

NOTICE OF SPECIAL 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 special meeting on Tuesday, August 11, 2015 at the hour of 1:00 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 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/ Denise Denslow
Manager

STERLING RANCH COMMUNITY AUTHORITY BOARD "CAB"
SPECIAL MEETING AGENDA

Board of Directors:

Term Expires:

James Yates, President (representing Sterling Ranch Colorado MD No. 2)	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 Nos. 3-7)	January 15, 2016
Denise Denslow, Secretary	N/A
8 VACANCIES	

Date: August 11, 2015 – Tuesday
Time: 1:00 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 AND DISCUSSED SEPARATELY)
 - A. Other

5. UTILITY MATTERS

6. LEGAL MATTERS
 - A. FIRST READING - Discuss and consider adoption of Resolution No. 2015-08-____, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board ("CAB") authorizing the issuance of Limited Tax Supported Revenue Bonds in an approximate aggregate principal amount of \$21,000,000, which Bonds are general obligation bonds being issued by the CAB on behalf of Sterling Ranch Colorado Metropolitan District No. 2, and 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.

- B. Discuss Procedures for Authorization of Work Orders and LAPs and Processing of Payments under Same
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- C. Report on Process for Tracking Paid and Unpaid Tap Fees and Facilities Fees
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- D. Discuss and Consider Approval of Second Amended and Restated Facilities Funding and Acquisition Agreement by and between the CAB and Sterling Ranch Development Company (to be distributed)
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- E. Discuss and Consider Approval of Amended and Restated Facilities Funding and Acquisition Agreement by and between the CAB and Hobbs Investments LLC (to be distributed)
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- F. Discuss and Consider Approval of Second Amended and Restated 2014-2015 Operation Funding Agreement by and between the CAB and Sterling Ranch Development Company (to be distributed)
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- G. Discuss and Consider Approval of Amended and Restated 2015-2019 Operation Funding Agreement by and between the CAB and Hobbs Investments LLC (to be distributed)
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H. Master Agreement between the CAB and Siemens Industry, Inc. Building Technologies Division ("Siemens Master Agreement"):

1. Discuss and Consider Approval of Work Order No. 5, for GIS System Services Annual License Fee for a Period of One Year
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I. CM/GC Master Agreement between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction

1. Discuss and Consider Approval of First Amendment to Work Order No. 1 to the CM/GC Master Agreement between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction
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2. Discuss and consider approval of LAP No. 6 under Work Order No. 1 for Pipe / Precast Materials for Filing No. 1 in the amount not to exceed \$381,461 (enclosed)
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3. Discuss and consider approval of LAP No. 7 under Work Order No. 1 for Installation of 18" pipe (one month of operations) in the amount not to exceed \$558,627 (enclosed)
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4. Discuss and consider approval of LAP No. 8 under Work Order No. 1 for completion of earthwork construction of south water loop off-site pipelines in the amount not to exceed \$250,972 (enclosed)
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5. Discuss and consider approval of LAP No. 10 under Work Order No. 2 for procurement of clarifier equipment for the Roxborough Wastewater Treatment Plant in the amount not to exceed \$87,914 (enclosed)
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6. Discuss and consider approval of LAP No. 3 under Work Order No. 4 for construction of the Concrete Water Storage Tank and associated supervision costs and general conditions in the amount not to exceed \$700,986 (enclosed)
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7. Discuss Award Recommendations associated with the roadway bid package.
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J. Discuss and consider approval of Design/Build Agreement between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction

K. Ratify or approve (as indicated), the following items under the Master Service Agreement for Master Planning and Design Support for Sterling Ranch Filing No. 1 with Redland Consulting Group, Inc.:

1. Ratify Work Order No. 1 for preparation of location & extent exhibit – South Offsite Waterline, for a budgeted amount of \$5,000
 - a. Ratify LAP No. 1 under Work Order No. 1 for preparation of location & extent exhibit, for an amount not to exceed \$4,000
 - b. Ratify LAP No. 2 under Work Order No. 1 for preparation of legal description, for an amount not to exceed \$1,000
2. Ratify Work Order No. 2 for preparation of legal descriptions, for a budgeted amount of \$72,800
 - a. Ratify LAP No. 1 under Work Order No. 2 for preparation of legal descriptions (April 2014-July 2015), for an amount not to exceed \$56,800
 - b. Approve LAP No. 2 under Work Order No. 2 for preparation of legal descriptions, for an amount not to exceed \$16,000
3. Ratify Work Order No. 3 for preparation of legal descriptions, for a budgeted amount of \$8,500
 - a. Ratify LAP No. 1 under Work Order No. 3 for preparation of Denver Water legal descriptions, for an amount not to exceed \$8,500
4. Ratify Work Order No. 4 for construction document & plat revisions for alley loaded product, for a budgeted amount of \$50,000
 - a. Ratify LAP No. 1 under Work Order No. 4 for plat revisions, for an amount not to exceed \$5,000
 - b. Ratify LAP No. 2 under Work Order No. 4 for construction document revisions, for an amount not to exceed \$45,000
5. Ratify Work Order No. 5 for construction document & plat revisions for Street R realignment and miscellaneous services, for a budgeted amount of \$127,500
 - a. Ratify LAP No. 1 under Work Order No. 5 for plat construction drawing revisions, for an amount not to exceed \$120,000
 - b. Ratify LAP No. 2 under Work Order No. 5 for preparation of overall legal description map, for an amount not to exceed \$5,000
 - c. Ratify LAP No. 3 under Work Order No. 5 for Sterling Gulch bore location staking, for an amount not to exceed \$2,500
6. Ratify Work Order No. 6 for technical specifications and miscellaneous design surveying tasks, for a budgeted amount of \$15,000
 - a. Ratify LAP No. 1 under Work Order No. 6 for technical specifications, for an amount not to exceed \$15,000
7. Ratify Work Order No. 7 for Avenue B revisions, for a budgeted amount of \$20,000
 - a. Ratify LAP No. 1 under Work Order No. 7 for construction drawings & subdivision plat revisions, for an amount not to exceed \$20,000
8. Ratify Work Order No. 8 for preparation of telecommunications legal descriptions, for a budgeted amount of \$63,000

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- a. Ratify LAP No. 1 under Work Order No. 8 for preparation of telecommunications legal descriptions, for an amount not to exceed \$39,000
- b. Ratify LAP No. 2 under Work Order No. 8 for preparation of additional legal descriptions (April 2014-July 2015), for an amount not to exceed \$20,000
- c. Approve LAP No. 3 under Work Order No. 8 for preparation of additional legal descriptions, for an amount not to exceed \$4,000
9. Ratify Work Order No. 9 for additional processing and design services, for a budgeted amount of \$65,000
 - a. Ratify LAP No. 1 under Work Order No. 9 for additional processing and design services, for an amount not to exceed \$65,000
10. Ratify Work Order No. 10 for preparation of ALTA survey and future filing legal descriptions, for a budgeted amount of \$14,000
 - a. Ratify LAP No. 1 under Work Order No. 10 for ATLA/ASCM survey services, for an amount not to exceed \$6,500
 - b. Ratify LAP No. 2 under Work Order No. 10 for preparation of legal descriptions, for an amount not to exceed \$7,500
11. Ratify Work Order No. 11 for plat amendment and construction drawing revisions, for a budgeted amount of \$54,000
 - a. Ratify LAP No. 1 under Work Order No. 11 for subdivision replat, for an amount not to exceed \$8,000
 - b. Ratify LAP No. 2 under Work Order No. 11 for construction drawing revision, for an amount not to exceed \$16,000
 - c. Ratify LAP No. 3 under Work Order No. 11 for waterline pipeline material revision, for an amount not to exceed \$5,000
 - d. Ratify LAP No. 4 under Work Order No. 11 for offsite waterline construction drawing revision, for an amount not to exceed \$25,000
12. Ratify Work Order No. 12 for Plat Amendment No. 3 and construction drawing revisions, for a budgeted amount of \$6,000
 - a. Ratify LAP No. 1 under Work Order No. 12 for subdivision replat, for an amount not to exceed \$3,000
 - b. Ratify LAP No. 2 under Work Order No. 12 for construction drawing revisions, for an amount not to exceed \$3,000
13. Ratify Work Order No. 13 for ductile iron pipe waterline cathodic protection design, for a budgeted amount of \$38,000
 - a. Ratify LAP No. 1 under Work Order No. 13 for 18" DIP waterline cathodic protection design, for an amount not to exceed \$38,000
14. Ratify Work Order No. 14 for Filing 1 GESC and offsite waterline GESC revisions, for a budgeted amount of \$17,000
 - a. Ratify LAP No. 1 under Work Order No. 14 for Filing 1 GESC plan revisions, for an amount not to exceed \$4,000
 - b. Ratify LAP No. 2 under Work Order No. 14 for offsite waterline GESC plan revisions, for an amount not to exceed \$13,000
15. Ratify Work Order No. 16 for preliminary/final plat – project meetings and coordination, for a budgeted amount of \$245,142.50
 - a. Ratify LAP No. 1 under Work Order No. 16 for project meetings & coordination – preliminary/final plat (April 2014-July 2015), for an amount not to exceed \$215,142.50
 - b. Approve LAP No. 2 under Work Order No. 16 for project meetings & coordination – preliminary/final plat (August 2015-October 2015), for an amount not to exceed \$30,000
16. Ratify Work Order No. 17 for preliminary/final plat – combined preliminary plan and final subdivision plat phase services, for a budgeted amount of \$105,000

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- a. Ratify LAP No. 1 under Work Order No. 17 for combined preliminary plan and final subdivision plat phase services, for an amount not to exceed \$105,000
17. Ratify Work Order No. 18 for preliminary/final plat = construction document phase services, for a budgeted amount of \$1,300,000
 - a. Ratify LAP No. 1 under Work Order No. 18 for construction document phase services – Filing 1, for an amount not to exceed \$1,300,000
18. Ratify Work Order No. 19 for preliminary/final plat – construction phase services, for a budgeted amount of \$13,365
 - a. Ratify LAP No. 1 under Work Order No. 19 for preliminary/final plat – construction phase services (April 2014-July 2015), for an amount not to exceed \$13,365
 - b. Approve LAP No. 2 under Work Order No. 19 for preliminary/final plat – construction phase services (August 2015-October 2015), for an amount not to exceed \$20,000
19. Ratify Work Order No. 20 for project meetings & coordination – Lot 180 Townhomes Site Improvement Plan & Plat, for a budgeted amount of \$6,472.50
 - a. Ratify LAP No. 1 under Work Order No. 20 for project meetings & coordination – Lot 180 Townhomes Site Improvement Plan & Plat (April 2014-July 2015), for an amount not to exceed \$1,472.50
 - b. Approve LAP No. 2 under Work Order No. 20 for project meetings & coordination – Lot 180 Townhomes Site Improvement Plan & Plat (August 1, 2015 forward), for an amount not to exceed \$5,000
20. Ratify Work Order No. 21 for Lot 180 Townhomes Site Improvement Plan & Plat – subdivision plat phase services, for a budgeted amount of \$8,000
 - a. Ratify LAP No. 1 under Work Order No. 21 for Lot 180 Townhomes Site Improvement Plan & Plat – subdivision plat phase services, for an amount not to exceed \$8,000
21. Ratify Work Order No. 22 for Lot 180 Townhomes Site Improvement Plan & Plat – site improvement plan and construction documents phase services, for a budgeted amount of \$45,000
 - a. Ratify LAP No. 1 under Work Order No. 22 for Lot 180 Townhomes Site Improvement Plan & Plat – site improvement plan and construction documents phase services, for an amount not to exceed \$45,000
22. Approve Work Order No. 23 for Lot 180 Townhomes Site Improvement Plan & Plat – construction phase services, for a budgeted amount of \$3,000
 - a. Approve LAP No. 1 under Work Order No. 23 for Lot 180 Townhomes Site Improvement Plan & Plat – construction phase services, for an amount not to exceed \$3,000
23. Ratify Work Order No. 24 for Lot 2 Townhomes Site Improvement Plan and Plat – project meetings & coordination, for a budgeted amount of \$10,765
 - a. Ratify LAP No. 1 under Work Order No. 24 for Lot 2 Townhomes Site Improvement Plan and Plat – project meetings & coordination (April 2014-July 2015), for an amount not to exceed \$7,765
 - b. Approve LAP No. 2 under Work Order No. 24 for Lot 2 Townhomes Site Improvement Plan and Plat – project meetings & coordination (August 1, 2015 forward), for an amount not to exceed \$3,000
24. Ratify Work Order No. 25 for Lot 2 Townhomes Site Improvement Plan and Plat – subdivision plat phase services, for a budgeted amount of \$6,000
 - a. Ratify LAP No. 1 under Work Order No. 25 for Lot 2 Townhomes Site Improvement Plan and Plat – subdivision plat phase services, for an amount not to exceed \$6,000
25. Ratify Work Order No. 26 for Lot 2 Townhomes Site Improvement Plan and Plat – site improvement plan & construction documents phase services, for a budgeted amount of \$35,000

- a. Ratify LAP No. 1 under Work Order No. 26 for Lot 2 Townhomes Site Improvement Plan and Plat – site improvement plan & construction documents phase services, for an amount not to exceed \$35,000
- 26. Approve Work Order No. 27 for Lot 2 Townhomes Site Improvement Plan and Plat – construction phase services, for a budgeted amount of \$3,000
 - a. Approve LAP No. 1 under Work Order No. 27 for Lot 2 Townhomes Site Improvement Plan and Plat – construction phase services, for an amount not to exceed \$3,000
- 27. Approve Work Order No. 28 for Civic Center Subdivision plat, for a budgeted amount of \$2,500
 - a. Approve LAP No. 1 under Work Order No. 28 for Civic Center Subdivision plat, for an amount not to exceed \$2,500

8. EXECUTIVE SESSION, IF NECESSARY

9. FINANCIAL MATTERS

10. PUBLIC COMMENTS

11. 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

12. BOARD MATTERS

13. MANAGEMENT MATTERS

A. Confirm Quorum for Next Board Meeting to be Held Tuesday, August 25, 2015 at 1:00 p.m. at the Offices of CliftonLarsonAllen LLP

B. Other

14. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING

Tuesday, August 25, 2015 – 1:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Parkway, Suite 500
Greenwood Village, CO 80111

2015 SCHEDULED BOARD MEETINGS

TBD