

# 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, January 20, 2025

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

**LOCATION** Via Zoom and Telephonically

**/ ACCESS:** Join Zoom Meeting

<https://us02web.zoom.us/j/82343154392?pwd=xSLreEWaM48nERnaruNke2pdjNOB3a.1>

Meeting ID: 823 4315 4392

Passcode: 049469

1-346-248-7799

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Passcode: 049469

<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, posting of meeting notice and designate 24-hour posting location.

C. Public comment.

**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 December 16, 2024, Regular Meeting Minutes (enclosure).

B. Ratify approval of Gateway American Resources LLC Work Authorization No. 20 in the amount of \$384,000.

C. Ratify approval of Project Fund Requisition No. 30 for the benefit of Greenleaf Acres LLC, pursuant to the Participation Agreement, in the amount of \$140,000 (enclosure).

**III. FINANCIAL MATTERS**

A. Review and consider approval of claims for the period ending January 20, 2025, in the amount of \$62,398.12 (enclosure).

B. Review and accept the Schedule of Cash Position for the period ending September 30, 2024, updated as of January 16, 2025 (enclosure).

C. Review and consider acceptance of Cost Certification Report #64 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$408,123.73 (enclosure).

1. Authorize reimbursement under Project Fund Requisition Certificate No. 30, pursuant to Special Revenue Bonds, Series 2020A, Indenture of Trust, dated November 25, 2020, in the amount of \$408,123.73.

**IV. LEGAL MATTERS / PROJECT MATTERS**

A. 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).

B. Discuss 2025 Bond issuance by the CAB supported by tax revenue from Pioneer Metropolitan District No. 3.

C. Discuss and consider request from Mr. R. Huwa for change in electric meter billing for Well 31594-FP.

D. Review and consider approval of the following Water Rights Lease Agreements for 2025 season:

1. Water Rights Lease Agreement (Well Nos. 6 & 7 - Permits 31653-FP and 31654-FP) by and between the CAB and Graybill Land & Livestock, LLC, dated March 1, 2025 (enclosure).
2. Water Rights Lease Agreement (Well Nos. 18 & 19 – Permits 31568-FP and 9430-FP) by and between the CAB and H & H Farms, dated March 1, 2025 (enclosure).
3. Water Rights Lease Agreement (Well No. 20 – Permit 15550-FP) by and between the CAB and H & H Farms, dated March 1, 2025 (enclosure).

**V. OTHER BUSINESS**

- A. Confirm a quorum for the February 17, 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, February 17, 2025, at 2:00 p.m., via Zoom Teleconference.**