

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, June 17, 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 May 20, 2024, Regular Meeting Minutes (enclosure).
 - B. Ratification of Change Order Nos. 18 & 19 to Master Service Agreement with Strategic Site Designs, LLC for Additional Service Agreement Nos. 11 & 12 (enclosures).
 - C. Approval of Work Authorization No. 16 to Service Agreement for Project Management between the CAB and Gateway American Resources LLC, in the amount of \$430,350.00 (enclosure).
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III. FINANCIAL MATTERS

- A. Review and consider approval of claims for the period ending June 17, 2024, in the amount of \$38,300.47 (enclosure).
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- B. Review and accept Schedule of Cash Position for the period ending December 31, 2023, updated as of June 10, 2024 (enclosure).
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- C. Review and consider acceptance of Cost Certification Report #58 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$544,720.93 (enclosure).
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- 1. Authorize reimbursement under Project Fund Requisition No. 31, pursuant to Special Revenue Bonds, Series 2022, Indenture of Trust, dated July 20, 2022, in the amount of \$347,548.00 (enclosure).
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2. Authorize reimbursement under Project Fund Requisition Certificate No. 24, pursuant to Special Revenue Bonds, Series 2020A, Indenture of Trust, dated November 25, 2020, in the amount of \$197,172.93 (enclosure).
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D. Discuss status of 2023 Audit and authorize filing extension, if necessary.

IV. LEGAL MATTERS / PROJECT MATTERS

A. Review and consider approval of the following Stacklot L.L.C. Work Orders:

1. Work Order No. 36 for Landscape Architecture for the Amended Filings 2, 4 and SIA Cost Estimates, for an amount of \$17,200.00 (enclosure).
 2. Work Order No. 37 for Revised Lot Plans & Landscape Architecture for Filings 10, 12 and 13, for an amount of \$38,700.00 (enclosure).
 3. Work Order No. 38 for General Project Management, for an amount of \$65,000.00 (enclosure)
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B. 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).**

C. Discuss status of development of regional improvements.

D. 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).
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- E. 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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- F. Discuss request from Spriggs Excavation for spoils storage license on property located on the southwest corner of WCR 22&55.
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V. OTHER BUSINESS

- A. Consider cancellation of, or confirm a quorum for the July 15, 2024, Regular Board Meeting.
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VI. ADJOURNMENT

The next regularly scheduled Board Meeting is scheduled for Monday, July 15, 2024, at 2:00 p.m., via Zoom Teleconference.