

**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, January 17, 2017 at the hour of 3:00 p.m. at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 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:** January 17, 2017 - Tuesday  
**Time:** 3:00 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

- A. Review and Consider Approval of Minutes of December 1, 2016 Special Meeting, Minutes of December 12, 2016 Special Meeting, and Minutes of December 20, 2016 Regular Meeting (enclosures)
- B. Review and Consider Ratifying Approval of Claims Totaling \$506,538.64, Represented by Check Numbers 365 through 367, and check numbers 388 through 399 (enclosed)
- C. Ratify Approval of the Following Document(s) Relating to the Master Service Agreement between the CAB and Siemens Industry, Inc. Building Technologies Division:
  - 1. LAP No. 1 under Work Order No. 10 for General Administrative Services for In-Home Technology Solutions in an Amount Not to Exceed \$9,970 (enclosed)

- D. Review and Consider Ratifying Approval of the Following Document(s) Relating to the Master Service Agreement for Owner's Representative Engineering Services between the CAB and CORE Consultants, Inc.:

1. Change Order No. 2 to Work Order No. 5 for Owner's Representative Services for an Increase in Budget of \$25,000, for a New Total of \$87,500 (enclosed)
2. LAP No. 2 under Work Order No. 5 for Engineering Review and Phase 1 Lift Station Inspection for an Amount Not to Exceed \$25,000 (enclosed)

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5. UTILITY MATTERS

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6. LEGAL MATTERS

- A. Discuss Status of Issuance of Series 2016 Notes:
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- B. Review and Consider Approval of the Following Document(s) Relating to the Amended and Restated Work Order No. 1 – Sterling Ranch Filing No. 1 – Guaranteed Maximum Price ("GMP") between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction:

1. Change Order No. 11 for Light Circuiting Install, Removal and Replacement of Sanitary Service, Motor Court Thickness Changes, ADA Ramps, and Design Change #77 – Wet Utilities, for an Increase in the Budgeted Amount of \$792,522.72 (enclosed)
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- C. Review and Consider Approval of Joint Utility Trench Agreement between the CAB the Public Service Company of Colorado (to be distributed)
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D. Review and Consider Approval of the Following Documents Relating to GESC Security (all enclosed):

1. Request for Waiver of a Portion of the GESC Security for Sterling Ranch Filing 1 – Offsite Wastewater and Storm Sewer Outfalls
2. Request for Waiver of a Portion of the GESC Security for Sterling Ranch Filing 1 – Force Main
3. Request for Waiver of a Portion of the GESC Security for Sterling Ranch Filing 1 – Offsite Waterline Extension DV14-208

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E. Review and Consider Approval of Lease Agreement between SR Civic Center, LLC and the CAB (to be distributed)

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F. Discuss Awarding Contract to R.E. Monks Construction Company for Work to Begin in Filing No. 2 Area

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G. Review and Consider Approval of the Following Items under the Master Service Agreement for Temporary Information Center between the CAB and Art+Business One, LLC:

ART+Business (before approval of items listed below):

WO #	WO Budget \$	LAP#'s Approved	Authorized LAP \$	Remaining WO \$
1	\$38,875	1,2	\$33,250	\$5,625

1. LAP No. 3 under Work Order No. 1 for Overall Orientation of Staff/Personnel at Information Center for an Amount Not to Exceed \$5,625 (enclosed)

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7. EXECUTIVE SESSION, IF NECESSARY

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8. FINANCIAL MATTERS

- A. Review and Consider Approval of Engineer's Report and Certification No. 18 in the Amount of \$2,430,523.48, Dated January 9, 2017, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from December 1, 2016 through December 31, 2016 (enclosed)

- B. Review and Consider Approval of Pay Application No. 18 in the Amount of \$2,447,607 (\$2,576,428 with retainage), Submitted by Mortenson Construction for Construction Costs during the Period from December 1, 2016 through December 31, 2016 (enclosed)

- C. Other

9. PUBLIC COMMENTS

10. CONSTRUCTION MATTERS

- A. Update on Construction Status (enclosed)

11. BOARD MATTERS

- A. Report on Status of Design Review Committee

12. MANAGEMENT MATTERS

- A. Discuss Proposed Work Order and LAP Process / Chuck Reid

- B. Confirm Quorum for Next Board Meeting to be Held Tuesday, February 21, 2017 at 3:00 p.m. at the Offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111

- C. Other

13. ADJOURNMENT

Informational Items:

**NEXT SCHEDULED BOARD MEETING**

Tuesday, January 17, 2017 – 3:00 p.m.

CliftonLarsonAllen LLP

8390 E. Crescent Pkwy., Suite 500

Greenwood Village, CO 80111

**2017 REGULAR BOARD MEETING SCHEDULE**

January 17, 2017

February 21, 2017

March 21, 2017

April 18, 2017

May 16, 2017

June 20, 2017

July 18, 2017

August 15, 2017

September 19, 2017

October 17, 2017

November 21, 2017

December 19, 2017

DEFERRED ITEMS:

1. 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