

# 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, December 16, 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

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>District Appointed From</u></b>	<b><u>Term / Expiration</u></b>
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. Review and consider Cyber Security quotes for increasing crime coverage (enclosure).

**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 November 18, 2024, Regular Meeting Minutes (enclosure).
- B. Ratify engagement of Kutak Rock LLP as Bond Counsel for 2025 Bond Issuance (enclosure).
- C. Ratify engagement of Ballard Spahr LLP as Disclosure Counsel for 2025 Bond Issuance.
- D. Ratify engagement of Piper Sandler & Co. as Underwriter for 2025 Bond Issuance (enclosure).
- E. Ratify engagement of Netherland, Sewell & Associates, Inc. (“NSAI”) for Oil and Gas Revenue Study for 2025 Bond Issuance (enclosure).

**III. FINANCIAL MATTERS**

- A. Review and consider approval of claims for the period ending December 16, 2024, in the amount of \$154,349.50 (enclosure).
- B. Review and accept the Schedule of Cash Position for the period ending September 30, 2024, updated as of December 11, 2024 (enclosure).
- C. Review and consider acceptance of Cost Certification Report #63 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$109,509.38 (enclosure).
  - 1. Authorize reimbursement under Project Fund Requisition Certificate No. 29, pursuant to Special Revenue Bonds, Series 2020A, Indenture of Trust, dated November 25, 2020, in the amount of \$109,509.38.

**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).**
- 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 2025 Bond issuance by the CAB supported by tax revenue from Pioneer Metropolitan District No. 3.
- D. Review and consider adoption of a Resolution Amending the Amended and Restated Resolution Adopting Fees and Service Charges (enclosure). [30-day Notice posted on the website November 18, 2024].
- E. Discuss and consider request from Mr. R. Huwa for change in electric meter billing for Well 31594-FP.

**V. OTHER BUSINESS**

- A. Confirm a quorum for the January 20, 2025, 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, January 20, 2025, at 2:00 p.m., via Zoom Teleconference.**