

# PIONEER COMMUNITY AUTHORITY BOARD (“CAB”)

450 E. 17<sup>th</sup> Avenue, Suite 400

Denver, CO 80203-1214

Phone: 303-592-4380

<https://pioneermetropolitandistricts.specialdistrict.net/>

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Monday, March 18, 2024

**TIME:** 2:00 p.m.

**LOCATION/** Join Zoom Meeting

**ACCESS:** <https://us02web.zoom.us/j/88080527269?pwd=aTZqaWdNSXgvNWY0VExML1lqcld3QT09>

Meeting ID: 880 8052 7269

Passcode: 905349

1-346-248-7799

Meeting ID: 880 8052 7269

Passcode: 905349

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>District Appointed From</u></b>	<b><u>Term Expires</u></b>
Joel Farkas	President	Pioneer Regional MD, Pioneer MD Nos. 1, 3, and 6	May 2025
Toni Serra	Treasurer	Pioneer MD Nos. 2 and 4	May 2027
Barry Fehr	Assistant Secretary	Pioneer MD No. 5	May 2025
Vacant			May 2025
Vacant			May 2027
Lisa A. Jacoby	Secretary	-	-

### **I. ADMINISTRATIVE MATTERS**

A. Present disclosures of potential conflicts of interest and confirm quorum.

---

B. Approve agenda; confirm location of meeting and posting of meeting notice.

---

C. Public comment.

---

## II. CONSENT AGENDA

**These routine items will be approved and/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. Approve January 15, 2024, Regular Meeting Minutes (enclosure).
  - B. Ratify Water Rights Lease Agreement (Well Nos. 6 & 7 - Permits 31653-FP & 31654-FP) for 2024 season by and between the CAB and Graybill Land & Livestock, LLC (enclosure).
  - C. Ratify Water Rights Lease Agreement (Well Nos. 18 & 19 - Permits 31568-FP & 9430-FP) for 2024 season by and between the CAB and H & H Farms (enclosure).
  - D. Ratify Water Rights Lease Agreement (Well No. 20 - Permit 15550-FP) for 2024 season by and between the CAB and H & H Farms (enclosure).
- 

## III. FINANCIAL MATTERS

- A. Review and consider approval of claims for the period ending March 18, 2024, in the amount of \$58,046.30 (enclosure).
- 

- B. Review and accept Schedule of Cash Position for the period ending September 30, 2023, updated as of March 12, 2024.
- 

## IV. LEGAL MATTERS / PROJECT MATTERS

- A. Review and consider approval of Strategic Site Designs, LLC Additional Service No. 11, for an amount of \$437,000.00 (enclosure).
- 

- B. Review and consider approval of Strategic Site Designs, LLC Additional Service No. 12, for an amount of \$63,000.00 (enclosure).
-

- C. Discuss and consider proposal from H2 Enterprises LLC for Wells 6 & 7 Treatment/Scale Removal in the amount of \$28,700, plus incidentals and authorize execution of Change Order No. 11 for same (enclosure).
- 

- D. Review and consider approval of Work Authorization No. 15 to Service Agreement for Project Management between the CAB and Gateway American Resources LLC, in the amount of \$424,850.00 (enclosure).
- 

- E. Review and consider acceptance of Cost Certification Report #55 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$498,377.08 (enclosure).
- 

1. Authorize reimbursement under Project Fund Requisition No. 28, pursuant to Special Revenue Bonds, Series 2022, Indenture of Trust, dated July 20, 2022, in the amount of \$498,377.08 (enclosure).
- 

- F. Review and consider approval of Purchase and Sale Agreement to sell all water assets, including water rights, wells and well rights, easements and capacity agreements, to PV LLC.
- 

- G. Discuss status of release of the 2020 Bond’s restricted account.
- 

- H. Discuss status of development of regional improvements.
- 

- I. Discuss and consider formal Notice of Award and authorize issuance of Contract to PERENfra DIF JV (“PERENfra”) for Design, Build, Finance, Operate and Maintain (“DBFOM”) Integrated Project Delivery Method for Completion of Water and Sewer Infrastructure (Pioneer Village).
-

1. Discuss assignment of Strategic Site Designs, LLC Agreement/Task Order(s).
- 

- J. Discuss the status of the Design and Construction Standards and Specifications for Resource Colorado Water and Sanitation Metropolitan District and the Pioneer Community Authority Board.
- 

- K. Discuss status of Pioneer Annexation Nos. 1-11 by and between the Town of Keenesburg, Colorado, Pioneer Holdco, LLC, Resource Colorado Water and Sanitation Metropolitan District, Pioneer Metropolitan District No. 3, and the CAB.
- 

1. Discuss potential disconnection from Keenesburg.
- 

## **V. OTHER BUSINESS**

- A. Acknowledge Notice of Plug and Abandonment Operations for Pioneer Well Nos. 4-12 from Kerr-McGee Oil & Gas Onshore LP (enclosure).
- 
- B. Consider cancellation of or confirm a quorum for the April 15, 2024, Regular Board Meeting for the CAB.
- 

## **VI. ADJOURNMENT**

**The next regularly scheduled Board Meeting is scheduled for Monday, April 25, 2024, at 2:00 p.m., via Zoom Teleconference.**