

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, April 21, 2025

TIME: 2:00 p.m.

LOCATION: 23670 County Road 22
Hudson, CO 80642

AND: **Via Zoom**
Join Zoom Meeting
<https://us02web.zoom.us/j/82343154392?pwd=xSLreEWaM48nERnaruNke2pdjNOB3a.1>

Meeting ID: 823 4315 4392

Passcode: 049469

Dial In: 1-346-248-7799

<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.
- D. Approve the March 17, 2025, Regular Meeting Minutes (enclosure).

II. FINANCIAL MATTERS

- A. Review and consider approval of claims for the period ending April 16, 2025, in the amount of \$23,105.81 (enclosure).
- B. Review and accept the Schedule of Cash Position for the period ending December 31, 2024, updated as of April 16, 2025 (enclosure).

III. BOND MATTERS

- A. Review and consider approval of the engagement of Piper Sandler & Co. as Underwriter/Placement Agent (enclosure).
- B. Discuss and consider adoption of a Resolution authorizing the issuance by Pioneer Community Authority Board of its Special Revenue Bonds, Series 2025 in the maximum principal amount of up to \$11,000,000 (the “**2025 Bonds**”), for the purpose of paying, reimbursing and financing certain public improvements, funding a deposit to the Reserve Fund, and paying certain costs incurred in connection with the issuance of the 2025 Bonds; and, in connection therewith, approve an Indenture of Trust to be entered into by the Authority with BOKF, NA, Denver, Colorado, as Trustee thereunder (the “**Trustee**”) with respect to the 2025 Bonds, a Capital Pledge Agreement by and among the Authority, the Trustee and Keenesburg Parkway Metropolitan District No. 2, a placement agent agreement, a private placement memorandum and other related documents and instruments (collectively, the “**Financing Documents**”); authorize the execution and delivery of the Financing Documents and performance by the Authority under the Financing Documents; approve, ratify and confirm other actions; make determinations and findings as to other matters related to such financing; authorize incidental action; and repeal prior inconsistent actions.
- C. Discuss and consider adoption of Resolution Regarding Continuing Disclosure Policies and Procedures (2025 Bonds) (enclosure).
- D. Review and consider acceptance of Cost Certification Report #67 prepared by Independent District Engineering Services, LLC (“IDES”) for total verified eligible costs of \$1,723,988.67 (enclosure).
 - 1. Authorize reimbursement under Project Fund Requisition Certificate No. 1, pursuant to Special Revenue Bonds, Series 2025, in the amount of \$1,723,988.67.

IV. LEGAL MATTERS / PROJECT MATTERS

- A. Authorize Letters of Intent to Serve to the following:
 - 1. Fruition Keenesburg, LLC for Fruition Colorado Filing No.1 (229 lots) and Filing No. 2 (129 lots).
 - 2. Fruition Keenesburg, LLC for Fruition Parkway Development (all Planning Areas).

- B. Review and consider approval of Gateway American Resources LLC Work Authorization No. 22, in the amount of \$384,000.00 (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 and consider request from Mr. R. Huwa for change in electric meter billing for Well 31594-FP.
- E. Discuss Participation Agreement Agricultural Water Conservation Pilot Program by and between Greenleaf Acres, LLC and the CAB (“Participation Agreement”).
 - 1. Discuss status of Agriburbia Water Conservation Pilot Program Monitoring Report.
 - i. Review and consider approval of Agriburbia Design, LLC Change Order No. 4 for 2025 Water Conservation Pilot Program Monitoring Services.
 - 2. Acknowledge Greenleaf Acres, LLC’s elected conservation method for 2025 (enclosure).
- F. Discuss potential exclusion of property from Pioneer Metropolitan District No. 5.

V. OTHER BUSINESS

- A. Confirm a quorum for May 19, 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, May 19, 2025, at 2:00 p.m., via Zoom Teleconference.

**NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PIONEER COMMUNITY AUTHORITY BOARD**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “**Board**”) of the Pioneer Community Authority Board (the “**Authority**”), in Weld County, Colorado, will hold a regular meeting on Monday, April 21, 2025 at 2:00 p.m. at 23670 County Road 22, Hudson, Colorado 80642 and via video/telephonic means. Members of the public are encouraged to participate by video/teleconference as outlined below. There will be at least one person physically present at the meeting location.

Join Zoom Meeting

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

Meeting ID: 823 4315 4392

Passcode: 049469

Dial In: 1- 719-359-4580

At such meeting it is anticipated that the Board will make a final determination to issue general obligation indebtedness. Specifically, the Board will consider adoption of a Resolution authorizing the issuance of the Authority’s Special Revenue Bonds, Series 2025 in the maximum principal amount of up to \$11,000,000 (the “**2025 Bonds**”), for the purpose of paying, reimbursing and financing certain public improvements, funding a deposit to the Reserve Fund, and paying certain costs incurred in connection with the issuance of the 2025 Bonds; and, in connection therewith, approving an Indenture of Trust to be entered into by the Authority with BOKF, NA, Denver, Colorado, as Trustee thereunder (the “**Trustee**”) with respect to the 2025 Bonds, a Capital Pledge Agreement by and among the Authority, the Trustee and Keenesburg Parkway Metropolitan District No. 2, a placement agent agreement, a private placement memorandum and other related documents and instruments (collectively, the “**Financing Documents**”); authorizing the execution and delivery of the Financing Documents and performance by the Authority under the Financing Documents; approving, ratifying and confirming other actions; making determinations and findings as to other matters related to such financing; authorizing incidental action; and repealing prior inconsistent actions.

Also at such meeting, the Board will take up such other business as may come before the Board, including the items listed on the attached Agenda. The meeting is open to the public, and members of the public are encouraged to participate by telephone.

Pursuant to the provisions of the Supplemental Public Securities Act: (i) no legal or equitable action brought with respect to any legislative acts or proceedings in connection with the authorization or issuance of such general obligation indebtedness may be commenced more than thirty days after the authorization of such indebtedness pursuant to the aforementioned resolution; and (ii) one or more members of the Board may participate in this meeting and may vote on the foregoing matters through the use of a conference telephone or other telecommunications device.

This notice is given by the order of the Board of the Authority.

PIONEER COMMUNITY AUTHORITY BOARD

By: /s/ Joel Farkas

President of the Board of Directors of the Authority

Posted on the Authority’s website (<https://pioneermetropolitandistricts.specialdistrict.net/>) not less than 24-hours prior to the meeting pursuant to statute.