FINANCIAL MATTERS

- A. Review and accept the Schedule of Cash Position, dated September 30, 2024, updated as of January 16, 2025 (enclosure).
- B. Review and ratify approval of the payment of claims for the period ending January 16, 2025 (enclosure).

III. LEGAL MATTERS

- A. Discuss status of Recognition and Reimbursement Agreement for Airport Developer Advances by and between the District and the City of Colorado Springs, by and through its enterprise, the Colorado Springs Municipal Airport.
- B. 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.
- C. Discuss status of of Cost Sharing Agreement for Regional Improvements by and between the District and Peak Metropolitan District No. 3.

IV. CONSTRUCTION MATTERS

- A. Ratify approval of Requisition No. 71 (under the Series 2021A Bonds) and reimbursement to the District, in the amount of \$15,045.12 (enclosure).
- B. Ratify acceptance of District Engineer’s Report and Verification of Costs Associated with Public Improvements (**PROJECT: Peak Innovation Park**), Engineer’s Report and Verification of Costs No. 35 prepared by Schedio Group LLC (enclosure).
 - 1. Ratify approval of Requisition No. 72 (under the Series 2021A Bonds) and reimbursement to the District, in the amount of \$14,613.06 and to W.E. O’Neil Construction Co. of Colorado, in the amount of \$407,249.93 (enclosure).
- C. Ratify approval of Requisition No. 73 (under the Series 2021A Bonds) and reimbursement to the District, in the amount of \$12,433.48 (enclosure).
- D. Ratify acceptance of District Engineer’s Report and Verification of Costs Associated with Public Improvements (**PROJECT: Peak Innovation Park**), Engineer’s Report and Verification of Costs No. 36 prepared by Schedio Group LLC (enclosure).

1. Ratify approval of Requisition No. 74 (under the Series 2021A Bonds) and reimbursement to the District in the amount of \$16,434.95 and to W.E. O’Neil Construction Co. of Colorado in the amount of \$720,698.37.
 - E. Ratify approval of Requisition No. 75 (under the Series 2021A Bonds) and reimbursement to the District, in the amount of \$9,377.60.
 - F. Discuss and consider acceptance of District Engineer’s Report and Verification of Costs Associated with Public Improvements (**PROJECT: Peak Innovation Park**), Engineer’s Report and Verification of Costs No. 37 prepared by Schedio Group LLC (enclosure).
 1. Consider approval of Requisition No. 76 (under the Series 2021A Bonds) and authorize reimbursement to the District and/or to W.E. O’Neil Construction Co. of Colorado, as appropriate (to be distributed).
 - G. Ratify approval of Master Service Agreement for Construction Management by and between the District and W.E. O’Neil Construction Company of Colorado.
 - H. Discuss and consider approval of Master Service Agreement for Engineering Services by and between the District and Olsson, Inc. (enclosure).
 1. Discuss and consider approval of Task Order No. 1 to Master Service Agreement for Engineering Services by and between the District and Olsson, Inc. for 500/600 Outfall Hydraulic Analysis, in the amount of \$10,600 (enclosure).
 - I. Discuss matters relative to District construction process and authorize necessary actions in connection therewith.
- V. OTHER BUSINESS
- VI. ADJOURNMENT

The next regular meeting is scheduled for February 27, 2025.