

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 SPECIAL 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: May 5, 2025

TIME: 9:00 A.M.

LOCATION: ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/88664419019?pwd=Mmqk6kcB16CISxr6yWB6OzzEemC4ez.1>

Meeting ID: 886 6441 9019

Passcode: 164052

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 February 27, 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 April 23, 2025 (enclosure).
- B. Review and ratify approval of the payment of claims for the period ending March 20, 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 and consider approval of the Facilities Payment Agreement (Bluestem) between the District and the City of Colorado Springs through its enterprise, the Colorado Springs Municipal Airport.
- C. Discuss and consider approval of Maintenance Intergovernmental Agreement between the District, Peak Metropolitan District No. 1 (“District No. 1”), Peak Metropolitan District No. 2 and the City of Colorado Springs, by and through its enterprise the Colorado Springs Municipal Airport.
- D. Rescind approval of the Assignment and Amendment of Service Agreement between Enertia Consulting Group, LLC and UFCS Airport, LLC to the District relative to design of Bluestem Infrastructure (approved by the Board on February 27, 2025).
- E. Rescind approval of Assignment and Assumption of Additional Bluestem Improvement Plans among the District, City of Colorado Springs through its enterprise, the Colorado Springs Municipal Airport, and Enertia Consulting Group, LLC (approved by the Board on February 27, 2025).
- F. Acknowledge Engineer’s Verification Letter Regarding Program Management Services Fee from Schedio Group, LLC, dated March 20, 2025 (enclosure).
- G. Acknowledge Engineer’s Verification Letter Regarding Construction Management Services Fee from Schedio Group, LLC, dated March 20, 2025 (enclosure).

IV. CONSTRUCTION MATTERS

- A. Ratify approval of Requisition No. 43 (under the Series 2022 Bonds) and reimbursement to the District, in the amount of \$129,777.16 and to W.E. O’Neil Construction Co. of Colorado, in the amount of \$718,402.93 (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. 26 prepared by Schedio Group LLC (enclosure).

1. Ratify approval of Requisition No. 44 (under the Series 2022 Bonds) and reimbursement to the District, in the amount of \$76,938.70, to W.E. O’Neil Construction Co. of Colorado, in the amount of \$11,824.60 and to District No. 1, in the amount of \$13,530.88 (enclosure).
- C. 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. 27 prepared by Schedio Group LLC (enclosure).
 1. Discuss and consider approval of Requisition No. 45 (under the Series 2022 Bonds) and authorize reimbursement to the District, in the amount of \$58,783.09 and to W.E. O’Neil Construction Co. of Colorado, in the amount of \$669.90 (enclosure).
- D. Discuss and consider approval of Requisition No. 46 (under the Series 2022 Bonds) and authorize reimbursement to the District, in the amount of \$31,051.69 (enclosure).
- E. Landscape Architecture and Irrigation Design Services
 1. Rescind approval of Master Service Agreement for Landscape Architecture and Irrigation Design Services between the District and Outside L.A., LLC (approved by the Board on September 26, 2024).
 2. Discuss and consider waiver of certain insurance requirements regarding Landscape Architecture and Irrigation Design Services.
 3. Review and consider approval of Master Service Agreement for Landscape Architecture and Irrigation Design Services between the District and Outside L.A., LLC.
- F. Discuss and ratify approval of Task Order No. 2 to Master Service Agreement for Construction Management Services between the District and W.E. O’Neil Construction Company of Colorado, for RFP for Construction of the IP3/4 Treelawn Landscaping and Irrigation.
- G. 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 May 22, 2025.