

PEAK METROPOLITAN DISTRICT NO. 3 (“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=LtnngjqMoRjJCDBhEzMv3FRpZPP53K.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 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.
- B. Discuss status of Cost Sharing Agreement for Regional Improvements by and between the District and Peak Metropolitan District No. 1.
- C. Discuss and consider approval of Cost Sharing Intergovernmental Agreement for Bradley Lift Station by and between the District and Waterview North Metropolitan District.

IV. CONSTRUCTION MATTERS

- A. Discuss and consider approval of Assignment and Assumption of Bluestem Improvement Plans by and among the District, the City of Colorado Springs, by and through its enterprise, the Colorado Springs Municipal Airport, if applicable, UFCS Airport, LLC, and Enertia Consulting Group, LLC.
- B. Ratify approval of Requisition No. 36 (under the Series 2022 Bonds) and reimbursement to the District, in the amount of \$15,528.92 (enclosure).
- C. Ratify acceptance of District Engineer's Report and Verification of Costs Associated with Public Improvements (**PROJECT: Integration Loop Phases 3 and 4**), Engineer's Report and Verification of Costs No. 22 prepared by Schedio Group LLC (enclosure).
 - 1. Ratify approval of Requisition No. 37 (under the Series 2022 Bonds) and reimbursement to the District, in the amount of \$148,281.97 and to W.E. O'Neil Construction Co. of Colorado, in the amount of \$304,285.62 (enclosure).
- D. Ratify approval of Requisition No. 38 (under the Series 2022 Bonds) and reimbursement to the District, in the amount of \$24,327.57 (enclosure).

- E. Ratify acceptance of District Engineer’s Report and Verification of Costs Associated with Public Improvements (**PROJECT: Integration Loop Phases 3 and 4**), Engineer’s Report and Verification of Costs No. 23 prepared by Schedio Group LLC (enclosure).
 - 1. Ratify approval of Requisition No. 39 (under the Series 2022 Bonds) and reimbursement to the District, in the amount of \$70,422.67 and W.E. O’Neil Construction Co. of Colorado, in the amount of \$213,893.55 (enclosure).
- F. Ratify approval of Requisition No. 40 (under the Series 2022 Bonds) and reimbursement to the District, in the amount of \$11,346.65 (enclosure).
- G. Consider acceptance of District Engineer’s Report and Verification of Costs Associated with Public Improvements (**PROJECT: Integration Loop Phases 3 and 4**), Engineer’s Report and Verification of Costs No. 24 prepared by Schedio Group LLC (enclosure).
 - 1. Consider approval of Requisition No. 41 (under the Series 2022 Bonds) and authorize reimbursement to the District, W.E. O’Neil Construction Co. of Colorado and/or Peak Metropolitan District No. 1, as appropriate (to be distributed).
- H. Ratify approval of Master Service Agreement for Construction Management Services by and between the District and W.E. O’Neil Construction Company of Colorado.
- I. **Rescind** approval of Task Order No. 01 to Master Service Agreement for Civil Engineering Services between the District and Enertia Consulting Group, LLC for Keg Public Infrastructure, in the amount of \$88,110.
- J. Discuss matters relative to District construction process and authorize necessary actions in connection therewith.
- V. OTHER BUSINESS
- VI. ADJOURNMENT

There are no more regular meetings scheduled in 2024.