

# THIRD CREEK METROPOLITAN DISTRICT NO. 2

2001 16<sup>th</sup> Street, Suite 1700  
Denver, CO 80202  
Phone: 303-779-5710

## NOTICE OF REGULAR MEETING AND AGENDA

**DATE:** May 14, 2026

**TIME:** 11:00 a.m.

**LOCATION:** Via Microsoft Teams

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/241097992340079?p=PVOjNqjC6c6yL7fsvJ>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 943 499 150#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Kent Pedersen	President	May, 2027
Debra Hessler	Treasurer	May, 2027
Vacant	Secretary	May, 2027
Brian Stockton	Assistant Secretary	May, 2029
Jennifer Thornbloom	Assistant Secretary	May, 2029

### **I. ADMINISTRATIVE MATTERS**

- A. Call to order. Confirm quorum, location of meeting and posting of meeting notice. Approve Agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Public Comment - Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- D. Acknowledge the resignation of Jack Beckwitt from the Board of Directors of the District. Consider appointment of Lisa A. Jacoby as Secretary to the Board of Directors.

### **II. CONSENT AGENDA – These routine items will be approved or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.**

- A. Approval of February 12, 2026 Regular Meeting Minutes (enclosure).

### III. CAPITAL IMPROVEMENTS MATTERS

- A. Review and discuss Capital Projects Status Report; Confirm authority of Construction Committee to enter into capital contracts.
- B. Review and ratify approval of the following capital contracts authorized by Construction Committee, in the amounts and scopes set forth in the Capital Projects Status Report.
- Work Authorization (“WA”) #1 (Off-Site Sanitary Sewer) and Change Order (C.O.) Nos. 1-13, with **Alpine Civil Construction (“Alpine”)**.
  - WA #2 (Storm Sewer), and C.O. Nos 1-8, with **Alpine**.
  - WA #3 (Roadways), and C.O. Nos. 1-10, with **Alpine**.
  - Land Base Master Trade Partner Agreement (“**LBMTPA**”) and WA #1 (Landscape and Irrigation Construction), and C.O. Nos. 1-2, with **Clear Creek Civil LLC**.
  - C.O. Nos. 1-8 under the LBMTPA and WA #1 with **Fiore & Sons Inc.** (F1 Roadway & Wet Utility Grading).
  - WA #1 (Regional Waterline) and C.O. Nos. 1-21, with **Nelson Pipeline Constructors LLC**.
  - LBMTPA and WA#1 (Utility Boring), and C.O. Nos. 1-7, with **Global Underground**.
  - C.O. Nos. 1-2 under the LBMTPA and WA#1 with **Diversified Underground, Inc.** (Regional Utility Potholing).
  - Service Agreement with **AzTec Consultants, Inc.** for 2025 Sanitary Sewer, Storm Water and Roadway Survey Services.
  - Service Agreement and C.O. Nos. 1-2 with **CTL Thompson, Inc.** (Construction Observation and Materials Testing).
  - C.O. Nos. 1-5 under the Service Agreement with **LJA Engineering, Inc.** (Survey Services).
  - C.O. No. 2 under the Service Agreement with **Matrix Design Group, Inc.** (Project Management).

**IV. FINANCIAL MATTERS**

- A. Review and consider acceptance of the following Engineer's Report and Verification of Costs Reports, prepared by Schedio Group, LLC for Public Improvement Costs.
  - 1. Engineer's Report and Verification of Costs Report No. 25 in the amount of \$896,493.54 (enclosure).
  - 2. Engineer's Report and Verification of Costs Report No. 26 in the amount of \$346,281.00 (enclosure).
  - 3. Engineer's Report and Verification of Costs Report No. 27 in the amount of \$210,007.65 (enclosure).
- B. Discuss and consider ratification of the following Third Creek Draw Requests.
  - 1. Draw Request No. 26 in the amount of \$464,708.65 (enclosure).
  - 2. Draw Request No. 27 in the amount of \$161,978.43 (enclosure).
  - 3. Draw Request No. 28 in the amount of \$26,657.95 (enclosure).
- C. Review and consider ratification of past claims in the amount of \$1,996,945.44 (enclosure).
- D. Review and consider acceptance of the December 31, 2025 Unaudited Financial Statements and Schedule of Cash Position, updated as of May 5, 2026 (enclosure).

**V. LEGAL MATTERS**

**VI. MANAGER MATTERS**

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

**The next regular meeting is scheduled for July 9, 2026.**