

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

<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: February 27, 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. 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 January 23, 2025 regular meeting of the District (enclosure).

II. FINANCIAL MATTERS

- A. Review and accept the Schedule of Cash Position dated December 31, 2024, updated as of February 18, 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. Ratify approval of Tolling Agreement Between Fountain Mutual Irrigation Company, Cygnet Land, LLC, the City of Colorado Springs and Colorado Springs Utilities, Amazon.com Services LLC, CF Capybara Cos LLC, UFCS Airport, LLC, the District, Peak Metropolitan District No. 1, Peak Metropolitan District No. 2, El Paso County, Colorado, Urban Frontier, LLC, Enertia Consulting Group, LLC and Peak Innovation, LLC.

IV. CONSTRUCTION MATTERS

- A. Ratify approval of Requisition No. 41 (under the Series 2022 Bonds) and reimbursement to the District, in the amount of \$28,881.26 (enclosure).
- B. 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. 25 prepared by Schedio Group LLC (enclosure).
 - 1. Consider approval of Requisition No. 42 (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).
- C. Ratify approval of Task Order No. 1 to Master Service Agreement (“MSA”) for Civil Design Services between the District and Enertia Consulting Group, LLC for Public Infrastructure for Peak Integration Loop Phase 5 & Drennan Road, in the amount of \$540,240.00 (enclosure).
- D. Ratify approval of Task Order No. 2 to MSA for Civil Design Services between the District and Enertia Consulting Group, LLC for Public Infrastructure for Interlink Drive, in the amount of \$160,800.00 (enclosure).
- E. Ratify approval of Task Order No. 3 to MSA for Civil Design Services between the District and Enertia Consulting Group, LLC for Public Infrastructure for Peak Innovation Park Ponds 500 and 600, in the amount of \$76,400.00 (enclosure).

- F. Ratify approval of Task Order No. 4 to MSA for Civil Design Services between the District and Enertia Consulting Group, LLC for Public Infrastructure for Bradley Lift Station, in the amount of \$341,950.00 (enclosure).
 - G. Ratify approval of Task Order No. 5 to MSA for Civil Design Services between the District and Enertia Consulting Group, LLC for Public Infrastructure for General Infrastructure Planning, in the amount of \$95,000.00 (enclosure).
 - H. Ratify approval of Task Order No. 001 to MSA for Construction Management Services by and between the District and W.E. O’Neil Construction Company of Colorado for Pre-construction Services for Peak Innovation Park Bradley Lift Station, in the amount of 27,836.00 (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 March 27, 2025.