

# 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, June 16, 2025

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

**ACCESS:** **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

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>District Appointed From</u></b>	<b><u>Term</u></b>
Joel Farkas	President	Pioneer Regional MD, Keenesburg Parkway MD No. 1, Keenesburg Parkway MD No. 2 and Pioneer MD No. 6	May, 2029
Toni Serra	Treasurer	Pioneer MD Nos. 2 and 4	May, 2027
Barry Fehr	Assistant Secretary	Pioneer MD No. 5	May, 2029
Juliet Farkas	Assistant Secretary	Pioneer Regional MD	May, 2027
Elizabeth Farkas	Assistant Secretary	Pioneer Regional MD	May, 2029
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. Acknowledge extension of terms for Directors Juliet Farkas, Joel Farkas, Barry Fehr and Elizabeth Farkas pursuant to Section 3.4(b) of the Pioneer Community Authority Board Establishment Agreement by and among Pioneer Metropolitan District No. 1 (now known as Keenesburg Parkway Metropolitan District No. 1), No. 2, No. 3 (now known as Keenesburg Parkway Metropolitan District No. 2), No. 4, No. 5, No. 6, and Pioneer Regional Metropolitan District.

- D. Public comment.
- E. Approve the April 21, 2025, Regular Meeting Minutes (enclosure).

## **II. FINANCIAL MATTERS**

- A. Discuss status of 2024 Audit.
- B. Review and consider approval of claims for the period ending June 16, 2025, in the amount of \$215,529.15 (enclosure).
- C. Review and accept the Schedule of Cash Position for the period ending March 31, 2025, updated as of June 9, 2025 (enclosure).
- D. Review and consider acceptance of Cost Certification Report #68 prepared by Independent District Engineering Services, LLC (“IDES”) for total verified eligible costs of \$836,189.37 (enclosure).
  - 1. Authorize reimbursement under Project Fund Requisition Certificate No. 2, pursuant to Special Revenue Bonds, Series 2025, in the amount of \$836,189.37.

## **III. LEGAL MATTERS / PROJECT MATTERS**

- A. Discuss and consider approval of Project Management Services Agreement between the CAB and Kings Co, LLC.
- B. Discuss and consider formal Notice of Award and authorize issuance of Contract to PERENfra DIF JV, a joint venture partnership with PERENfra Colorado LLC (“PERENfra”) and DIF Infrastructure Fund VI, managed by DIF Capital Partners (“DIF”) (hereinafter, the “Operator”) 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 assignment of Strategic Site Designs, LLC Services Agreement/Task Order(s) to PERENfra.
- C. Discuss Participation Agreement Agricultural Water Conservation Pilot Program by and between Greenleaf Acres, LLC and the CAB (“Participation Agreement”).
  - 1. Review and consider acceptance of Agriburbia Water Conservation Pilot Program Monitoring Report for 2024 (enclosure).
    - i. Review and consider approval of Agriburbia Design, LLC Change Order No. 4 for 2025 Water Conservation Pilot Program Monitoring Services, in the amount of \$8,000 (enclosure).
- D. Discuss potential exclusion of property from Pioneer Metropolitan District No. 5.

#### **IV. OTHER BUSINESS**

- A. Confirm a quorum for July 21, 2025, Regular Board Meeting to be held at 2:00 p.m., via Zoom.

#### **V. ADJOURNMENT**

**The next regularly scheduled Board Meeting is scheduled for Monday, July 21, 2025, at 2:00 p.m., via Zoom Teleconference.**