

**NOTICE OF SPECIAL MEETING**

**DOMINION WATER & SANITATION DISTRICT  
DOUGLAS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN that the Board of Directors of Dominion Water & Sanitation District, Douglas County, Colorado, will hold a special board meeting on Thursday, October 30, 2014 at the hour of 12:00 p.m. at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, Colorado 80111. At this meeting the Board will take up regular business of the District as reflected on the agenda attached, and any other matters as may come before the Board. The meeting is open to the public.

This notice is given by order of the Board of Directors of the District.

DOMINION WATER & SANITATION DISTRICT  
DOUGLAS COUNTY, COLORADO

By: /s/ David Peak  
Manager

**DOMINION WATER & SANITATION DISTRICT ("DWSD")**  
**SPECIAL MEETING AGENDA OF THE DISTRICT, ITS**  
**WATER ACTIVITY ENTERPRISE AND ITS WASTEWATER ACTIVITY ENTERPRISE**

<b>Board of Directors:</b>	<b>Term Expires:</b>
Harold R. Smethills, President	May 2016
James Yates, Treasurer	May 2018
Alec Garbini, Assistant Secretary	May 2016
Jeffrey Clark LaForte, Assistant Secretary	May 2018
Vacant, Assistant Secretary	May 2016
David Peak, Secretary	N/A

**Date:** October 30, 2014 - Thursday  
**Time:** 12:00 p.m.  
**Location:** CliftonLarsonAllen LLP  
8390 E. Crescent Pkwy.  
Suite 500  
Greenwood Village, CO 80111

1. CALL TO ORDER / DECLARATION OF QUORUM  

---
2. DISCLOSURE OF CONFLICTS OF INTEREST  

---
3. REVIEW AND APPROVE AGENDA AND MEETING LOCATION  

---
4. CONSENT AGENDA (THE FOLLOWING CAN BE APPROVED WITH A SINGLE MOTION, OR PULLED FROM THE CONSENT AGENDA TO DISCUSS SEPARATELY)
  - A. Review and Approve Minutes of the September 17, 2014 Regular Meeting, the Minutes of the September 30, 2014 Special Meeting, and the Minutes of the October 10, 2014 Special Meeting (enclosures)
  - B. Review and Consider Acceptance of Unaudited Financial Statements as of September 30, 2014 (enclosed)
  - C. Ratify Approval of Claims Totaling \$349,623.73, Represented by Check Numbers 179 through 198 (enclosed)

---

5. UTILITY MATTERS

- A. Report
  - B. Other
- 

6. LEGAL MATTERS (ADJOURN TO EXECUTIVE SESSION, IF NECESSARY, FOR ANY OF THE FOLLOWING ITEMS)

- A. WATER ACTIVITY ENTERPRISE: Discuss and Consider Approval of Cost Share Agreement between the Town of Castle Rock acting by and through the Town of Castle Rock Water Enterprise and Dominion Water and Sanitation District acting in its capacity as a Water Activity Enterprise
- B. WATER ACTIVITY ENTERPRISE: Discuss and Consider Approval of Intergovernmental Agreement Regarding the Ridgeway Line and Rueter-Hess WISE Infrastructure Design by and between the South Metro WISE Authority, the Town of Castle Rock, Dominion Water and Sanitation District (acting in its capacity as a Water Activity Enterprise), Inverness Water & Sanitation District, Denver Southeast Suburban Water and Sanitation District d/b/a Pinery Water and Wastewater District, Parker Water and Sanitation District, Cottonwood Water and Sanitation District, and Stonegate Village Metropolitan District
- C. WATER ACTIVITY ENTERPRISE: Discuss and Consider Adoption of Resolution No. 2014-10-\_\_\_ Regarding Approval of Agreement for Purchase and Sale of Western Pipeline Capacity by and among Rangeview Metropolitan District, Centennial Water & Sanitation District, Cottonwood Water & Sanitation District, Inverness Water & Sanitation District, Denver Southeast Suburban Water & Sanitation District d/b/a Pinery Water & Sanitation District, and Dominion Water & Sanitation District (acting in its capacity as a Water Activity Enterprise)
- D. EXPANDED NOTICE ITEM: Consider Adoption of Resolution No. 2014-10-\_\_\_ Joint Resolution with Sterling Ranch CAB Establishing Fees/Rates/Charges for Water and Sewer Service, Water and Sewer Tap Fees and System Development Fees
- E. Discuss and Consider Approval of Loan Funding Agreement by and among the District, Sterling Ranch, LLC and Sterling Ranch Too, LLC
- F. Discuss and Consider Approval of Reimbursement to Sterling Ranch Development Company (“Developer”), Pursuant to the Facilities Funding and Acquisition Agreement Between the District and the Developer, of Payments Made by the Developer to WISE; Such Reimbursement to be Made with Proceeds of the FirstBank Loan

- G. Discuss Status of WISE Agreement
  - 1. Discuss Status of Transfer of 500 Acre-Feet of DWSD's Existing WISE Subscription to Stonegate Metropolitan District ("Stonegate")
  - 2. Discuss Status of DWSD's Assumption of 500 Acre-Feet of Douglas County Reserve Option Water and Consents of Cities of Denver and Aurora To Same
- H. Discuss Status of Term Sheet / Potential Agreement between the District and Renewal Resources Group Holding Company, Inc. to Develop a Water Supply Pipeline.
- I. Discuss Status of Due Diligence Review and Potential Closing Pursuant to the Purchase and Sale Agreement (for Red Hill Ranch Water Rights) between the District and Rex Motors, Inc.
- J. Discuss and Consider Approval of Design-Build Agreement under the Current Master Agreement between the District and M.A. Mortenson Company d/b/a Mortenson Construction, for the Design, Pre-Construction and Construction of the Titan WRF, Lift Station and Effluent Ponds Necessary to Serve Sterling Ranch Filing No. 1
- K. Review and Consider Approval of Intergovernmental Agreement with the Sterling Ranch Community Authority Board ("CAB") for the CAB's Construction Administration Related to Certain Wholesale Water and Sanitation Improvements Necessary for Service to Sterling Ranch Filing No. 1.
- L. Discuss Status of Acquisition of Easements for Public Improvements [See Attached Master Easement List]
- M. Discuss Implementation of Chatfield Valley Water Supply Framework
- N. Discuss Coordination of Construction and Financing of Wastewater Services with the Sterling Ranch Community Authority Board.
- O. Discuss and Consider Adoption of Resolution No. 2014-10-\_\_ Regarding Acknowledgment of Agreement Regarding Modifications to Shared Infrastructure by and among the East Cherry Creek Valley Water & Sanitation District, the South Metro Wise Authority, and the City and County of Denver (acting by and through its Board of Water Commissioners)
- P. Consider Ratifying Approval of Intergovernmental Agreement by and among Dominion Water & Sanitation District, the Sterling Ranch Community Authority Board, Sterling Ranch Development Company, and Douglas County pertaining to Sterling Ranch Filing No. 1

- Q. Ratify Adoption of Resolution No. 2014-09-\_\_\_ Approving the Joint Use Agreement between the South Metro Wise Authority and the District.
  - R. Discuss Status of Loan from FirstBank.
- 

7. FINANCIAL MATTERS

- A. Review and Discuss Draft 2015 Budget
- 

8. PUBLIC COMMENTS

---

9. BOARD MATTERS

- A. Consider Approval of Correspondence to City of Aurora Thanking the City for its Work and Cooperation in Connection with the WISE Matters.
- 

10. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Friday, November 21, 2014 at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP
  - B. Other
- 

11. ADJOURNMENT

---

Informational Items:

**NEXT SCHEDULED BOARD MEETING**

**Friday, November 21, 2014 – 12:00 p.m.**

**CliftonLarsonAllen LLP**

**8390 E. Crescent Pkwy., Suite 500**

**Greenwood Village, CO 80111**

**2014 SCHEDULED BOARD MEETINGS**

- **Friday, November 21, 2014**
- **Wednesday, December 17, 2014**

## MASTER EASEMENT LIST

	Grantor	Grantee	Easement Purpose	Lead Person	Legal Description Status	Status of Easement Document
1.	ARS	Dominion	Temporary Construction Easement	PJW		PJW distributed template 8/25; Redland's preparing legal description
2.	ARS	Dominion	Any permanent improvements installed on ARS property (Storm Water Improvements)	PJW		PJW distributed template 8/25; Redlands preparing legal description
3.	Denver Water	Douglas County	Road Crossings	Douglas County/Redlands		Douglas County currently reviewing; Redlands to forward comments to MS
4.	Douglas County (Denver Water Fee Owner)	Dominion	Wet Utility Crossing through Douglas County Road Crossings over Denver Water Fee Owned Property  <b>Discussion Item:</b> Easement for dry utilities through Douglas	Redlands		PJW to follow up with Brian Hart

			County road crossing over Denver Water Fee Owned Property???			
5.	Denver Water	Dominion	License to install stormwater pipe under Highline Canal			
6.	Denver Water	CAB	Installation of recreational path over Denver Water Property			
7.	Sterling Ranch LLC	Roxborough	Potable Waterline installation			PJW distributed a draft 8/25
8.	Sterling Ranch LLC	Denver Water	Denver Water adding new waterline; Permanent Easement for Waterline			Need to determine route or draft with potential alternate routes
9.	Sterling Ranch LLC	Aurora	Permanent Easement for Waterline			
10.	Army Corp of Engineers	Dominion	Storm Outfall over State Land Board Property – Permit/License or Easement?	PJW		
11.	Sterling Ranch, LLC	Dominion	Titan Sewer Plant Site Permanent Easement	PJW		

12.	Sterling Ranch, LLC	Dominion	Water Tank Site Permanent Easement	PJW		
13.	Sterling Ranch LLC	Dominion	Water Pipeline Permanent Easement	PJW		PJW distributed a template 8/25
14.	Sterling Ranch LLC	Dominion	Wastewater Lines Permanent Easement	PJW		PJW distributed a template 8/25
15.	Sterling Ranch LLC	Dominion	Blanket Temporary Construction Easement	PJW		
16.	Sterling Ranch LLC	CAB	Temporary Construction Easement – In-tract infrastructure	PJW		
17.	Denver Water	Roxborough	Easement at Roxborough Wastewater Treatment Plant; There is an existing easement which needs to be widened; Terminate old easement and Denver Water to execute new easement with Roxborough. We don't own plant yet, so Roxborough will need to obtain and assign to Dominion in			



			connection with plant transfer			
18.	Xcel	Dominion	Permanent Easement for Storm Water Pond West of Moore Road  Wet Utility Line Crossings	PJW		
19.	John Spillane	CAB	Re-grade of road on Spillane's property	PJW		