

**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 Tuesday, June 21, 2016 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"**  
**REGULAR 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, 2018
Diane H. Smethills, Treasurer (representing Sterling Ranch Colorado MD Nos. 3-7)	January 15, 2018
Denise Denslow, Secretary	N/A
8 VACANCIES	

**Date:** June 21, 2016 – 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  

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2. DISCLOSURE OF CONFLICTS OF INTEREST  

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3. REVIEW AND APPROVE AGENDA AND MEETING LOCATION; APPOINT ACTING SECRETARY FOR MEETING, IF NECESSARY  

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4. CONSENT AGENDA (THE FOLLOWING CAN BE APPROVED WITH A SINGLE MOTION, OR PULLED FROM THE CONSENT AGENDA AND DISCUSSED SEPARATELY)
  - A. Review and Consider Approval of Claims Totaling \$200,816.20, Represented by Check Numbers 295 through 303, (check numbers 285 through 294 are with the President for use in time sensitive situations) (enclosed)
  - B. Review and Consider Approval of Minutes of May 17, 2016 Regular Meeting (enclosed)
  - C. Review and Consider Approval of Service Agreement for Planning Services between the CAB and PCS Group, Inc. (to be distributed)
  - D. Review and Consider Approval of Service Agreement for Irrigation System Design between the CAB and HydroSystems-KDI, Inc. (to be distributed)

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5. UTILITY MATTERS

- A. Risk Assessment Report Addressing Options for Possible Failures of Core Water, Wastewater Systems, etc.
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6. LEGAL MATTERS

- A. Report on Status of Design Review Committee
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- B. Discuss Insurance Requirements for Districts Performing Covenant Control (enclosed)
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- C. Discuss Status and, if Necessary, Consider Ratification of First Amendment to Subdivision Improvements Agreement and Intergovernmental Agreement for Sterling Ranch Filing No. 1 between Sterling Ranch Development Company, Sterling Ranch Community Authority Board, Dominion Water & Sanitation District (acting by and through its Sterling Ranch Water Activity Enterprise and its Sterling Ranch Wastewater Activity Enterprise), Roxborough Water & Sanitation District, and the Board of County Commissioners of the County of Douglas, Relating to the Completion of the Improvements, the Landscape and Park Improvements, the Wholesale Water and Wastewater Improvements, and the Water Treatment Improvements, Associated with the Subdivision
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- D. Discuss and Consider Independent Contractor Agreement for General Manager Services
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- E. Discuss and Consider Approval of the Following Documents Relating to the Master Service Agreement for Owner's Representative Engineering Services between the CAB and CORE Consultants, Inc.:

1. Work Order No. 4 to Provide Technology Oversight, Data Standards and Requirements, and Data Review to the CAB and Sterling Ranch for Geographical Information Services (GIS) Development, and to Provide Data

Review and As-Built Review to be Converted into GIS Datasets for Filing 1 District Improvements, for an Anticipated Work Order Budget of \$182,635 (enclosed)

2. LAP No. 1 under Work Order No. 4 for Technology Oversight, Develop Data Standards and Provide Data Review to Facilitate the Development of a Web-Based Geographical Information System (GIS), for an Amount Not to Exceed \$182,635 (enclosed)

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F. Discuss and Consider Approval of the Following Documents Relating to the Master Service Agreement for Rate Structuring Engineering Services between the CAB and CH2M Hill Engineers, Inc.:

1. LAP No. 7 under Work Order No. 1, for Task 2 – Business Planning Support, and Task 3 – Project Management, for an Amount Not to Exceed \$10,000 (enclosed)

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G. SECOND READING: Consider Adoption of Resolution of the Board of Directors of the Sterling Ranch Community Authority Board ("CAB") Amending the Utilities, Parks and Open Space Rules and Regulations (pertaining to water, wastewater and storm drainage rates, fees and charges assessed by the CAB) (Resolution to be distributed)

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H. Discuss and Consider Approval of the Following Documents Relating to the Master Service Agreement for Master Planning and Design Support for Sterling Ranch Filing No. 1 between the CAB and Redland Consulting Group, Inc.:

1. Work Order No. 33 for Construction Trailer Construction Drawings and Revised GESC Plans for an Anticipated Work Order Budget of \$23,000 (enclosed)
2. LAP No. 1 under Work Order No. 33 for Construction Trailer Site Plan and Zoning Resolution Waiver Processing in an Amount Not to Exceed \$4,000 (enclosed)
3. LAP No. 2 under Work Order No. 33 for Construction Trailer Construction Drawings in an Amount Not to Exceed \$11,000 (enclosed)

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4. LAP No. 3 under Work Order No. 33 for Construction Trailer Drainage Report for an Amount Not to Exceed \$5,000 (enclosed)
5. LAP No. 4 under Work Order No. 33 for Revised Construction Trailer GESC Drawings for an Amount Not to Exceed \$3,000 (enclosed)
6. Work Order No. 34 for Subdivision Replat and Construction Drawings for Parkwood Homes for an Anticipated Budget of \$19,000 (enclosed)
7. LAP No. 1 under Work Order No. 34 for Subdivision Plat Amendment No. 8 for an Amount Not to Exceed \$5,000 (enclosed)
8. LAP No. 2 under Work Order No. 34 for Construction Drawing Revisions and Plat Amendment Processing for an Amount Not to Exceed \$14,000 (enclosed)
9. Change Order No. 4 to Work Order No. 19, LAP No. 2, for Continuation in Construction Phase Services, Increasing the Original Work Order by \$72,000, for a Total of \$187,000 for all Approved Change Orders for Work Order No. 19, and Changing the Term Expiration to December 31, 2016 (enclosed)

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- I. Review and Consider Approval of Encore 7074, LLC Commercial Lease (Gross) between the CAB and Encore 7074, LLC (enclosed)
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- J. Review and Consider Ratifying Approval of First Amendment to Agreement No. 15915A (Memorandum of Understanding) between the CAB and the City and County of Denver, Acting by and through its Board of Water Commissioners (enclosed)
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- K. Review and Consider Approval of Lease Agreement for Recreational Use of Sterling Ranch Filing No. 1 Trail within Denver Water Board Property between the CAB and the City and County of Denver, Acting by and through its Board of Water Commissioners (enclosed)
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- L. Discuss Status of Project Management Agreement between the CAB and Sterling Ranch Development Company

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- M. ADJOURN TO EXECUTIVE SESSION, IF NECESSARY / Discuss Non-Payment of the Currently Outstanding Invoice to Mortenson for all of the Prior Construction Water (in excess of \$200,000)

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7. EXECUTIVE SESSION, IF NECESSARY

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8. FINANCIAL MATTERS

- A. Review and Consider Approval of Pay Application No. 11 in the Amount of \$3,113,290 (\$3,277,147 with retainage), Submitted by Mortenson Construction for Construction Costs during the Period from May 1, 2016 through May 31, 2016 (enclosed)

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- B. Review and Consider Approval of Engineer's Report and Certification No. 11 in the Amount of \$3,113,289.55, Dated June 9, 2016, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from May 1, 2016 through May 31, 2016 (enclosed)

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- C. FIRST READING: Consider Resolution No. 2016-\_\_-\_\_, Resolution Further Amending 2015 Budget (enclosed)

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9. PUBLIC COMMENTS

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10. CONSTRUCTION MATTERS

- A. Update on Construction Status (enclosed)
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- B. Discuss Status of Storage and Installation of Street Lights

1. Discuss and Consider Approval of Sterling Ranch Filing No. 1 Residential Street Light Agreement between the CAB and Siemens Industry, Inc. (to be distributed)
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- C. Discuss Coordination of Cut, Fill and Grading Work for Phase 3 and 4 / Tim Garrelts
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11. BOARD MATTERS

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12. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Tuesday, July 19, 2016 at 1:00 p.m. at the Offices of CliftonLarsonAllen LLP
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- B. Other
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13. ADJOURNMENT

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Informational Items:

**NEXT SCHEDULED BOARD MEETING**

Tuesday, July 19, 2016 – 1:00 p.m.  
CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 500  
Greenwood Village, CO 80111

**2016 REGULAR BOARD MEETING SCHEDULE**

Tuesday, July 19, 2016  
Tuesday, August 16, 2016  
Tuesday, September 20, 2016  
Tuesday, October 18, 2016  
Tuesday, November 15, 2016  
Tuesday, December 20, 2016