

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, February 17, 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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<u>Board of Directors</u>	<u>Office</u>	<u>District Appointed From</u>	<u>Term / Expiration</u>
Joel Farkas	President	Pioneer Regional MD, Keenesburg Parkway MD No. 1, Keenesburg Parkway MD No. 2 and Pioneer MD No. 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.

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. Acknowledge the name change of Pioneer Metropolitan District No. 1 to Keenesburg Parkway Metropolitan District No. 1, and Pioneer Metropolitan District No. 3 to Keenesburg Parkway Metropolitan District No. 2.
- B. Approve the January 20, 2025, Regular Meeting Minutes (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of claims for the period ending February 17, 2025, in the amount of \$44,422.59 (enclosure).
- B. Review and accept the Schedule of Cash Position for the period ending December 31, 2024, updated as of February 11, 2025 (enclosure).
- C. Review and consider acceptance of Cost Certification Report #65 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$26,549.43 (enclosure).
 - 1. Authorize reimbursement under Project Fund Requisition Certificate No. 32, pursuant to Special Revenue Bonds, Series 2020A, Indenture of Trust, dated November 25, 2020, in the amount of \$26,549.43 (enclosure).

IV. LEGAL MATTERS / PROJECT MATTERS

- A. Review and consider approval of Second Amendment to Participation Agreement between the CAB and Greenleaf Acres, LLC (to include Incentive Schedule through 2027) (enclosure).
- B. Review and consider approval of H-2 Enterprises, LLC Change Order No. 13 for 2025 Well and Huwa Pond Maintenance services (enclosure).
- 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 2025 Bond issuance by the CAB supported by tax revenue from Keenesburg Parkway Metropolitan District No. 2 (formerly Pioneer Metropolitan District No. 3).

- 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 March 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, March 17, 2025, at 2:00 p.m., via Zoom Teleconference.