

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 Wednesday, May 15, 2019 at the hour of 12:00 p.m. at the Sterling Ranch Civic Center, Siemens 2nd Floor Conference Room, 8155 Piney River Avenue, Suite 2100, Littleton, CO 80125. 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:

Harold R. Smethills, Jr., President (representing Sterling Ranch Colorado MD No. 1)	January 15, 2020
James L. Yates, Vice-President (representing Sterling Ranch Colorado MD No. 2)	January 15, 2023
Diane H. Smethills, Treas./Asst. Sec. (representing Sterling Ranch Colorado MD Nos. 3-7)	January 15, 2020
David Little, Assistant Secretary (representing Sterling Ranch Colorado MD No. 1)	November 20, 2022
Darrell J. Schulte, Assistant Secretary (representing Sterling Ranch Colorado MD No. 1)	January 15, 2023
Denise Denslow, Secretary	N/A
6 VACANCIES	

Date: May 15, 2019 - Wednesday

Time: 12:00 p.m. to 5:00 p.m.

Location: Sterling Ranch Civic Center
Siemens 2nd Floor Conference Room
8155 Piney River Avenue
Suite 2100
Littleton, CO 80125

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. PUBLIC COMMENTS (5 minutes per person)

5. CAB MANAGEMENT MATTERS (15 minutes)

A. General Manager Updates

1. Operations Report / Questions & Answers (enclosed)
 2. Town Hall Update / Lessons Learned (video)
 3. Sterling Center Information & Greeting Plan
 4. May/June Forward-Looking
 5. Residential Advisory Committee Update
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6. CAB CONSTRUCTION MATTERS (15 minutes)

A. Director of Construction Update

1. Construction Update (see Operations Report)
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B. Rec Center Update

1. Schedule Update
 2. Building Permit
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C. Construction Committee Update / Chairman

1. Recreation Center Bid Review – Water / Sewer / Storm
 2. Filing 4A Bid Review – Water / Sewer / Storm / Curb & Gutter / Paving
 3. Filing 2 Townhomes Bid Review – Water / Sewer / Storm / Curb & Gutter / Paving
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7. CAB ACCOUNTING (10 minutes)

A. Review Budget vs. Actual; WO & CO Summary; Construction Contract Summary (to be distributed)

1. Comments (if needed) from Construction Committee
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B. Approve Consent Agenda Items Listed Under Item 13

8. CAB FINANCE MATTERS (10 minutes)

A. Finance Committee Update / Chairman

1. Review and Consider approval of Water / CAB Billing Plan for 2019
 2. Review and Consider approval of CLA Transition on Billing and Management (Phase 1 & 2 of Project "Pick 6")
 3. Discuss plan and schedule for preparation of documents for county processing and Board presentation relating to Master Trust Indenture / 2019 Bond Issuance
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9. CAB LEGAL MATTERS (45 minutes)

A. Review and Consider Approval of Cost Share Agreement between CAB and Dominion Water & Sanitation District for Element Water Consulting – WO #9 – CAB's Share of \$50,000 to be \$15,000 (enclosed)

B. FIRST READING –

Discuss proposed revisions to Rules and Regulations relating to:

1. Transfer of water meter ownership from the CAB to residents.
 2. Provision of temporary water service.
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C. Review and Consider Approval of Amended & Restated Service Agreement with Capital Consultants Management Corporation ("CCMC") (enclosed)

D. Review and Consider Approval of Master Service Agreement for Capital Consultants Management Corporation ("CCMC") (enclosed)

- E. Review and Consider Approval of Proposal for Mortenson Guaranteed Maximum Price ("GMP") Filing 1 Contract

- F. Discuss plan and timeline for solicitation of proposals and transition of legal counsel services

- G. Review and consider approval of License Agreement between the CAB and the Board of County Commissioners of Douglas County (relating to landscape improvements in Filing Nos. 4A, 4B and 4C) (to be distributed)

10. CAB BUSINESS CONSIDERATIONS (10 minutes)

- A. Review and Consider Proposal for Swing Set Park Located in Providence Park (to be distributed)

11. CAB BOARD / ADMINISTRATIVE MATTERS (5 minutes)

- A. Ratify Appointment of Officers

- B. Ratify Authorization for Director Yates to Sign Construction Documents in the Capacity of Vice President

- C. Review and Consider Approval of the Minutes of the April 17, 2019 Special Meeting Minutes (enclosed)

- D. Confirm Quorum for Next Board Meeting to be Held Wednesday, June 19, 2019 at 12:00 p.m. at the Sterling Ranch Civic Center, Siemens 2nd Floor Conference Room, 8155 Piney River Avenue, Suite 2100, Littleton, CO 80125
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- E. Sign and Execute Approved Documents
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12. EXECUTIVE SESSION, IF NECESSARY (30 minutes)

13. CONSENT AGENDA

- A. A.G. Wassenaar, Inc. – Filing No. 2, Work Order No. 6 - \$24,167.50 (enclosed)
B. A.G. Wassenaar, Inc. – Filing No. 2, Work Order No. 5 - \$33,694.50 (enclosed)
C. A.G. Wassenaar, Inc. – Filing No. 3, Work Order No. 2 - \$439,496.00 (enclosed)
D. A.G. Wassenaar, Inc. – Filing No. 4A, Work Order No. 9 - \$17,463.00 (enclosed)
E. A.G. Wassenaar, Inc. – Filing No. 4A, Work Order No. 10 - \$24,167.50 (enclosed)
F. A.G. Wassenaar, Inc. – Filing No. 4B, Work Order No. 11 - \$69,186.50 (enclosed)
G. Aztec Consultants, Inc. – Filing No. 1L, Change Order No. 2 to Work Order No. 4 - \$1,590.00 (enclosed)
H. Aztec Consultants, Inc. – Filing No. 1L, Change Order No. 2 to Work Order No. 3 - \$7,325.00 (enclosed)
I. Aztec Consultants, Inc. – Filing No. 1L, Change Order No. 3 to Work Order No. 3 - \$300.00 (enclosed)
J. Aztec Consultants, Inc. – Filing No. 2, Change Order No. 3 to Work Order No. 1 - \$6,480.00 (enclosed)
K. Aztec Consultants, Inc. – Filing No. 2, Work Order No. 6 - \$57,465.00 (enclosed)
L. Aztec Consultants, Inc. – Filing No. 4, Work Order No. 15 - \$47,895.00 (enclosed)
M. Brightview Landscape Development Inc. – Filing No. 1, Change Order No. 106 - \$3,215.00 (enclosed)
N. Brightview Landscape Development Inc. – Filing No. 2, Change Order No. 9 - \$281.46 (enclosed)
O. Brightview Landscape Development Inc. – Filing No. 2, Change Order No. 10 - \$16,511.00 (enclosed)
P. Brightview Landscape Development Inc. – Filing No. 2, Change Order No. 11 - \$3,861.00 (enclosed)
Q. Genesis Home Team LLC – Filing No. General, Work Order No. 1 - \$13,500.00 (enclosed)
R. Martin Marietta Materials, Inc. – Filing No. 2, Change Order No. 16 – Reduction of (\$29,703.08) (enclosed)
S. Martin Marietta Materials, Inc. – Filing No. 2, Change Order No. 17 – Reduction of (\$21,500.48) (enclosed)

- T. Martin Marietta Materials, Inc. – Filing No. 2, Change Order No. 18 - \$61,428.74 (enclosed)
- U. Martin Marietta Materials, Inc. – Filing No. 2, Change Order No. 19 – Reduction of (\$24,275.79) (enclosed)
- V. Matrix Design Group, Inc. – Filing No. General, Work Order No. 3 - \$133,485.00 (enclosed)
- W. MLL Concrete, Inc. – Filing No. 4C, Change Order No. 2 - \$19,965.41 (enclosed)
- X. Muller Engineering – Filing No. 2, Work Order No. 1 - \$118,941.00 (enclosed)
- Y. R.E. Monks Construction Company, LLC – Filing No. 2, Change Order No. 9 - \$6,610.45 (enclosed)
- Z. R.E. Monks Construction Company, LLC – Filing No. 2, Change Order No. 10 - \$1,083.23 (enclosed)
- AA. R.E. Monks Construction Company, LLC – Filing No. 2, Change Order No. 11 - \$6,740.74 (enclosed)
- BB. R.E. Monks Construction Company, LLC – Filing No. 2, Change Order No. 12 - \$57,408.93 (enclosed)
- CC. R.E. Monks Construction Company, LLC – Filing No. 2, Change Order No. 13 - \$77,117.01 (enclosed)
- DD. R.E. Construction Company, LLC – Filing No. 4A, Change Order No. 1A - \$43,742.37 (enclosed)
- EE. R.E. Construction Company, LLC – Filing No. 4C, Change Order No. 3 - \$3,154.92 (enclosed)
- FF. R.E. Construction Company, LLC – Filing No. Recreation Center, Change Order No. 100-1 - \$380.45 (enclosed)
- GG. Total Property, Inc. – Filing No. General, Work Order No. 3 - \$72,783.07 (enclosed)
- HH. Total Property, Inc. – Filing No. 1, Change Order No. 3 to Work Order No. 1 - \$7,287.08 (enclosed)
- II. Total Property, Inc. – Filing No. 2, Change Order No. 2 to Work Order No. 2 – Reduction of (\$11,922.10) (enclosed)
- JJ. Total Property, Inc. – Filing No. 2, Change Order No. 6 - \$906.50 (enclosed)
- KK. Total Property, Inc. – Filing No. 4, Change Order No. 2 to Work Order No. 2 – Reduction of (\$38,148.05) (enclosed)
- LL. CORE Consultants, Inc. – Filing No. 2 - Cost Certification No. 15 - (April 2019) \$866,623.04 (enclosed)
 - a. Brightview Landscape Development, Inc. - Filing No. 2 - Pay Application No. 6 (April 2019) - \$122,032.39 (included with Cost Cert)
 - b. Total Property, Inc. - Filing No. 2 - Pay Application No. 7 (April 2019) - \$30,662.50 (included with Cost Cert)
 - c. Martin Marietta Materials, Inc. – Filing No. 2 – Pay Application No. 9 (April 2019) - \$483,961.09 (included with Cost Cert)
 - d. R.E. Monks Construction Company, LLC:
 - 1. Filing No. 2 – Pay Application No. 15 (April 2019) - \$26,484.10 (included with Cost Cert)
 - 2. Filing No. 2, Recreation Center – Pay Application No. 1 (April 2019) - \$53,760.50 (included with Cost Cert)

- e. Siemens Industry, Inc. – Filing No. 2 – Pay Application No. 3 (April 2019) - \$74,097.00 (included with Cost Cert)
- f. Advanced Concrete Construction – Filing No. 2 – Pay Application No. 8 (April 2019) - \$75,625.46 (included with Cost Cert)
- MM. CORE Consultants, Inc. – Filing No. 4 (4A, 4B and 4C) - Cost Certification No. 6 (April 2019) - \$1,132,492.87 (enclosed)
 - a. R.E. Monks Construction Company, LLC:
 - 1. Filing No. 4A - Pay Application No. 6 (April 2019) - \$212,813.30 (included with Cost Cert)
 - 2. Filing No. 4B – Pay Application No. 1 (April 2019) - \$186,868.80 (included with Cost Cert)
 - 3. Filing No. 4C – Trunk – Pay Application No. 1 (April 2019) - \$226,817.31 (included with Cost Cert)
 - 4. Filing No. 4C – In-Tract – Pay Application No. 1 (April 2019) - \$93,609.01 (included with Cost Cert)
 - b. JBS Pipeline – Filing No. 4 – Pay Application No. 1 (April 2019) - \$172,434.22 (included with Cost Cert)
 - c. MLL, Inc. – Filing No. 4 (4A) – Pay Application No. 2 (April 2019) - \$239,950.24 (included with Cost Cert)
- NN. Manhard Consulting – Filing No. 1 – Cost Certification No. 11 for Brightview (March 2019) - \$7,684.10 (enclosed)
 - a. Brightview Landscape Development – Filing No. 1 – Pay Application No. 11 (March 2019) - \$7,684.10 (enclosed)
- OO. Review and Consider Ratifying Approval of Claims (April 2019) in the Amount of \$_____, Represented by Check Numbers _____ through _____ (enclosed)
- PP. Review and Consider Approval of Construction Contract for Electric Services between the CAB and APCO Electric, Inc. (enclosed)
- QQ. Review and Consider Approval of Amended & Restated Service Agreement (Project Management Services – Filing 3) between the CAB and Terra Causa Capital, LLC (enclosed)
- RR. Review and Consider Master Service Agreement for Evaluation Services between the CAB and Muller Engineering Company, Inc. (enclosed)

14. ADJOURNMENT

NEXT SCHEDULED BOARD MEETING

Wednesday, June 19, 2019 – 12:00 p.m.

REGULAR MEETINGS ARE HELD AT 12:00 P.M. AT:

**Sterling Ranch Civic Center
Siemens 2nd Floor Conference Room
8155 Piney River Avenue, Suite 2100
Littleton, CO 80125**

2019 Meeting Calendar
3rd Wednesday of Every Month

January						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
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February						
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August						
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September						
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December						
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