

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 29, 2017 at the hour of 3:30 p.m. at the office of Sterling Ranch Development Company, 1805 Shea Center Drive, Suite 140, Highlands Ranch, CO 80129. 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, 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: August 29, 2017 - Tuesday
Time: 3:30 p.m.
Location: Sterling Ranch Development Company
1805 Shea Center Drive
Suite 140
Highlands Ranch, CO 80129

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. UTILITY MATTERS

5. LEGAL MATTERS

A. Discuss Issuance of the CAB's Limited Tax Improvement Senior Bonds, Series 2017A, and its Limited Tax Improvement Subordinate Bonds, Series 2017B; Authorize Any Necessary Actions in Connection Therewith:

1. Review and Consider Approval of Investment Banking Agreement between the CAB and Citigroup Global Markets Inc. (enclosed)
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- B. Discuss Status of Fourth Amendment to Subdivision Improvements Agreement and Intergovernmental Agreement for Sterling Ranch Filing No. 1 by and between Sterling Ranch Development Company, the Sterling Ranch Community Authority Board, Dominion Water & Sanitation District, Roxborough Water & Sanitation District, and the Board of County Commissioners of the County of Douglas
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- C. Review and Consider Approval of First Amended and Restated Water, Wastewater and Stormwater Operations Intergovernmental Agreement (For Service to Sterling Ranch) by and between Dominion Water & Sanitation District, acting by and through its Sterling Ranch Water Activity Enterprise and its Sterling Ranch Wastewater Activity Enterprise, and the CAB (enclosed)
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- D. 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. 15 for Roadway Reconciliation Phase 3-7, CDOT Changes to Santa Fe/Titan Signal Plan, Design Change #85 – Dry Utility Phase 6, 7, and 8, Denver Water Trail, Precon Survey and Potholing, Titan Road Phase 1 Delay and Grading Changes, Phase 4 Lighting Circuitry & Brookfield Lighting, NOC 118 – CalAtlantic Grading, and NOC 103 – Gas Line and Waterline Grading and Erosion Control, for an Increase in Budgeted Amount of \$1,551,008.80 (enclosed)
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- E. Review and Consider Approval of Intergovernmental Agreement for the Financing, Design and Construction of the Castle Rock Pipeline Project by and between Dominion Water & Sanitation District, the CAB, the Board of County Commissioners of Douglas County, and CliftonLarsonAllen LLP (enclosed)
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- F. Review and Consider Approval of Construction Disbursement Agreement by and between Dominion Water & Sanitation District, the CAB, the Board of County Commissioners of Douglas County, and CliftonLarsonAllen LLP (enclosed)

1. Receive Recommendation on Short List of Responses to Request for Proposals on Castle Rock Pipeline Project Request for Qualifications, and Consider Approval of Short List

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- G. Review and Consider Approval of Landscape Easement Agreement between the CAB and Richmond American Homes of Colorado, Inc. (enclosed)

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- H. Review and Consider Approval of Service Agreement for Landscaping – Filing 1 between the CAB and Terracare Associates, LLC (enclosed)

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- I. Review and Consider Acknowledgment (of the CAB as assignee) of Basemanager and Bacnet Manager End User License Agreement between Baseline, Inc. and Siemens Industry, Inc. Building Technologies Division (enclosed)

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6. EXECUTIVE SESSION, IF NECESSARY

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7. FINANCIAL MATTERS
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8. PUBLIC COMMENTS

9. BOARD MATTERS

10. MANAGEMENT MATTERS / Monty Sedlak

A. Discuss Mortenson Proposed Change Orders to GMP and the Process

B. Discuss Joint Checks for Paying Subcontractors

C. Construction Updates

11. ADMINISTRATIVE MATTERS

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

B. Other

12. ADJOURNMENT

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Informational Items:

NEXT SCHEDULED BOARD MEETING

Thursday, September 21, 2017 – 3:00 p.m.

CliftonLarsonAllen LLP

8390 E. Crescent Pkwy., Suite 500

Greenwood Village, CO 80111

2017 REGULAR BOARD MEETING SCHEDULE REMAINING

October 17, 2017

November 21, 2017

December 19, 2017