

PIONEER COMMUNITY AUTHORITY BOARD (“CAB”)

450 E. 17th Avenue, Suite 400

Denver, CO 80203-1214

Phone: 303-592-4380

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, May 20, 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

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Passcode: 905349

<u>Board of Directors</u>	<u>Office</u>	<u>District Appointed From</u>	<u>Term Expires</u>
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. Approval of April 15, 2024, Regular Meeting Minutes (enclosure).
 - B. Ratification of Change Order No. 2 to Service Agreement for Water Engineering Services with Wright Water Engineers, Inc. to acknowledge 2024 Rate Schedule (enclosure).
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III. FINANCIAL MATTERS

- A. Review and consider approval of claims for the period ending May 20, 2024, in the amount of \$39,892.52 (enclosure).
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- B. Review and accept Schedule of Cash Position for the period ending December 31, 2023, updated as of May 13, 2024 (enclosure).
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- C. Review and consider acceptance of Cost Certification Report #56 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$147,765.37 (enclosure). [Associated with Cost Verification Report No. 29 accepted 4/15/24].
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- D. Review and consider acceptance of Cost Certification Report #57 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$40,076.97 (enclosure).
 - 1. Authorize reimbursement under Project Fund Requisition No. 30, pursuant to Special Revenue Bonds, Series 2022, Indenture of Trust, dated July 20, 2022, in the amount of \$40,076.97 (enclosure).
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- D. Authorize Incentive Payment to Greenleaf Acres, LLC pursuant to the Participation Agreement - Agricultural Water Conservation Pilot Program [to occur on or before July 1, 2024] (enclosure).
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IV. LEGAL MATTERS / PROJECT MATTERS

- A. Discuss status of lawsuit: Public Service Company of Colorado v. Pioneer Holdco, LLC, et. al., Case No. 2024CV30307, District Court, Weld County, Colorado (the “Condemnation Lawsuit”) and authorize necessary actions in connection therewith. **Convene in executive session pursuant to Section 24-6-402(4)(b), C.R.S. to receive legal advice related to the Condemnation Lawsuit (if necessary).**

1. Review and consider engagement of Waas Campbell Rivera Johnson & Velasquez LLP as condemnation counsel (enclosure).
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- B. Review and consider approval of Change Order No. 12 to Service Agreement for Pond Maintenance Services with H-2 Enterprises, LLC for Well 6 Treatment and New Equipment (enclosure).
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- C. Review and consider approval of Strategic Site Designs, LLC Additional Service Agreement No. 11, for an amount of \$437,000.00 (enclosure).
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- D. Discuss status of release of funds from the Subordinate Special Revenue Series 2020 Bonds restricted account.

1. Authorize Restricted Account Transfer Certificate in the amount of \$1,188,177 (enclosure).
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- E. Discuss status of development of regional improvements.
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- F. 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).
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- 1. Discuss assignment of Strategic Site Designs, LLC Agreement/Task Order(s).
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- G. 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.
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- A. Discuss status of Pioneer Annexation Nos. 1-11 into the Town of Keenesburg, Colorado (the “Town”).
 - 1. Review and consider approval of Amended and Restated Annexation and Vested Property Rights Agreement (Pioneer Annexation Nos. 1-11) by and between the Town, Pioneer Holdco, LLC, Resource Colorado Water and Sanitation Metropolitan District, Pioneer Metropolitan District No. 3 and the CAB (enclosure).
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V. OTHER BUSINESS

- A. Consider cancellation of, or confirm a quorum for the June 17, 2024, Regular Board Meeting.
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VI. ADJOURNMENT

The next regularly scheduled Board Meeting is scheduled for Monday, June 17, 2024, at 2:00 p.m., via Zoom Teleconference.