

PEAK METROPOLITAN DISTRICT NO. 3 (“DISTRICT”)

450 E. 17th Avenue, Suite 400

Denver, CO 80203

Phone: 303-592-4380

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

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: Alex Kovacs, Director of Aviation at the Colorado Springs Airport

DATE: October 22, 2026

TIME: 9:00 A.M.

LOCATION: ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/83884414462?pwd=bkoM2M9bpLQP2a6DsySJakpi0Wj2l9.1>

Meeting ID: 838 8441 4462

Passcode: 198302

Dial-In: +17193594580

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 September 24, 2026 regular meeting of the District (enclosure).
- E. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (*proposed: fourth Thursdays of each month at 9:00 a.m. via Zoom*) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
- F. Acknowledgement of acquisition of Streamline by Civic Plus.

G. Insurance Discussion.

- a. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
- b. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027.

H. Confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same.

II. FINANCIAL MATTERS

- A. Review and accept the District's schedule of cash position dated June 30, 2026, updated as of October 16, 2026 (enclosure).
- B. Review and ratify approval of the payment of claims in the amount of \$576,895.12 (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.
- D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).
- E. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.
- G. Consider appointment of District Accountant to prepare 2028 Budget.
- H. Consider approval of the engagement of Wipfli LLP to perform the 2026 Audit.
- I. Discuss and consider approval of Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2027 Accounting Services.

III. LEGAL MATTERS

- A. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling May 4, 2027 Election for Directors, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required

for the conduct of a mail ballot election (enclosure). Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions.

- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).
- C. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update.
- D. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).
- E. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

IV. CONSTRUCTION MATTERS

- A. Review and consider acceptance of Independent Professional Engineer's Letter and Verification of Costs No. 7 – Bradley Lift Station Cost Sharing Intergovernmental Agreement with Waterview North Metropolitan District No. 1 prepared by Schedio Group LLC (enclosure).
- B. Review and consider acceptance of Independent Professional Engineer's Letter and Verification of Costs No. 8 – Bradley Lift Station Cost Sharing Intergovernmental Agreement with Waterview North Metropolitan District No. 1 prepared by Schedio Group LLC (enclosure).
- C. Consider acceptance of District Engineer's Report and Verification of Costs Associated with Public Improvements (**PROJECT: Integration Loop Phase 3, 4 and 5**), Engineer's Report and Verification of Costs No. 40 prepared by Schedio Group LLC (enclosure).
- D. Consider acceptance of District Engineer's Report and Verification of Costs Associated with Public Improvements (**PROJECT: Integration Loop Phase 3, 4 and 5**), Engineer's Report and Verification of Costs No. 41 prepared by Schedio Group LLC (enclosure).
 - 1. Consider approval of Requisition No. 79 (under the Series 2022 Bonds) and authorize reimbursement to the District in the amount of \$223,683.75 and Peak Metropolitan District No. 1 in the amount of \$41,564.10 (enclosure).
- E. Consider ratification and/or approval of additional Requisition (s) (under the Series 2022 Bonds) and authorize reimbursement pursuant thereto as appropriate.

- F. Discuss and ratify approval of Change Order No. 1 to Construction Contract (Bradley Lift Station) between the District and Monks Construction Company LLC for removal of topsoil, in the amount of \$55,240.00.
- G. Discuss and ratify approval of Change Order No. 1 to Construction Contract (Bradley Lift Station) between the District and Rusin Concrete Construction for winter protection costs, in the amount of \$12,107.27.
- H. Discuss and consider approval of Task Order No. 5 to Master Service Agreement for Construction Mangement Services between the District and W.E. O’Neil Construction Company of Colorado for rental costs for heaters regarding concrete pouring, in the amount of \$3,483.07.
- I. Discuss matters relative to District construction process and authorize necessary actions in connection therewith.

V. OTHER BUSINESS

- A. Discuss schedule for special meeting (proposed date and time: December 18, 2026 at 9:00 a.m.), if necessary.

VI. ADJOURNMENT

There will be no regular meetings for the remainder of 2026.