

NOTICE OF REGULAR MEETING

**STERLING RANCH COMMUNITY AUTHORITY BOARD
DOUGLAS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN that the Board of Directors of Sterling Ranch Community Authority Board (the "CAB"), Douglas County, Colorado, will hold a regular meeting on Wednesday, May 20, 2015 at the hour of 12:00 p.m. at the offices of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 500, Greenwood Village, Colorado 80111. At this meeting the Board will take up regular business of the Authority as reflected on the agenda attached, and any other matters as may come before the Board. These meetings are open to the public.

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

STERLING RANCH COMMUNITY AUTHORITY
BOARD
DOUGLAS COUNTY, COLORADO

By: /s/ David Peak
Manager

STERLING RANCH COMMUNITY AUTHORITY BOARD "CAB"
REGULAR MEETING AGENDA

Board of Directors:

Term Expires:

James Yates, President (representing Sterling Ranch Colorado MD Nos. 1-7)	January 15, 2017
Harold R. Smethills, Jr., Vice President (representing Sterling Ranch Colorado MD No. 1)	January 15, 2016
Diane H. Smethills, Treasurer (representing Sterling Ranch Colorado MD No. 1)	January 15, 2016
David Peak, Secretary	N/A
8 VACANCIES	

Date: May 20, 2015 – Wednesday
Time: 12:00 p.m.
Location: CliftonLarsonAllen LLP
8390 E. Crescent Parkway
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 Consider Approval of Minutes of the April 7, 2015 Special Meeting (enclosed)
- B. Review and Consider Approval of Minutes of the April 13, 2015 Special Meeting (enclosed)
- C. Review and Ratify Claims Totaling \$105,842.03, Represented by Check Numbers 169 through 173 (enclosed)
- D. Review and Consider Accepting Unaudited Financial Statements as of March 31, 2015 (enclosed)

- E. Review and Consider Approving Bond Counsel Engagement Letter between the CAB and Greenberg Traurig, LLP (enclosed)
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5. UTILITY MATTERS

6. LEGAL MATTERS

- A. Discuss Status of Alignment of Southern Connector Improvements
- B. Discuss Status of Good Faith Negotiations by Sterling Ranch Colorado Metropolitan District No. 1 to Acquire Property Interests/Easements on Property Owned by Stockton Corporation
- C. Discuss and Consider Adoption of Resolution No. 2015-05-__, Resolution for the Sterling Ranch Community Authority Board Acknowledging and Implementing the Second Amendment to Community Authority Board Establishment Agreement (Authority Bond Issuance)
- D. Rescind Adoption of Resolution No. 2015-04-01, Joint Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 2 and the Sterling Ranch Community Authority Board Imposing a Facilities Fee on Residential Property, and Consider Adoption of Resolution No. 2015-05-__, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Imposing a Facilities Fee on Residential Property
- E. Ratify Approval of Master Service Agreement for Owner's Representative Engineering Services between the CAB and CORE Consultants, Inc., along with the following related documents:
 - 1) Work Order No. 1 for Phase 1 District Engineering Services for the CAB and Sterling Ranch Property, with an Anticipated Budget of \$25,000.00
 - a. Limited Authorization to Proceed ("LAP") No. 1 under Work Order No. 1 for CAB Rules and Regulations, Standards and Technical Specifications, in the Amount of \$25,000.00
 - 2) Work Order No. 2 for Phase I District Engineering Services for Dominion Water & Sanitation District and the Sterling Ranch Property, with an Anticipated Budget of \$25,000.00

- a. LAP No. 1 under Work Order No. 2 for Dominion Rules and Regulations, Standards and Technical Specifications, in the Amount of \$25,000.00
- 3) Work Order No. 3 for Owner's Representative Services and Phase I Construction Inspection with an Anticipated Budget of \$76,220.00
 - a. LAP No. 1 under Work Order No. 3 for Filing 1 Construction Observation, Administration and Certification; On-Call Services, Reporting and Reimbursables in the Amount of \$76,220.00
- F. Ratify Approval of Master Service Agreement for Rate Structuring Engineering Services between the CAB and CH2M Hill Engineers, Inc., along with the following related documents:
 - 1) Work Order No. 1 for Determining Rates & Charges for CAB Water-Related Utilities with an Anticipated Budget of \$85,000.00
 - a. LAP No. 1 to Work Order No. 1, for Portions of Task 1 and Task 2, and Related Project Management Activities, in the Amount of \$20,000.00
 - 2) Additional Work Orders and LAPs, as required
- G. Discuss Status of the Following Work Orders Under the Master Agreement between the CAB and Siemens Industry, Inc. Building Technologies Division:
 - 1) Master Contract Work Order No. 4 – Sterling Ranch Titan Road Street Lights
 - 2) Master Contract Work Order No. 5 – Sterling Ranch Filing No. 1 Street Lights
- H. Discuss and Consider Approval of Master Service Agreement between the CAB and ERO Resources Corporation, along with the following related documents:
 - 1) Work Order No. 1 – South Platte River Intake Discharge Facility Section 404 & Endangered Species Permitting, with an Anticipated Budget to be Determined
 - a. LAP No. 1 under Work Order No. 1 for Endangered Species Act Compliance & Project Coordination, for an Amount Not to Exceed \$3,000.00
- I. Discuss and Consider Approval of the Following Documents under the Master Agreement between the CAB and M.A. Mortenson Company d/b/a Mortenson Constructions:

- 1) LAP No. 3 under Work Order No. 1 – Filing 1/Titan Road/Amenity Ponds and Drops for the Procurement of Equipment to Support Construction of 18" Piping, in the Amount of \$475,405.00
 - 2) LAP No. 6 under Work Order No. 2 – Eastern Sanitary Service Area (Titan WRF) for the Procurement and Delivery of Pre-Cast Concrete Tanks for the Titan Road Lift Station, in the Amount of \$339,540.00
 - 3) LAP No. 7 under Work Order No. 2 – Eastern Sanitary Service Area (Titan WRF) to Perform a Design Corridor Survey along Chatfield Farms Filing 1A and Related Tasks, in the Amount of \$45,150.00
 - 4) Additional Work Orders and LAPs, as required
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- J. Discuss and Consider Approval of "Sterling Ranch Community Authority Board (CAB) First Amended and Restated Infrastructure Master Agreement for Construction Contracting – Specified Public Infrastructure Projects for the Sterling Ranch Development Awarded Through December 31, 2024" between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction
 - K. Discuss and Consider Approval of Development and Cost Sharing Agreement, Sterling Ranch Filing No. 1 by and between the CAB, Sterling Ranch Development Company and various Master Builders
 - L. Discuss and Consider Approval of Construction Disbursement Agreement by and between the CAB, Sterling Ranch Development Company, CliftonLarsonAllen LLP and First American Title Insurance Company
 - M. Discuss and Consider Approval of Intergovernmental Agreement for Sterling Ranch Filing No. 1 Construction Administration and Financing between the CAB and Dominion Water & Sanitation District, acting by and through its Sterling Ranch Water Activity Enterprise and its Sterling Ranch Wastewater Activity Enterprise
 - N. Discuss and Consider Approval of Tap and Facilities Fee Purchase Agreement (Sterling Ranch Filing No. 1 – Single Family Detached Lots) between the CAB and Various Master Builders
 - O. Discuss and Consider Approval of Construction Management/General Contractor Sub-Agreement (AIA 133 and AIA 201) between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction
 - P. Discuss and Consider Approval of DBIA Sub-Agreement (AIA 525 and AIA 535) between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction

- Q. Discuss and Acknowledge Declaration of Covenants Imposing and Implementing Public Improvement Fee
 - R. Discuss and Consider Approval of Agreement between the CAB and Waste Management for Trash Removal and Recycling Services at a cost of \$12.90 per Single Family Detached Lot
 - S. Discuss and Consider Amendment to Sterling Ranch Community Authority Board Utilities Rates, Charges and Restrictions regarding Payment of Filing No. 1 Tap Fees
 - T. FIRST READING: Resolution No. 2015-05-___, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board ("CAB") Authorizing the Issuance of Limited Tax (Convertible to Unlimited Tax) Supported Revenue Bonds in an Approximate Aggregate Principal Amount of \$21,000,000.00; Approving the Execution of a Pledge Agreement between Sterling Ranch Colorado Metropolitan District No. 2 and the CAB; Authorizing the Execution of all Documents, Instruments and Certificates in Connection therewith, Ratifying Prior Actions, Authorizing Incidental Actions, and Repealing Prior Inconsistent Actions
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7. FINANCIAL MATTERS

8. PUBLIC COMMENTS

9. CONSTRUCTION MATTERS

- A. Report from Mortenson on Construction Status
 - B. Report from Siemens on Construction Status
 - C. Report from Technology Committee
 - D. Report from Matrix Design Group, Inc.
 - E. Report from Redland
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10. BOARD MATTERS

11. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, June 17, 2015 at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP
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- B. Other
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12. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING
Wednesday, June 17, 2015 – 12:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

2015 SCHEDULED BOARD MEETINGS

- Wednesday, June 17, 2015
- Wednesday, July 15, 2015
- Wednesday, August 19, 2015
- Wednesday, September 16, 2015
- Wednesday, October 21, 2015
- Wednesday, November 18, 2015
- Wednesday, December 16, 2015