

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, July 17, 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: July 17, 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 (3 minutes per person)

5. CAB MANAGEMENT MATTERS (45 minutes)

A. General Manager Updates

1. Operations Report / Questions & Answers (enclosed)
 2. Community Giving Day Video
 3. August Forward-Looking
 4. Mid-Year Assessment
 5. Technology Update (Walker Hinshaw to present and distribute)
 6. UrBike Update
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6. CAB CONSTRUCTION COMMITTEE UPDATE AND RECOMMENDATIONS (45 minutes)

A. Director of Construction Update

1. Construction Overview (enclosed)
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B. General Manager Update

1. Providence Village Recreation Center
 - a. Schedule Update
 - b. Building Permit Status
 - c. Budget Update
 - d. Next steps to finalize Pool & Landscape design
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C. Construction Committee Chairman Update

1. Recommendation to Approve Cost Certifications, Construction Pay Applications, Work Orders, and Change Orders against Budgets on Consent Agenda (Item Nos. 13.A – 13.B)
 2. Recommendation to Approve Agreements on Consent Agenda (Item No. 13.C)
 3. Recommendation to Approve Construction Resource Proposal (to be distributed)
 4. Update on Project Budget initiatives (Ben Both)
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7. CAB FINANCE COMMITTEE UPDATE AND RECOMMENDATIONS (30 minutes)

A. Finance Committee Chairman Update

1. Review and Consider Ratifying Approval of Claims (June 2019) in the Amount of \$_____, Represented by Check Numbers ____ through ____ (enclosed)
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8. CAB RESIDENT EXPERIENCE COMMITTEE UPDATE AND RECOMMENDATION (10 minutes)

A. Resident Experience Committee Chairman Update

9. CAB LEGAL MATTERS (30 minutes)

A. Review and consider ratifying approval of Tap and Facilities Fee Purchase Agreement (Richmond American Homes – Sterling Ranch Filing No. 4C) (Single Family Detached Lots) by and among Richmond American Homes of Colorado, Inc., the CAB, and Land Title Guarantee Company, and as acknowledged by Dominion Water & Sanitation District (enclosure)

B. Review and consider ratifying approval of Development and Cost-Sharing Agreement (Sterling Ranch – Filing No. 4C – Richmond American Homes) by and between Sterling Ranch Development Company, Land Title Guarantee Company, Richmond American Homes of Colorado, Inc., and the CAB (enclosure)

C. Discuss and consider approval of 2019 Facilities Funding and Acquisition Agreement between the CAB, Hobbs Investments LLC, Sterling Ranch Development Company, and Sterling Ranch, LLC (to be distributed)

D. **Meeting Posting and District Website:**

1. Discuss new legislation regarding posting meeting notices and establishment of a website (enclosure – memorandum from McGeady Becher P.C.)
 2. Review and consider adoption of Resolution No. 2019-07-01, First Amendment to Resolution No. 2019-02-03, Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices (enclosure)
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3. Review and consider adoption of Resolution No. 2019-07-02, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Establishing District Website and Designating Location for Posting of 24-Hour Notices (enclosure)
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- E. Discuss preparation of Request for Proposals to Develop, Design, Build, Finance, Operate and Maintain the New Sterling Ranch Recreational and Civic Center. Authorize any necessary actions required in connection therewith
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- F. SECOND READING – Discuss and consider approval of revisions to Rules and Regulations. Review and consider adoption of Resolution No. 2019-07-03, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Amending its Rules and Regulations Compilation to Update and Conform the Provisions, Fees, Policies and Procedures Set Forth in These Documents (enclosures)
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10. CAB BUSINESS CONSIDERATIONS (25 minutes)

- A. Discuss and Consider Engagement of Legal Firms for CAB Legal Services (To Be Distributed)
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11. CAB BOARD / ADMINISTRATIVE MATTERS (5 minutes)

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, August 21, 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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- B. Sign and Execute Approved Documents
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12. EXECUTIVE SESSION, IF NECESSARY (30 minutes)

13. CONSENT AGENDA ITEMS (RATIFY/APPROVAL):

A. Cost Certifications and Pay Applications –

1. CORE Consultants, Inc. – Filing No. 2 – Cost Certification No. 17 - (June 2019) \$864,636.58 (enclosed)
 - a. Brightview Landscape Development, Inc. - Filing No. 2 - Pay Application No. 8 (June 2019) - \$5,044.21 (included with Cost Cert)
 - b. Total Property, Inc. - Filing No. 2 - Pay Application No. 9 (June 2019) - \$43,433.25 (included with Cost Cert)
 - c. Martin Marietta Materials, Inc. – Filing No. 2 – Pay Application No. 11 (June 2019) - \$515,361.26 (included with Cost Cert)
 - d. R.E. Monks Construction Company, LLC - Filing No. 2 – Pay Application No. 17 (June 2019) - \$162,179.73 (included with Cost Cert)
 - e. Advanced Concrete Construction – Filing No. 2 – Pay Application No. 10 (June 2019) - \$122,692.13 (included with Cost Cert)
2. CORE Consultants, Inc. – Filing No. 2 Recreation Center – Cost Certification No. 3 (June 2019) - \$245,043.71 (enclosed)
 - a. R.E. Monks Construction Company, LLC – Filing No. 2 Recreation Center – Pay Application No. 3 (June 2019) - \$2,950.46 (included with Cost Cert)
 - b. MW Golden Constructors – Filing No. 2 Recreation Center – Pay Application No. 1 (May 2019) - \$81,992.60 (included with Cost Cert.)
 - c. MW Golden Constructors – Filing No. 2 Recreation Center – Pay Application No. 2 (June 2019) - \$160,100.65 (included with Cost Cert)
3. CORE Consultants, Inc. – Filing No. 4 (4A, 4B and 4C) - Cost Certification No. 8 (June 2019) - \$471,091.53 (enclosed)
 - a. R.E. Monks Construction Company, LLC:
 1. Filing No. 4A - Pay Application No. 8 (June 2019) – \$15,091.43 (included with Cost Cert)
 2. Filing No. 4C – Trunk – Pay Application No. 3 (June 2019) - \$177,072.28 (included with Cost Cert)
 3. Filing No. 4C – In-Tract – Pay Application No. 3 (June 2019) - \$0.00 (included with Cost Cert)
 - b. JBS Pipeline:
 1. Filing No. 4A – Pay Application No. 3 (June 2019) – \$156,884.23 (included with Cost Cert)
 2. Filing No. 4B – Pay Application No. 1 (June 2019) – \$90,567.82 (included with Cost Cert)
 - c. MLL, Inc. – Filing No. 4C – Pay Application No. 4 (June 2019) - \$31,475.75 (included with Cost Cert)

B. Work Orders and Change Orders – (Approval/Ratify) -

1. A.G. Wassenaar – F3/WO3 - \$12,000.00
2. MW Golden – F2RC/CO2 - \$4,627.00
3. Redland – F2/WO9 - \$13,000.00
4. Aztec – F3/WO7 - \$1,125.00
5. ERO Resources – F3/WO5 - \$5,000.00
6. A.G. Wassenaar – F4A/WO12 - \$114,268.00
7. Redland – F4A/WO26 - \$10,000.00
8. Redland – F4A/WO27 - \$4,000.00
9. MLL Concrete – F4B/CO1B - \$467,387.21
10. MLL Concrete – F4C/CO4C - \$806,156.78
11. Redland – F4C/WO29 - \$4,000.00
12. Dewberry – FG/WO1/CO1 - \$5,141.00
13. Total Property – FG/WO3/CO1 - \$100,000.00
14. Sturgeon Electric – F1/WO2 - \$33,542.68
15. Brightview Landscape – F1/CO15 - \$1,790.84
16. Advanced Concrete – F2/CO8 - \$38,918.64
17. A.G. Wassenaar – F2/WO2/CO2 - \$33,687.00
18. Aztec – F2/WO1/CO5 - \$2,070.00
19. Advanced Concrete – F2/CO9 - \$1,029.38
20. Aztec – F1L/WO4/CO4 - \$630.00
21. Martin Marietta – F2/CO21 - \$156,009.37
22. Monks – F2/CO18 - \$11,291.90
23. Aztec – F1L/WO3/CO5 - \$1,080.00
24. Martin Marietta – F2/CO21 - \$37,541.45
25. Monks – F2/CO17 - \$18,160.69
26. Monks – F2/CO18 - \$8,706.35
27. MW Golden – F2RC/CO1 - \$8,709.00
28. Aztec – F4A/WO11/CO4 - \$690.00
29. JBS Pipeline – F4A/CO2A - \$21,292.15
30. JBS Pipeline – F4A/CO3A - \$2,765.00
31. JBS Pipeline – F4A/CO4A - \$234.00
32. Monks – F4A/WO30 - \$2,424.00
33. Redland – F4A/WO30 - \$9,000.00
34. Aztec – F4B/WO12/CO1 - \$270.00
35. JBS Pipeline – F4B/CO2B - \$7,120.21
36. Redland – F4B/WO30 - \$9,000.00
37. Redland – F4BTH/WO28 - \$5,000.00
38. JBS Pipeline – F4C/CO2C - \$13,791.62
39. Redland – F4C/WO30 - \$9,000.00
40. Manhard – WO2 - \$40,000.00

- C. Agreements – (Approval/Ratify)
 - 1. Colorado Barricade – Short-Form Construction Contract – Street Sign Repairs
 - 2. Hydrodig – Short-Form Construction Contract – Potholing Services
 - 3. Merrick & Company – Master Service Agreement – Engineering Services
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- D. Review and Consider Approval of the Minutes of the June 19, 2019 Regular Meeting Minutes (enclosed)
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14. ADJOURNMENT

NEXT SCHEDULED BOARD MEETING
Wednesday, July 17, 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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27	28	29	30	31		

February						
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March						
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31						

April						
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28	29	30				

May						
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June						
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July						
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August						
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September						
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October						
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November						
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December						
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