

# THE 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, October 21, 2024

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

**LOCATION** Via Zoom and Telephonically  
**/ ACCESS:**

Join Zoom Meeting

<https://us02web.zoom.us/j/88080527269?pwd=aTZqaWdNSXgvNWY0VExML1hqcl3QT09>

Meeting ID: 880 8052 7269

Passcode: 905349

1-346-248-7799

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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 Jacoby	Secretary		Non-elected

### **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.
- D. Consider appointment of Juliet Farkas and Elizabeth Farkas to the Board of Directors as representatives from Pioneer Regional Metropolitan District.
- E. Consider appointment of officers.  
  
President:  
  
Secretary:  
  
Treasurer:  
  
Assistant Secretary:  
  
Assistant Secretary:  
  
Assistant Secretary:
- F. Review and consider approval of the Meeting Minutes of the September 16, 2024, Regular Meeting and September 30, 2024 Special Meeting (enclosures).

## II. FINANCIAL MATTERS

- A. Review and consider approval of claims for the period ending \_\_\_\_\_, 2024, in the amount of \$\_\_\_\_\_ (enclosure).
- B. Review and accept Schedule of Cash Position for the period ending December 31, 2023, updated as of \_\_\_\_\_, 2024 (enclosure).
- C. Review and consider acceptance of Cost Certification Report #61 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$222,598.24 (enclosure).
  - 1. Authorize reimbursement under Project Fund Requisition Certificate No. 27, pursuant to Special Revenue Bonds, Series 2020A, Indenture of Trust, dated November 25, 2020, in the amount of \$\_\_\_\_\_ (enclosure)

## III. 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).**

- B. 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 and consider termination of Strategic Site Designs, LLC Services Agreement/Task Order(s).
- C. Discuss water resources and user rates.
- D. Review and consider approval of Contract for Purchase and Sale of Water Assets between PV, LLC and the CAB [water rights, wells and pumps associated with Well Permit Nos. 1773-FP, 1772-FP, 1774-FP, 1771-RFP, 31612-FP, 31536-FP, 1730-RFP, 1731-RFP, 31595-FP, 6149-FP, 9175-FP, 31568-FP, 9430-FP, 15550-FP].

**IV. OTHER BUSINESS**

- A. Confirm a quorum and 2025 Budget Hearing for the November 18, 2024, Regular Board Meeting at 2:00 p.m..
- B. Confirm Statutory Annual Meeting for November 18, 2024 at 2:00 p.m.

**V. ADJOURNMENT**

**The next regularly scheduled Board Meeting is scheduled for Monday, November 18, 2024, at 2:00 p.m., via Zoom Teleconference.**