

STERLING RANCH METROPOLITAN DISTRICT NOS. 1, 2 AND 3

20 Boulder Crescent, 2nd Floor
Colorado Springs, CO 80903
Meeting: July 16, 2015 10:00 a.m.

Board of Directors

James Morley	Term Expires May 2018
Robin Morley	Term Expires May 2018
Charles Collins	Term Expires May 2018

1. Declaration of Quorum/Call to Order
2. Director Conflict of Interest Disclosures
3. Agenda
4. Minutes from December 2014 Meeting
5. General Matters
 - a. Arvest Easement Condemnation Status
 - b. Woodmen Hills Easement Matters
 - c. Other
6. 2015 Budget Amendment Hearing/Resolutions
7. Boundary Change Hearing
 - a. Exclusion District #2 Resolution
 - b. Inclusion District #1 Resolution
8. SRMD Fees/ SRMD Fee Imposition Resolutions:
 - Water Tap Fee Amount
 - Sanitary Sewer Tap Fee Amount
 - Development/Facility Fee Amount
9. Financing of SRMD Wet Utility Construction and Acquisition:
 - i. Water Rights
 - ii. Water Infrastructure
 - iii. Sanitary Sewer Service and Sanitary Sewer Infrastructure
 - iv. SRMD Water Tap Fee/SRMD Sanitary Sewer Tap Fee (Market Rates) Pay For SRMD Water/Sewer Acquisition Costs (limited to Sterling Ranch capacity needs and system delivery costs) and Meridian Services MD IGA Costs; Annual Escalation of Fees
 - v. Water and Sanitary Sewer Utility Acquisition Cost Fairness Opinion
 - vi. Storm Sewer Infrastructure
10. SRMD 1 Sanitary Sewer System Monthly End User Fee (Meridian IGA Line Operations + 110% of Cost for Metered Service Inflow to Meridian's System from SR Delivery System)

11. Agreements
 - i. Meridian Services Metropolitan District IGA/SRMD 1 – Sewer Service
 - ii. Water Rights/Water Tap SRMD 1 Acquisition and Tap Fee Pledge Reimbursement Agreement
 - iii. Sanitary Sewer Infrastructure/Service Rights SRMD 1 Acquisition and Tap Fee Reimbursement Pledge Agreement
 - iv. Developer Advance and Reimbursement – District Formation and Capital Cost Advances
 - v. Developer Advance and Reimbursement – Operation, Maintenance and Administrative Advances

12. Construction/Public Improvements General Discussion
 - i. Tracking of Public Improvement Costs (SRMD) vs. Private Costs (Developer)
 - ii. Developer Construction with SRMD Acquisition/Reimbursement (water/wastewater)
 - iii. Direct District Construction (Public Bidding Requirements/roads and storm drainage)

13. SRMD 2 G.O. Limited Tax Series 2015 Bond- Pending Issuance Status (for roads and storm drainage)
 - (i) Issuance cost
 - (ii) Pre-requisite service plan condition: rezoning phase 1 perfected by recordation and BOCC approval of phase 1 preliminary plat
 - (iii) Pledge of debt service mill levy, SO tax, and SRMD development fees
 - (iv) Other

Adjourn/Continuation/Next Meeting