

THE 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, November 18, 2024

TIME: 2:00 p.m.

LOCATION Via Zoom and Telephonically

/ ACCESS:

Join Zoom Meeting

<https://us02web.zoom.us/j/88080527269?pwd=aTZqaWdNSXgvNWY0VEExML1lqcld3QT09>

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 / Expiration</u>
Joel Farkas	President	Pioneer Regional MD, Pioneer MD Nos. 1, 3 and 6	May, 2025 / 2025
Toni Serra	Treasurer	Pioneer MD Nos. 2 and 4	May, 2027 / 2027
Barry Fehr	Assistant Secretary	Pioneer MD No. 5	May, 2025 / 2025
Juliet Farkas	Assistant Secretary	Pioneer Regional MD	May, 2025 / 2027
Elizabeth Farkas	Assistant Secretary	Pioneer Regional MD	May, 2025 / 2025
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. Discuss business to be conducted in 2025 and location of meetings **(to be held virtually)**. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Posting Location for 24-Hour Notices (enclosure). [historically the meetings have been the third Monday of every month]
- E. Insurance Discussion
 - 1. Cyber Security and Increased Crime Coverage.
 - 2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
 - 3. Authorize renewal of District’s insurance and Special District Association (SDA) membership for 2025.
- F. Website Accessibility Discussion
 - 1. Discuss and consider proposals from Streamline Software, Inc., Generation Web and A360 Enterprises, LLC (dba Allyant) related to website accessibility matters.
 - 2. Establish Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers, if necessary.

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. Approve the October 21, 2024, Special Meeting Minutes (enclosures).
- B. Approve CliftonLarsonAllen LLP 2025 Statement of Work (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of claims for the period ending November 18, 2024, in the amount of \$47,540.26 (enclosure).
- B. Review and accept Financial Statements for the period ending September 30, 2024 and Schedule of Cash Position for the period ending September 30, 2024, updated as of November 12, 2024 (enclosure).
- C. Review and consider acceptance of Cost Certification Report #62 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$472,020.97 (enclosure).
 - 1. Authorize reimbursement under Project Fund Requisition Certificate No. 28, pursuant to Special Revenue Bonds, Series 2020A, Indenture of Trust, dated November 25, 2020, in the amount of \$472,020.97 (enclosure).

- D. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget (enclosure).
- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money (enclosures – 2025 Budget and Resolution).
- F. Consider appointment of District Accountant to prepare 2026 Budget.

IV. LEGAL MATTERS / PROJECT MATTERS

- A. Review and consider approval of Gateway American Resources LLC Work Authorization No. 19 for the not-to-exceed amount of \$357,750.00 (enclosure).
- 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 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).
- D. Discuss water resources and user rates.
 - 1. Authorize publication of 30-Day Notice of Rate Change.
- E. Ratify approval of Water Sale and Purchase Agreement between Tallgrass Colorado Water, LLC and the CAB, dated October 28, 2024 (enclosure).
- F. Discuss 2025 Bond issuance by the CAB supported by tax revenue from Pioneer Metropolitan District No. 3.
 - 1. Authorize Engagement of Bond Counsel
 - 2. Authorize Engagement of Disclosure Counsel
 - 3. Authorize Engagement of Piper Sandler
 - 4. Authorize Engagement for Oil and Gas Revenue Study
 - 5. Authorize Engagement for Market Study

V. OTHER BUSINESS

- A. Confirm a quorum for the December 16, 2024, Regular Board Meeting to be held at 2:00 p.m., via Zoom.

VI. ADJOURNMENT

The next regularly scheduled Board Meeting is scheduled for Monday, December 16, 2024, at 2:00 p.m., via Zoom Teleconference.