

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, April 18, 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, 2019
Harold R. Smethills, Jr., Vice President (representing Sterling Ranch Colorado MD No. 1)	January 15, 2020
Diane H. Smethills, Treasurer (representing Sterling Ranch Colorado MD Nos. 3-7)	January 15, 2020
Denise Denslow, Secretary	N/A
8 VACANCIES	

Date: April 18, 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

2. DISCLOSURE OF CONFLICTS OF INTEREST

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

4. CONSENT AGENDA

- A. Review and Consider Approval of Minutes of March 21, 2017 Work Session, and Minutes of March 21, 2017 Regular Meeting (to be distributed)
 - B. Review and Consider Ratifying Approval of Claims.
 - C. Ratify approval of Master Service Agreement for Community Support Services between the CAB and Development & Service Research Services, LLC
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5. UTILITY MATTERS

6. LEGAL MATTERS

A. FIRST READING:

Discuss and Consider adoption of Resolution Amending the Utilities, Parks and Open Space Rules and Regulations pertaining to water, sanitary sewer and stormwater rates, fees and charges assessed by the Sterling Ranch Community Authority Board.

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

C. Discuss potential employment of Construction Manager and/ or consulting agreement with a Construction Manager.

D. Review and consider approval of Intergovernmental Agreement between Douglas County and the Sterling Ranch Community Authority Board Concerning Subdivision Warranty Security for Obligations Under Subdivision Improvements Agreements/ Intergovernmental Agreements (enclosed)

E. Review and Consider Approval of Service Agreement for Waste Management and Recycling Services between the CAB and Waste Management of Colorado, Inc. (enclosed)

F. FIRST READING:

Discuss Setting Stormwater and Facilities Fees for Non-Residential Property

G. Ratify approval of Sterling Ranch Filing No. 1 Builder Sidewalk Agreement between the CAB and Taylor Morrison of Colorado, Inc.

H. Ratify approval of First Amendment to Sterling Ranch Filing No. 1 Builder Sidewalk Agreement between the CAB and CDL Homes, Inc. (d/b/a/ Wonderland Homes)

I. Ratify approval of First Amendment to Development Work License Agreement between the CAB and CDL Homes, Inc.

J. Ratify approval of Development Work License Agreement between the CAB and Taylor Morrison of Colorado, Inc.

K. Discuss Imposing Fees and Costs under Covenant Documents

- L. Discuss Status of resolution of Brannon Concrete asphalt dispute. ADJOURN TO EXECUTIVE SESSION, IF NECESSARY.

7. EXECUTIVE SESSION, IF NECESSARY

8. FINANCIAL MATTERS

- A. Review and Consider Approval of Engineer's Report and Certification No. 21 in the Amount of \$2,718,536.07 (+ 4,383.98 in non-CAB costs = \$2,722,920.05), Dated April 10, 2017, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from March 1, 2017 through March 31, 2017 (enclosed)

- B. Review and Consider Approval of Pay Application No. 21 in the Amount of \$2,722,920.05, Submitted by Mortenson Construction for Construction Costs during the Period from March 1, 2017 through March 31, 2017 (enclosed)

- C. Review and consider Approval of Financial Services Agreement between the CAB and Piper Jaffray & Co. (extending the term to December 31, 2017) (enclosed)

- D. Discuss potential fill-up note issuance.

- E. Discuss potential Assessment Bond issuance.

F. Other

9. PUBLIC COMMENTS

10. CONSTRUCTION MATTERS

A Status of Acceptance by the CAB of Infrastructure: Phase 2B

11. BOARD MATTERS

A. Report on Status of Design Review Committee

12. MANAGEMENT MATTERS

A. Review and Consider recommendation from CAB Manager regarding:

1. Benefits Policy

2. Paid Time Off Policy

B. Review and Consider approval of employee manual

- C. Confirm Quorum for Next Board Meeting to be Held Tuesday, May 16, 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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- D. Other
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13. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING

Tuesday, May 16, 2017 – 3:00 p.m.

CliftonLarsonAllen LLP

8390 E. Crescent Pkwy., Suite 500

Greenwood Village, CO 80111

2017 REGULAR BOARD MEETING SCHEDULE

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/PENDING 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
2. 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