

**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, August 15, 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:**

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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	

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**Date:** August 15, 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 the July 18, 2017 Regular Meeting, and Minutes of the July 18, 2017 Work Session (enclosed)
- B. Review and Consider Ratifying Approval of Claims Totaling \$548,063.03, Represented by Check Numbers 528 through 532, and Check Numbers 539 through 560 (enclosed)
- C. Review and Consider Acceptance of Unaudited Financial Statements as of June 30, 2017 (enclosed)
- D. **Ratify** Approval of E-Payment Services Agreement between the CAB and Point & Pay, LLC (enclosed)
- E. **Ratify** Approval of the Following Items under the Master Service Agreement for Program Management Support, Master Planning and Design Support for Sterling Ranch Master Community (Not Including Filing No. 1) between the CAB and Matrix Design Group, Inc.:

1. Change Order No. 2 to Work Order No. 1 for Filing No. 3 to Eliminate Task 4 in the Amount of \$161,250 as the Project is the Responsibility of Dominion Water and Sanitation District, Reducing Work Order No. 1 to a New Total of \$228,750 (enclosed)
- F. **Ratify** Approval of Managed Services Proposal between the CAB and Optimum Networking (enclosed)
- G. **Ratify** Approval of Market Study Proposal – Full Update/Add-on and CMA Analysis within the Denver Marker Area in the Amount of \$20,000 between the CAB and Metrostudy, Inc. (enclosed)
- H. **Ratify** Approval of Additional Engagement as Bond Counsel between the CAB and Greenberg Traurig, LLP (reissuance of promissory notes to Sterling Ranch Development Company entities) (enclosed)
- I. **Ratify** Approval of Engineer's Report and Certification No. 24 in the Amount of \$2,934,580, Dated July 13, 2017 and Revised July 25, 2017, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from June 1, 2017 through June 30, 2017 (enclosed)
- J. **Ratify** Approval of a Revised Pay Application No. 24 in the Amount of \$2,934,579, Re-Submitted on July 24, 2017 by Mortenson Construction for Construction Costs during the Period from June 1, 2017 through June 30, 2017 (enclosed)
- K. **Approve** Change Order No. 4 to Work Order No. 19 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. for an Increase in the Contract Amount of \$100,000, for a New Total of \$500,365 for Work Order No. 19 (enclosed)

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5. UTILITY MATTERS

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6. LEGAL MATTERS

- A. Review and Consider Approval of Terms of Service Agreement between the CAB and Siemens Industry, Inc., Building Technologies Division (Website Hosting) (to be distributed)
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- B. 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)
  2. Review and Consider Acknowledgement of MSRB Rule G-17 Disclosure by Citigroup Global Markets Inc. (enclosed)
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- C. Discuss Status of:

1. 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
  2. Subdivision Improvements Agreement and Intergovernmental Agreement for Sterling Ranch Filing No. 2 by and between Sterling Ranch Development Company, the Sterling Ranch Community Authority Board, and the Board of County Commissioners of the County of Douglas
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- D. 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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- E. 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)
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- F. Review and Consider Approval of First Amended and Restated Water, Wastewater and Stormwater 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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- G. Consider Approval of the Following Items under the Master Service Agreement for Preconstruction Services between the CAB and Siemens Industry, Inc., Building Technologies Division:

1. Work Order No. 11 for Sterling Ranch Bulk Order 2 Residential Electrical Metering Solution in Filings 2 and 4 for an Amount Not to Exceed \$1,463,000 (to be distributed)
  2. Work Order No. 12 for Sterling Ranch Bulk Order 2 Home Utility Metering and Security Solution in Filings 2 and 4 for an Amount Not to Exceed \$1,085,000 (to be distributed)
  3. Work Order No. 13 for Sterling Ranch Bulk Order 2 Residential Water Metering in Filings 2 and 4 for an Amount Not to Exceed \$1,170,000 (to be distributed)
  4. Work Order No. 14 for Sterling Ranch Bulk Order 2 Residential Natural Gas Metering Solution in Filings 2 and 4 for an Amount Not to Exceed \$194,000 (to be distributed)
  5. Work Order No. 15 for Sterling Ranch Bulk Order 2 Single Family Home Irrigation Controls in Filings 2 and 4 for an Amount Not to Exceed \$175,000 (to be distributed)
  6. Work Order No. 16 for Sterling Ranch Bulk Order 2 In-Home Technology Solutions Administration Services in Filings 2 and 4 for an Amount Not to Exceed \$6,250 (to be distributed)
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- H. Review and Consider Approval of Sales and License Agreement between the CAB and American Data Group, Inc. ("ADG") (enclosed)
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- I. Review and Consider Authorizing the CAB's Acknowledgement and Consent to the Parks Pass Program Agreement between The Colorado Parks Foundation, Inc. and Colorado Parks & Wildlife (enclosed)

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- J. Review and Consider Approval of Parks Pass Program Administration Agreement between the CAB and The Colorado Parks Foundation, Inc. (enclosed)

1. Discuss Voucher Program for Distribution of Passes

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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 (to be distributed)

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- L. Discuss and Consider Approval of Rules, Regulations and Conditions for Use of Sterling Ranch Information Center (to be distributed)

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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. 25 in the Amount of \$4,045,792.41, Dated August 7, 2017, Submitted by Manhard Consulting, Ltd for the Period from July 1, 2017 through July 31, 2017 (enclosed)

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- B. Review and Consider Approval of Pay Application No. 25 in the Amount of \$4,045,793, Submitted by Mortenson Construction for Construction Costs during the Period from July 1, 2017 through July 31, 2017 (enclosed)

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- C. Other

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9. PUBLIC COMMENTS

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10. BOARD MATTERS

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11. MANAGEMENT MATTERS / Monty Sedlak

- A. Ratify Approval of Scope of Work for Hiring of an Accountant; Discuss Options

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- B. Status of Acceptance by Douglas County of Infrastructure

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- C. Construction Updates

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12. ADMINISTRATIVE MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Tuesday, September 19, 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, September 19, 2017 – 3:00 p.m.**  
**CliftonLarsonAllen LLP**  
**8390 E. Crescent Pkwy., Suite 500**  
**Greenwood Village, CO 80111**

**2017 REGULAR BOARD MEETING SCHEDULE REMAINING**  
**September 19, 2017**  
**October 17, 2017**  
**November 21, 2017**  
**December 19, 2017**

**DEFERRED/PENDING ITEMS:**

1. 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
3. Ratify Approval of Master Service Agreement for Cleaning Services between the CAB and Schultz Janitorial, Inc.