

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 17, 2018 at the hour of 3:00 p.m. at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., 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 17, 2018 - 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. UTILITY MATTERS

5. LEGAL MATTERS

A. Discuss and Consider Approval and/or Ratifying Approval of the Following Document(s) Relating to the Master Service Agreement for Planning Services Between the CAB and PCS Group, Inc.:

1. Ratify Approval of Work Order No. 3, Filing No. 1, for Master Plan Design and Entitlements for an Anticipated Budget Amount of \$198,562.61 (enclosed)

2. Ratify Approval of Work Order No. 3, Filing No. 2, for Conceptual Site Plan for an Anticipated Budget of \$16,500 (enclosed)
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- B. Discuss and Consider Approval and/or Ratifying Approval of the Following Document(s) Relating to the Master Service Agreement for Design Guidelines and Design Review Services Between the CAB and Woodley Architectural Group, Inc:

1. Ratify Approval of Work Order No. 5, Filing No. 1, for Design Review Services for the Commencement Phase in an Anticipated Budget Amount of \$13,900 (enclosed)
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- C. Review and Consider Approval and/or Ratifying Approval of the Following Document(s) Relating to the Master Service Agreement for Master Planning and Design Services for Sterling Ranch Master Community (Certain Limited Projects in Filing No. 1 and Future Filings) Between the CAB and Redland Consulting Group, Inc.:

1. Review and Consider Approval of Change Order No. 1 to Work Order No. 1, Filing No. 4A, for Changes in Scope of Work for a Decrease in Budget Amount by \$315,000 (enclosed)
 2. Review and Consider Approval of Work Order No. 2, Filing No. 4B, for Construction Document Phase in Filing 4B (In-Tract and Trunk) for an Anticipated Budget Amount of \$165,000 (enclosed)
 3. Review and Consider Approval of Work Order No. 3, Filing No. 4C, for Construction Document Phase in Filing 4C (In-Tract and Trunk) for an Anticipated Budget Amount of \$220,000 (enclosed)
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- D. Review and Consider Approval of Term Sheet for Construction and Operation of a Coffee Shop in Sterling Ranch between the CAB and Join Me, LLC (d/b/a "Atlas Coffee") (enclosed)
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- E. Review and Consider Approval of Term Sheet for Construction and Operation of a Tap Room in Sterling Ranch between the CAB and Grist Brewing Company, LLC (d/b/a "Grist") (enclosed)
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- F. 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. 22 – Asphalt Plant Opening Fees, November Winter Supplier Charges; December Concrete Supplier Charges; 2018 Material Concrete Escalation Costs; NOC 126 Phase 3 Handicap Ramps Re-Design; Remaining Temp Paint and Removals on Titan Road; US 85 and Titan Stop Bar Size Change; and Filing 1 Roundabout Chevron Signs Relocation, for an Amount of \$71,038.00 (enclosed)
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- G. Review and Consider Approval and/or Ratifying Approval of the Following Documents Relating to the Master Service Agreement for Surveying and GIS Services for Sterling Ranch Master Community (For Certain Limited Projects in Filing No. 1 and Future Filings) Between the CAB and Aztec Consultants, Inc.:

1. Ratify Approval of Work Order No. 3, Filing No. 2, for Final Plat for an Anticipated Budget Amount of \$7,200
 2. Review and Consider Approval of Work Order No. 2, Filing No. 3, For Test Holes in an Anticipated Budget Amount of \$4,270 (enclosed)
 3. Ratify Approval of Change Order No. 1 to Work Order No. 5, Filing No. 4B, for an Additional Lot Center for an Increase in Budgeted Amount of \$70 (enclosed)
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- H. Review and Consider Approval and/or Ratifying Approval of the Following Document(s) Relating to the Master Service Agreement for Section 404 and Endangered Species Permitting Between the CAB and ERO Resources Corporation:

1. Review and Consider Approval of Work Order No. 1, Filing No. 3, for Cultural Resource Evaluation and Exploratory Testing for an Anticipated Budget Amount of \$40,326 (enclosed)
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- I. Review and Consider Approval and/or Ratifying Approval of the Following Document(s) Relating to the Master Service Agreement for Irrigation System Design Services Between the CAB and Hydrosystems-KDI, Inc.:

1. Review and Consider Approval of Work Order No. 1, Filing No. 4A, for Final Irrigation System Design in an Anticipated Budget Amount of \$5,580 (enclosed)
 2. Review and Consider Approval of Work Order No. 2, Filing No. 4B, for Final Irrigation System Design in an Anticipated Budget Amount of \$3,270 (enclosed)
 3. Review and Consider Approval of Work Order No. 3, Filing No. 4C, for Final Irrigation System Design in an Anticipated Budget Amount of \$14,685 (enclosed)
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- J. Review and Consider Approval and/or Ratifying Approval of the Following Document(s) Relating to the Master Service Agreement for Engineering Services- Sterling Ranch Filing Number 3A and 3B Between the CAB and Martin/Martin, Inc.:

1. Review and Consider Approval of Work Order No. 3, Filing No. 3, for Preliminary Plan Submittal Package for Douglas County for an Anticipated Budget Amount of \$65,000 (enclosed)
 2. Review and Consider Approval of Work Order No. 2, Filing No. 3, for Waterton Road Design for an Anticipated Budget Amount of \$615,000 (enclosed)
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- K. Review and Consider Approval and/or Ratifying Approval of the Following Document(s) Relating to 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. Review and Consider Approval of Work Order No. 5, Filing No. 2, for Providence Park Civil Engineering for ESC Preparation and Drainage Letter for an Anticipated Budget of \$33,500 (enclosed)
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- L. Review and Consider Approval of a Master Service Agreement for Electrical Services between the CAB and Sturgeon Electric, and Review and Consider Approval of the Following Document(s) Relating to the Master Agreement (enclosed):

1. Review and Consider Approval of Work Order No. 1, Filing No. 1, for Relocation of Lights at Lots 230 and 558 for an Anticipated Budget Amount of \$8,750 (enclosed)
 2. Review and Consider Approval of Work Order No. 1, Filing No. 2, for Relocation of Light at Eagle & Gore for an Anticipated Budget Amount of \$10,312 (enclosed)
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- M. Review and Consider Approval and/or Ratify Approval of the Following Document(s) Relating to the Master Service Agreement for Geotechnical Services between the CAB and A.G. Wassenaar, Inc.:

1. Review and Consider Approval of Work Order No. 1, Filing No. 3, for Supplemental Geotechnical Site Development Study for an Anticipated Budget Amount of \$41,000 (enclosed)
 2. Ratify Approval of Change Order No. 1 to Work Order No. 2, Filing No. 4B, for Additional Test Boring to Bring Total to 5 for an Increase of Budget Amount of \$550 (enclosed)
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- N. Review and Consider Approval of a Master Service Agreement for Civil Engineering between the CAB and Atwell LLC, and Review and Consider Approval of the Following Document(s) Relating to the Master Agreement (enclosed):

1. Review and Consider Approval of Work Order No 1, Filing No. 2, for Design and Development of Townhomes for an Anticipated Budget Amount of \$49,000 (enclosed)
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- O. Review and Consider Approval of a Master Service Agreement for Dry Utility Work between the CAB and Engineering Underground, and Ratify Approval of the Following Document(s) Relating to the Master Agreement (enclosed):

1. Ratify Approval of Work Order No. 1, Filing No. 2, for Lighting Design for an Anticipated Budget Amount of \$2,200 (enclosed)
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- P. Review and Consider Approval and/or Ratifying Approval of the Following Documents Relating to the Master Service Agreement for Erosion and Cleaning Services for Sterling Ranch Master Community Between the CAB and Total Property, Inc.:

1. Review and Consider Approval of Work Order No. 1, Filing No. 1, for Miscellaneous Clean Up and Erosion Control for an Anticipated Budget Amount of \$66,485.03 (enclosed)
 2. Review and Consider Approval of Change Order No. 1 to Work Order No. 1, Filing No. 1, for Miscellaneous Clean Up and Erosion Control for an Increase of Budgeted Amount of \$53,514.97 (enclosed)
 3. Review and Consider Approval of Work Order No. 2, Filing No. 1, for Set Up and Tear Down of Event Venue for an Anticipated Budget Amount of \$44,765.34 (enclosed)
 4. Review and Consider Approval of Work Order No. 1, Filing No. 2, for Miscellaneous Clean Up and Erosion Control through December 31, 2018 for an Anticipated Budget Amount of \$50,000 (enclosed)
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- Q. Review and Consider Adoption of Rules & Regulations
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- R. Review and Consider Approval of Public Bidding Process for Landscape Installation in Filing No. 2
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6. EXECUTIVE SESSION, IF NECESSARY

7. FINANCIAL MATTERS

- A. Review and Consider Ratifying Approval of Claims Totaling \$2,359,304.35, Represented by Check Numbers 811, and 842 through 890 (enclosed)
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- B. Review and Consider Approval of Engineer's Report and Certification No. 34 for Mortenson Construction in the Amount of (\$_____), Dated April 3, 2018, Submitted by Manhard Consulting, Ltd for the Period from March 1, 2018 through March 31, 2018, and the Following Pay Application (enclosed):

1. Review and Consider Approval of Pay Application No. 34 in the Amount of (\$_____), Submitted by Mortenson Construction for Construction Costs during the Period from March 1, 2018 through March 31, 2018 (enclosed)
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- C. Review and Consider Approval of Cost Certification No. 2 for Filing No. 2 for Sterling Gulch Improvements, Titan & Roxborough Road, and Titan & Moore Road, Dated April 5, 2018, for the Period of March, 2018, Submitted by CORE Consultants, Inc. for the Following Pay Applications (enclosed):

1. Review and Consider Approval of Pay Application No. 2 for Monks Construction in the Amount of \$271,444.45 for the Period from March 1, 2018 through March 25, 2018 (enclosed)
2. Review and Consider Approval of Pay Application No. 1 for Iron Woman Construction and Environmental Services, LLC in the Amount of \$80,184.75 for the Period from March 1, 2018 through March 31, 2018 (enclosed)

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- D. Ratify Approval of Revised Cost Certification No. 1 for BrightView Landscape Development for Filing #1, Off-Site Water & Wastewater, Titan Lift Station & Force Main, Tank & Connection to Roxborough WWTP in Filing No. 1 in the Amount of \$290,036.81, Dated April 4, 2018, Submitted by Manhard Consulting, Ltd for the Period of February 1, 2018 through February 28, 2018 (enclosed)
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- E. Review and Consider Approval of Cost Certification No. 2 for BrightView Landscape Development for Filing #1, Off-Site Water & Wastewater, Titan Lift Station & Force Main, Tank & Connection to Roxborough WWTP in Filing No. 1 in the Amount of \$186,023.58, Dated April 3, 2018, Submitted by Manhard Consulting, Ltd for the Period of March 1, 2018 through March 31, 2018, and the Following Pay Application (enclosed):

1. Review and Consider Approval of Pay Application No. 2 for BrightView Landscape Development in the Amount of \$186,023.58 for the Period from March 1, 2018 through March 31, 2018 (enclosed)
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8. PUBLIC COMMENTS

9. BOARD MATTERS

10. CONSTRUCTION MATTERS / Tim Mangnall

- A. Status of Acceptance by Douglas County of Infrastructure
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B. Construction Updates

11. MANAGEMENT MATTERS / Don Rosier

12. ADMINISTRATIVE MATTERS

- A. Review and Consider Approval of Minutes of the March 1, 2018 Continued Regular Meeting, Minutes of the March 8, 2018 Special Meeting, Minutes of the March 13, 2018 Work Session, Minutes of the March 20, 2018 Regular Meeting, and Minutes of the March 20, 2018 Work Session (enclosures)
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- B. Confirm Quorum for Next Board Meeting to be Held Tuesday, May 15, 2018 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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- C. Other
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13. ADJOURNMENT

NEXT SCHEDULED BOARD MEETING

Tuesday, May 15, 2018 – 3:00 p.m.

CliftonLarsonAllen LLP

8390 E. Crescent Pkwy., Suite 500

Greenwood Village, CO 80111

2018 REGULAR BOARD MEETING SCHEDULE

May 15, 2018

June 19, 2018

July 17, 2018

August 21, 2018

September 18, 2018

October 16, 2018

November 20, 2018

December 18, 2018

DEFERRED/PENDING ITEMS:

1. Discuss Prairie Conservation Plan Overview / Don Rosier
2. Discuss and Consider Approval of Rules, Regulations and Conditions for Use of Sterling Ranch Information Center
3. Review and Consider Approval of Service Agreement for Landscape Master Plan Design and Entitlements between the CAB and PCS Group, Inc.
4. Review Bids for Removal and Replacement of Existing Concrete Fence / Consider Selection of Contractor
5. Review and Consider Approval of Intergovernmental Agreement Regarding the Design, Construction and Maintenance of Titan Road (Intersection Improvements at Roxborough Park Road) Improvement Project