

**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, February 21, 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:** February 21, 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 January 17, 2017 Regular Meeting (enclosed)
  - B. Review and Consider Ratifying Approval of Claims Totaling \$266,895.86, Represented by Check Numbers 368 through 372, and 400 through 407 (enclosed)
  - C. Review and Consider Acceptance of Unaudited Financial Statements as of December 31, 2016 (enclosed)
  - D. **Ratify** Approval of License Agreement between CAB and Public Service Company of Colorado (enclosed)
  - E. **Ratify** Approval of Agreement for Fencing Materials between the CAB and Forterra Pipe & Precast, LLC (enclosed)

- F. Ratify Approval of Master Service Agreement for Information Center Design and Fabrication between the CAB and Ideations, Inc. (enclosed)

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5. UTILITY MATTERS

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6. LEGAL MATTERS

- A. Status of Final Approval by Public Service Company of Colorado of Joint Utility Trench Agreement between the CAB the Public Service Company of Colorado

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- B. Status of Lease Agreement between SR Civic Center, LLC and the CAB

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- C. Discuss Bidding Process for Sterling Ranch Work to Begin in Filing No. 2 Area - RFQ or RFP

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- D. Review and Consider Approval of the Following Items under the Master Service Agreement for Pre Construction between the CAB and Siemens Industry, Inc., Building Technologies Division:

Siemens (before approval of items listed below):

WO #	WO/CO Budget \$	LAP#'s Approved	Authorized LAP \$	Remaining WO \$
4	\$98,428	1	\$98,428	\$0

1. Change Order No. 2 to Work Order No. 4 for Sterling Ranch GIS Configuration for an Increase of Budgeted Amount of \$27,627 for a New Total of \$126,055 (enclosed)
  2. LAP No. 2 under Work Order No. 4 for GIS Configuration – Fee Tracking and Lot Milestone Timeline for an Amount Not to Exceed \$27,627 (enclosed)
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- E. Review and Consider Unit Sales Price and Administrative Charges for Three-Rail Concrete Fence Pieces (enclosed)
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- F. Status of Approval of Master Service Agreement for Horticultural Services for Sterling Ranch Master Community between the CAB and Denver Botanic Gardens, Inc. (draft enclosed)
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- G. FIRST READING: Discuss Dominion Water and Sanitation District / Standards and Specifications for Potable Water, Sanitary Sewer, and Non-Potable Water (draft enclosed)
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- H. Review and Consider Approval of the Following Items under the Master Service Agreement for Information Center Design and Fabrication between the CAB and Ideations, Inc.:

Ideations (before approval of items listed below):

WO #	WO/CO Budget \$	LAP#'s Approved	Authorized LAP \$	Remaining WO \$

1. Work Order No. 1 for the Initial Design, Final Design Production Drawings, and Fabrication and Installation for the Temporary Information Center for an Anticipated Budget Amount of \$30,000 (enclosed)
  2. LAP No. 1 under Work Order No. 1 for Initial Design, Final Design Production Drawings, and Fabrication and Installation for the Temporary Information Center in an Amount Not to Exceed \$30,000 (enclosed)
  3. Work Order No. 2 for Fabrication and Installation of Temporary Information Center Trailer Interior and Exterior Displays and Signage for an Anticipated Budget of \$108,000 (enclosed)
  4. LAP No. 1 under Work Order No. 2 for Fabrication and Installation of Temporary Information Center Trailer Interior and Exterior Displays and Signage for an Amount Not to Exceed \$108,000 (enclosed)
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Sterling Ranch Community Authority Board "CAB"

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- I. Review and Consider Approval of the Following Items under the Master Service Agreement for Master Planning and Design Support for Sterling Ranch Filing No. 1 between the CAB and Redland Consulting Group, Inc.:

Redland (before approval of items listed below):

WO #	WO/CO Budget \$	LAP#'s Approved	Authorized LAP \$	Remaining WO \$
2	\$80,800.00	1,2,3	\$80,800.00	\$0.00
16	\$305,142.50	1,2,3	\$305,142.50	\$0.00
37				

1. Change Order No. 3 to Work Order No. 2 for Master Planning and Design Support for Sterling Ranch Filing No. 1 for an Increase in Budgeted Amount of \$8,000.00 for a New Total of \$88,800.00 (enclosed)
2. Change Order No. 3 to Work Order No. 16 for Master Planning and Design Support for Sterling Ranch Filing No. 1 for an Increase in Budgeted Amount of \$25,000.00 for a New Total of \$330,142.50 (enclosed)
3. LAP No. 4 under Work Order No. 16 for Project Meeting and Coordination – Preliminary/Final Plat for an Amount Not to Exceed \$25,000.00 (enclosed)
4. Work Order No. 37 for Subdivision Plat Amendment No. 9 and Site Improvement Plan for Subdividing Lot 25A into Two Lots for an Anticipated Work Order Budget of \$4,950.00 (enclosed)
5. LAP No. 1 under Work Order No. 37 for Subdivision Plat Amendment No. 9 for an Amount Not to Exceed \$2,950.00 (enclosed)
6. LAP No. 2 under Work Order No. 37 for Site Improvement Plan and Plat Processing for an Amount Not to Exceed \$2,000.00 (enclosed)

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- J. Status of Acceptance by the CAB of Infrastructure
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- K. Review and Consider Approval of Intergovernmental Agreement Regarding the Design, Construction and Maintenance of Titan Road (Roundabout at Roxborough Park Road) Improvement Project between the CAB and the Board of County Commissioners of Douglas County, Colorado (draft enclosed)
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- L. Review and Consider Approval of Agreement between Douglas County and the Sterling Ranch Community Authority Board Concerning Subdivision Bond to Serve As Security for Obligations Under Subdivision Improvements Agreements (to be distributed)
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- M. Review and Consider Approval of Master Service Agreement for Information Center Trailer Moving and Installation Services between the CAB and Pac-Van, Inc. ("Pac-Van MSA") (draft enclosed)

- 1. Review and Consider Approval of Work Order No. 1 under the Pac-Van MSA, for Information Center Moving and Installation Services, for an Anticipated Budget of \$14,000.00 (to be distributed)
    - 2. Review and Consider Approval of LAP No. 1 under Work Order No. 1 under the Pac-Van MSA, for Information Center Moving and Installation Services, for an Amount Not to Exceed \$14,000.00 (to be distributed)
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- N. Discuss and Consider Approval to Hire as an Employee a Construction Manager and Manager of the CAB
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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. 19 in the Amount of \$2,179,119.93 (+ \$1,245.45 in non-CAB costs = \$2,180,365.38), Dated February 8, 2017, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from January 1, 2017 through January 31, 2017 (enclosed)
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- B. Review and Consider Approval of Pay Application No. 19 in the Amount of \$2,180,366 (\$2,295,122 with retainage), Submitted by Mortenson Construction for Construction Costs during the Period from January 1, 2017 through January 31, 2017 (enclosed)

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- C. Other

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9. PUBLIC COMMENTS

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10. CONSTRUCTION MATTERS

- A. Update on Construction Status (enclosed)

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11. BOARD MATTERS

- A. Report on Status of Design Review Committee

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12. MANAGEMENT MATTERS

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

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- B. Other

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13. ADJOURNMENT

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Informational Items:

**NEXT SCHEDULED BOARD MEETING**

**Tuesday, March 21, 2017 – 3:00 p.m.**

**CliftonLarsonAllen LLP**

**8390 E. Crescent Pkwy., Suite 500**

**Greenwood Village, CO 80111**

**2017 REGULAR BOARD MEETING SCHEDULE**

**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