

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

2029/May 2029

2029/May 2029

2029/May 2029

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

DATE: May 22, 2025

TIME: 9:00 A.M.

LOCATION: ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/84019108995?pwd=1HKMKMz8e0aHg9QHRKEBRD25bdw0xm.1>

Meeting ID: 840 1910 8995

Passcode: 377827

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. Discuss results of the May 6, 2025 Regular Election.
- E. Consider appointment of officers.

President:

Secretary/Treasurer:

Assistant Secretaries:

- F. Review and consider approval of minutes from the May 5, 2025 special meeting of the District (enclosure).

II. FINANCIAL MATTERS

- A. Review and accept the Schedule of Cash Position, dated March 31, 2025, updated as of May 15, 2025 (enclosure).
- B. Review and ratify approval of the payment of claims for the period ending May 15, 2025 (enclosure).

III. LEGAL MATTERS

- A. Discuss status of Claim from Fountain Mutual Irrigation Company; Cygnet Land, LLC; and Michael S. Hassell.
 - 1. Discuss and consider approval of General Release and Settlement Statement by and among Cygnet Land, LLC, the City of Colorado Springs, UFCS Airport, LLC, Peak Metropolitan District No. 1, Peak Metropolitan District No. 2, the District and Urban Frontier, LLC.
 - 2. Authorize any necessary actions in connection therewith.
 - 3. 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.

IV. CONSTRUCTION MATTERS

- A. Consider acceptance of District Engineer's Report and Verification of Costs Associated with Public Improvements (**PROJECT: Integration Loop Phases 3, 4 and 5**), Engineer's Report and Verification of Costs No. 28 prepared by Schedio Group LLC (enclosure).
 - 1. Discuss and consider approval of Requisition No. 47 (under the Series 2022 Bonds) and authorize reimbursement to the District, in the amount of \$58,832.73 and to W.E. O'Neil Construction Co. of Colorado, in the amount of \$103,863.05 (enclosure).
- B. Ratify approval of Task Order No. 1.1 to Master Service Agreement for Construction Management Services between the District and W.E. O'Neil Construction Co. of Colorado, for Peak Innovation Park and Bradley Lift Station, in the amount of \$1,531,144.00.
- C. 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 June 26, 2025.