

STERLING RANCH COMMUNITY AUTHORITY BOARD "CAB"
SPECIAL 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: June 2, 2015 – Tuesday
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. UTILITY MATTERS

5. LEGAL MATTERS

- A. Discuss status of alignment for 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 approval of the following documents relating to the Master Service Agreement for Section 404 and Endangered Species Permitting between the CAB and ERO Resources Corporation:

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.
- D. Discuss status of Development and Cost Sharing Agreement, Sterling Ranch Filing 1 by and between the CAB, Sterling Ranch Development Company, and various Master Builders.
- E. Discuss status of Tap and Facilities Fee Purchase Agreement (Sterling Ranch Filing 1 – Single Family Detached Lots) between the CAB and various Master Builders.
- F. 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.
- G. Discuss and consider approval of Sterling Ranch Filing No. 1 Construction Administration, Financing and Allotment Agreement 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.
- H. 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.
- I. 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.
- J. Discuss and consider adoption of Resolution No. 2015-05-____, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Adopting Master Security Plan.
- K. SECOND READING: Discuss and consider final adoption of Resolution No. 2015-05-02, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Imposing a Facilities Fee on Residential Property (*Second Reading due to revisions required on Exhibit B, Facilities Fee Schedule*).
- L. SECOND READING: Discuss and consider adoption of Resolution No. 2015-06-____, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Amending the Utilities, Parks and Open Space Rules and Regulations.

- M. FIRST READING: Discuss and consider adoption of Resolution No. 2015-06-____, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Further Amending the Utilities, Parks and Open Space Rules and Regulations. *(To adopt a new fee schedule for payment of Filing 1 Tap Fees.)*

 - N. SECOND READING: Discuss and consider adoption of Resolution No. 2015-06-____, 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; 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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6. FINANCIAL MATTERS

7. PUBLIC COMMENTS

8. 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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9. BOARD MATTERS

10. 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**