



Board of Trustees Meeting

441 3rd Street, Mead

September 29, 2025

Agenda

5:15 p.m.

Mead Urban Renewal Authority Special Meeting

5:15 p.m.

Mead Elevation 25 General Improvement District Special Meeting

5:15 p.m.

Mead Highway 66 and I-25 General Improvement District Special Meeting

6:00 p.m. to 10:00 p.m.

Regular Meeting

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_irDH4x_ER1yZSo6clo_2Zg

1. Call to Order – Roll Call

Mayor Colleen Whitlow
Mayor Pro Tem Trisha Harris
Trustee David Adams
Trustee Chris Cartwright
Trustee Jeremiah R. Crane
Trustee Brad Hagen
Trustee Herman Schranz

2. Moment of Silence

3. Pledge of Allegiance to the Flag

4. Review and Approve Agenda

5. Staff Report: Town Manager Report

- a. Manager Report

6. Informational Items

- a. Community Engagement Update
- b. Police Update
- c. 2026 Draft Budget Presentation

7. Proclamations

- a. Community Planning Month October 2025

b. Fire Prevention Week October 5–11, 2025

8. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

9. Consent Agenda:

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Board member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the Town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

- a. Approval of Minutes - Regular Meeting September 8, 2025
- b. August 2025 Financials
- c. Check Register September 29, 2025
- d. **Resolution No. 54-R-2025** – A Resolution of the Town of Mead, Colorado, Approving that Certain State of Colorado Standard Utility Agreement with the State of Colorado (Acting by and through the Colorado Department of Transportation) for the I-25 Sanitary Sewer Relocation Project (Project #NHPP 0253-285)
- e. **Resolution No. 55-R-2025** - A Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Phase 1 Off-Site Public Improvements for Lot 2, Block 1, Postle Subdivision Filing No. 1 Final Plat, Subject to a Condition to Remit Additional Warranty Collateral to the Town to Secure the Completion of Certain County Road 36 Improvements
- f. **Resolution No. 56-R-2025** – A Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Phase 2 Public Improvements (St. Acacius Subdivision – Replat No. 1)
- g. **Resolution No. 57-R-2025** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Phases 2A, 2B and 2C Landscape Improvements (Highlands Filing No. 2 Final Plat).
- h. The Planning Commission Public Hearing on Highland Lake Subdivision Comprehensive Plan Amendment was continued to December 17, 2025. The Board of Trustees will consider this after the PC public hearing.

10. Public Hearing

- a. Public Hearing: Combined Public Hearing: AMK Annexation 2 Proposed Annexation, Establishment of Initial Zoning and Approval of Annexation Agreement Continued from May 27, 2025
 - i. **Ordinance No. 1088** — An Ordinance of the Town of Mead, Colorado, Annexing Certain Territory Known as the AMK Annexation 2 to the Town of Mead
 - ii. **Ordinance No. 1089** — An Ordinance of the Town of Mead, Colorado, Approving the Initial Zoning of Property known as the AMK Annexation 2 and Amending the Official Zoning Map of the Town of Mead

- iii. **Ordinance No. 1090** — An Ordinance of the Town of Mead, Colorado, Approving an Annexation Agreement with AMK Properties, LLC for the AMK Annexation

11. New Business

- a. **Ordinance No. 1091** — An Ordinance of the Town of Mead, Colorado, Approving that Certain First Amendment to Annexation Agreement — AMK Properties, LLC Annexation

12. Public Comment:

3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

13. Elected Official Reports

- a. Town Trustees
- b. Mayor Whitlow

14. Adjournment

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please contact us by phone 970-535-4477 or email info@townofmead.org.

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: September 29, 2025

SUBJECT: Town Manager Report

- Landfill voucher pick-up begins Monday, September 29, 2025, at the Mead Community Center during normal business hours and will continue through October 17. Fall Clean-Up Days vouchers will be accepted at Front Range Landfill from October 13 through October 25 during regular operating hours. Registration is required, with one voucher available per Town of Mead household. To receive a voucher, visit the Mead Community Center with your ID and proof of residency.
- Saint Vrain Valley School District (SVVSD) is constructing a pre-kindergarten through eighth grade school southeast of Mead High School. The school will be ready for students in the fall of 2026. Mead is working with SVVSD to provide a third School Resource Officer to be primarily assigned to the new school.
- The Board of Trustees has referred a ballot item to the voters of Mead for the November 4, 2025 election to increase the sales and use tax by 1% to support Mead Police Department and law enforcement efforts. This will be item 2B on the November coordinated ballot. The required ballot issue notice (TABOR) notice has been submitted to Weld County and is attached. The Blue Book (containing TABOR notices) and ballots will be mailed to all registered voters by Weld County Elections mid-October.
- Building a Stronger Mead Community is an issue committee which has filed paperwork indicating they will be working in support of Ballot issue 2B. Currently, no other issue committees have registered with the Town Clerk's office.
- The intersection of Third Street and Welker Avenue is under construction to widen the intersection, install new drainage infrastructure, add sidewalks and install a stoplight. There will be delays in the area, but the crews are doing their best to keep traffic flowing. All businesses are open and will remain so during the construction period. Construction will be completed by the end of the year.
- Mayor Colleen Whitlow convenes weekly office hours at Mead Town Hall. The office hours are on Mondays from 10:00 a.m. to 12:00 p.m. Please contact the front office for an appointment. Walk ins will be taken as time allows.
- Explore the daily operations of Mead Police officers and staff. Whether responding to service calls, engaging with students, or interacting with residents at community events, the Mead Police Department is committed to improving the quality of life for residents, businesses, and visitors. View the Mead Police Challenges and Needs videos here: <http://bit.ly/40G47qm>
- The fall Mead Police Citizens' Academy will be held every Thursday from September 11th to October 16th, from 6:30 p.m. to 9:00 p.m. Applications are now being accepted. Last year's Academy was very well received. This is an opportunity for citizens to learn about and interact with the Mead Police Department. More information about the Academy can be found on the town's website: <https://www.townofmead.org/police/page/citizens-police-academy>
- Construction is under way for a branch location of High Plains Library District. The building is being constructed on Town-owned land just east of Liberty Ranch on County Road 7.
- Coffee with the Mayor is scheduled for the first Saturday of each month to allow residents an opportunity to engage directly with Mayor Colleen Whitlow in a small group setting. The next Coffee is scheduled for Saturday October 4th from 8:00 – 10:00 a.m. and will be held at the Community Center at 401 Third Street.
- The High Plains Blvd (WCR 9.5) project is under way. The construction of two miles of this road between WCR 32 and WCR 36 includes two travel lanes, bike lanes, two roundabouts located at CR 32 and CR 34, and a ten-foot-wide detached sidewalk. The project is a collaboration among Mead, Weld County and local developers. The section of road between CR 36 and CR 34 is slated for completion in December 2025.

- Mead Municipal Court was held on September 18th with 56 cases on the docket. Due to the increase in docket size over the last few months and scheduling concerns, Judge Thrower is considering moving court to a different night in 2026. Mead Municipal Court and the Mead Police Department are working together on importing tickets into the Caselle (court) software from the police e-ticket software. This will save data entry time and errors.
- Based on the 5-year Pavement Management Maintenance Plan presented to the Board on February 24th, this year's transportation projects are underway. Chipseal work has been completed on WCR 5 and paving of WCR 34. Current road closures due to construction can be found on the town's website: <https://www.townofmead.org/engineering/page/street-maintenanceroad-closures>.
- Key projects update:
 - 3rd and Welker Intersection – Work continues to the west side of 3rd Street both north and south of the intersection.
 - Community Center – punch list repairs continue, festoon lights were installed, and the EV charger is powered up although it still needs to be commissioned before it is operational for the public
 - SH66 Pedestrian Crossing – The real estate team continues to meet with affected property owners regarding appraisals and acquisition discussions.
- Building Permits:
 - 2025 YTD: 65 SF Permits, 68 Certificates of Occupancy
- Boards and Commissions
- The Planning Commission is next scheduled to meet on October 15th. Staff will be bringing forward the Access 25 Preliminary Plat for a public hearing with the Planning Commission. The continued public hearing for North Mead Place Comprehensive Plan Amendment will also be held.
- Human Resources
 - The Town advertises open positions here: <https://www.governmentjobs.com/careers/townofmead>
 - Current open positions: There are no current openings for full-time employees. Offers have been extended to CSO, Police Officer and Community Development Director candidates. Start dates are pending background checks.

Community Development

- The Kiteley Ranch Annexation is scheduled for an annexation eligibility public hearing with the Board of Trustees at the October 13th regular meeting.
- Tim Moroney, the Town's Chief Building Official with SAFEbuilt, will be presenting a proposed update to the Town's building codes at the October 13th regular meeting. Any updates to the building codes require two readings. The first will be October 13th followed by a second reading and public hearing scheduled for November 10th. These proposed updates are to ensure the Town is meeting the State's requirement to stay current on the most recent editions of the various building code sections.
- The Red Barn Community Center site plan is scheduled to be considered by the Board of Trustees at the October 27th regular meeting.
- Elevation 25 Industrial Park has submitted the site plan and final plat for Buildings 3 and 4 which are scheduled for consideration by the Board of Trustees on October 27th.
- Mobilization and grading of the O'Reilly Auto Parts property is underway. The building permit was issued on August 13th.
- Construction of the High Plains Library is underway and the building permit for the Mountain View Fire station is currently under review.
- The Land Use Code Amendment Project continues with the consultant team reviewing Mead's Code for compliance with state laws, best practices and efficiencies in the development processes. Staff and the consultant team, Community Planning Strategies, will provide regular updates on the progress and the next steps throughout the summer and autumn of 2025. A website for the Land Use Code update has been established to provide ongoing access and information to the public: [Land Use Code Update & Outreach | Mead, CO](#)
- The Parks, Open Space and Trails (POST) Master Plan continues with a review of community-member survey results. The goal of this plan is to develop a master plan for the future of parks, open space,

and trails efforts in Mead. With the help of a consultant, Logan Simpson, there will be multiple opportunities for input by the residents to help shape the future of Mead's parks, open space, and trails. A website for the POST plan has been established to provide ongoing access and information to the public: <https://www.townofmead.org/development/page/mead-motion-parks-open-space-and-trails-master-plan-update>

Public Works and Engineering

- Lowering of impacted utilities has been completed in the Sekich Business Park in advance of the annual street maintenance program scheduled for later in September.
- Concrete work is underway in the Margil neighborhood and crews will move to Coyote Run the following week. Concrete replacement at the Town Hall parking lot is complete.
- Gold Star – the team has ordered the flagpoles and is finalizing the materials and installation of the security camera.
- The cured-in-place pipe lining project is underway in the downtown area.

Community Engagement

- Registration is open for the Adult 3v3 Basketball Tournament on Sunday, October 26th, from 11 a.m. to 5 p.m. at the Community Center. We have both men's and women's divisions, with a fee of \$60 per team.
- The Summit Singer program at the Community Center began on September 15th and will run through December 8th. The program includes 31 students in grades three through six. The final performance is scheduled for December 8th at the Mead High School Auditorium from 6 to 7 p.m.
- The High Plains Library District is offering a variety of programs at the Mead Community Center, including Adult Book Club, International Snack Club, Let's Draw, Adult Library Learning, Mead Story Hour, and STEAM activities. Program details are available through [Mead Civic Rec](#) or on the [HPLD website](#).
- Mead Elementary students are invited to participate in the Name the Snowplow contest. Submissions will be accepted from October 6th through October 20th. Winners will be announced on October 24th and recognized at the Board of Trustees meeting on November 10th.

Police Department

- Hiring update: One Police Officer is starting October 6th and we have a second slated to start later this fall.
- The new Community Service Officer is scheduled to start on October 6th.
- Chief Newbanks is working on the Hazard Mitigation process with other Weld County partners.
- The Police Department Site Selection and 30% Design project is moving forward.
- The September Mid-Monthly Report is attached.
- The Citizen's Academy started on September 11th and has 10 attendees.
- Coloring with a Cop was well attended on Saturday the 20th at the new Community Center.
- Mead currently has three crossing-guards, and we are seeking applicants.
- Lock down drills were conducted at the high school and middle school last week.

TO: ALL REGISTERED VOTERS

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

**TOWN OF MEAD
WELD COUNTY, COLORADO**

Election Date: November 4, 2025

Election Hours: 7:00 a.m. – 7:00 p.m.

Local Election Office Address and Telephone Number:

Town of Mead
Town Clerk's Office
441 Third Street
PO Box 626
Mead, CO 80542
(970) 805-4182

Ballot Title and Text:

Town of Mead Ballot Issue 2B

SHALL THE TOWN OF MEAD TAXES BE INCREASED NOT MORE THAN \$2,900,000 (TWO MILLION NINE HUNDRED THOUSAND DOLLARS) ANNUALLY IN THE FIRST FISCAL YEAR OF COLLECTIONS (2026) AND BY WHATEVER AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER BY AN ADDITIONAL SALES AND USE TAX OF ONE PERCENT (1%) (OR AN INCREASE OF APPROXIMATELY TEN CENTS PER TEN DOLLARS SPENT), COMMENCING JANUARY 1, 2026 TO FUND LAW ENFORCEMENT SERVICES AND FACILITIES, INCLUDING

- ADDITIONAL TOWN OF MEAD POLICE OFFICERS AND EQUIPMENT
- ADDITIONAL SCHOOL RESOURCE OFFICERS
- LAW ENFORCEMENT FACILITIES

AND SHALL THE TAX REVENUES COLLECTED:

- BE RETAINED IN A SEGREGATED ACCOUNT SEPARATE FROM ALL OTHER TOWN FINANCIAL ACCOUNTS TO BE KNOWN AS THE "LAW ENFORCEMENT FUND," AND
- BE USED ONLY TO PAY FOR LAW ENFORCEMENT SERVICES AND FACILITIES IN THE TOWN OF MEAD AND NEVER BE TRANSFERRED INTO THE TOWN GENERAL FUND OR USED FOR ANY PURPOSE OTHER THAN LAW ENFORCEMENT SERVICES,

AND SHALL ALL REVENUES DERIVED FROM SUCH TAX AND ANY EARNINGS THEREON BE COLLECTED, RETAINED AND SPENT AS A VOTER APPROVED REVENUE CHANGE, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATIONS CONTAINED IN THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Yes/For _____

No/Against _____

Total Town Fiscal Year Spending:

<u>Fiscal Year</u>	<u>Fiscal Year Spending</u>
2025 (estimated)	\$ 43,429,391
2024 (actual)	\$ 19,787,813
2023 (actual)	\$ 14,426,495
2022 (actual)	\$ 19,458,868
2021 (actual)	\$ 13,252,737

Overall percentage change from 2021 through 2025: 327.70%

Overall dollar change from 2021 through 2025: \$ 30,176,654

Town estimate of the Maximum Dollar Amount of the Proposed Tax Increase for fiscal year 2026 (the first full fiscal year of the proposed tax increase):

Town of Mead Ballot Issue 2B: \$ 2,900,000.00

Town estimate of 2026 fiscal year spending without the proposed tax increase: \$19,787,813 ¹

Summary of Written Comments FOR Ballot Issue:

As a resident of the Town of Mead, I strongly support the proposed 1% Sales and Use Tax Measure dedicated to funding our police services. This measure is a smart approach to ensuring that the burden of funding public safety does not rest solely on the shoulders of our residents. By increasing sales and use taxes, we tap into contributions from non-residents who shop in our town and those who make online purchases, thereby broadening the revenue base. Additionally, the increase in use tax on new construction will significantly boost our town's finances.

One of the most reassuring aspects of this measure is that the funds will be securely held in a separate, dedicated account. This means it is illegal for the Town of Mead to use this money for anything other than police services. This guarantees that our investment will directly benefit our community's safety. With this measure, we can afford to have a School Resource Officer (SRO) in every Mead school, which is essential for the safety and well-being of our students. It also allows for more police officers per shift, ensuring faster response times and enhanced coverage across the town. Moreover, this measure will provide the necessary funding for public safety facilities and equipment, ensuring our officers have the tools to effectively protect and serve our community.

By voting for this measure, we are not just making a decision, we are taking a proactive step towards a safer, more secure Mead. This is an investment in our peace of mind, the safety of our children, and the overall well-being of our town.

Summary of Written Comments AGAINST Ballot Issue:

No comments were filed by the constitutional deadline.

¹ On April 5, 1994, voters within the Town approved the collection, retention and expenditure of the full revenues generated by the Town in 1994 and subsequent years, notwithstanding the provisions of Article X, Section 20 of the Colorado Constitution.



Mead Police Department

September Mid-Monthly Activity - 2025

CALLS FOR SERVICE (Days 1 – 15): 563

TRAFFIC STOPS: 110

CRASHES: 39 (27 on I-25)

WARNINGS: 79

CITATIONS: 20

REPORTS: 23

ARRESTS: 2

NOTABLE CALLS FOR SERVICE:

INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Traffic Accident Unknown Inj.	MM 42 HWY 66	25ML00507	09/01/2025
Vandalism	HIGHWAY 66 / WCR 9.5	25ML00508	09/02/2025
Subject With A Warrant	██████ HIGHLAND DR	25ML00509	09/03/2025
Disturbance	██████ MAIN ST	25ML00510	09/03/2025
Disturbance	██████ SANFORD ST	25ML00511	09/03/2025
Follow Up	██████ MAIN ST	25ML00512	09/03/2025
Traffic Accident	HIGHWAY 66 / WCR 5	25ML00513	09/04/2025
Traffic Accident Unknown Inj.	HIGHWAY 66 / MEAD ST	25ML00514	09/04/2025
Disturbance	INTERSTATE 25 EXIT 243 RAMP S / HIGHWAY 66	25ML00515	09/04/2025
Traffic Accident	HIGHWAY 66 / WCR 3	25ML00516	09/08/2025
Burglary Alarm	██████ E INTERSTATE 25 FRONTAGE RD	25ML00517	09/10/2025
Assist Other Agency	VISTA VIEW DR / SANDSTONE DR	25ML00518	09/10/2025
Meet	██████ Main Street	25ML00519	09/10/2025
Suspicious	██████ WELKER AVE	25ML00520	09/10/2025
Assist Other Agency	██████ KIMBARK ST	25ML00521	09/11/2025
Traffic Accident	HIGHWAY 66 / INTERSTATE 25 RAMP S	25ML00522	09/11/2025

INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Traffic Accident with Inj.	MM 246 I 25 NB	25ML00523	09/13/2025
Property	MAIN ST	25ML00524	09/13/2025
Theft	MAIN ST	25ML00525	09/13/2025
Subject With A Warrant	HIGHWAY 66	25ML00526	09/14/2025
Traffic Accident	MM 244 I 25 NB	25ML00527	09/14/2025
Traffic Accident	WCR 3 / HIGHWAY 66	25ML00528	09/14/2025
Trespass	RITCHIE DR	25ML00529	09/15/2025



PROCLAMATION Community Planning Month October 2025

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the Town of Mead; and

WHEREAS, we recognize the many valuable contributions made by professional community and regional planners of the Town of Mead, and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, BE IT RESOLVED THAT, the month of October 2025 is hereby designated as **Community Planning Month** in Mead, Colorado, in conjunction with the celebration of National Community Planning Month.

Given under my hand and Seal of the Town of Mead, Colorado, this 29th day of September 2025.

Colleen G. Whitlow
Mayor



**FIRE
PREVENTION
WEEK™**



**PROCLAMATION
Fire Prevention Week
October 5-11, 2025**

WHEREAS, Mead is committed to ensuring the safety and security of all those living in and visiting our community; and

WHEREAS, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces unique fire risks; and

WHEREAS, most of the electronics used in homes daily — including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys — are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

WHEREAS, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries; and

WHEREAS, residents should follow three key calls to action: Buy only listed products, charge batteries safely, and recycle them responsibly to prevent battery-related fires; and

WHEREAS, lithium-ion batteries store a large amount of energy in a small space, and improper use such as overcharging, using off-brand chargers without safety certification, or exposing batteries to damage can result in fire or explosion; and

WHEREAS, the proper disposal and recycling of lithium-ion batteries help prevent environmental hazards and reduce fire risks in the home and community; and

WHEREAS, local first responders are dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and

WHEREAS, the 2025 Fire Prevention Week™ theme, “Charge into Fire Safety™: Lithium-Ion Batteries in Your Home,” serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

NOW, THEREFORE, I, Colleen Whitlow, Mayor of the Town of Mead do hereby proclaim October 5-11, 2025, as Fire Prevention Week

Given under my hand and Seal of the Town of Mead, Colorado, this 29th day of September 2025.

Colleen G. Whitlow
Mayor



Board of Trustees Meeting

441 3rd Street, Mead

September 8, 2025

Minutes

5:15 p.m.

Mead Community Center Ribbon Cutting Ceremony
401 Welker Avenue

6:00 p.m. to 10:00 p.m.

Regular Meeting

1. Call to Order

Roll Call

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted on March 13, 2023 by Resolution No. 21-R-2023, remote participation was enabled for the meeting.

A regular meeting of the Board of Trustees of the Town of Mead, CO was called to order at 06:00 p.m., there being present the following members to wit:

Mayor Colleen Whitlow
Mayor Pro Tem Trisha Harris
Trustee David Adams
Trustee Chris Cartwright
Trustee Jeremiah R Crane
Trustee Brad Hagen
Trustee Herman Schranz

Those absent:

None

Also present: Town Manager Helen Migchelbrink; Town Attorney Marcus McAskin; Administrative Services Director Mary Strutt; Police Chief Brent Newbanks; Interim Community Development Director Collin Mieras; and Town Engineer / Public Works Director Erika Rasmussen.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for the country's founding fathers in honor of Constitution Week.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Mayor Pro Tem Harris motioned to Approve the Agenda. Trustee Schranz seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee

Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed the upcoming Police Citizens' Academy. She also invited Town Engineer / Public Works Director Erika Rasmussen to provide an update on the 3rd & Welker Project. Ms. Rasmussen explained that the project was scheduled for completion September 30th. However, it has been delayed due to utility and developer delays. The Board discussed the delays and potential consequences.

6. Proclamations

a. Constitution Week September 17–23, 2025

Trustee Schranz motioned to Approve the Proclamation for Constitution Week September 17–23, 2025. Trustee Adams seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

7. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

There was no public comment at this time.

8. Consent Agenda:

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Board member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the Town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

- a. Approval of Minutes - Regular Meeting August 25, 2025
- b. August 2025 Aging Report
- c. Check Register September 8, 2025
- d. 2026 Colorado Employer Benefit Trust Health Insurance Renewal
- e. 2026 Colorado Intergovernmental Risk Sharing Agency Property/Casualty Insurance Renewal
- f. **Resolution No. 52-R-2025** - A Resolution of the Town of Mead, Colorado Approving Settlements with Certain Opioid Manufacturers and Distributors and Authorizing the Town Manager or Designee to Execute Related Settlement Participation Forms
- g. **Resolution No. 53-R-2025** - A Resolution of the Town of Mead, Colorado Granting

Final Acceptance of the Phase 1 Landscape Improvements for Lot 2, Block 1, Postle
Subdivision Filing No. 1 Final Plat

Mayor Pro Tem Harris motioned to Approve the Consent Agenda. Trustee Crane seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

9. Mead Liquor Licensing Authority

Trustee Schranz motioned to close out the Board of Trustees meeting and open the meeting of the Mead Liquor Licensing Authority. Trustee Adams seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

Mayor Whitlow opened the meeting of the Mead Liquor Licensing Authority at 6:14 p.m.

Trustee Hagen recused himself from the public hearing due to his interest in Mead Victory LLC, the property owner/landlord. Trustee Hagen left the meeting.

- a. Public Hearing: Bradford Weddings and Events New Entertainment Facility
Application (continued from 8/25/2025)

Administrative Services Director / Town Clerk Mary Strutt introduced the application and entered all documentation into the record.

Debra Bradford, Bradford Weddings and Events, LLC expressed her excitement at bringing her 30-year wedding planning business to Mead.

There was no public comment at this time.

The Trustees had no further questions.

Mayor Whitlow closed the public hearing at 6:20 p.m.

Trustee Cartwright motioned to approve the application of Bradford Weddings & Events LLC for a new entertainment facility license based on the findings set forth in the staff report for the September 8, 2025, meeting and based on the following additional findings: that applicant is of good moral character and not prohibited as a licensee; and that the premises and their location are suitable based on a review of the plans submitted; and that the petition submitted by applicant, along with testimony received at the public hearing, indicate that existing outlets are inadequate to serve the thirst needs of the neighborhood and that there is a need and desire for a entertainment facility license as measured by the reasonable requirements of the neighborhood.

Trustee Cartwright further moved to: (1) direct Town staff to prepare the Mead Liquor Licensing Authority Findings of Fact for this matter, in cooperation with the Town Attorney (2) authorize the Mayor and Town Clerk to execute the Findings of Fact (3) direct the Town Clerk to notify the State of Colorado Liquor Enforcement Division of this approval and (4) authorize the Town Clerk to issue the Town of Mead Entertainment Facility License to Bradford Weddings & Events LLC upon approval of the State and receipt of the State license. Trustee Schranz seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Schranz
Nays: None
Abstaining: None
Passed

Trustee Hagen returned to the meeting.

Trustee Schranz motioned to Adjourn the meeting of the Mead Liquor Liquor Licensing Authority and reconvene as the Board of Trustees. Mayor Pro Tem Harris seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz
Nays: None
Abstaining: None
Passed

Mayor Whitlow reconvened the meeting of the Board of Trustees at 6:25 p.m.

10. Public Hearing

Mayor Whitlow opened the Public Hearing for the Welker Farms Planned Unit Development at 6:25 p.m.

a. Public Hearing: Welker Farms Planned Unit Development (PUD)

Interim Community Development Director Collin Mieras presented the staff report.

David Meyerowitz, Alphabet Investments, inc. and Elise Applegate, Norris Design, presented for the applicant. The PUD would increase the allowable height and density.

Public comment was made by Lee Peterson regarding the lighting and height of the project. Resident Jean Bratcher commented on the necessity for high density and the type of commercial development.

The Trustees discussed the infrastructure/road improvement requirements, the need for multifamily housing, the lack of commercial and housing facing WCR 34.

Mr. Mieras suggested a continuance for the applicant to consider and address the Board's comments. Mr. Meyerowitz discussed the market need for multifamily housing and that commercial development is not likely without more rooftops in Mead.

Trustee Hagen motioned to Continue the Public Hearing for Welker Farms Planned Unit Development (PUD) until a date certain, Monday, November 10, 2025, at 6:00 p.m. at Mead Town Hall. Trustee Adams seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz
Nays: None
Abstaining: None
Passed

- i. **Ordinance No.1087** - An Ordinance of The Town of Mead, Colorado Approving with Conditions the Rezoning of the Welker Farms Property from Downtown Mixed-Use (DMU) to Downtown Mixed-Use (DMU) with a Planned Unit Development (PUD) Overlay and Amending the Official Zoning Map

11. Committee Appointments

- a. Planning Commission Appointment: Jean Bratcher

Interim Community Development Director Collin Mieras discussed the vacancy in an alternate position for the Planning Commission. There were two applicants. To date, one has met all of the requirements.

Jean Bratcher introduced herself and expressed her interest in being appointed.

Trustee Crane motioned to Appoint Jean Bratcher to the Planning Commission Alternate position effective immediately for the remaining portion of the 4-year term which expires December 31, 2026. Trustee Hagen seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

12. Public Comment:

3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

Weld County residents Jeff Engelman, Milena Halek, and Bob Danos spoke against the Comprehensive Plan Amendment for Mead Place North which is being considered by the Planning Commission.

Resident Don Smith spoke regarding the flyer about police which was mailed and the availability of response from other jurisdictions.

13. Elected Official Reports

- a. Town Trustees

The Trustees had no further comments at this time.

- b. Mayor Whitlow

Mayor Whitlow discussed this evening's Community Center opening, Community Day on September 13th, Gold Star Memorial dedication on September 20th and Flag Retirement Ceremony on September 27th.

14. Adjournment

Trustee Schranz motioned to Adjourn the Regular Meeting of the Board of Trustees. Trustee Crane seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Board of Trustees was adjourned at 07:48 p.m. on Monday, September 8, 2025.

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

TOWN OF MEAD
COMBINED CASH INVESTMENT
AUGUST 31, 2025

COMBINED CASH ACCOUNTS

99-01-1001	SOUTHSTATE BANK - CHECKING	1,435,769.03
99-01-1002	TBK BANK - OFFICE CHECK	50,459.24
99-01-1003	TBK BANK - MONEY MARKET	147,304.09
99-01-1005	TBK BANK - FLEX DEBIT CARDS	35,019.32
99-01-1011	XPRESS DEPOSIT ACCOUNT	37,709.58
99-01-1023	COLOTTRUST PLUS	12,547,964.12
99-01-1024	COLOTTRUST PRIME	11,521.48
99-01-1025	CSIP	5,867,270.52
99-01-1026	CSAFE	11,960,709.60
99-01-1030	COLOTTRUST--TRANSPORTATION PROJ	4,263,543.01
99-01-1075	UTILITY CASH CLEARING	10.00
99-01-1077	COURT CASH CLEARING	(3,339.50)
99-01-1078	BUSINESS LICENSE CASH CLEARING	(60.00)
	TOTAL COMBINED CASH	36,353,880.49
99-02-2000	A/P - MISCELLANEOUS	(110.01)
99-01-0100	CASHALLOCATED TO OTHER FUNDS	(36,353,770.48)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	10,369,320.39
4	ALLOCATION TO STREET IMPROVEMENT FUND	2,037,878.61
5	ALLOCATION TO CONSERVATION TRUST FUND	(23,731.43)
6	ALLOCATION TO SEWER FUND	1,835,849.21
8	ALLOCATION TO POLICE FUND	43,973.65
9	ALLOCATION TO MUNICIPAL FACILITIES FUND	2,853,332.14
14	ALLOCATION TO TRANSPORTATION FUND	7,947,503.87
18	ALLOCATION TO PARKS & OPEN SPACE	451,587.23
19	ALLOCATION TO CAPITAL IMPROVEMENT FUND	4,330,969.94
20	ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	6,467,073.03
30	ALLOCATION TO ELEVATION 25 GEN'L IMPVT DIST.	37,977.91
31	ALLOCATION TO HIGHWAY 66 & I-25 GENERAL IMPR	2,035.93
	TOTAL ALLOCATIONS TO OTHER FUNDS	36,353,770.48
	ALLOCATION FROM COMBINED CASH FUND - 99-01-0100	(36,353,770.48)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

GENERAL FUND

ASSETS

01-01-0100	COMBINED CASH	10,369,320.39	
01-01-1007	CASH DRAWER - TOWN HALL	600.00	
01-01-1008	CASH DRAWER - COMM CTR	200.00	
01-01-1240	TREE TRIMMING COSTS RECEIVABLE	158.45	
01-01-1250	PROPERTY TAXES RECEIVABLE	2,397,715.72	
01-01-1300	A/R - BILLED ACCOUNTS	47,548.39	
01-01-1301	A/R - GENERAL	687,416.33	
01-01-1302	PREPAID EXPENSE	68,462.37	
01-01-1303	PREPAID EXPENSES--PITNEY BOWES	795.52	
01-01-1304	PREPAID EXP--WELD CLK & RECORD	1,001.00	
01-01-1307	24HOUR FLEX DEPOSIT	1,500.00	
01-01-1310	A/R OTHER	197,626.62	
TOTAL ASSETS			13,772,344.79

LIABILITIES AND EQUITY

LIABILITIES

01-02-2000	ACCOUNTS PAYABLE	253,253.52	
01-02-2300	457(B) DEFERRED COMP PAYABLE	8,863.64	
01-02-2302	FLEXPLAN PAYABLE	7,640.48	
01-02-2306	RESTITUTION PAYABLE	759.64	
01-02-2308	DEPOSITS PAYABLE	32,586.70	
01-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(8,849.12)	
01-02-2311	FPPA PAYABLE	15,111.38	
01-02-2312	WORKERS COMP INSURANCE PAYABLE	(26,355.33)	
01-02-2314	401(A) CONTRIBUTIONS PAYABLE	845.66	
01-02-2400	FED. WITHHOLDING TAX PAYABLE	18,106.71	
01-02-2401	SOCIAL SECURITY TAX PAYABLE	10,728.42	
01-02-2402	MEDICARE TAX PAYABLE	4,403.12	
01-02-2403	STATE WITHHOLDING TAX PAYABLE	16,401.36	
01-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	1,472.59	
01-02-2410	ACCRUED PAYROLL & BENEFITS	19,069.93	
01-02-2600	WARRANTY FUNDS	1,812,096.07	
01-02-2610	DEVELOPER DEPOSITS	279,500.00	
01-02-2615	DEVELOPER LIABILITIES	105,535.79	
01-02-2700	DEFERRED INFLOWS- PROPERTY TAX	2,397,715.72	
TOTAL LIABILITIES			4,948,886.28

FUND EQUITY

01-02-3001	FUND BALANCE	7,087,758.85	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		1,735,699.66	
BALANCE - CURRENT DATE			1,735,699.66
TOTAL FUND EQUITY			8,823,458.51

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

GENERAL FUND

TOTAL LIABILITIES AND EQUITY

13,772,344.79

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>						
01-10-4000 PROPERTY TAX	1,584,743.41	3,040,545.61	19,156.22	2,372,207.63	2,397,000	99.0
01-10-4010 SALES TAX	2,745,459.85	2,514,324.61	278,220.70	2,548,469.61	4,058,917	62.8
01-10-4012 LODGING TAX	474.00	438.00	40.00	14,387.84	2,500	575.5
01-10-4015 ROAD & BRIDGE TAX	51,723.00	.00	.00	.00	0	.0
01-10-4020 SPECIFIC OWNERSHIP TAX	52,927.06	74,963.19	10,877.65	81,259.81	99,000	82.1
01-10-4030 BUILDING PERMIT USE TAX	308,025.64	334,787.03	77,582.41	347,832.96	395,698	87.9
01-10-4040 CIGARETTE TAX	6,427.64	5,962.14	711.75	5,547.34	14,300	38.8
01-10-4050 MURA REVENUE SHARING	150,341.97	188,264.74	4,517.06	201,705.33	206,265	97.8
01-10-4070 FEDERAL MINERAL LEASE	52,134.83	.00	.00	.00	27,000	.0
01-10-4071 STATE SEVERANCE TAXES	217,697.32	.00	.00	.00	135,000	.0
TOTAL TAXES	5,169,954.72	6,159,285.32	391,105.79	5,571,410.52	7,335,680	76.0
<u>FEES AND PERMITS</u>						
01-11-4100 BUILDING PERMIT FEES	363,417.54	357,654.55	76,470.62	567,054.14	480,493	118.0
01-11-4102 OTHER PERMITS	39,319.98	5,753.19	300.00	121,948.67	10,000	1219.5
01-11-4103 CONVENIENCE FEE	24,092.99	32,968.59	5,233.12	25,530.13	44,000	58.0
01-11-4110 BUILDING PERMIT - ADMIN. FEES	46,300.00	48,485.00	5,300.00	30,627.88	42,300	72.4
01-11-4111 PASSPORT FEES	5,825.00	3,625.00	85.00	5,525.00	5,000	110.5
01-11-4112 TOWN HALL/PARK FEES	615.00	1,555.00	130.00	1,492.50	1,500	99.5
01-11-4115 SHOPPING BAG FEES	.00	402.09	.00	1,200.42	700	171.5
01-11-4116 EV CHARGING FEE REVENUE	.00	.00	48.15	386.77	0	.0
01-11-4120 FRANCHISE FEES	212,836.15	206,090.99	22,036.30	216,005.74	300,000	72.0
01-11-4130 DEVELOPER APPLICATION FEES	16,752.58	10,777.65	2,044.29	13,819.67	25,000	55.3
01-11-4140 ROYALTIES	154,513.05	75,982.12	6,974.96	64,588.83	150,000	43.1
01-11-4141 ADMINISTRATIVE CHARGES	.00	.00	20,489.00	20,489.00	0	.0
TOTAL FEES AND PERMITS	863,672.29	743,294.18	139,111.44	1,068,668.75	1,058,993	100.9
<u>LICENSES</u>						
01-12-4200 BUSINESS/SALES TAX LICENSE	10,095.00	9,030.81	750.00	7,028.75	15,000	46.9
01-12-4210 LIQUOR LICENSE	2,732.50	3,935.00	.00	2,027.58	4,500	45.1
01-12-4220 PET LICENSES	390.00	340.00	5.00	160.00	600	26.7
TOTAL LICENSES	13,217.50	13,305.81	755.00	9,216.33	20,100	45.9

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>CHARGES FOR SERVICES</u>						
01-13-4304 IGA--SCHOOL RESOURCE OFFICERS	.00	.00	.00	.00	189,328	.0
01-13-4305 SCHOOL GUARD REIMBURSEMENT	12,106.50	11,955.81	.00	10,364.01	20,000	51.8
01-13-4310 NEW DEVELOPMENT CHARGES	236,176.26	283,639.04	31,290.00	244,819.13	250,000	97.9
01-13-4360 SALES OF MERCHANDISE	100.00	120.00	248.00	4,079.40	4,000	102.0
01-13-4624 SENIOR EVENT FEES	110.00	380.00	.00	.00	0	.0
01-13-4625 RECREATION REGISTRATION FEES	48,742.00	51,679.00	8,496.99	56,968.59	63,500	89.7
01-13-4626 SUMMER REC FIELD TRIPS/REGISTR	85.00	.00	.00	.00	0	.0
TOTAL CHARGES FOR SERVICES	297,319.76	347,773.85	40,034.99	316,231.13	526,828	60.0
<u>FINES AND FORFEITS</u>						
01-14-4420 COURT FINES	31,485.29	40,923.09	2,760.00	42,315.50	59,400	71.2
01-14-4422 COURT COSTS	9,634.71	15,038.00	850.00	12,292.00	18,750	65.6
01-14-4423 POLICE REPORTS	1,619.38	2,239.75	752.50	3,643.75	2,640	138.0
01-14-4620 MISC. POLICE INCOME	607.07	334.00	25.00	3,789.00	1,000	378.9
TOTAL FINES AND FORFEITS	43,346.45	58,534.84	4,387.50	62,040.25	81,790	75.9
<u>GRANTS & ECONOMIC DEVELOPMENT</u>						
01-15-4513 DOLA GRANT--LAND USE CODE	.00	.00	8,134.00	29,395.29	100,000	29.4
01-15-4516 GRANT - UNITED WAY	2,500.00	2,500.00	.00	3,500.00	2,500	140.0
01-15-4519 GRANT--MAIN STREET GRANTS	.00	.00	.00	.00	100,000	.0
01-15-4526 POLICE GRANTS	6,645.58	10,841.18	.00	8,450.00	150,000	5.6
01-15-4530 CAMP GRANT--SR VAN	.00	.00	.00	.00	162,450	.0
TOTAL GRANTS & ECONOMIC DEVELOPME	9,145.58	13,341.18	8,134.00	41,345.29	514,950	8.0
<u>MISCELLANEOUS</u>						
01-18-4619 INTEREST & DIVIDEND INCOME	413,822.00	357,296.52	37,639.79	262,298.06	508,250	51.6
01-18-4620 MISC. INCOME	101,859.80	46,837.61	.00	9,764.79	57,606	17.0
01-18-4622 DONATIONS/FUNDRAISING	750.68	3,870.00	10,921.50	13,587.50	5,000	271.8
01-18-4623 SALE OF ASSETS	7,878.99	5,995.00	5,932.50	5,932.50	15,000	39.6
01-18-4625 METRO DISTRICT PAYMENTS	71,380.72	77,995.42	.00	35,670.56	110,000	32.4
01-18-4627 LEASE PROCEEDS	.00	.00	.00	.00	238,868	.0
01-18-4628 CASH OVER/(SHORT)	.00	.00	.00	.00	1,000	.0
01-18-4648 DELINQUENT INTEREST EARNED	1,359.51	1,774.68	971.05	3,160.47	0	.0
TOTAL MISCELLANEOUS	597,051.70	493,769.23	55,464.84	330,413.88	935,724	35.3
TOTAL FUND REVENUE	6,993,708.00	7,829,304.41	638,993.56	7,399,326.15	10,474,065	70.6

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ADMINISTRATION</u>						
01-40-5001 SALARIES & WAGES	259,183.84	270,300.23	37,075.87	313,326.96	466,215	67.2
01-40-5002 OVERTIME	.00	.00	183.75	246.06	500	49.2
01-40-5050 CLEANING	4,742.78	5,008.36	.00	.00	0	.0
01-40-5055 OVERTIME	1,430.77	175.73	.00	.00	0	.0
01-40-5060 PAYROLL TAXES	19,155.37	19,711.46	2,386.63	24,097.63	41,678	57.8
01-40-5062 TUITION REIMBURSEMENT	.00	.00	.00	3,000.00	6,000	50.0
01-40-5063 TRAINING	.00	.00	(37.48)	1,774.45	20,000	8.9
01-40-5065 WORKERS COMP	1,552.42	3,553.29	287.17	2,520.10	4,986	50.5
01-40-5066 HEALTH INSURANCE	31,084.40	29,107.82	1,318.69	35,644.34	57,317	62.2
01-40-5067 MEDICAL SAVINGS PLAN	19,118.71	19,693.59	1,960.05	19,199.64	3,675	522.4
01-40-5068 MEDICAL SAVINGS	2,363.49	2,645.40	.00	.00	0	.0
01-40-5070 DEFERRED COMP/RETIREMENT	.00	.00	806.88	5,853.70	0	.0
01-40-5071 D&D	.00	.00	.00	.00	29,104	.0
01-40-5075 EMPLOYMENT/RECRUITMENT EXPENSE	750.00	634.26	.00	.00	0	.0
01-40-5200 OFFICE SUPPLIES	4,059.31	4,747.09	.00	.00	0	.0
01-40-5201 COMPUTER/TECHNOLOGY	32,301.00	19,802.00	.00	.00	0	.0
01-40-5202 PRINTING EXPENSE	106.84	.00	.00	.00	0	.0
01-40-5203 UNIFORMS	415.58	762.98	.00	.00	0	.0
01-40-5205 POSTAGE	4,948.13	4,561.67	.00	.00	0	.0
01-40-5210 OPERATING SUPPLIES	4,061.42	3,719.93	.00	.00	0	.0
01-40-5212 FURNISHINGS	8,801.69	4,320.28	.00	.00	0	.0
01-40-5215 REPAIRS & MAINT	11,215.39	20,590.71	.00	.00	0	.0
01-40-5216 FLEET R&M	41.98	3,307.67	.00	.00	0	.0
01-40-5253 GAS & OIL	249.13	138.80	.00	.00	0	.0
01-40-5300 TELEPHONE	4,393.61	4,296.17	.00	.00	0	.0
01-40-5305 UTILITIES	5,839.50	7,235.01	.00	.00	0	.0
01-40-5310 TRASH REMOVAL	627.92	634.66	.00	.00	0	.0
01-40-5315 COPIER EXPENSES	3,952.39	3,436.11	.00	.00	0	.0
01-40-5320 PROPERTY & LIABILITY INSURANCE	4,781.92	6,054.13	.00	.00	0	.0
01-40-5325 INTERNET/WEBSITE EXPENSE	8,183.40	19,245.90	.00	.00	0	.0
01-40-5330 TRAINING	3,161.74	2,699.11	.00	.00	0	.0
01-40-5331 DUES AND SUBSCRIPTIONS	17,765.66	31,983.11	.00	.00	0	.0
01-40-5332 TUITION REIMBURSEMENT	.00	3,000.00	.00	.00	0	.0
01-40-5353 WATER ASSESSMENTS	1,113.50	1,113.50	.00	.00	0	.0
01-40-5399 OTHER PROFESSIONAL SERVICES	7,269.60	10,971.35	.00	.00	0	.0
01-40-5400 LEGAL FEES	128,904.74	136,674.98	.00	.00	0	.0
01-40-5401 CONSULTING FEES	131,113.71	104,322.01	.00	.00	0	.0
01-40-5415 AUDIT FEES	9,450.00	12,600.00	.00	.00	0	.0
01-40-5416 PASSPORT EXPENSES	39.98	.00	.00	.00	0	.0
01-40-5425 COUNTY TREASURER'S FEE	15,834.19	30,587.89	.00	.00	0	.0
01-40-5426 PROPERTY/SALES TAX REBATE	806.31	.00	.00	.00	0	.0
01-40-5560 CAPITAL OUTLAY--COMPUTERS	16,290.13	24,850.00	.00	.00	0	.0
01-40-5700 MISC. EXPENSE	5,456.52	2,770.86	.00	.00	0	.0
01-40-5701 BANK FEES	22,749.33	35,295.36	.00	.00	0	.0
01-40-5705 MILEAGE	7,947.11	5,735.49	.00	.00	0	.0
01-40-6101 LEGAL FEES	.00	.00	857.16	147,612.09	286,000	51.6
01-40-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	4,525.00	45,000	10.1
01-40-6105 AUDIT FEES	.00	.00	.00	15,030.00	17,000	88.4
01-40-6109 CONSULTING FEES	.00	.00	4,793.00	79,357.55	220,000	36.1
01-40-6110 TELEPHONE	.00	.00	511.88	4,832.66	8,212	58.9
01-40-6111 UTILITIES	.00	.00	1,102.47	9,288.59	11,000	84.4
01-40-6113 TRASH REMOVAL	.00	.00	79.39	583.62	1,500	38.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-40-6121 PRINTING EXPENSE	.00	.00	.00	.00	2,500	.0
01-40-6124 WATER ASSESSMENTS	.00	.00	.00	1,285.50	1,400	91.8
01-40-6126 COPIER EXPENSES	.00	.00	664.84	5,108.51	9,000	56.8
01-40-6199 OTHER PROFESSIONAL SERVICES	.00	.00	878.40	8,246.04	22,000	37.5
01-40-6210 EMPLOYMENT/RECRUITMENT EXP	.00	.00	120.64	979.62	10,000	9.8
01-40-6301 PROPERTY & LIABILITY INS	.00	.00	(192.73)	2,972.12	13,400	22.2
01-40-6311 INTERNET/WEBSITE SERVICES	.00	.00	361.94	9,678.19	25,000	38.7
01-40-6314 COUNTY TREASURER'S FEES	.00	.00	201.36	23,723.32	32,000	74.1
01-40-6316 BANK FEES	.00	.00	3,165.19	23,625.89	42,000	56.3
01-40-6511 POSTAGE	.00	.00	658.80	4,453.92	10,000	44.5
01-40-6512 MILEAGE	.00	.00	.00	5,895.67	15,400	38.3
01-40-6610 DUES & SUBSCRIPTIONS	.00	.00	2,379.99	55,845.71	40,000	139.6
01-40-6801 REPAIR & MTNCE--BUILDINGS	.00	.00	191.23	3,982.92	30,000	13.3
01-40-6805 REPAIR & MTNCE--FLEET	.00	.00	10.00	94.77	5,000	1.9
01-40-6823 CLEANING SERVICES	.00	.00	734.80	5,143.60	11,000	46.8
01-40-6839 RENTAL SPACE EXPENSES	.00	.00	100.00	610.00	0	.0
01-40-6999 OTHER CONTRACTUAL SERVICES	.00	.00	.00	1,461.81	0	.0
01-40-7010 OFFICE SUPPLIES	.00	.00	6.22	4,430.22	7,500	59.1
01-40-7020 OPERATING SUPPLIES	.00	.00	571.75	3,912.45	8,000	48.9
01-40-7051 UNIFORMS	.00	.00	304.81	1,176.52	1,500	78.4
01-40-7101 GAS & OIL	.00	.00	28.28	172.24	1,000	17.2
01-40-7122 PASSPORT EXPENSES	.00	.00	.00	177.55	500	35.5
01-40-7550 FURNISHINGS	.00	.00	.00	.00	15,000	.0
01-40-7999 OTHER COMMODITIES	.00	.00	572.05	3,853.13	10,000	38.5
01-40-8531 CAPITAL OUTLAY--COMPUTERS	.00	.00	.00	.00	25,000	.0
01-40-9110 CONTINGENCY	.00	.00	.00	.00	25,000	.0
TOTAL ADMINISTRATION	801,263.51	856,286.91	62,083.03	833,722.09	1,580,387	52.8

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>BOARD OF TRUSTEES</u>						
01-41-5001 SALARIES & WAGES	13,826.26	14,449.45	1,785.96	45,800.80	74,915	61.1
01-41-5030 MAYOR AND BOARD SALARIES	39,600.00	30,800.00	.00	5,200.00	0	.0
01-41-5060 PAYROLL TAXES	4,055.25	3,435.23	142.56	3,884.41	5,970	65.1
01-41-5063 TRAINING	.00	.00	180.00	11,489.02	15,000	76.6
01-41-5065 WORKERS COMP	49.97	35.13	2.16	39.77	69	57.6
01-41-5066 HEALTH INSURANCE	1,573.59	1,520.67	(156.32)	1,568.45	2,449	64.0
01-41-5067 MEDICAL SAVINGS PLAN	691.29	722.50	3.12	223.25	75	297.7
01-41-5068 MEDICAL SAVINGS	53.04	46.80	.00	.00	0	.0
01-41-5070 DEFERRED COMPENSATION	.00	.00	89.30	580.45	1,105	52.5
01-41-5201 COMPUTER / TECHNOLOGY	.00	1,285.00	.00	.00	0	.0
01-41-5210 OPERATING SUPPLIES	929.71	419.12	.00	.00	0	.0
01-41-5212 FURNISHINGS	.00	132.07	.00	.00	0	.0
01-41-5315 RECORDING FEES	.00	2,338.92-	.00	.00	0	.0
01-41-5320 PROPERTY & LIABILITY INSURANCE	1,603.63	3,027.05	.00	.00	0	.0
01-41-5330 TRAINING	10,379.96	9,760.86	.00	.00	0	.0
01-41-5331 DUES & SUBSCRIPTIONS	760.84	2,935.14	.00	.00	0	.0
01-41-5340 PUBLISHED NOTICES	1,394.04	1,214.57	.00	.00	0	.0
01-41-5341 ORDINANCE CODIFICATION	2,928.66	2,845.83	.00	.00	0	.0
01-41-5347 COMMUNITY CONTRIBUTIONS	10,700.00	10,800.00	.00	.00	0	.0
01-41-5399 OTHER PROFESSIONAL SERVICES	3,400.00	9,428.74	.00	.00	0	.0
01-41-5430 RECORDING FEES	.00	7.75	.00	.00	0	.0
01-41-5700 MISC. EXPENSE	2,668.75	5,114.81	.00	.00	0	.0
01-41-5841 BOARD OUTREACH ACTIVITIES	7,604.43	6,286.25	.00	.00	0	.0
01-41-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	.00	5,000	.0
01-41-6199 OTHER PROFESSIONAL SERVICES	.00	.00	.00	375.00	22,000	1.7
01-41-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	500	.0
01-41-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	3,164.85	6,660	47.5
01-41-6312 PUBLISHED NOTICES	.00	.00	335.39	1,270.42	2,800	45.4
01-41-6313 ORDINANCE CODIFICATION	.00	.00	.00	5,423.25	7,500	72.3
01-41-6315 RECORDING FEES	.00	.00	.00	199.00	2,000	10.0
01-41-6523 ELECTIONS	.00	.00	.00	274.40	25,000	1.1
01-41-6610 DUES & SUBSCRIPTIONS	.00	.00	150.00	14,222.00	4,000	355.6
01-41-6824 BOARD OUTREACH ACTIVITIES	.00	.00	5,573.97	19,338.41	35,000	55.3
01-41-6895 CONTRIBUTIONS TO COMMUNITY	.00	.00	.00	10,000.00	24,000	41.7
01-41-6999 OTHER CONTRACTUAL SERVICES	.00	.00	.00	1,947.24	0	.0
01-41-7020 OPERATING SUPPLIES	.00	.00	177.63	619.29	2,000	31.0
01-41-7550 FURNISHINGS	.00	.00	.00	.00	10,000	.0
01-41-7999 OTHER COMMODITIES	.00	.00	725.26	9,091.39	10,000	90.9
TOTAL BOARD OF TRUSTEES	102,219.42	101,928.05	9,009.03	134,711.40	256,043	52.6

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>POLICE</u>						
01-42-5001 SALARIES & WAGES	959,681.86	1,068,272.14	129,561.45	1,193,917.91	1,744,266	68.5
01-42-5002 OVERTIME	.00	.00	1,572.80	10,304.67	25,000	41.2
01-42-5022 POLICE O.T.--SPEVENT	594.00	3,987.52	.00	.00	0	.0
01-42-5050 CLEANING	5,807.06	6,132.21	.00	.00	0	.0
01-42-5055 OVERTIME	14,874.99	7,790.35	.00	.00	0	.0
01-42-5060 PAYROLL TAXES	23,127.04	25,127.83	3,020.67	28,592.71	59,607	48.0
01-42-5061 WELLNESS PROGRAM	.00	.00	2,035.00	2,035.00	3,500	58.1
01-42-5062 TUITION REIMBURSEMENT	.00	.00	845.00	1,690.00	9,000	18.8
01-42-5063 TRAINING	.00	.00	1,131.94	34,355.56	89,000	38.6
01-42-5065 WORKERS COMP	50,178.65	46,301.62	4,248.84	39,134.51	67,737	57.8
01-42-5066 HEALTH INSURANCE	137,313.37	135,562.41	9,877.20	154,006.88	243,311	63.3
01-42-5067 MEDICAL SAVINGS PLAN	3,400.14	3,839.34	189.36	3,965.80	3,360	118.0
01-42-5068 MEDICAL SAVINGS	1,903.05	2,318.40	.00	.00	0	.0
01-42-5069 FPPA RETIREMENT	78,104.15	91,565.60	12,058.68	106,157.96	152,162	69.8
01-42-5070 DEFERRED COMPENSATION	.00	.00	494.72	4,066.88	5,880	69.2
01-42-5071 FPPA DEATH & DISABILITY	27,953.16	32,963.70	4,364.07	38,418.83	54,781	70.1
01-42-5075 EMPLOYMENT/RECRUITMENT EXPENSE	2,291.40	2,629.70	.00	.00	0	.0
01-42-5200 OFFICE SUPPLIES	984.48	1,940.82	.00	.00	0	.0
01-42-5201 COMPUTER / TECHNOLOGY	28,661.35	27,924.42	.00	.00	0	.0
01-42-5203 UNIFORMS	143.28	44.99	.00	.00	0	.0
01-42-5210 OPERATING SUPPLIES	10,686.14	3,652.19	.00	.00	0	.0
01-42-5212 FURNISHINGS	428.94	.00	.00	.00	0	.0
01-42-5215 REPAIR & MAINTENANCE	7,244.62	4,804.06	.00	.00	0	.0
01-42-5216 FLEET R&M	16,027.15	9,528.81	.00	.00	0	.0
01-42-5253 GAS & OIL	18,147.44	15,775.54	.00	.00	0	.0
01-42-5254 UNIFORMS & TOOLS	8,602.99	4,186.43	.00	.00	0	.0
01-42-5255 OPERATING EQUIPMENT	34,638.28	32,140.78	.00	.00	0	.0
01-42-5300 TELEPHONES	9,610.82	9,434.17	.00	.00	0	.0
01-42-5305 UTILITIES	8,476.43	10,683.48	.00	.00	0	.0
01-42-5310 TRASH REMOVAL	1,148.66	1,262.96	.00	.00	0	.0
01-42-5315 COPIER EXPENSE	1,448.62	1,254.74	.00	.00	0	.0
01-42-5320 GENERAL LIABILITY INSURANCE	26,694.68	76,676.54	.00	.00	0	.0
01-42-5325 INTERNET/WEBSITE EXPENSE	1,059.60	627.18	.00	.00	0	.0
01-42-5330 TRAINING	13,884.60	28,831.13	.00	.00	0	.0
01-42-5331 DUES & MEMBERSHIPS	7,910.78	10,780.44	.00	.00	0	.0
01-42-5332 TUITION REIMBURSEMENT	.00	3,000.00	.00	.00	0	.0
01-42-5343 CONTRACTUAL SERVICES	60,127.13	98,687.97	.00	.00	0	.0
01-42-5346 ANIMAL IMPOUND FEE	3,145.00	.00	.00	.00	0	.0
01-42-5349 WELLNESS PROGRAM	1,254.00	.00	.00	.00	0	.0
01-42-5350 LAB FEES	177.63	999.47	.00	.00	0	.0
01-42-5399 OTHER PROFESSIONAL SERVICES	315.00	2,863.90	.00	.00	0	.0
01-42-5491 VEHICLE LEASE EXPENSES	.00	10,235.44	.00	.00	0	.0
01-42-5500 CAPITAL OUTLAY	41,117.46	8,000.00	.00	.00	0	.0
01-42-5700 MISC. EXPENSE	2,513.33	1,538.67	.00	.00	0	.0
01-42-6101 LEGAL FEES	.00	.00	.00	.00	15,000	.0
01-42-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	12,928.03	32,041.66	88,950	36.0
01-42-6110 TELEPHONE	.00	.00	1,634.20	11,720.38	15,895	73.7
01-42-6111 UTILITIES	.00	.00	1,217.74	12,076.09	18,000	67.1
01-42-6113 TRASH REMOVAL	.00	.00	135.40	1,165.85	2,000	58.3
01-42-6114 PEST CONTROL	.00	.00	.00	.00	2,000	.0
01-42-6122 LAB FEES	.00	.00	.00	1,483.51	500	296.7
01-42-6126 COPIER EXPENSES	.00	.00	180.83	1,598.15	3,000	53.3

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-42-6199 OTHER PROFESSIONAL SERVICES	.00	.00	.00	895.31	8,000	11.2
01-42-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	52.02	3,528.92	5,000	70.6
01-42-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	84,555.25	166,490	50.8
01-42-6311 INTERNET/WEBSITE SERVICES	.00	.00	.00	594.75	2,000	29.7
01-42-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	19,699.20	3,900	505.1
01-42-6801 REPAIR & MTNCE--BUILDINGS	.00	.00	.00	2,156.82	6,000	36.0
01-42-6805 REPAIR & MTNCE--FLEET	.00	.00	4,506.78	21,352.28	16,000	133.5
01-42-6823 CLEANING SERVICES	.00	.00	437.55	3,512.83	9,000	39.0
01-42-6824 PD OUTREACH/EVENTS	.00	.00	2,601.51	2,601.51	5,000	52.0
01-42-6851 VEHICLE LEASE EXPENSES	.00	.00	8,814.27	28,368.74	77,674	36.5
01-42-6999 OTHER CONTRACTUAL SERVICES	.00	.00	5,274.14	115,412.92	232,500	49.6
01-42-7010 OFFICE SUPPLIES	.00	.00	21.68	1,330.08	4,000	33.3
01-42-7020 OPERATING SUPPLIES	.00	.00	417.73	6,636.35	16,000	41.5
01-42-7051 UNIFORMS--CIVILIAN	.00	.00	.00	435.40	800	54.4
01-42-7101 GAS & OIL	.00	.00	2,259.70	16,364.89	30,000	54.6
01-42-7254 OPERATING EQUIPMENT	.00	.00	976.99	53,525.71	49,500	108.1
01-42-7305 UNIFORMS & TOOLS--SWORN	.00	.00	731.04	15,193.60	29,800	51.0
01-42-7999 OTHER COMMODITIES	.00	.00	101.92	938.05	3,000	31.3
01-42-8580 CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	123,669	.0
01-42-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	.00	10,000	.0
TOTAL POLICE	1,609,677.28	1,791,364.95	211,691.26	2,053,834.96	3,401,282	60.4

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>COMMUNITY DEVELOPMENT</u>						
01-43-5001 SALARIES & WAGES	201,521.41	237,173.08	27,212.58	208,570.35	368,543	56.6
01-43-5002 OVERTIME	.00	.00	173.17	241.47	0	.0
01-43-5060 PAYROLL TAXES	15,246.27	17,465.54	2,089.91	15,552.80	34,135	45.6
01-43-5063 TRAINING	.00	.00	.00	3,419.63	6,000	57.0
01-43-5065 WORKERS COMP	185.42	986.62	33.20	252.74	1,587	15.9
01-43-5066 HEALTH INSURANCE	26,838.35	38,891.77	2,504.78	35,764.71	67,488	53.0
01-43-5067 MEDICAL SAVINGS PLAN	8,645.43	9,643.37	20.83	2,246.98	1,238	181.5
01-43-5068 MEDICAL SAVINGS	508.33	710.88	.00	.00	0	.0
01-43-5070 DEFERRED COMPENSATION	.00	.00	979.36	6,386.81	15,314	41.7
01-43-5075 EMPLOYMENT/RECRUITMENT EXPENSE	323.76	61.26	.00	.00	0	.0
01-43-5200 OFFICE SUPPLIES	917.50	177.89	.00	.00	0	.0
01-43-5201 COMPUTER / TECHNOLOGY	7,778.30	5,745.22	.00	.00	0	.0
01-43-5202 PRINTING EXPENSE	553.54	210.38	.00	.00	0	.0
01-43-5203 UNIFORMS	369.77	679.95	.00	.00	0	.0
01-43-5216 REPAIRS & MAINT--FLEET	103.49	169.04	.00	.00	0	.0
01-43-5253 GAS & OIL	.00	794.16	.00	.00	0	.0
01-43-5300 TELEPHONE	1,027.21	1,046.30	.00	.00	0	.0
01-43-5320 PROPERTY & LIABILITY INSURANCE	6,414.50	2,527.05	.00	.00	0	.0
01-43-5330 TRAINING	3,294.58	3,905.81	.00	.00	0	.0
01-43-5331 DUES & MEMBERSHIPS	245.00	99.00	.00	.00	0	.0
01-43-5410 CONSULTANTS	14,546.38	.00	.00	.00	0	.0
01-43-5411 ANNEXATIONS & REZONING EXPENSE	1,258.60	20.32	.00	.00	0	.0
01-43-5460 BUILDING INSPECTIONS	169,034.83	181,581.71	.00	.00	0	.0
01-43-5491 VEHICLE LEASE EXPENSES	.00	9,590.64	.00	.00	0	.0
01-43-5700 MISC.	1,455.07	634.78	.00	.00	0	.0
01-43-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	28.13	3,373.31	9,000	37.5
01-43-6107 ANNEXATION/ZONING EXPENSES	.00	.00	.00	69.96	15,000	.5
01-43-6109 CONSULTING FEES	.00	.00	.00	67,128.99	225,000	29.8
01-43-6110 TELEPHONE	.00	.00	50.74	621.23	2,000	31.1
01-43-6121 PRINTING EXPENSE	.00	.00	587.00	922.20	1,000	92.2
01-43-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	195.00	195.00	500	39.0
01-43-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	3,164.85	5,560	56.9
01-43-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	1,274.02	1,200	106.2
01-43-6805 REPAIR & MTNCE--FLEET	.00	.00	.00	.00	1,000	.0
01-43-6821 BUILDING INSPECTIONS	.00	.00	41,262.38	309,706.47	264,271	117.2
01-43-6851 VEHICLE LEASE EXPENSES	.00	.00	.00	.00	14,386	.0
01-43-7010 OFFICE SUPPLIES	.00	.00	.00	.00	800	.0
01-43-7051 UNIFORMS	.00	.00	.00	253.55	1,250	20.3
01-43-7101 GAS & OIL	.00	.00	.00	.00	1,000	.0
01-43-7999 OTHER COMMODITIES	.00	.00	278.46	770.22	2,000	38.5
TOTAL COMMUNITY DEVELOPMENT	460,267.74	512,114.77	75,415.54	659,915.29	1,038,272	63.6

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>PARKS</u>						
01-45-5001 SALARIES & WAGES	196,211.39	244,834.16	32,349.01	271,138.29	388,089	69.9
01-45-5002 OVERTIME	.00	.00	511.52	4,311.98	6,500	66.3
01-45-5055 OVERTIME	6,901.11	4,332.88	.00	.00	0	.0
01-45-5060 PAYROLL TAXES	15,470.90	18,840.59	2,517.51	20,819.14	36,869	56.5
01-45-5061 WELLNESS PROGRAM	.00	.00	.00	30.00	200	15.0
01-45-5063 TRAINING	.00	.00	.00	2,214.20	10,000	22.1
01-45-5065 WORKERS COMP	5,786.06	17,219.83	1,892.93	15,975.00	22,820	70.0
01-45-5066 HEALTH INSURANCE	27,285.86	36,704.48	3,565.28	48,153.86	82,162	58.6
01-45-5067 MEDICAL SAVINGS	5,519.46	9,196.46	72.91	1,020.75	2,075	49.2
01-45-5068 MEDICAL SAVINGS	604.56	1,049.42	.00	.00	0	.0
01-45-5070 DEFERRED COMPENSATION	.00	.00	1,489.54	13,213.65	19,319	68.4
01-45-5075 EMPLOYMENT/RECRUITMENT EXPENSE	368.76	.00	.00	.00	0	.0
01-45-5201 COMPUTER/TECHNOLOGY	.00	1,614.00	.00	.00	0	.0
01-45-5203 UNIFORMS	1,074.94	1,737.43	.00	.00	0	.0
01-45-5210 OPERATING SUPPLIES	5,155.64	2,373.57	.00	.00	0	.0
01-45-5215 REPAIRS & MAINTENANCE	15,031.23	20,470.57	.00	.00	0	.0
01-45-5216 FLEET R&M	5,988.01	3,468.52	.00	.00	0	.0
01-45-5253 GAS & OIL	4,527.45	11,850.61	.00	.00	0	.0
01-45-5254 TOOLS	434.68	218.55	.00	.00	0	.0
01-45-5300 TELEPHONE	1,485.00	1,591.00	.00	.00	0	.0
01-45-5305 UTILITIES	13,897.20	35,273.26	.00	.00	0	.0
01-45-5310 TRASH REMOVAL	.00	1,622.00	.00	.00	0	.0
01-45-5320 PROPERTY & LIABILITY INSURANCE	8,018.12	15,135.31	.00	.00	0	.0
01-45-5330 TRAINING	1,100.30	3,900.79	.00	.00	0	.0
01-45-5348 PEST CONTROL	23,989.20	18,492.92	.00	.00	0	.0
01-45-5349 WELLNESS PROGRAM	135.00	105.00	.00	.00	0	.0
01-45-5363 WEED CONTROL	2,861.89	7,646.16	.00	.00	0	.0
01-45-5369 EQUIPMENT RENTAL	22.95	.00	.00	.00	0	.0
01-45-5370 LANDSCAPING	9,580.75	5,308.00	.00	.00	0	.0
01-45-5371 TREE MAINTENANCE	3,377.40	8,620.00	.00	.00	0	.0
01-45-5372 IRRIGATION SYSTEM	23,769.06	2,764.07	.00	.00	0	.0
01-45-5405 PARK ENGINEERING	55.00	660.00	.00	.00	0	.0
01-45-5500 CAPITAL OUTLAY	57,215.00	114,415.54	.00	.00	0	.0
01-45-5700 MISC. EXPENSE	.00	233.27	.00	.00	0	.0
01-45-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	210.00	1,923.04	1,500	128.2
01-45-6108 ENGINEERING FEES	.00	.00	.00	.00	1,000	.0
01-45-6110 TELEPHONE	.00	.00	.00	1,770.80	3,084	57.4
01-45-6111 UTILITIES	.00	.00	14,864.62	46,300.51	52,000	89.0
01-45-6113 TRASH REMOVAL	.00	.00	509.00	2,653.50	3,000	88.5
01-45-6114 PEST CONTROL	.00	.00	4,684.93	22,016.01	38,000	57.9
01-45-6132 LANDSCAPINGS	.00	.00	7,585.00	17,994.31	60,000	30.0
01-45-6133 TREE MAINTENANCE	.00	.00	.00	27,650.00	35,000	79.0
01-45-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	222.64	500	44.5
01-45-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	15,824.32	33,300	47.5
01-45-6405 EQUIPMENT RENTAL	.00	.00	.00	.00	1,000	.0
01-45-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	.00	2,520	.0
01-45-6801 REPAIR & MTNCE--BUILDINGS	.00	.00	2,030.14	7,283.03	0	.0
01-45-6802 REPAIR & MTNCE--STREETS	.00	.00	.00	13,521.81	40,000	33.8
01-45-6805 REPAIR & MTNCE--FLEET & EQ	.00	.00	141.79	2,812.19	10,000	28.1
01-45-6806 REPAIR & MTNCE--IRRIGATION	.00	.00	49.68	3,607.97	7,500	48.1
01-45-6835 WEED CONTROL	.00	.00	.00	10,107.18	15,000	67.4
01-45-7020 OPERATING SUPPLIES	.00	.00	640.47	3,818.43	6,000	63.6

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-45-7051 UNIFORMS	.00	.00	.00	2,244.54	2,500	89.8
01-45-7101 GAS & OIL	.00	.00	2,040.82	16,396.81	15,000	109.3
01-45-7255 SAFETY EQUIPMENT	.00	.00	.00	159.40	0	.0
01-45-7305 TOOLS	.00	.00	.00	1,357.85	6,000	22.6
01-45-7999 OTHER COMMODITIES	.00	.00	.00	70.00	2,500	2.8
01-45-8510 CAPITAL OUTLAY--OTHER EQUIP	.00	.00	.00	74,453.06	0	.0
01-45-8515 CAPITAL OUTLAY--PARKS	.00	.00	.00	9,273.60	0	.0
01-45-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	.00	85,000	.0
TOTAL PARKS	435,866.92	589,678.39	75,155.15	658,337.87	988,438	66.6

COMMUNITY CENTER

01-46-5002 OVERTIME	.00	.00	.00	.00	2,000	.0
01-46-5063 TRAINING	.00	.00	.00	1,187.12	6,000	19.8
01-46-6104 COMPUTER/TECHNOLOGY FEES	.00	.00	22.93	22.93	3,000	.8
01-46-6110 TELEPHONE	.00	.00	40.01	40.01	2,000	2.0
01-46-6111 UTILITIES	.00	.00	2,823.65	3,677.85	10,000	36.8
01-46-6113 TRASH REMOVAL	.00	.00	.00	.00	2,500	.0
01-46-6114 PEST CONTROL	.00	.00	.00	.00	2,500	.0
01-46-6121 PRINTING EXPENSE	.00	.00	.00	179.50	1,000	18.0
01-46-6135 RECREATION PROGRAMS	.00	.00	8,262.00	45,148.18	80,000	56.4
01-46-6199 OTHER PROFESSIONAL SERVICES	.00	.00	.00	1,031.70	0	.0
01-46-6210 EMPLOYMENT/RECRUITMENT EXP	.00	.00	.00	2,127.01	1,500	141.8
01-46-6211 COMMUNITY DAY	.00	.00	593.24	43,171.96	60,000	72.0
01-46-6214 TOWN EVENTS	.00	.00	5,710.89	33,051.52	75,000	44.1
01-46-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	4,976.70	6,560	75.9
01-46-6311 INTERNET/WEBSITE SERVICES	.00	.00	256.55	256.55	0	.0
01-46-6511 POSTAGE	.00	.00	.00	.00	500	.0
01-46-6610 DUES & SUBSCRIPTIONS	.00	.00	150.00	2,816.56	1,000	281.7
01-46-6805 REPAIRS & MTNCE--FLEET	.00	.00	10.00	70.00	2,000	3.5
01-46-6823 CLEANING SERVICES	.00	.00	574.89	574.89	0	.0
01-46-7010 OFFICE SUPPLIES	.00	.00	658.37	701.40	2,000	35.1
01-46-7020 OPERATING SUPPLIES	.00	.00	619.81	2,229.67	2,000	111.5
01-46-7051 UNIFORMS	.00	.00	431.50	2,931.85	4,000	73.3
01-46-7101 GAS & OIL	.00	.00	63.15	97.12	1,200	8.1
01-46-7550 FURNISHINGS	.00	.00	.00	.00	5,000	.0
01-46-8510 CAPITAL OUTLAY--OTHER EQUIP	.00	.00	2,241.86	36,616.18	52,000	70.4
01-46-8531 CAPITAL OUTLAY-COMPUTERS	.00	.00	7.59	5,041.83	10,000	50.4
01-46-8532 CAPITAL OUTLAY---SFTWR UPGRADE	.00	.00	.00	1,459.68	30,000	4.9
01-46-8546 CAPITAL OUTLAY--SR VAN	.00	.00	.00	.00	171,000	.0
01-46-8599 OTHER CAPITAL OUTLAY	.00	.00	2,455.16	2,455.16	30,000	8.2
TOTAL COMMUNITY CENTER	.00	.00	24,921.60	189,865.37	562,760	33.7

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ENGINEERING</u>						
01-47-5001 SALARIES & WAGES	299,023.42	263,832.48	35,135.21	263,244.02	425,324	61.9
01-47-5002 OVERTIME	.00	.00	26.96	26.96	0	.0
01-47-5050 CLEANING	5,222.00	5,514.46	.00	.00	0	.0
01-47-5055 OVERTIME	12,319.71	948.95	.00	.00	0	.0
01-47-5060 PAYROLL TAXES	23,654.12	19,940.24	2,736.87	20,292.02	36,926	55.0
01-47-5063 TRAINING	.00	.00	4.80	867.45	5,000	17.4
01-47-5065 WORKERS COMP	5,497.23	5,440.39	583.19	4,275.79	7,539	56.7
01-47-5066 HEALTH INSURANCE	29,367.48	24,935.84	1,362.95	19,006.65	46,038	41.3
01-47-5067 MEDICAL SAVINGS	13,202.75	13,048.50	43.53	642.74	1,445	44.5
01-47-5068 MEDICAL SAVINGS	1,039.89	902.85	.00	.00	0	.0
01-47-5070 DEFERRED COMPENSATION	.00	.00	1,758.11	13,172.16	21,182	62.2
01-47-5075 EMPLOYMENT/RECRUITMENT EXPENSE	735.48	1,110.00	.00	.00	0	.0
01-47-5200 OFFICE SUPPLIES	3,717.09	3,103.65	.00	.00	0	.0
01-47-5201 COMPUTER/TECHNOLOGY	4,025.11	2,808.52	.00	.00	0	.0
01-47-5203 UNIFORMS	1,251.91	1,689.08	.00	.00	0	.0
01-47-5210 OPERATING SUPPLIES	13,299.08	8,055.31	.00	.00	0	.0
01-47-5212 FURNISHINGS	641.42	165.56	.00	.00	0	.0
01-47-5215 REPAIRS & MAINTENANCE	25,622.94	10,650.14	.00	.00	0	.0
01-47-5216 REPAIR & MAINTENANCE--FLEET	479.94	221.38	.00	.00	0	.0
01-47-5253 GAS & OIL	3,166.09	2,039.56	.00	.00	0	.0
01-47-5300 TELEPHONE	2,414.32	1,756.93	.00	.00	0	.0
01-47-5305 UTILITIES	12,264.90	9,746.45	.00	.00	0	.0
01-47-5310 TRASH	1,283.96	2,098.68	.00	.00	0	.0
01-47-5315 COPIER EXPENSES	1,217.81	877.80	.00	.00	0	.0
01-47-5320 PROPERTY & LIABILITY INSURANCE	4,009.07	6,054.13	.00	.00	0	.0
01-47-5330 TRAINING	1,849.72	63.60	.00	.00	0	.0
01-47-5331 DUES & SUBSCRIPTIONS	630.00	448.75	.00	.00	0	.0
01-47-5399 OTHER PROFESSIONAL SERVICES	105.00	960.00	.00	.00	0	.0
01-47-5405 ENGINEERING FEES	22,585.05	27,579.95	.00	.00	0	.0
01-47-5491 VEHICLE LEASE EXPENSES	.00	6,410.52	.00	.00	0	.0
01-47-5700 MISC. EXPENSE	269.42	670.03	.00	.00	0	.0
01-47-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	28.12	6,972.10	3,500	199.2
01-47-6108 ENGINEERING FEES	.00	.00	7,511.70	54,407.19	55,000	98.9
01-47-6110 TELEPHONE	.00	.00	160.04	1,762.28	2,820	62.5
01-47-6111 UTILITIES	.00	.00	1,511.53	12,033.41	20,000	60.2
01-47-6113 TRASH REMOVAL	.00	.00	185.80	1,486.40	4,000	37.2
01-47-6126 COPIER EXPENSES	.00	.00	136.38	1,281.38	2,000	64.1
01-47-6134 EV CHARGING STATION EXPENSES	.00	.00	138.60	1,076.60	0	.0
01-47-6199 OTHER PROFESSIONAL SERVICES	.00	.00	105.00	1,664.05	2,000	83.2
01-47-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	769.82	1,500	51.3
01-47-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	6,329.73	13,300	47.6
01-47-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	3,318.13	800	414.8
01-47-6801 REPAIR & MTNCE--BUILDINGS	.00	.00	480.00	14,419.02	30,000	48.1
01-47-6805 REPAIR & MTNCE--FLEET	.00	.00	20.00	1,318.30	2,500	52.7
01-47-6823 CLEANING SERVICES	.00	.00	809.05	5,663.35	10,500	53.9
01-47-6851 VEHICLE LEASE EXPENSES	.00	.00	970.67	7,876.90	41,117	19.2
01-47-6999 OTHER CONTRACTUAL SERVICES	.00	.00	.00	20.50	0	.0
01-47-7010 OFFICE SUPPLIES	.00	.00	307.71	2,795.06	5,000	55.9
01-47-7020 OPERATING SUPPLIES	.00	.00	2,028.77	9,404.48	10,000	94.0
01-47-7051 UNIFORMS	.00	.00	386.72	1,430.28	2,750	52.0
01-47-7101 GAS & OIL	.00	.00	503.30	3,129.03	5,000	62.6
01-47-7305 TOOLS	.00	.00	.00	298.47	0	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-47-7550 FURNISHINGS	.00	.00	521.96	11,352.23	10,000	113.5
01-47-7999 OTHER COMMODITIES	.00	.00	(50.00)	381.49	1,000	38.2
01-47-8580 CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	115,200	.0
TOTAL ENGINEERING	488,894.91	421,073.75	57,406.97	470,717.99	881,441	53.4

MUNICIPAL COURT

01-48-5001 SALARIES & WAGES	26,390.96	33,406.99	4,566.76	38,676.44	51,753	74.7
01-48-5002 OVERTIME	.00	.00	.00	13.03	1,000	1.3
01-48-5040 JUDGE	11,495.00	10,900.00	2,000.00	16,000.00	26,000	61.5
01-48-5055 OVERTIME	183.95	10.36	.00	.00	0	.0
01-48-5060 PAYROLL TAXES	2,009.33	2,547.43	358.80	2,966.70	4,678	63.4
01-48-5063 TRAINING	.00	.00	254.51	1,468.00	2,000	73.4
01-48-5065 WORKERS COMP	36.67	39.32	5.52	46.51	64	72.7
01-48-5066 HEALTH INSURANCE	3,898.60	4,863.27	104.90	5,325.96	7,788	68.4
01-48-5067 MEDICAL SAVINGS	691.29	722.50	13.53	189.42	325	58.3
01-48-5068 MEDICAL SAVINGS	157.19	202.95	.00	.00	0	.0
01-48-5070 DEFERRED COMPENSATION	.00	.00	89.30	770.43	1,105	69.7
01-48-5203 UNIFORMS	.00	110.77	.00	.00	0	.0
01-48-5235 COURT COSTS	203.70	1,411.80	.00	.00	0	.0
01-48-5300 TELEPHONE	65.62	.00	.00	.00	0	.0
01-48-5320 PROPERTY & LIABILITY INSURANCE	1,603.63	3,027.05	.00	.00	0	.0
01-48-5330 TRAINING	52.00	72.84	.00	.00	0	.0
01-48-5331 DUES & MEMBERSHIPS	50.00	50.00	.00	.00	0	.0
01-48-5399 OTHER PROFESSIONAL SERVICES	1,553.40	1,845.10	.00	.00	0	.0
01-48-5455 PROSECUTING ATTORNEY	14,532.50	9,150.00	.00	.00	0	.0
01-48-5700 MISC. EXPENSE	245.26	354.34	.00	.00	0	.0
01-48-6102 PROSECUTING ATTORNEY	.00	.00	1,000.00	8,000.00	18,000	44.4
01-48-6103 PUBLIC DEFENDER	.00	.00	.00	.00	10,000	.0
01-48-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	.00	4,000	.0
01-48-6199 OTHER PROFESSIONAL SERVICES	.00	.00	195.20	1,599.17	5,000	32.0
01-48-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	500	.0
01-48-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	3,164.85	6,660	47.5
01-48-6510 COURT COSTS	.00	.00	200.00	1,912.68	2,500	76.5
01-48-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	50.00	100	50.0
01-48-7051 UNIFORMS	.00	.00	.00	.00	200	.0
01-48-7999 OTHER COMMODITIES	.00	.00	.00	66.88	1,000	6.7
TOTAL MUNICIPAL COURT	63,169.10	68,714.72	8,788.52	80,250.07	142,673	56.3

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>COMMUNITY ENGAGEMENT</u>						
01-49-5001 SALARIES & WAGES	127,681.12	155,207.14	31,243.06	194,227.82	334,456	58.1
01-49-5002 OVERTIME	.00	.00	702.56	1,313.11	2,000	65.7
01-49-5055 OVERTIME	334.53	373.40	.00	.00	0	.0
01-49-5060 PAYROLL TAXES	9,694.38	11,888.70	2,493.79	15,199.94	29,925	50.8
01-49-5061 WELLNESS PROGRAM	.00	.00	1,623.53	18,371.10	29,800	61.7
01-49-5063 TRAINING	.00	.00	.00	1,446.95	6,000	24.1
01-49-5065 WORKERS COMP	1,272.60	3,672.76	461.13	2,998.88	3,759	79.8
01-49-5066 HEALTH INSURANCE	12,126.56	12,220.02	1,335.25	12,410.20	46,826	26.5
01-49-5067 MEDICAL SAVINGS	5,089.97	4,036.64	49.99	699.86	1,700	41.2
01-49-5068 MEDICAL SAVINGS	789.86	749.85	.00	.00	0	.0
01-49-5070 DEFERRED COMPENSATION	.00	.00	831.09	5,074.16	14,782	34.3
01-49-5075 EMPLOYMENT/RECRUITMENT EXPENSE	743.94	1,398.16	.00	.00	0	.0
01-49-5160 MERCHANDISE FOR RESALE	.00	1,510.94	.00	.00	0	.0
01-49-5201 COMPUTER/TECHNOLOGY	1,176.70	4,238.00	.00	.00	0	.0
01-49-5202 PRINTING EXPENSE	3,833.94	6,902.66	.00	.00	0	.0
01-49-5203 UNIFORMS	698.33	765.51	.00	.00	0	.0
01-49-5205 POSTAGE	472.88	1,894.36	.00	.00	0	.0
01-49-5216 FLEET R&M	5,497.75	35.00	.00	.00	0	.0
01-49-5220 TOWN DECORATIONS	1,123.89	4,291.76	.00	.00	0	.0
01-49-5236 COMMUNITY ENGAGEMENT	8,495.14	8,638.40	.00	.00	0	.0
01-49-5253 GAS & OIL	188.68	328.10	.00	.00	0	.0
01-49-5260 RECREATION PROGRAMS	38,647.71	24,756.70	.00	.00	0	.0
01-49-5261 COMMUNITY DAY	44,967.36	46,525.59	.00	.00	0	.0
01-49-5262 TOWN EVENTS	40,606.93	53,939.46	.00	.00	0	.0
01-49-5265 SENIOR EVENTS	5,880.66	7,843.87	.00	.00	0	.0
01-49-5300 TELEPHONE	976.72	952.07	.00	.00	0	.0
01-49-5320 GENERAL LIABILITY INSURANCE	6,883.22	5,964.85	.00	.00	0	.0
01-49-5330 TRAINING	3,255.21	7,677.05	.00	.00	0	.0
01-49-5331 DUES/MEMBERSHIPS	7,461.86	9,106.53	.00	.00	0	.0
01-49-5349 WELLNESS PROGRAM	12,117.75	10,496.81	.00	.00	0	.0
01-49-5399 OTHER PROFESSIONAL SERVICES	.00	14,008.20	.00	.00	0	.0
01-49-5401 CONSULTANTS	12,377.50	37,533.00	.00	.00	0	.0
01-49-5421 ECONOMIC DEVELOPMENT PROGRAMS	.00	1,122.99	.00	.00	0	.0
01-49-5560 CAPITAL OUTLAY--SFTWR UPGRADES	9,396.94	25,709.03	.00	.00	0	.0
01-49-5700 MISC. EXPENSE	1,054.75	999.71	.00	.00	0	.0
01-49-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	.00	3,000	.0
01-49-6109 CONSULTING FEES	.00	.00	.00	15,137.50	30,000	50.5
01-49-6110 TELEPHONE	.00	.00	.00	1,040.06	1,536	67.7
01-49-6121 PRINTING EXPENSE	.00	.00	.00	8,725.09	15,000	58.2
01-49-6149 COMMUNITY ENGAGEMENT	.00	.00	171.71	3,528.92	10,000	35.3
01-49-6199 OTHER PROFESSIONAL SERVICES	.00	.00	195.20	33,686.84	40,000	84.2
01-49-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	120.18	500	24.0
01-49-6214 TOWN EVENTS	.00	.00	.00	5,857.97	0	.0
01-49-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	4,976.69	6,560	75.9
01-49-6402 ECONOMIC DEVELOPMENT PROGRAMS	.00	.00	891.71	23,821.64	50,000	47.6
01-49-6511 POSTAGE	.00	.00	.00	596.32	4,000	14.9
01-49-6610 DUES & SUBSCRIPTIONS	.00	.00	80.00	7,746.27	11,500	67.4
01-49-6805 REPAIR & MTNCE--FLEET	.00	.00	.00	10.00	0	.0
01-49-6999 OTHER CONTRACTUAL SERVICES	.00	.00	.00	270.46	0	.0
01-49-7026 TOWN DECORATIONS	.00	.00	.00	1,645.53	10,000	16.5
01-49-7051 UNIFORMS	.00	.00	.00	639.77	1,000	64.0
01-49-7101 GAS & OIL	.00	.00	.00	204.91	0	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-49-7550 FURNISHINGS	.00	.00	.00	.00	5,000	.0
01-49-7801 MERCHANDISE FOR RESALE	.00	.00	.00	1,794.62	8,000	22.4
01-49-7999 OTHER COMMODITIES	.00	.00	531.99	1,030.83	2,000	51.5
01-49-8501 CAPITAL OUTLAY--WAYFINDING	.00	.00	566.99	566.99	25,000	2.3
01-49-8532 CAPITAL OUTLAY--SOFTWAREUPGRAD	.00	.00	.00	7,500.00	20,000	37.5
TOTAL COMMUNITY ENGAGEMENT	362,846.88	464,787.26	41,178.00	370,642.61	712,344	52.0
NON-DEPARTMENTAL						
01-90-5001 SALARIES & WAGES ADJ	.00	.00	.00	.00	275,000	.0
01-90-5804 TRANSFER TO STREET IMPVT FD	187,500.00	187,500.00	.00	.00	0	.0
01-90-5805 TRANSFER TO CAPITAL IMPROVEMEN	690,225.50	1,247,656.00	.00	.00	0	.0
01-90-8151 SPECIAL PROJECTS	.00	.00	19,403.84	24,128.84	100,000	24.1
01-90-8155 ARPA BROADBAND	462.67	.00	.00	.00	0	.0
01-90-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	.00	161,425	.0
01-90-9904 TRANSFER TO STREET FUND	.00	.00	.00	187,500.00	375,000	50.0
TOTAL NON-DEPARTMENTAL	878,188.17	1,435,156.00	19,403.84	211,628.84	911,425	23.2
TOTAL FUND EXPENDITURES	5,202,393.93	6,241,104.80	585,052.94	5,663,626.49	10,475,065	54.1
NET REVENUE OVER EXPENDITURES	1,791,314.07	1,588,199.61	53,940.62	1,735,699.66	1,000-	1735

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

STREET IMPROVEMENT FUND

ASSETS

04-01-0100	COMBINED CASH	2,037,878.61	
04-01-1301	A/R - GENERAL	349,847.85	
04-01-1302	PREPAID EXPENSES	250.00	
	TOTAL ASSETS		2,387,976.46

LIABILITIES AND EQUITY

LIABILITIES

04-02-2000	ACCOUNTS PAYABLE	28,022.37	
04-02-2005	RETAINAGE PAYABLE	37,109.57	
04-02-2300	457(B) DEFERRED COMP PAYABLE	1,257.98	
04-02-2310	EMPLOYEE HEALTH INS. PAYABLE	9,101.42	
04-02-2400	FED. WITHHOLDING TAX PAYABLE	2,048.89	
04-02-2401	SOCIAL SECURITY TAX PAYABLE	2,105.10	
04-02-2402	MEDICARE TAX PAYABLE	492.32	
04-02-2403	STATE WITHHOLDING TAX PAYABLE	1,954.60	
04-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	162.54	
04-02-2410	ACCRUED PAYROLL & BENEFITS	2,294.64	
	TOTAL LIABILITIES		84,549.43

FUND EQUITY

04-02-3001	FUND BALANCE	1,455,818.45	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	847,608.58	
	BALANCE - CURRENT DATE	847,608.58	
	TOTAL FUND EQUITY		2,303,427.03
	TOTAL LIABILITIES AND EQUITY		2,387,976.46

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

STREET IMPROVEMENT FUND

	YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>						
04-10-4005 HIGHWAY USERS TAX	127,584.60	196,428.81	24,789.13	208,144.64	264,569	78.7
04-10-4010 SALES TAX	1,372,729.95	1,257,162.29	139,110.36	1,226,516.21	2,155,713	56.9
04-10-4015 ROAD & BRIDGE TAX	.00	90,958.26	7,951.07	55,657.49	120,000	46.4
04-10-4025 M.V. REGISTSTRATION	16,658.93	17,889.86	2,349.57	66,559.25	27,300	243.8
04-10-4030 BUILDING USE TAX	150,683.87	167,369.87	38,791.21	171,836.77	197,849	86.9
TOTAL TAXES	1,667,657.35	1,729,809.09	212,991.34	1,728,714.36	2,765,431	62.5
<u>FEES AND PERMITS</u>						
04-11-4102 RIGHT-OF-WAY PERMITS	22,097.50	92,331.00	439.00	63,925.00	88,431	72.3
04-11-4141 ADMINISTRATIVE CHARGES	.00	.00	14,400.00	14,400.00	0	.0
TOTAL FEES AND PERMITS	22,097.50	92,331.00	14,839.00	78,325.00	88,431	88.6
<u>TRANSFERS IN</u>						
04-16-4601 TRANSFER FROM GF	187,500.00	187,500.00	.00	187,500.00	375,000	50.0
04-16-4602 TRANSFER FROM CAPITAL IMPROV	.00	.00	.00	500,000.00	1,000,000	50.0
TOTAL TRANSFERS IN	187,500.00	187,500.00	.00	687,500.00	1,375,000	50.0
<u>MISCELLANEOUS</u>						
04-18-4619 INTEREST INCOME	76,089.26	73,176.94	7,397.33	49,969.30	108,500	46.1
04-18-4627 LEASE PROCEEDS	.00	.00	.00	410,000.00	436,000	94.0
TOTAL MISCELLANEOUS	76,089.26	73,176.94	7,397.33	459,969.30	544,500	84.5
TOTAL FUND REVENUE	1,953,344.11	2,082,817.03	235,227.67	2,954,508.66	4,773,362	61.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

STREET IMPROVEMENT FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>STREETS</u>						
04-44-5001 SALARIES & WAGES	223,476.73	264,789.45	33,719.20	284,773.83	414,649	68.7
04-44-5002 OVERTIME	.00	.00	263.05	917.01	10,000	9.2
04-44-5055 OVERTIME	4,130.78	2,448.87	.00	1,100.10	0	.0
04-44-5060 PAYROLL TAXES	16,836.18	20,025.11	2,610.77	21,542.26	38,126	56.5
04-44-5063 TRAINING	.00	.00	2,100.04	7,298.95	15,000	48.7
04-44-5065 WORKERS COMPENSATION	16,401.86	17,340.51	1,859.22	15,733.55	22,826	68.9
04-44-5066 HEALTH INSURANCE	32,016.91	38,631.39	3,343.72	46,617.25	72,411	64.4
04-44-5067 MEDICAL SAVINGS	6,257.35	7,827.62	45.83	641.62	1,250	51.3
04-44-5068 MEDICAL SAVINGS	454.25	691.36	.00	.00	0	.0
04-44-5070 DEFERRED COMPENSATION	.00	.00	1,130.30	9,854.00	14,380	68.5
04-44-5075 EMPLOYMENT/RECRUITMENT EXPENSE	61.46	.00	.00	.00	0	.0
04-44-5201 COMPUTER/TECHNOLOGY	9,385.00	15,287.33	.00	.00	0	.0
04-44-5202 PRINTING EXPENSE	.00	192.95	.00	.00	0	.0
04-44-5203 UNIFORMS	1,385.27	5,677.05	.00	.00	0	.0
04-44-5210 OPERATING SUPPLIES	1,274.60	76.96	.00	.00	0	.0
04-44-5215 REPAIRS & MAINTENANCE--STREETS	182,479.42	107,034.62	.00	.00	0	.0
04-44-5216 REPAIR & MAINT.--FLEET	22,805.22	13,521.18	.00	.00	0	.0
04-44-5217 REPAIR & MAINTENANCE--BRIDGES	.00	185,834.91	.00	.00	0	.0
04-44-5250 ASPHALT/STREET PATCHING	5,490.00	4,392.00	.00	.00	0	.0
04-44-5252 STREET SIGNS & MARKERS	5,242.15	8,603.22	.00	.00	0	.0
04-44-5253 GAS & OIL	13,150.12	4,250.76	.00	.00	0	.0
04-44-5254 TOOLS	8,598.18	16,935.91	.00	.00	0	.0
04-44-5255 SAFETY EQUIPMENT	2,368.72	2,439.15	.00	.00	0	.0
04-44-5300 TELEPHONE	1,944.72	1,760.91	.00	.00	0	.0
04-44-5305 UTILITIES	19,775.76	21,435.99	.00	.00	0	.0
04-44-5310 TRASH DISPOSAL	100.00	.00	.00	.00	0	.0
04-44-5320 PROPERTY & LIABILITY INSURANCE	20,045.32	22,702.97	.00	.00	0	.0
04-44-5330 TRAINING	203.44	5,270.29	.00	.00	0	.0
04-44-5331 DUES & MEMBERSHIPS	100.00	2,544.50	.00	.00	0	.0
04-44-5360 STREET SWEEPING	18,252.00	23,652.00	.00	.00	0	.0
04-44-5361 DUST CONTROL	26,139.40	11,750.93	.00	.00	0	.0
04-44-5362 GRAVEL	8,246.03	20,000.00	.00	.00	0	.0
04-44-5363 WEED CONTROL	6,509.98	.00	.00	.00	0	.0
04-44-5364 SNOW REMOVAL	31,227.47	3,175.70	.00	.00	0	.0
04-44-5365 REPAIR & MAINTENANCE--SEALCOAT	.00	133,421.15	.00	.00	0	.0
04-44-5366 REPAIR & MAINTENANCE--DRAINAGE	15,348.00	.00	.00	.00	0	.0
04-44-5369 EQUIPMENT RENTAL	10,087.77	27,336.96	.00	.00	0	.0
04-44-5405 ENGINEERING FEES	31,478.66	49,560.71	.00	.00	0	.0
04-44-5491 VEHICLE LEASE EXPENSES	.00	50,906.91	.00	.00	0	.0
04-44-5500 CAPITAL OUTLAY	138,362.20	4,342.07	.00	.00	0	.0
04-44-5501 CAPITAL OUTLAY-GRADER SHED	.00	1,270.91	.00	.00	0	.0
04-44-5720 CONTINGENCY	.00	29,074.16	.00	.00	0	.0
04-44-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	782.92	17,253.18	18,500	93.3
04-44-6108 ENGINEERING FEES	.00	.00	1,540.00	19,528.00	95,000	20.6
04-44-6110 TELEPHONE	.00	.00	67.39	1,834.04	2,376	77.2
04-44-6111 UTILITIES	.00	.00	3,513.80	29,464.07	38,500	76.5
04-44-6113 TRASH REMOVAL	.00	.00	.00	.00	1,000	.0
04-44-6121 PRINTING EXPENSE	.00	.00	.00	.00	5,000	.0
04-44-6123 MATERIALS TESTING	.00	.00	.00	.00	40,000	.0
04-44-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	1,500	.0
04-44-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	25,543.85	49,950	51.1
04-44-6405 EQUIPMENT RENTAL	.00	.00	10,788.36	31,441.32	135,000	23.3

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

STREET IMPROVEMENT FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
04-44-6610 DUES & SUBSCRIPTIONS	.00	.00	350.00	4,399.52	14,000	31.4
04-44-6802 REPAIR & MTNCE--STREETS	.00	.00	926.00	715,554.71	2,467,500	29.0
04-44-6803 REPAIR & MTNCE--DRAINAGE	.00	.00	.00	.00	20,000	.0
04-44-6805 REPAIR & MTNCE--FLEET	.00	.00	5,770.82	26,072.99	40,000	65.2
04-44-6810 REPAIR & MTNCE--BRIDGES	.00	.00	.00	.00	35,000	.0
04-44-6831 SNOW REMOVAL	.00	.00	98.89	69,057.82	100,000	69.1
04-44-6832 SEALCOATING	.00	.00	.00	36,801.00	225,000	16.4
04-44-6833 STREET SWEEPING	.00	.00	.00	21,330.00	0	.0
04-44-6834 DUST CONTROL	.00	.00	.00	16,512.88	55,000	30.0
04-44-6835 WEED CONTROL	.00	.00	609.95	609.95	15,000	4.1
04-44-6836 STREET STRIPING	.00	.00	.00	.00	150,000	.0
04-44-6851 VEHICLE LEASE EXPENSES	.00	.00	3,867.61	72,489.94	224,619	32.3
04-44-7020 OPERATING SUPPLIES	.00	.00	302.08	814.61	10,000	8.2
04-44-7041 STREET SIGNS & MARKERS	.00	.00	.00	7,229.47	13,500	53.6
04-44-7051 UNIFORMS	.00	.00	70.00	6,213.54	13,000	47.8
04-44-7101 GAS & OIL	.00	.00	193.43	7,853.65	25,000	31.4
04-44-7255 SAFETY EQUIPMENT	.00	.00	69.80	451.00	3,500	12.9
04-44-7305 TOOLS	.00	.00	112.66	2,898.79	25,000	11.6
04-44-7605 GRAVEL	.00	.00	.00	3,548.33	50,000	7.1
04-44-8151 SPECIAL PROJECTS	.00	.00	.00	.00	50,000	.0
04-44-8505 GRADER SHED	.00	.00	.00	.00	5,000	.0
04-44-8580 CAPITAL OUTLAY--STREET SWEEPER	.00	.00	.00	410,000.00	436,000	94.0
04-44-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	96,518.85	100,000	96.5
04-44-9110 CONTINGENCY	.00	.00	.00	.00	100,000	.0
04-44-9541 LEASE PURCH PRIN--2025 SWEEPER	.00	.00	.00	95,000.00	0	.0
TOTAL STREETS	879,634.95	1,124,206.51	74,135.84	2,106,900.08	5,152,587	40.9
TOTAL FUND EXPENDITURES	879,634.95	1,124,206.51	74,135.84	2,106,900.08	5,152,587	40.9
NET REVENUE OVER EXPENDITURES	1,073,709.16	958,610.52	161,091.83	847,608.58	379,225-	223.5

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

CONSERVATION TRUST FUND

ASSETS

05-01-0100	CASH IN COMMON - CTF	(23,731.43)	
	TOTAL ASSETS		(23,731.43)

LIABILITIES AND EQUITY

FUND EQUITY

05-02-3001	FUND BALANCE	168,335.48	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(192,066.91)	
	BALANCE - CURRENT DATE	(192,066.91)	
	TOTAL FUND EQUITY		(23,731.43)
	TOTAL LIABILITIES AND EQUITY		(23,731.43)

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

CONSERVATION TRUST FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>LOTTERY REVENUE</u>						
05-17-4630	LOTTERY REVENUE	38,350.45	41,874.93	.00	38,436.93	77,000	49.9
	TOTAL LOTTERY REVENUE	38,350.45	41,874.93	.00	38,436.93	77,000	49.9
	<u>MISCELLANEOUS REVENUE</u>						
05-18-4619	INTEREST & DIVIDEND INCOME	1,852.10	4,464.85	(86.14)	4,496.16	5,000	89.9
	TOTAL MISCELLANEOUS REVENUE	1,852.10	4,464.85	(86.14)	4,496.16	5,000	89.9
	TOTAL FUND REVENUE	40,202.55	46,339.78	(86.14)	42,933.09	82,000	52.4
	<u>PARKS</u>						
05-45-8515	CAPITAL OUTLAY--PARKS	.00	.00	.00	235,000.00	235,000	100.0
	TOTAL PARKS	.00	.00	.00	235,000.00	235,000	100.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	235,000.00	235,000	100.0
	NET REVENUE OVER EXPENDITURES	40,202.55	46,339.78	(86.14) (	192,066.91)	153,000-	125.5

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

SEWER FUND

ASSETS

06-01-0100	COMBINED CASH	1,835,849.21	
06-01-1302	PREPAID EXPENSE	1,035.55	
06-01-1305	ACCUM DEPRECIATION - PLANT & E	(4,245,172.40)	
06-01-1306	A/R-UTILITY BILLING	112,076.62	
06-01-1501	LAND	294,834.95	
06-01-1502	LAND IMPROV.	322,159.37	
06-01-1503	SEWER COLLECTION SYSTEM	1,898,634.76	
06-01-1504	BUILDINGS	281,750.60	
06-01-1506	MACH. & EQUIP.	179,757.28	
06-01-1507	WASTEWATER TREATMENT PLANT	7,423,326.00	
TOTAL ASSETS			8,104,251.94

LIABILITIES AND EQUITY

LIABILITIES

06-02-2000	ACCOUNTS PAYABLE	26,435.14	
06-02-2005	RETAINAGE PAYABLE	400.00	
06-02-2200	LOAN PAYABLE CWRPDA--LT	1,224,209.64	
06-02-2201	LOAN PAYABLE CWRPDA--CURRENT	85,193.24	
06-02-2300	EMPLOYEE PENSION PAYABLE	832.15	
06-02-2310	EMPLOYEE HEALTH INS. PAYABLE	256.84	
06-02-2312	WORKERS COMP INSURANCE PAYABLE	(876.74)	
06-02-2314	401(A) CONTRIBUTIONS PAYABLE	60.40	
06-02-2400	FED. WITHHOLDING TAX PAYABLE	914.22	
06-02-2401	SOCIAL SECURITY TAX PAYABLE	1,018.54	
06-02-2402	MEDICARE TAX PAYABLE	252.79	
06-02-2403	STATE WITHHOLDING TAX PAYABLE	1,039.90	
06-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	86.54	
06-02-2410	ACCRUED PAYROLL & BENEFITS	1,116.75	
06-02-2500	ACCR'D COMPENSATED ABS--CURRENT	1,221.50	
06-02-2501	ACCR'D COMPENSATED ABSENCES-LT	10,993.48	
06-02-2502	ACCRUED INT PAYABLE--CWRPDA	19,040.90	
06-02-2601	BOND PREMIUM--UNAMORTIZED	42,556.94	
TOTAL LIABILITIES			1,414,752.23

FUND EQUITY

06-02-3001	FUND BALANCE	6,052,858.49	
UNAPPROPRIATED FUND BALANCE:			
06-02-3010	CONTRIBUTIONS FROM DEVELOPERS	15,000.00	
06-02-3020	CONTRIBUTIONS SEWER TAPS	425,400.00	
	REVENUE OVER EXPENDITURES - YTD	196,241.22	
BALANCE - CURRENT DATE		636,641.22	
TOTAL FUND EQUITY			6,689,499.71

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

SEWER FUND

TOTAL LIABILITIES AND EQUITY

8,104,251.94

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

SEWER FUND

	YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>CHARGES FOR SERVICES</u>						
06-11-4150 SEWER USER FEES	622,637.49	673,116.81	83,800.21	672,061.05	1,079,859	62.2
06-11-4152 RATERINK LIFT STA. SURCHARGE	8,120.00	8,761.20	1,200.00	9,600.00	45,240	21.2
06-11-4160 SEWER LATE/NSF FEES	9,627.14	9,330.84	1,705.00	11,325.95	16,000	70.8
06-11-4165 SEWER TAP FEES	106,016.00	139,923.00	14,431.00	108,657.00	226,282	48.0
06-11-4166 RATERINK CAPITAL MTNCE FEE	.00	.00	2,570.00	20,560.00	0	.0
TOTAL CHARGES FOR SERVICES	746,400.63	831,131.85	103,706.21	822,204.00	1,367,381	60.1
<u>MISCELLANEOUS REVENUE</u>						
06-18-4619 INTEREST & DIVIDEND INCOME	49,821.89	48,775.86	6,663.98	48,760.78	71,884	67.8
06-18-4620 MISC. INCOME	.00	.00	.00	.00	1,000,000	.0
TOTAL MISCELLANEOUS REVENUE	49,821.89	48,775.86	6,663.98	48,760.78	1,071,884	4.6
TOTAL FUND REVENUE	796,222.52	879,907.71	110,370.19	870,964.78	2,439,265	35.7

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

SEWER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ADMINISTRATION</u>						
06-40-5001 SALARIES & WAGES	115,119.39	117,911.78	17,403.54	142,103.67	218,436	65.1
06-40-5002 OVERTIME	.00	.00	131.57	446.23	0	.0
06-40-5055 OVERTIME	4,182.71	753.66	.00	.00	0	.0
06-40-5060 PAYROLL TAXES	8,916.13	8,988.28	1,330.80	10,996.80	19,563	56.2
06-40-5063 TRAINING	.00	.00	.00	243.00	0	.0
06-40-5065 WORKERS COMP	3,342.03	2,931.34	304.04	2,489.55	3,956	62.9
06-40-5066 HEALTH INSURANCE	14,924.55	14,358.19	979.47	16,646.09	30,350	54.9
06-40-5067 MEDICAL SAVINGS	5,662.20	6,127.63	149.69	1,274.50	905	140.8
06-40-5068 MEDICAL SAVINGS	459.53	489.28	.00	.00	0	.0
06-40-5070 DEFERRED COMPENSATION	.00	.00	720.85	6,629.13	11,409	58.1
06-40-5205 POSTAGE	2,716.48	2,898.30	.00	.00	0	.0
06-40-5300 TELEPHONE	691.64	592.59	.00	.00	0	.0
06-40-5320 GENERAL LIABILITY INSURANCE	4,009.07	7,567.66	.00	.00	0	.0
06-40-5331 DUES AND MEMBERSHIP	1,000.00	1,050.00	.00	.00	0	.0
06-40-5399 OTHER PROFESSIONAL SERVICES	4,155.20	6,456.35	.00	.00	0	.0
06-40-5400 LEGAL FEES	6,222.55	5,904.97	.00	.00	0	.0
06-40-5401 CONSULTING FEES	10,307.43	8,745.17	.00	.00	0	.0
06-40-5405 ENGINEERING FEES	13,004.85	18,764.77	.00	.00	0	.0
06-40-5410 PLANNING/CONSULTANTS	1,442.15	1,472.73	.00	.00	0	.0
06-40-5415 AUDIT FEES	4,725.00	6,300.00	.00	.00	0	.0
06-40-5460 ADMINISTRATIVE OVERHEAD	.00	4,471.00	.00	.00	0	.0
06-40-5701 BANK FEES	3,705.78	4,332.06	.00	.00	0	.0
06-40-5705 MILEAGE	450.00	350.00	.00	.00	0	.0
06-40-6101 LEGAL FEES	.00	.00	.00	8,278.83	12,000	69.0
06-40-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	5,117.72	5,000	102.4
06-40-6105 AUDIT FEES	.00	.00	.00	7,515.00	8,500	88.4
06-40-6106 PLANNING FEES	.00	.00	203.57	1,665.99	2,500	66.6
06-40-6108 ENGINEERING FEES	.00	.00	958.87	31,995.57	30,000	106.7
06-40-6109 CONSULTING FEES	.00	.00	177.25	13,103.15	16,000	81.9
06-40-6110 TELEPHONE	.00	.00	40.01	676.57	714	94.8
06-40-6199 OTHER PROFESSIONAL SERVICES	.00	.00	683.20	5,597.07	11,627	48.1
06-40-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	7,912.14	16,650	47.5
06-40-6316 BANK FEES	.00	.00	779.81	5,622.19	7,000	80.3
06-40-6511 POSTAGE	.00	.00	473.70	3,540.70	6,000	59.0
06-40-6512 MILEAGE	.00	.00	.00	350.00	600	58.3
06-40-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	1,050.00	1,200	87.5
06-40-6891 ADMINISTRATIVE OVERHEAD	.00	.00	9,836.00	9,836.00	9,836	100.0
06-40-7051 UNIFORMS	.00	.00	.00	.00	2,500	.0
TOTAL ADMINISTRATION	205,036.69	220,465.76	34,172.37	283,089.90	414,746	68.3

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

SEWER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>OPERATIONS</u>						
06-47-5215 REPAIRS & MAINT	15,277.18	30,353.66	.00	.00	0	.0
06-47-5227 CHEMICALS	.00	538.20	.00	.00	0	.0
06-47-5231 SLUDGE DISPOSAL	36,223.11	49,169.50	.00	.00	0	.0
06-47-5248 SEWER LINE REPAIRS	581.76	.00	.00	.00	0	.0
06-47-5253 GAS & OIL	4,527.45	1,327.86	.00	.00	0	.0
06-47-5305 UTILITIES	30,172.24	34,589.73	.00	.00	0	.0
06-47-5306 UTILITIES--RATERINK	445.62	475.07	.00	.00	0	.0
06-47-5310 TRASH	749.76	1,019.39	.00	.00	0	.0
06-47-5348 PEST CONTROL	.00	1,263.60	.00	.00	0	.0
06-47-5363 WEED CONTROL	.00	799.95	.00	.00	0	.0
06-47-5390 SEWER MAINT. CONTRACT	47,098.35	43,150.34	.00	.00	0	.0
06-47-5391 SEWER TESTING	3,532.93	4,378.46	.00	.00	0	.0
06-47-5392 LINE LOCATOR	6,893.48	3,553.95	.00	.00	0	.0
06-47-5393 STATE DISCHARGE PERMIT	3,017.00	2,940.00	.00	.00	0	.0
06-47-5394 SEWER LINE FLUSHING	80,082.00	.00	.00	.00	0	.0
06-47-5396 R&M--RATERINK LIFT STATION	5,962.35	6,460.19	.00	.00	0	.0
06-47-5557 CAPITAL OUTLAY-HEADWORKS MECH	377,041.00	.00	.00	.00	0	.0
06-47-5558 CAPITAL OUTLAY-BLOWER REPLACE	3,665.50	2,809.69	.00	.00	0	.0
06-47-6111 UTILITIES	.00	.00	4,274.22	44,276.69	77,000	57.5
06-47-6112 UTILITIES--RATERINK	.00	.00	64.53	593.41	1,000	59.3
06-47-6113 TRASH REMOVAL	.00	.00	135.00	1,131.50	1,750	64.7
06-47-6114 PEST CONTROL	.00	.00	.00	.00	1,500	.0
06-47-6120 LINE LOCATIONING SERVICE	.00	.00	528.95	4,199.05	8,000	52.5
06-47-6125 SEWER TESTING	.00	.00	499.20	4,810.88	6,500	74.0
06-47-6601 SLUDGE DISPOSAL	.00	.00	4,214.42	47,896.82	85,000	56.4
06-47-6610 DUES AND SUBSCRIPTIONS	.00	.00	.00	450.00	0	.0
06-47-6803 REPAIR & MTNCE--DRAINAGE	.00	.00	.00	4,429.15	0	.0
06-47-6804 REPAIR & MTNCE--SEWER LINES	.00	.00	.00	.00	15,000	.0
06-47-6807 REPAIR & MTNCE--RATERINKLIFTS	.00	.00	353.12	18,946.34	28,500	66.5
06-47-6808 REPAIR & MTNCE--WWTP	.00	.00	8,595.95	27,319.79	92,500	29.5
06-47-6810 REPAIRS & MAINT GRIT CLASSIFIE	.00	.00	.00	.00	10,000	.0
06-47-6835 WEED CONTROL	.00	.00	.00	.00	1,000	.0
06-47-6837 SEWER MTNCE CONTRACT	.00	.00	6,574.31	51,157.87	95,000	53.9
06-47-6838 SEWER LINE FLUSHING	.00	.00	.00	825.48	100,000	.8
06-47-7020 OPERATING SUPPLIES	.00	.00	.00	.00	1,000	.0
06-47-7101 GAS & OIL	.00	.00	258.34	1,905.52	3,000	63.5
06-47-7305 TOOLS	.00	.00	.00	1,378.91	0	.0
06-47-7401 STATE DISCHARGE PERMIT	.00	.00	2,733.00	2,848.00	5,000	57.0
06-47-7601 CHEMICALS	.00	.00	.00	.00	1,250	.0
06-47-8523 CAPITAL OUTLAY--CO/ORP PROBES	.00	.00	8,000.00	8,000.00	0	.0
06-47-8525 CAPITAL OUTLAY--CIPP	.00	.00	.00	12,456.23	150,000	8.3
06-47-8527 CAPITAL OUTLAY--BLOWER REPLMT	.00	.00	.00	27,647.50	660,000	4.2
06-47-8529 CAPITAL OUTLAY--CHEMICAL PHOS	.00	.00	.00	.00	125,000	.0
06-47-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	963.00	1,000,000	.1
06-47-9110 CONTINGENCY	.00	.00	145.80	243.00	0	.0
06-47-9410 CAPITAL OUTLAY- COAT CHANNELS	.00	.00	.00	.00	30,000	.0
TOTAL OPERATIONS	615,269.73	182,829.59	36,376.84	261,479.14	2,498,000	10.5

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

SEWER FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>DEBT SERVICE</u>							
06-98-9610	2007 CWRPDA LOAN--PRINCIPAL	.00	.00	.00	85,193.24	85,193	100.0
06-98-9611	2007 CWRPDA LOAN--INTEREST	.00	.00	.00	44,961.28	47,858	94.0
06-98-9801	2007 CWRPDA LOAN--PRINCIPAL	79,497.38	82,296.05	.00	.00	0	.0
06-98-9802	2007 CWRPDA LOAN--INTEREST	50,657.14	47,858.47	.00	.00	0	.0
	TOTAL DEBT SERVICE	130,154.52	130,154.52	.00	130,154.52	133,051	97.8
	TOTAL FUND EXPENDITURES	950,460.94	533,449.87	70,549.21	674,723.56	3,045,797	22.2
	NET REVENUE OVER EXPENDITURES	154,238.42-	346,457.84	39,820.98	196,241.22	606,532-	32.4

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

POLICE FUND

ASSETS

08-01-0100	CASH IN COMMON - POLICE	43,973.65	
	TOTAL ASSETS		43,973.65

LIABILITIES AND EQUITY

FUND EQUITY

08-02-3001	FUND BALANCE	109,929.21	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(65,955.56)	
	BALANCE - CURRENT DATE	(65,955.56)	
	TOTAL FUND EQUITY		43,973.65
	TOTAL LIABILITIES AND EQUITY		43,973.65

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

POLICE FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>FEES AND PERMITS</u>							
08-11-4165	IMPACT FEES	41,391.00	39,328.67	13,733.57	47,186.27	76,030	62.1
	TOTAL FEES AND PERMITS	41,391.00	39,328.67	13,733.57	47,186.27	76,030	62.1
<u>MISCELLANEOUS</u>							
08-18-4619	INTEREST & DIVIDEND INCOME	6,561.39	4,358.86	159.62	1,615.96	10,808	15.0
08-18-4627	LEASE PROCEEDS	.00	.00	.00	.00	57,068	.0
	TOTAL MISCELLANEOUS	6,561.39	4,358.86	159.62	1,615.96	67,876	2.4
	TOTAL FUND REVENUE	47,952.39	43,687.53	13,893.19	48,802.23	143,906	33.9
<u>POLICE</u>							
08-42-5212	FURNISHINGS	105.00	.00	.00	.00	0	.0
08-42-5491	VEHICLE LEASE EXPENSES	79,562.14	71,097.16	.00	.00	0	.0
08-42-5511	CAPITAL OUTLAY--BLDGS & IMPVTS	37,973.75	8,967.03	.00	.00	0	.0
08-42-6851	VEHICLE LEASE EXPENSES	.00	.00	4,090.23	114,757.79	106,493	107.8
08-42-8504	CAPITAL OUTLAY-LEASES	.00	.00	.00	.00	57,068	.0
08-42-8516	CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	.00	.00	20,000	.0
	TOTAL POLICE	117,640.89	80,064.19	4,090.23	114,757.79	183,561	62.5
	TOTAL FUND EXPENDITURES	117,640.89	80,064.19	4,090.23	114,757.79	183,561	62.5
	NET REVENUE OVER EXPENDITURES	69,688.50-	36,376.66-	9,802.96	(65,955.56)	39,655-	166.3

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

MUNICIPAL FACILITIES FUND

ASSETS

09-01-0100	COMBINED CASH	2,853,332.14	
	TOTAL ASSETS		2,853,332.14

LIABILITIES AND EQUITY

LIABILITIES

09-02-2000	ACCOUNTS PAYABLE	41,977.09	
09-02-2005	RETAINAGE PAYABLE	292,560.51	
	TOTAL LIABILITIES		334,537.60

FUND EQUITY

09-02-3003	FUND BALANCE-MUNICIPAL	5,504,759.20	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(2,985,964.66)	
	BALANCE - CURRENT DATE	(2,985,964.66)	
	TOTAL FUND EQUITY		2,518,794.54
	TOTAL LIABILITIES AND EQUITY		2,853,332.14

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

MUNICIPAL FACILITIES FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>FEES</u>						
09-11-4165 IMPACT FEES	414,842.00	339,728.00	95,410.73	373,992.98	608,696	61.4
TOTAL FEES	414,842.00	339,728.00	95,410.73	373,992.98	608,696	61.4
<u>GRANTS</u>						
09-15-4518 FED'L GRANT--AMER RESCUE PLAN	.00	.00	.00	.00	1,000,000	.0
09-15-4527 CNTY EMERGENCY MANAGEMENT GR	.00	.00	.00	.00	40,000	.0
09-15-4545 GRANTS--EIAF 9349 STATE FUNDS	21,097.62	.00	.00	.00	0	.0
09-15-4546 DOLA EIAF GRANT-COMMUNITY CENT	.00	117,631.66	230,164.38	507,378.27	1,000,000	50.7
TOTAL GRANTS	21,097.62	117,631.66	230,164.38	507,378.27	2,040,000	24.9
<u>TRANSFERS IN</u>						
09-16-4818 TRF FR PARKS & OPEN SPACE FD	750,000.00	.00	.00	.00	0	.0
09-16-4819 TRF FR CAPITAL IMPRVT FUND	400,000.00	1,250,000.00	.00	.00	0	.0
TOTAL TRANSFERS IN	1,150,000.00	1,250,000.00	.00	.00	0	.0
<u>MISCELLANEOUS REVENUE</u>						
09-18-4619 INTEREST & DIVIDEND INCOME	90,942.94	138,076.78	10,357.36	99,047.81	194,717	50.9
09-18-4627 LEASE PROCEEDS	.00	.00	.00	302,704.22	300,000	100.9
TOTAL MISCELLANEOUS REVENUE	90,942.94	138,076.78	10,357.36	401,752.03	494,717	81.2
TOTAL FUND REVENUE	1,676,882.56	1,845,436.44	335,932.47	1,283,123.28	3,143,413	40.8
<u>ADMINISTRATION</u>						
09-40-5410 PLANNING/CONSULTANTS	14,240.00	.00	.00	.00	0	.0
09-40-8502 CAPITAL OUTLAY--BOARD/CT ROOM	.00	11,715.50	.00	.00	0	.0
09-40-8516 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	3,585.00	3,585.00	15,000	23.9
09-40-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	.00	25,000	.0
TOTAL ADMINISTRATION	14,240.00	11,715.50	3,585.00	3,585.00	40,000	9.0
<u>DEPARTMENT 42</u>						
09-42-8516 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	7,780.09	7,780.09	0	.0
TOTAL DEPARTMENT 42	.00	.00	7,780.09	7,780.09	0	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

MUNICIPAL FACILITIES FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>STREETS</u>						
09-44-5602 LEASE PURCH PRIN--2021 TRUCK 2	38,287.18	40,689.18	.00	.00	0	.0
09-44-5603 LEASE PURCH INT--2021 TRUCK 2	4,956.00	2,554.00	.00	.00	0	.0
09-44-8581 CAPITAL OUTLAY--DUMP TRUCK	.00	.00	.00	302,704.22	0	.0
09-44-9520 LEASE PURCHASE PRIN--2021 TRK2	.00	.00	.00	41,947.18	41,974	99.9
09-44-9521 LEASE PURCHASE INT--2021 TRK2	.00	.00	.00	1,296.00	1,296	100.0
09-44-9531 LEASE PUCH PRIN--2025 DUMP TRU	.00	.00	.00	65,553.71	50,000	131.1
09-44-9532 LEASE PURCH INT-2025 DUMP TRUC	.00	.00	.00	2,335.95	24,000	9.7
TOTAL STREETS	43,243.18	43,243.18	.00	413,837.06	117,270	352.9
<u>PARKS</u>						
09-45-5491 VEHICLE LEASE EXPENSES	45,352.85	44,932.18	.00	.00	0	.0
09-45-6851 VEHICLE LEASE EXPENSES	.00	.00	5,541.16	44,940.05	62,901	71.5
09-45-8580 CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	300,000	.0
TOTAL PARKS	45,352.85	44,932.18	5,541.16	44,940.05	362,901	12.4
<u>DEPARTMENT 47</u>						
09-47-8516 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	169,006.00	169,006.00	315,000	53.7
09-47-8517 CAPITAL OUTLAY-PW FACILITY	.00	129,006.00	.00	.00	0	.0
TOTAL DEPARTMENT 47	.00	129,006.00	169,006.00	169,006.00	315,000	53.7
<u>COMMUNITY ENGAGEMENT</u>						
09-49-5491 VEHICLE LEASE EXPENSES	5,398.08	7,474.40	.00	.00	0	.0
09-49-6851 VEHICLE LEASE EXPENSES	.00	.00	883.43	7,169.18	11,211	64.0
09-49-8516 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	1,005,970.26	16,872.02	3,622,770.56	6,620,000	54.7
TOTAL COMMUNITY ENGAGEMENT	5,398.08	1,013,444.66	17,755.45	3,629,939.74	6,631,211	54.7
<u>EXPENDITURES</u>						
09-50-5500 CAPITAL OUTLAY--BOARD/CT ROOM	514,532.83	.00	.00	.00	0	.0
09-50-5505 CAPITAL OUTLAY--OFFICE EQ	3,310.50	.00	.00	.00	0	.0
09-50-5511 CAPITAL OUTLAY--PW FACILITY	231,668.15	.00	.00	.00	0	.0
09-50-7550 FURNISHINGS	.00	.00	.00	.00	8,000	.0
TOTAL EXPENDITURES	749,511.48	.00	.00	.00	8,000	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

MUNICIPAL FACILITIES FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	<u>OTHER CAPITAL OUTLAY</u>						
09-51-5500	CAPITAL OUTLAY	306,729.31	.00	.00	.00	0	.0
	TOTAL OTHER CAPITAL OUTLAY	306,729.31	.00	.00	.00	0	.0
	TOTAL FUND EXPENDITURES	1,164,474.90	1,242,341.52	203,667.70	4,269,087.94	7,474,382	57.1
	NET REVENUE OVER EXPENDITURES	512,407.66	603,094.92	132,264.77	(2,985,964.66)	4,330,969-	68.9-

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

TRANSPORTATION FUND

ASSETS

14-01-0100	COMBINED CASH	7,947,503.87	
14-01-1011	CASH WITH ESCROW AGENT	2,258,110.16	
14-01-1214	DUE FROM TOWN OF MEAD	328,629.38	
TOTAL ASSETS			10,534,243.41

LIABILITIES AND EQUITY

LIABILITIES

14-02-2000	ACCOUNTS PAYABLE	1,560,258.04	
14-02-2005	RETAINAGE PAYABLE	126,883.90	
14-02-2014	DUE TO CONTRACTOR	788,987.27	
TOTAL LIABILITIES			2,476,129.21

FUND EQUITY

14-02-3001	FUND BALANCE	5,824,973.09	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		2,233,141.11	
BALANCE - CURRENT DATE		2,233,141.11	
TOTAL FUND EQUITY			8,058,114.20
TOTAL LIABILITIES AND EQUITY			10,534,243.41

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

TRANSPORTATION FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>FEES</u>							
14-11-4165	IMPACT FEES	450,111.00	470,152.00	174,303.85	577,198.48	958,485	60.2
	TOTAL FEES	450,111.00	470,152.00	174,303.85	577,198.48	958,485	60.2
<u>GRANTS</u>							
14-15-4570	CDOT GRANT--SAFE ROUTES TO SCH	.00	26,693.37	.00	3,138.80	284,000	1.1
14-15-4571	CDOT GRANT--UNDERPASS	.00	.00	.00	.00	800,000	.0
14-15-4572	CDOT GRANT--CR 5 BRIDGE	.00	.00	.00	.00	160,000	.0
14-15-4575	CDOT GRANT--CR 34 BRIDGE	.00	58,472.05	.00	.00	1,585,726	.0
14-15-4580	FEDERAL GRANT--3RD & WELKER	.00	.00	.00	69,745.49	1,900,000	3.7
14-15-4585	ENERGY COLO--EV CHARGING GRANT	.00	12,500.00	.00	.00	40,000	.0
14-15-4586	CONTRIBUTION FR WC & DEV WCR 9	.00	.00	.00	3,000,000.00	4,000,000	75.0
14-15-4587	CONTRIBUTION FR BETRHOUD WCR 7	.00	.00	.00	.00	200,000	.0
14-15-4901	CONTRIBUTIONS FR OTHER GOV'TS	.00	.00	.00	56,543.61	0	.0
14-15-4902	CONTRIBUTIONS FROM DEVELOPERS	.00	.00	.00	2,000,000.00	0	.0
	TOTAL GRANTS	.00	97,665.42	.00	5,129,427.90	8,969,726	57.2
<u>TRANSFERS IN</u>							
14-16-4820	TRANSFER FROM MURA	250,000.00	.00	.00	.00	0	.0
	TOTAL TRANSFERS IN	250,000.00	.00	.00	.00	0	.0
<u>MISCELLANEOUS REVENUE</u>							
14-18-4581	FEDERAL GRANT--CARAVEO	.00	.00	.00	.00	1,000,000	.0
14-18-4582	FEDERAL GRANT--DOT UNDERPASS	.00	.00	.00	.00	750,000	.0
14-18-4619	INTEREST & DIVIDEND INCOME	208,114.85	199,429.33	28,848.79	259,508.98	292,658	88.7
14-18-4620	MISC. INCOME	.00	12,965.00	.00	.00	0	.0
	TOTAL MISCELLANEOUS REVENUE	208,114.85	212,394.33	28,848.79	259,508.98	2,042,658	12.7
<u>OTHER SOURCES</u>							
14-19-4941	P.I.L.O.CONSTRUCTION	23,654.87	.00	.00	.00	200,000	.0
	TOTAL OTHER SOURCES	23,654.87	.00	.00	.00	200,000	.0
	TOTAL FUND REVENUE	931,880.72	780,211.75	203,152.64	5,966,135.36	12,170,869	49.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

TRANSPORTATION FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>EXPENDITURES</u>						
14-40-5500 CAPITAL OUTLAY--WELKER/3RD	69,241.51	.00	.00	.00	0	.0
14-40-5501 CAPITAL OUTLAY--SAFE RTE TESTSCH	1,087.68	.00	.00	.00	0	.0
14-40-5558 CAPITAL OUTLAY--3RD ST. IMPVTS	.00	2,250.00-	.00	.00	0	.0
14-40-5564 CAPITAL OUTLAY--WING WALL	14,187.65	.00	.00	.00	0	.0
14-40-5565 CAPITAL OUTLAY-SH66/CR7 UNDER	179,544.30	.00	.00	.00	0	.0
14-40-5566 CAPITAL -SH66/CR7 INTERSECTION	3,026.88	.00	.00	.00	0	.0
14-40-5567 CAPITAL OUTLAY-NORTH CREEK	240.00	.00	.00	.00	0	.0
14-40-5720 CONTINGENCIES	617,939.96	.00	.00	.00	0	.0
14-40-8539 CAPITAL OUTLAY-ALLEY IMPTS	.00	.00	.00	205,456.89	850,000	24.2
14-40-8543 CAPITAL OUTLAY-WCR 9.5 AND I25	.00	.00	860.00	860.00	0	.0
14-40-8549 CAPITAL OUTLAY-WCR 9.5 AND WCR	.00	.00	12,400.00	840,281.50	5,000,000	16.8
14-40-8580 CAPITAL OUTLAY-CR 5 BRIDGE	.00	.00	.00	.00	275,000	.0
14-40-9110 CONTINGENCY	.00	.00	.00	.00	600,000	.0
TOTAL EXPENDITURES	885,267.98	2,250.00-	13,260.00	1,046,598.39	6,725,000	15.6
<u>STREETS</u>						
14-44-8503 CAPITAL OUTLAY--3RD/WELKER INT	.00	948,697.60	62,265.92	2,440,140.64	6,500,000	37.5
14-44-8506 CAPITAL OUTLAY--SAFE RTE TESTSCH	.00	75,567.42	16,801.16	25,836.09	600,000	4.3
14-44-8533 CAPITAL OUTLAY--Y BRIDGE DESIGN	.00	129,908.22	.00	33,511.92	1,982,000	1.7
14-44-8536 CAPITAL OUTLAY--SH66/CR7 UNDRP	.00	77,967.50	375.00	39,295.86	1,600,000	2.5
14-44-8537 CAPITAL OUTLAY--SH66/CR7 INT	.00	2,750.00	.00	.00	200,000	.0
14-44-8538 CAPITAL OUTLAY--N.CRK DESIGN	.00	15,115.50	.00	17,648.00	0	.0
14-44-8540 CAPITAL OUTLAY--INT CR38 & I25	.00	3,846.50	.00	.00	200,000	.0
14-44-8541 CAPITAL OUTLAY--EV CHARGING ST	.00	16,300.08	.00	52,063.00	150,000	34.7
14-44-8544 CAPITAL OUTLAY--WCR 7 NORTH	.00	.00	6,060.00	77,900.35	400,000	19.5
TOTAL STREETS	.00	1,270,152.82	85,502.08	2,686,395.86	11,632,000	23.1
TOTAL FUND EXPENDITURES	885,267.98	1,267,902.82	98,762.08	3,732,994.25	18,357,000	20.3
NET REVENUE OVER EXPENDITURES	46,612.74	487,691.07-	104,390.56	2,233,141.11	6,186,131-	36.1

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

PARKS & OPEN SPACE

ASSETS

18-01-0100	CASH IN COMMON - PARKS & OPEN	451,587.23	
	TOTAL ASSETS		451,587.23

LIABILITIES AND EQUITY

LIABILITIES

18-02-2000	ACCOUNTS PAYABLE	9,661.02	
18-02-2005	RETAINAGE PAYABLE	14,481.27	
	TOTAL LIABILITIES		24,142.29

FUND EQUITY

18-02-3001	FUND BALANCE	619,125.55	
18-02-3005	FUND BALANCE - OPEN SPACE	17,690.50	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(209,371.11)	
	BALANCE - CURRENT DATE	(209,371.11)	
	TOTAL FUND EQUITY		427,444.94
	TOTAL LIABILITIES AND EQUITY		451,587.23

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

PARKS & OPEN SPACE

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>FEES</u>						
18-11-4165	IMPACT FEES	213,130.00	209,576.00	35,651.00	194,460.00	315,481	61.6
	TOTAL FEES	213,130.00	209,576.00	35,651.00	194,460.00	315,481	61.6
	<u>MISCELLANEOUS REVENUE</u>						
18-18-4528	GRANTS FOR TRAILS MASTER PLAN	.00	.00	.00	20,782.90	100,000	20.8
18-18-4619	INTEREST & DIVIDEND INCOME	44,313.05	17,662.38	1,639.22	17,027.37	27,973	60.9
18-18-4622	DONATIONS/FUNDRAISING	.00	54,000.00	18,000.00	18,000.00	0	.0
	TOTAL MISCELLANEOUS REVENUE	44,313.05	71,662.38	19,639.22	55,810.27	127,973	43.6
	TOTAL FUND REVENUE	257,443.05	281,238.38	55,290.22	250,270.27	443,454	56.4
	<u>ADMINISTRATION</u>						
18-40-6106	PLANNING FEES	.00	.00	.00	74,238.53	325,000	22.8
	TOTAL ADMINISTRATION	.00	.00	.00	74,238.53	325,000	22.8
	<u>PARKS</u>						
18-45-5500	CAPITAL OUTLAY--LIBERTY RANCH	3,288.68	5,293.42	.00	.00	0	.0
18-45-6896	CONTRIBUTION TO WELD COUNTY	.00	.00	.00	25,000.00	125,000	20.0
18-45-8504	CAPITAL OUTLAY--LIBERTY RANCH	.00	.00	.00	74,993.30	321,600	23.3
18-45-8507	CAPITAL OUTLAY--GOLD STAR MEM	.00	35,160.94	10,169.50	285,409.55	300,000	95.1
18-45-8511	CAPITAL OUTLAY-RESRF TEN CTS	.00	99,975.00	.00	.00	0	.0
18-45-8515	CAPITAL OUTLAY--PARKS & EQUIP	.00	15,964.00	.00	.00	0	.0
	TOTAL PARKS	3,288.68	156,393.36	10,169.50	385,402.85	746,600	51.6
	<u>COMMUNITY ENGAGEMENT</u>						
18-49-5500	CAPITAL OUTLAY	.00	31,100.00	.00	.00	0	.0
	TOTAL COMMUNITY ENGAGEMENT	.00	31,100.00	.00	.00	0	.0
	<u>CAPITAL PROJECTS</u>						
18-52-5500	CAPITAL OUTLAY	4,701.00	.00	.00	.00	0	.0
18-52-5909	TRANSFER TO MUNICIPAL FUND	750,000.00	.00	.00	.00	0	.0
	TOTAL CAPITAL PROJECTS	754,701.00	.00	.00	.00	0	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

PARKS & OPEN SPACE

	<u>YTD ACTUAL 2023-</u>	<u>YTD ACTUAL 2024-</u>	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCN</u>
TOTAL FUND EXPENDITURES	<u>757,989.68</u>	<u>187,493.36</u>	<u>10,169.50</u>	<u>459,641.38</u>	<u>1,071,600</u>	<u>42.9</u>
NET REVENUE OVER EXPENDITURES	<u>500,546.63-</u>	<u>93,745.02</u>	<u>45,120.72</u>	<u>(209,371.11)</u>	<u>628,146-</u>	<u>33.3-</u>

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

CAPITAL IMPROVEMENT FUND

ASSETS

19-01-0100	COMBINED CASH	4,330,969.94	
	TOTAL ASSETS		4,330,969.94

LIABILITIES AND EQUITY

LIABILITIES

19-02-2000	ACCOUNTS PAYABLE	390.00	
	TOTAL LIABILITIES		390.00

FUND EQUITY

19-02-3001	FUND BALANCE	4,865,576.85	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(534,996.91)	
	BALANCE - CURRENT DATE	(534,996.91)	
	TOTAL FUND EQUITY		4,330,579.94
	TOTAL LIABILITIES AND EQUITY		4,330,969.94

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

CAPITAL IMPROVEMENT FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>TRANSFERS IN</u>						
19-16-4615	TRANSFER IN FROM GENERAL	690,225.50	1,247,656.00	.00	.00	0	.0
	TOTAL TRANSFERS IN	690,225.50	1,247,656.00	.00	.00	0	.0
	<u>MISCELLANEOUS REVENUE</u>						
19-18-4619	INTEREST & DIVIDEND INCOME	34,574.99	127,844.11	15,721.06	125,038.80	150,000	83.4
	TOTAL MISCELLANEOUS REVENUE	34,574.99	127,844.11	15,721.06	125,038.80	150,000	83.4
	TOTAL FUND REVENUE	724,800.49	1,375,500.11	15,721.06	125,038.80	150,000	83.4
	<u>ADMINISTRATION</u>						
19-40-8599	OTHER CAPITAL OUTLAY	.00	.00	2,900.00	160,035.71	1,850,000	8.7
	TOTAL ADMINISTRATION	.00	.00	2,900.00	160,035.71	1,850,000	8.7
	<u>OTHER CAPITAL OUTLAY</u>						
19-46-5909	TRANSFER TO MUNI FACIL FUND	400,000.00	1,250,000.00	.00	.00	0	.0
	TOTAL OTHER CAPITAL OUTLAY	400,000.00	1,250,000.00	.00	.00	0	.0
	<u>DEPARTMENT 90</u>						
19-90-9914	TRANSFER TO TRANSPORTATION FD	.00	.00	.00	500,000.00	1,000,000	50.0
	TOTAL DEPARTMENT 90	.00	.00	.00	500,000.00	1,000,000	50.0
	TOTAL FUND EXPENDITURES	400,000.00	1,250,000.00	2,900.00	660,035.71	2,850,000	23.2
	NET REVENUE OVER EXPENDITURES	324,800.49	125,500.11	12,821.06	(534,996.91)	2,700,000-	19.8-

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

MEAD URBAN RENEWAL AUTHORITY

ASSETS

20-01-0100	COMBINED CASH	6,467,073.03	
20-01-1250	PROPERTY TAX RECEIVABLE	157,358.91	
20-01-1301	A/R - MURA	438.81	
	TOTAL ASSETS		6,624,870.75

LIABILITIES AND EQUITY

LIABILITIES

20-02-2000	ACCOUNTS PAYABLE	2,221.30	
20-02-2300	EMPLOYEE PENSION PAYABLE	1,012.45	
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE	289.61	
20-02-2312	WORKERS COMP INSURANCE PAYABLE	(828.66)	
20-02-2314	401(A) CONTRIBUTIONS PAYABLE	302.03	
20-02-2400	FED. WITHHOLDING TAX PAYABLE	1,576.41	
20-02-2401	SOCIAL SECURITY TAX PAYABLE	1,095.92	
20-02-2402	MEDICARE TAX PAYABLE	329.33	
20-02-2403	STATE WITHHOLDING TAX PAYABLE	1,262.14	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	101.42	
20-02-2410	ACCRUED PAYROLL & BENEFITS	1,360.34	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX	157,358.91	
	TOTAL LIABILITIES		166,081.20

FUND EQUITY

20-02-3001	FUND BALANCE	4,810,344.57	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	1,648,444.98	
	BALANCE - CURRENT DATE	1,648,444.98	
	TOTAL FUND EQUITY		6,458,789.55
	TOTAL LIABILITIES AND EQUITY		6,624,870.75

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

MEAD URBAN RENEWAL AUTHORITY

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>TAXES</u>						
20-10-4050	TAX INCREMENT REVENUE (TIF)	2,909,594.59	3,703,931.78	82,735.23	3,889,213.25	3,885,512	100.1
	TOTAL TAXES	2,909,594.59	3,703,931.78	82,735.23	3,889,213.25	3,885,512	100.1
	<u>FEES</u>						
20-11-4110	ADMINISTRATIVE FEE	.00	10,118.50	.00	.00	20,805	.0
	TOTAL FEES	.00	10,118.50	.00	.00	20,805	.0
	<u>MISCELLANEOUS REVENUE</u>						
20-18-4619	INTEREST & DIVIDEND INCOME	99,938.23	139,930.33	23,474.94	165,320.78	198,000	83.5
	TOTAL MISCELLANEOUS REVENUE	99,938.23	139,930.33	23,474.94	165,320.78	198,000	83.5
	TOTAL FUND REVENUE	3,009,532.82	3,853,980.61	106,210.17	4,054,534.03	4,104,317	98.8

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

MEAD URBAN RENEWAL AUTHORITY

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ADMINISTRATION</u>						
20-40-5001 SALARIES & WAGES	143,859.76	153,326.18	21,241.24	163,537.20	247,405	66.1
20-40-5002 OVERTIME	.00	.00	134.31	356.99	0	.0
20-40-5055 OVERTIME	179.09	64.02	.00	.00	0	.0
20-40-5060 PAYROLL TAXES	10,729.91	11,206.33	1,468.74	12,485.75	21,948	56.9
20-40-5065 WORKERS COMP	1,599.29	1,985.88	197.60	1,597.87	2,775	57.6
20-40-5066 HEALTH INSURANCE	15,925.21	16,155.45	883.67	16,468.15	30,181	54.6
20-40-5067 MEDICAL SAVINGS	9,076.00	9,056.15	630.20	4,296.51	713	602.6
20-40-5068 MEDICAL SAVINGS	446.78	425.72	.00	.00	0	.0
20-40-5070 DEFERRED COMPENSATION	.00	.00	600.65	5,790.76	14,783	39.2
20-40-5100 TIF REVENUE SHARING	1,707,258.34	2,112,926.34	.00	.00	0	.0
20-40-5300 TELEPHONE	400.50	335.50	.00	.00	0	.0
20-40-5320 GENERAL LIABILITY INSURANCE	1,603.62	3,027.05	.00	.00	0	.0
20-40-5400 LEGAL FEES	11,291.92	5,059.41	.00	.00	0	.0
20-40-5401 CONSULTING FEES	9,554.53	8,375.41	.00	.00	0	.0
20-40-5415 AUDIT FEES	1,575.00	2,100.00	.00	.00	0	.0
20-40-5425 COUNTY TREASURER'S FEE	44,134.49	55,558.90	.00	.00	0	.0
20-40-5427 TIF ADVANCE	382,987.10	5,686.39	.00	.00	0	.0
20-40-5700 MISC. EXPENSE	121.10	.00	.00	.00	0	.0
20-40-5705 MILEAGE	2,250.00	1,750.00	.00	.00	0	.0
20-40-5914 TRANSFER TO TRANSPORTATION FD	250,000.00	.00	.00	.00	0	.0
20-40-6101 LEGAL FEES	.00	.00	1,693.30	9,668.86	40,000	24.2
20-40-6105 AUDIT FEES	.00	.00	.00	2,505.00	2,900	86.4
20-40-6109 CONSULTING FEES	.00	.00	177.25	5,348.25	15,000	35.7
20-40-6110 TELEPHONE	.00	.00	.00	369.50	678	54.5
20-40-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	3,164.85	6,660	47.5
20-40-6312 PUBLISHED NOTICES	.00	.00	.00	.00	100	.0
20-40-6314 COUNTY TREASURER'S FEES	.00	.00	1,241.00	58,337.93	59,000	98.9
20-40-6404 TIF ADVANCE	.00	.00	.00	6,011.93	1,100,000	.6
20-40-6512 MILEAGE	.00	.00	.00	1,750.00	3,000	58.3
20-40-6891 ADMINISTRATIVE OVERHEAD	.00	.00	10,053.00	10,053.00	10,053	100.0
20-40-6999 OTHER CONTRACTUAL SERVICES	.00	.00	.00	.00	1,000	.0
20-40-8499 OTHER PROJECTS	.00	.00	.00	.00	1,000,000	.0
20-40-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	.00	100,000	.0
20-40-9810 TIF REVENUE SHARING	.00	.00	45,088.40	2,104,346.50	2,154,509	97.7
TOTAL ADMINISTRATION	2,592,992.64	2,387,038.73	83,409.36	2,406,089.05	4,810,705	50.0
TOTAL FUND EXPENDITURES	2,592,992.64	2,387,038.73	83,409.36	2,406,089.05	4,810,705	50.0
NET REVENUE OVER EXPENDITURES	416,540.18	1,466,941.88	22,800.81	1,648,444.98	706,388-	233.4

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

ELEVATION 25 GEN'L IMPVT DIST.

ASSETS

30-01-0100	COMBINED CASH	37,977.91	
30-01-1301	A/R - GENERAL	30.48	
	TOTAL ASSETS		38,008.39

LIABILITIES AND EQUITY

FUND EQUITY

30-02-3001	FUND BALANCE	10,567.47	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	27,440.92	
	BALANCE - CURRENT DATE	27,440.92	
	TOTAL FUND EQUITY		38,008.39
	TOTAL LIABILITIES AND EQUITY		38,008.39

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

ELEVATION 25 GEN'L IMPVT DIST.

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>							
30-10-4020	SPECIFIC OWNERSHIP TAX	.00	.00	132.25	866.08	0	.0
30-10-4050	PROPERTY TAX	.00	10,469.80	208.11	34,593.28	34,273	100.9
	TOTAL TAXES	.00	10,469.80	340.36	35,459.36	34,273	103.5
<u>MISCELLANEOUS</u>							
30-18-4619	INTEREST & DIVIDEND INCOME	.00	.00	.00	.00	200	.0
	TOTAL MISCELLANEOUS	.00	.00	.00	.00	200	.0
	TOTAL FUND REVENUE	.00	10,469.80	340.36	35,459.36	34,473	102.9
<u>ADMINISTRATION</u>							
30-40-5425	COUNTY TREASURER'S FEE	.00	153.89	.00	.00	0	.0
30-40-6314	COUNTY TREASURER'S FEES	.00	.00	3.12	518.44	515	100.7
30-40-6891	ADMINISTRATIVE OVERHEAD	.00	.00	7,500.00	7,500.00	7,500	100.0
	TOTAL ADMINISTRATION	.00	153.89	7,503.12	8,018.44	8,015	100.0
<u>STREETS</u>							
30-44-6802	REPAIR & MTNCE--STREETS	.00	.00	.00	.00	20,000	.0
	TOTAL STREETS	.00	.00	.00	.00	20,000	.0
	TOTAL FUND EXPENDITURES	.00	153.89	7,503.12	8,018.44	28,015	28.6
	NET REVENUE OVER EXPENDITURES	.00	10,315.91	(7,162.76)	27,440.92	6,458	424.9

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2025

HIGHWAY 66 & I-25 GENERAL IMPR

ASSETS

31-01-0100	COMBINED CASH	2,035.93	
	TOTAL ASSETS		2,035.93

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	2,035.93		
BALANCE - CURRENT DATE		2,035.93	
TOTAL FUND EQUITY			2,035.93
TOTAL LIABILITIES AND EQUITY			2,035.93

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

HIGHWAY 66 & I-25 GENERAL IMPR

	YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>SOURCE 10</u>						
31-10-4000 PROPERTY TAX	.00	.00	.00	5,961.25	0	.0
31-10-4020 SPECIFIC OWNERSHIP TAX	.00	.00	45.87	257.23	0	.0
31-10-4050 MURA REVENUE SHARING	.00	.00	132.26	3,315.41	11,886	27.9
TOTAL SOURCE 10	.00	.00	178.13	9,533.89	11,886	80.2
<u>SOURCE 18</u>						
31-18-4619 INTEREST INCOME	.00	.00	7.39	90.81	50	181.6
TOTAL SOURCE 18	.00	.00	7.39	90.81	50	181.6
TOTAL FUND REVENUE	.00	.00	185.52	9,624.70	11,936	80.6
31-44-6314 COUNTY TREASURER'S FEE	.00	.00	.00	88.77	175	50.7
31-44-6891 ADMINISTRATIVE OVERHEAD	.00	.00	7,500.00	7,500.00	7,500	100.0
TOTAL DEPARTMENT 44	.00	.00	7,500.00	7,588.77	7,675	98.9
TOTAL FUND EXPENDITURES	.00	.00	7,500.00	7,588.77	7,675	98.9
NET REVENUE OVER EXPENDITURES	.00	.00	(7,314.48)	2,035.93	4,261	47.8

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
09/25	09/29/2025	40484	Alerus	120406	01-40-5067	FSA Administration	200.00
Total 40484:							200.00
09/25	09/29/2025	40485	All Copy Products, Inc.	AR4939823	01-42-6126	Copier - August	87.31
09/25	09/29/2025	40485	All Copy Products, Inc.	AR4939824	01-40-6126	Copies-August	179.61
09/25	09/29/2025	40485	All Copy Products, Inc.	AR4945365	01-47-6126	PW - Copies	58.15
09/25	09/29/2025	40485	All Copy Products, Inc.	AR4945367	01-40-6126	Copies - August	262.40
Total 40485:							587.47
09/25	09/29/2025	40486	Alliance Electric Solutions LLC	2055	14-44-8541	Installation of Express Charger at Comm	5,300.00
Total 40486:							5,300.00
09/25	09/29/2025	40487	Amazon Capital Services Inc	13TF-RRHR-	01-41-6824	Ribbon cutting items	16.49
09/25	09/29/2025	40487	Amazon Capital Services Inc	149R-RKXR-	01-42-7305	Hansen Uniforms	150.00
09/25	09/29/2025	40487	Amazon Capital Services Inc	19FN-DYGM-	01-46-8510	CM for inv 16GV-PWHV-GFL7 (CC Items	52.64-
09/25	09/29/2025	40487	Amazon Capital Services Inc	1CND-TWD1	01-42-7020	CM for inv 1P36-7HMN-4FHP (Drill bits)	46.99-
09/25	09/29/2025	40487	Amazon Capital Services Inc	1FDC-1WPV-	01-46-6135	Rec Volleyballs	103.75
09/25	09/29/2025	40487	Amazon Capital Services Inc	1JYP-7P4N-	01-40-7010	Office Supplies	33.47
09/25	09/29/2025	40487	Amazon Capital Services Inc	1QHK-KHTH-	01-46-6135	Rec Program supplies	39.99
09/25	09/29/2025	40487	Amazon Capital Services Inc	1TMQ-WNK1	01-42-7010	Office Supplies	81.00
09/25	09/29/2025	40487	Amazon Capital Services Inc	1VDF-JYPR-	01-46-6211	Community Day supplies	68.76
09/25	09/29/2025	40487	Amazon Capital Services Inc	1WFY-P74G-	01-46-8531	USB-C Display Cable	25.55
09/25	09/29/2025	40487	Amazon Capital Services Inc	1X6X-KMTK-	01-46-8599	CM for in 11Q7-3D7W-4CN4 (CC start u	42.95-
09/25	09/29/2025	40487	Amazon Capital Services Inc	1XQR-6J1M-	01-42-7020	Deposit Stamps	18.04
09/25	09/29/2025	40487	Amazon Capital Services Inc	1XQR-6J1M-	01-46-7020	Deposit Stamps	18.04
09/25	09/29/2025	40487	Amazon Capital Services Inc	1Y7R-J6KT-6	01-42-7305	Training Shirts	57.98
09/25	09/29/2025	40487	Amazon Capital Services Inc	1YCD-MWX	01-47-7010	Office Supplies - PW	59.52
09/25	09/29/2025	40487	Amazon Capital Services Inc	1YGW-9QR4	01-46-7010	Office Supplies - CC	16.58
Total 40487:							546.59
09/25	09/29/2025	40488	Andres Salazar	090325-TUIT	01-42-5062	Employee Reimbursement - Tuition	869.00
Total 40488:							869.00
09/25	09/29/2025	40489	Arborado, LLC	00002464	01-45-6133	Tree Maintenance	675.00
Total 40489:							675.00
09/25	09/29/2025	40490	Arbortanics, Inc	869460	01-45-6132	Trees - 1 at Main Park & 2 at Founders P	725.30
Total 40490:							725.30
09/25	09/29/2025	40491	Barricade Holdings LLC	65168112-00	04-44-7041	Signs	1,200.00
Total 40491:							1,200.00
09/25	09/29/2025	40492	Bluebeam Inc	2493970	01-47-6610	Subscription Renewal - DK	190.00
09/25	09/29/2025	40492	Bluebeam Inc	2511319	01-47-6610	Subscription Renewal 10/25-10/26	260.00
09/25	09/29/2025	40492	Bluebeam Inc	2511319	01-43-6610	Subscription Renewal 10/25-10/26	260.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40492:							710.00
09/25	09/29/2025	40493	CASELLE	INV-10447	01-40-6199	Fin Software Support - Admin	878.40
09/25	09/29/2025	40493	CASELLE	INV-10447	01-48-6199	Fin Software Support - Court	195.20
09/25	09/29/2025	40493	CASELLE	INV-10447	06-40-6199	Fin Software Support - Sewer	683.20
09/25	09/29/2025	40493	CASELLE	INV-10447	01-46-6199	Fin Software Support - Comm Dev	195.20
Total 40493:							1,952.00
09/25	09/29/2025	40494	CIRSA	INV1002405	01-42-6999	Radon Testing - PD	268.02
09/25	09/29/2025	40494	CIRSA	INV1002540	01-40-6301	GL Ins - Admin	996.39
09/25	09/29/2025	40494	CIRSA	INV1002540	01-41-6301	GL Ins - BOT	996.39
09/25	09/29/2025	40494	CIRSA	INV1002540	01-42-6301	GL Ins - PD	24,909.83
09/25	09/29/2025	40494	CIRSA	INV1002540	01-43-6301	GL Ins - Comm Dev	996.39
09/25	09/29/2025	40494	CIRSA	INV1002540	04-44-6301	GL Ins - Streets	7,472.95
09/25	09/29/2025	40494	CIRSA	INV1002540	01-45-6301	GL Ins - Parks	4,981.97
09/25	09/29/2025	40494	CIRSA	INV1002540	01-47-6301	GL Ins - Engineering	1,992.79
09/25	09/29/2025	40494	CIRSA	INV1002540	01-48-6301	GL Ins - Court	996.39
09/25	09/29/2025	40494	CIRSA	INV1002540	01-49-6301	GL Ins - Comm Engage	1,494.59
09/25	09/29/2025	40494	CIRSA	INV1002540	06-40-6301	GL Ins - Sewer	2,490.98
09/25	09/29/2025	40494	CIRSA	INV1002540	20-40-6301	GL Ins - MURA	996.39
09/25	09/29/2025	40494	CIRSA	INV1002540	01-46-6301	GL Ins - Recreation	1,494.60
Total 40494:							50,087.68
09/25	09/29/2025	40495	Clara Duchi	9/4/25 - DUC	01-41-7020	EE Reimbursement	30.24
Total 40495:							30.24
09/25	09/29/2025	40496	Club Car Wash Operating LLC	INV10708	01-40-6805	Car Wash	10.00
09/25	09/29/2025	40496	Club Car Wash Operating LLC	INV10708	01-42-6805	Car Wash (x15)	150.00
09/25	09/29/2025	40496	Club Car Wash Operating LLC	INV10708	01-47-6805	Car Wash (x2)	20.00
09/25	09/29/2025	40496	Club Car Wash Operating LLC	INV10708	01-46-6805	Car Wash	10.00
Total 40496:							190.00
09/25	09/29/2025	40497	Comcast	0007928 9.2	01-46-6311	Internet - CC	170.27
Total 40497:							170.27
09/25	09/29/2025	40498	David Martinez	SEPTEMBE	04-44-6210	Reimburse DOT Physical	95.00
Total 40498:							95.00
09/25	09/29/2025	40499	DBC Irrigation Supply	S6038933.00	01-45-6806	Irrigation	49.68
Total 40499:							49.68
09/25	09/29/2025	40500	Denali Water Solutions LLC	INV1138119	06-47-6601	Sludge Disposal	2,860.42
Total 40500:							2,860.42
09/25	09/29/2025	40501	Dewberry Engineers, Inc	22462626	14-44-8503	3rd & Welker Intersection	56,500.00
Total 40501:							56,500.00
09/25	09/29/2025	40502	DYNAMIC DESIGNS PRINTING,	15802	01-49-6121	Program Print	169.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40502:							169.00
09/25	09/29/2025	40503	Essenza Architecture	2206-25	09-49-8516	Comm Ctr-Design	13,301.00
Total 40503:							13,301.00
09/25	09/29/2025	40504	Fit For You Mead	1110	01-46-6135	Anytime Fitness - Senior Exercise Progra	232.00
Total 40504:							232.00
09/25	09/29/2025	40505	Flagpoles & Patriot Colors	16371	01-49-7026	Flag	138.00
Total 40505:							138.00
09/25	09/29/2025	40506	Fox Tuttle Transportation Group	19021-75A	01-02-2615	Elevation 25	306.25
09/25	09/29/2025	40506	Fox Tuttle Transportation Group	19021-78A	01-47-6108	On Call Services - CR 26 Multi-Path Use	105.00
09/25	09/29/2025	40506	Fox Tuttle Transportation Group	19021-78B	01-02-2615	Waterfront Project	306.25
Total 40506:							717.50
09/25	09/29/2025	40507	FRONT RANGE PORTABLE RES	2032	01-45-7020	Liberty Ranch	168.00
09/25	09/29/2025	40507	FRONT RANGE PORTABLE RES	2033	01-46-6211	Community Day Portable Restrooms	480.00
Total 40507:							648.00
09/25	09/29/2025	40508	Garretson's Sports Center	26721	01-47-7051	Uniforms - EP	20.00
09/25	09/29/2025	40508	Garretson's Sports Center	26721	04-44-7051	Uniforms - DM	70.00
Total 40508:							90.00
09/25	09/29/2025	40509	Gavin Reeder	SEPT - REE	04-44-7051	Uniform Reimbursement	45.03
Total 40509:							45.03
09/25	09/29/2025	40510	Governmentjobs.com, Inc	INV-144469	01-40-6610	11/2025-11/2026 Subscription	9,514.03
Total 40510:							9,514.03
09/25	09/29/2025	40511	GREELEY LOCK AND KEY	0000042825	09-49-8516	Key Cabinet	157.00
09/25	09/29/2025	40511	GREELEY LOCK AND KEY	0000042825	04-44-7020	Key Cabinet	302.08
Total 40511:							459.08
09/25	09/29/2025	40512	GREEN MILL SPORTSMAN CLU	148	01-42-5063	Firing Range Rental	300.00
Total 40512:							300.00
09/25	09/29/2025	40513	Hailey McKay	8/13/25 - MC	01-49-7999	Mileage Reimb for August	14.74
Total 40513:							14.74
09/25	09/29/2025	40514	Havis Inc	SRIN109615	01-42-6805	MDT Dock Repair	299.00
Total 40514:							299.00
09/25	09/29/2025	40515	HIGH PLAINS LIBRARY DIST.	2024 REFUN	20-40-9810	2024 TIF Refund	2,186.11

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40515:							2,186.11
09/25	09/29/2025	40516	Innovate Electric Inc	3434	09-50-8516	PW Generator Electric Hook-up	5,395.00
Total 40516:							5,395.00
09/25	09/29/2025	40517	Interior Concepts of Denver	9264	01-46-8599	Community Center Front Desk Chair Con	427.78
Total 40517:							427.78
09/25	09/29/2025	40518	International Agents Inc	001505	01-42-5061	Peer Support Wellness	990.00
09/25	09/29/2025	40518	International Agents Inc	MEADPO-00	01-42-6999	Peer Support Services	1,800.00
Total 40518:							2,790.00
09/25	09/29/2025	40519	Invision GIS, LLC	2564	01-47-6104	GIS	28.12
09/25	09/29/2025	40519	Invision GIS, LLC	2564	01-43-6104	GIS	28.13
09/25	09/29/2025	40519	Invision GIS, LLC	2564	04-44-6104	GIS	766.25
Total 40519:							822.50
09/25	09/29/2025	40520	Jalisco International Inc	2450-07	14-44-8503	3rd & Welker pay app #7	751,648.90
09/25	09/29/2025	40520	Jalisco International Inc	2450-07	14-02-2005	3rd & Welker pay app #7	29,469.47-
Total 40520:							722,179.43
09/25	09/29/2025	40521	Johnston Enterprises Inc	475555	04-44-7041	Flashing ped at 34.5 (North Creek)	571.62
09/25	09/29/2025	40521	Johnston Enterprises Inc	520020980	04-44-6805	PW05 R&M Fleet	311.90
Total 40521:							883.52
09/25	09/29/2025	40522	Joshua Neeble	4/2025-9/202	01-40-6512	Mileage Reimb 4/2025-9/2025	265.25
Total 40522:							265.25
09/25	09/29/2025	40523	JVA INCORPORATED	14614	01-02-2615	Waterfront #1	900.00
09/25	09/29/2025	40523	JVA INCORPORATED	22172	01-02-2615	Grand Meadows #1 (341)	192.00
09/25	09/29/2025	40523	JVA INCORPORATED	22175	01-02-2615	Elevation 25 (351)	192.00
09/25	09/29/2025	40523	JVA INCORPORATED	24417	01-47-6108	N. Creek Flood Plain Analysis	1,605.60
09/25	09/29/2025	40523	JVA INCORPORATED	24542	01-02-2615	Westridge Dev Review	192.00
09/25	09/29/2025	40523	JVA INCORPORATED	24574	01-02-2615	Kiteley Ranch (350)	864.00
09/25	09/29/2025	40523	JVA INCORPORATED	24577	01-02-2615	CR 9.5 (Postle) (354)	382.00
09/25	09/29/2025	40523	JVA INCORPORATED	24580	01-02-2615	KMOG Lavendar (358)	384.00
09/25	09/29/2025	40523	JVA INCORPORATED	25642	01-47-6108	Schell Farm Drainage	1,061.30
09/25	09/29/2025	40523	JVA INCORPORATED	25643	01-02-2615	Mead Place (45)	213.00
09/25	09/29/2025	40523	JVA INCORPORATED	25644	01-02-2615	Red Barn Annexation	192.00
09/25	09/29/2025	40523	JVA INCORPORATED	25647	01-47-6108	General Engineering	1,956.80
09/25	09/29/2025	40523	JVA INCORPORATED	25669	01-02-2615	Access 25 (S. Postle) (347)	387.00
09/25	09/29/2025	40523	JVA INCORPORATED	25670	06-47-9110	CDOT I-25 N. Segment	145.80
09/25	09/29/2025	40523	JVA INCORPORATED	25671	01-02-2615	Elevation 25 (351)	96.00
09/25	09/29/2025	40523	JVA INCORPORATED	25672	01-47-6108	Municipal Facilities MP	528.00
09/25	09/29/2025	40523	JVA INCORPORATED	25673	01-02-2615	O'Reilly Auto (343)	114.00
09/25	09/29/2025	40523	JVA INCORPORATED	25674	01-02-2615	Red Barn Community Center	96.00
09/25	09/29/2025	40523	JVA INCORPORATED	25675	01-02-2615	Waterfront Filing #2 (352)	576.00
09/25	09/29/2025	40523	JVA INCORPORATED	25676	01-02-2615	Welker Farms - Dev (349)	96.00
09/25	09/29/2025	40523	JVA INCORPORATED	25856	06-47-8527	WWTF Blower Rm	2,645.00
09/25	09/29/2025	40523	JVA INCORPORATED	25857	06-47-8525	Sanitary Sewer Rehab	876.00

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09/25	09/29/2025	40523	JVA INCORPORATED	25859	01-47-6108	N. Creek Floodplain Analysis	676.80
09/25	09/29/2025	40523	JVA INCORPORATED	25860	06-40-6108	Wastewater - On Call	496.80
Total 40523:							14,868.10
09/25	09/29/2025	40524	L.G. EVERIST, INC.	748960	04-44-7605	Gravel	4,807.75
Total 40524:							4,807.75
09/25	09/29/2025	40525	LONGS PEAK WATER DISTRICT	5200605.01	01-45-6111	Liberty Ranch Irrigation	3,125.83
Total 40525:							3,125.83
09/25	09/29/2025	40526	LORELEI NELSON	AUG/SEPT 2	01-49-5063	Mileage and Meals Reimb for August & S	300.30
Total 40526:							300.30
09/25	09/29/2025	40527	MAIN STREET MAT COMPANY	288636	01-47-7020	Mat svcs - PW	109.10
09/25	09/29/2025	40527	MAIN STREET MAT COMPANY	290749	01-40-7020	Mat svcs - TH	73.51
09/25	09/29/2025	40527	MAIN STREET MAT COMPANY	290750	01-42-6199	Mat svcs-PD	71.38
09/25	09/29/2025	40527	MAIN STREET MAT COMPANY	290751	01-46-7020	Mat svcs-CC	148.70
09/25	09/29/2025	40527	MAIN STREET MAT COMPANY	290756	01-47-7020	Mat svcs - PW	109.10
Total 40527:							511.79
09/25	09/29/2025	40528	Marisol Herman	AUG/SEPT -	01-40-6512	Mileage reimbursement	137.35
09/25	09/29/2025	40528	Marisol Herman	AUG/SEPT -	01-48-5063	Meals reimbursement	66.00
09/25	09/29/2025	40528	Marisol Herman	AUG/SEPT -	01-41-7999	Cheese for BOT 8/25	18.49
Total 40528:							221.84
09/25	09/29/2025	40529	McDonald Farms Enterprises	0158113-IN	01-47-6113	Rolloff - PW	509.00
Total 40529:							509.00
09/25	09/29/2025	40530	Megan Lawless	1	01-46-6135	Summit Singers Music Instruction	3,025.00
Total 40530:							3,025.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	AUGUST 202	01-40-6101	Legal Services - August	18,525.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	AUGUST 202	06-40-6101	Legal Services - August	975.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-40-6101	Litigation (Schell property)	6,950.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Special Proj - WCR 9.5	253.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Mead Municipal Facilities	1,617.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Kiteley Ranch	2,598.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	AMK	1,061.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Elevation 25 (Mark IV)	475.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Elevation 25 (Silverpoint)	348.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Mead Village	1,218.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Highland Lake (Columnar Holdings)	87.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Welker Farms	1,334.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	North Mead Place	1,769.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Agfinity - 360-400 3rd St	725.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Postle - Broe	832.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Red barn	522.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	O'Reilly's	261.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-02-2615	Access 25	870.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-40-6101	Mileage/Cert Mail Reimbursement	69.30

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09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	06-40-6101	Mileage/Cert Mail Reimbursement	69.30
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-40-6101	Mileage/Cert Mail Reimbursement	69.30
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	06-40-6101	Mileage/Cert Mail Reimbursement	69.30
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	01-40-6101	Monthly Database Access Charge	125.00
09/25	09/29/2025	40531	Michow Guckenberger McAskin L	MEAD.AUG2	06-40-6101	Monthly Database Access Charge	125.00
Total 40531:							40,947.20
09/25	09/29/2025	40532	Minuteman Press	16684	01-43-7999	Business Cards - AA	53.54
09/25	09/29/2025	40532	Minuteman Press	16996	01-46-7020	Business Cards - YH	53.54
09/25	09/29/2025	40532	Minuteman Press	17142	01-40-7020	Badge - JN	30.00
09/25	09/29/2025	40532	Minuteman Press	17142	01-41-7020	Badge & Name Plates - BOT	129.00
Total 40532:							266.08
09/25	09/29/2025	40533	MJT Communications	14375	01-40-6109	Computer - Admin	1,418.00
09/25	09/29/2025	40533	MJT Communications	14375	06-40-6109	Computer - Sewer	177.25
09/25	09/29/2025	40533	MJT Communications	14375	20-40-6109	Computer - MURA	177.25
Total 40533:							1,772.50
09/25	09/29/2025	40534	MVFPD	2024 REFUN	20-40-9810	2024 TIF Refund	5,586.32
Total 40534:							5,586.32
09/25	09/29/2025	40535	NeoTreks, Inc	04613	04-44-6610	Plow Ops Subscription	350.00
Total 40535:							350.00
09/25	09/29/2025	40536	NEXTRUST INC.	410876	06-40-6106	Sewer Bills-August	203.57
09/25	09/29/2025	40536	NEXTRUST INC.	410876	06-40-6511	Sewer Bills-August	473.70
Total 40536:							677.27
09/25	09/29/2025	40537	NORTHERN COLO WATER CON	2024 REFUN	20-40-9810	2024 TIF Refund	687.67
Total 40537:							687.67
09/25	09/29/2025	40538	OCCUPATIONAL HEALTH CENT	18574169	01-42-6210	Med Test New Hire - HA	922.00
09/25	09/29/2025	40538	OCCUPATIONAL HEALTH CENT	18574273	01-42-6210	Med Test New Hire - CS	940.00
Total 40538:							1,862.00
09/25	09/29/2025	40539	Otak, Inc	0000825002	14-44-8536	SH66/CR 7 Underpass	12,214.29
Total 40539:							12,214.29
09/25	09/29/2025	40540	PINNACOL ASSURANCE	22152649	01-02-2312	Worker's Comp	14,141.00
Total 40540:							14,141.00
09/25	09/29/2025	40541	Prairie Mountian Media	0000429566	01-41-6312	Published Notices-August	335.39
09/25	09/29/2025	40541	Prairie Mountian Media	0000429566	01-02-2615	Published Notices - August/Welker Farm	44.37
09/25	09/29/2025	40541	Prairie Mountian Media	0000429566	01-02-2615	Published Notices - August/North Mead	76.27
09/25	09/29/2025	40541	Prairie Mountian Media	0000429566	01-02-2615	Published Notices - August/Highland Lak	21.17
Total 40541:							477.20

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
09/25	09/29/2025	40542	RAMEY ENVIRONMENTAL COM	30034	06-47-6807	Raterink Lift Station-August	353.12
09/25	09/29/2025	40542	RAMEY ENVIRONMENTAL COM	30065	06-47-6837	Wastewater svs - August	6,574.31
09/25	09/29/2025	40542	RAMEY ENVIRONMENTAL COM	30065	06-47-6808	Equipment - Wastewater	29.75
09/25	09/29/2025	40542	RAMEY ENVIRONMENTAL COM	30065	06-47-6125	Lab Services	499.20
Total 40542:							7,456.38
09/25	09/29/2025	40543	Recreational Electric LLC	14391	01-42-6104	E-Ticket Upgrades	800.00
Total 40543:							800.00
09/25	09/29/2025	40544	Safebuilt	2325227	01-43-6821	Plan Review/ Permit Inspection	41,262.38
Total 40544:							41,262.38
09/25	09/29/2025	40545	Sheila Koenig	9/2025 - PH	09-49-8516	Community Center - Photography	800.00
Total 40545:							800.00
09/25	09/29/2025	40546	Solar Pathways Energy LLC	1858	01-40-6801	Solar Maintenance Inspection - Town Hal	530.00
Total 40546:							530.00
09/25	09/29/2025	40547	ST. VRAIN & LEFT HAND WATE	2024 REFUN	20-40-9810	2024 TIF Refund	966.87
Total 40547:							966.87
09/25	09/29/2025	40548	ST. VRAIN SANITATION DISTRIC	2024 REFUN	20-40-9810	2024 TIF REFUND	146.73
Total 40548:							146.73
09/25	09/29/2025	40549	ST. VRAIN VALLEY SCHOOL DIS	2024 REFUN	20-40-9810	2024 TIF REFUND	20,538.28
Total 40549:							20,538.28
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-42-7020	Supplies - PD	4.99
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-40-7020	Supplies - TH	29.94
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-46-8599	Cables - CC	29.56
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-46-8599	Supplies - CC	105.38
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-47-7020	Notary Stamp	32.99
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-40-7020	Supplies - TH	137.06
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-47-7020	Supplies - PW	19.75
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-47-7010	Supplies - PW	23.96
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-46-8599	Supplies - CC	66.74
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-46-7010	Office Supplies - CC	10.72
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-46-7010	Office Supplies - CC	166.00
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-46-7010	Office Supplies - CC	28.62
09/25	09/29/2025	40550	STAPLES ADVANTAGE	7006707419	01-40-7020	Supplies - TH	77.74
Total 40550:							733.45
09/25	09/29/2025	40551	STERLING TALENT SOLUTIONS	10419551	01-40-6210	Background Checks - CD	68.64
Total 40551:							68.64
09/25	09/29/2025	40552	Sweetwater Sound Holdings LLC	46661140	01-46-6135	Summit Singers Supplies	1,366.00
09/25	09/29/2025	40552	Sweetwater Sound Holdings LLC	46813673	01-46-6135	Summit Singers Supplies	1,046.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40552:							2,412.00
09/25	09/29/2025	40553	T2 Construction Inc	29484-5	18-45-8507	Founders Park - Gold Star Memorial	10,169.50
09/25	09/29/2025	40553	T2 Construction Inc	29484-5	18-02-2005	Founders Park - Gold Star Memorial (Ret	508.48-
Total 40553:							9,661.02
09/25	09/29/2025	40554	TOWN OF MEAD	2024 REFUN	20-40-9810	2024 TIF REFUND	3,961.69
Total 40554:							3,961.69
09/25	09/29/2025	40555	TRI TOWN PLUMBING & HEATIN	30089111	09-40-8516	PW R&M (Generator)	3,585.00
Total 40555:							3,585.00
09/25	09/29/2025	40556	TRIDENT SECURITY SYSTEMS	48437	01-47-6199	Fire Alarm Monitoring - PW	180.00
Total 40556:							180.00
09/25	09/29/2025	40557	UNITED RENTALS INC.	247365854-0	04-44-6405	Water Truck Rental	4,909.00
Total 40557:							4,909.00
09/25	09/29/2025	40558	US Bank Voyager Fleet Systems	8694028342	01-40-7101	Fuel	28.28
09/25	09/29/2025	40558	US Bank Voyager Fleet Systems	8694028342	01-42-7101	Fuel	2,259.70
09/25	09/29/2025	40558	US Bank Voyager Fleet Systems	8694028342	04-44-7101	Fuel	1,255.62
09/25	09/29/2025	40558	US Bank Voyager Fleet Systems	8694028342	01-45-7101	Fuel	2,040.82
09/25	09/29/2025	40558	US Bank Voyager Fleet Systems	8694028342	01-47-7101	Fuel	503.30
09/25	09/29/2025	40558	US Bank Voyager Fleet Systems	8694028342	01-46-7101	Fuel	63.15
09/25	09/29/2025	40558	US Bank Voyager Fleet Systems	8694028342	06-47-7101	Fuel	258.34
Total 40558:							6,409.21
09/25	09/29/2025	40559	Utility Notification Center of Color	225080942	06-47-6120	Line locates	528.95
Total 40559:							528.95
09/25	09/29/2025	40560	Voiance Language Services LLC	2025062078	01-42-6999	Interpretor Services	102.12
Total 40560:							102.12
09/25	09/29/2025	40561	Welcome to Realty, LLC 401k PS	9/9/25 - WEL	01-02-2610	Refund deposit less o/s charges	4,826.28
Total 40561:							4,826.28
09/25	09/29/2025	40562	WELD COUNTY TREASURER	2024 REFUN	20-40-9810	2024 TIF REFUND	5,486.26
Total 40562:							5,486.26
09/25	09/29/2025	40563	Westridge Metropolitan District #2	2024 REFUN	20-40-9810	2024 TIF Refund	28,017.24
Total 40563:							28,017.24
09/25	09/29/2025	40564	WESTRIDGE METROPOLITAN D	2024 REFUN	20-40-9810	2024 TIF Refund	1,167.88
Total 40564:							1,167.88

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
09/25	09/29/2025	40565	WHITE BEAR ANKELE TANAKA	43200	20-40-6101	MURA Legal	1,693.30
Total 40565:							1,693.30
09/25	09/29/2025	40566	Wilson Williams Fellman Dittman	1935	01-40-6101	Legal - UP Franchise Agreement	857.16
Total 40566:							857.16
09/25	09/29/2025	40567	Wyoming Bearing & Supply LLC	3167174	01-47-7020	Fitting for Hydrant Hose	323.61
Total 40567:							323.61
09/25	09/29/2025	40568	ST. VRAIN VALLEY SCHOOL DIS	1724	01-46-6135	Rec Gym Use - SVVSD	3,065.00
Total 40568:							3,065.00
09/25	09/10/2025	91025100	Xpress Bill Pay	INV-XPR027	06-40-6316	Credit Transaction	779.81
09/25	09/10/2025	91025100	Xpress Bill Pay	INV-XPR027	01-40-6316	Credit Transaction	194.95
Total 91025100:							974.76
09/25	09/15/2025	91525100	Pitney Bowes Global Financial Se	91525 - RES	01-01-1303	Postage reserve	600.00
Total 91525100:							600.00
09/25	09/15/2025	91525101	TRACTOR SUPPLY CREDIT PLA	1350 8.31.25	01-45-7020	Hose for watering CC	99.99
09/25	09/15/2025	91525101	TRACTOR SUPPLY CREDIT PLA	1350 8.31.25	01-47-7020	Shop Supplies	26.97
09/25	09/15/2025	91525101	TRACTOR SUPPLY CREDIT PLA	1350 8.31.25	04-44-6835	Herbicide - Weed Control	609.95
09/25	09/15/2025	91525101	TRACTOR SUPPLY CREDIT PLA	1350 8.31.25	04-44-6831	Snow equipment for PW13	98.89
Total 91525101:							835.80
09/25	09/19/2025	91925100	JOHN DEERE FINANCIAL	3074711	04-44-6405	JD Grader	5,871.01
09/25	09/19/2025	91925100	JOHN DEERE FINANCIAL	3075585	04-44-6851	JD Wheel Loader	3,223.46
Total 91925100:							9,094.47
09/25	09/22/2025	92225100	CENTURY LINK	5308 9.1.25	01-40-6110	Elevator Line - Sept	95.35
Total 92225100:							95.35
09/25	09/22/2025	92225101	SAMSClub	4230 9.2.25	01-47-7010	PW - Office Supplies	283.75
09/25	09/22/2025	92225101	SAMSClub	4230 9.2.25	01-46-7020	CC Supplies	127.80
09/25	09/22/2025	92225101	SAMSClub	4230 9.2.25	01-49-5061	EE BBQ	43.96
09/25	09/22/2025	92225101	SAMSClub	4230 9.2.25	01-40-7020	Supplies - TH	46.46
09/25	09/22/2025	92225101	SAMSClub	4230 9.2.25	01-41-7999	Supplies	114.24
09/25	09/22/2025	92225101	SAMSClub	4230 9.2.25	01-46-7020	CC Operating Supplies	83.37
Total 92225101:							699.58
09/25	09/22/2025	92225102	UNITED POWER	123402 9/3/2	04-44-6111	1785 CR 32 Grader Shed 9/2025	38.42
09/25	09/22/2025	92225102	UNITED POWER	12650701 9/	01-45-6111	Booster Pump Founders 9/2025	28.22
09/25	09/22/2025	92225102	UNITED POWER	12952800 9/	01-45-6111	Mead Ponds 9/2025	20.00
09/25	09/22/2025	92225102	UNITED POWER	14305100 9/	06-47-6111	WWTP 9/2025	4,039.48
09/25	09/22/2025	92225102	UNITED POWER	16836300 9/	01-45-6111	Park Sprinkler Liberty 9/2025	24.49
09/25	09/22/2025	92225102	UNITED POWER	16909300 9/	01-45-6111	Feather Ridge 9/2025	20.05
09/25	09/22/2025	92225102	UNITED POWER	17618300 9/	01-40-6111	Town Hall 9/2025	768.04
09/25	09/22/2025	92225102	UNITED POWER	17770000 9/	01-45-6111	Gazebo 9/2025	21.89

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
09/25	09/22/2025	92225102	UNITED POWER	18949400 9/	01-42-6111	535 4th PD 9/2025	481.44
09/25	09/22/2025	92225102	UNITED POWER	21881700 9/	01-47-6111	1341 CR 34 9/2025	1,006.02
09/25	09/22/2025	92225102	UNITED POWER	22092202 9/	06-47-6112	4133 CR 34 - Raterink 9/2025	64.53
09/25	09/22/2025	92225102	UNITED POWER	23534100 9/	01-46-6111	401 3rd St - Mead CC 9/2025	1,138.67
09/25	09/22/2025	92225102	UNITED POWER	24240200 9/	01-47-6134	EV Station 9/2025	138.60
09/25	09/22/2025	92225102	UNITED POWER	24257400 9/	01-45-6111	1501 CR 34 - Mead Ponds 9/2025	31.91
09/25	09/22/2025	92225102	UNITED POWER	24770900 9/	14-44-8503	242 Dillingham Ave - T Construction Trail	98.42
09/25	09/22/2025	92225102	UNITED POWER	6753101 9/3/	01-45-6111	Irrig Sprinkler N Creek 9/2025	20.05
09/25	09/22/2025	92225102	UNITED POWER	7490500 9/3/	06-47-6111	Pump Lake Thomas 9/2025	38.01
09/25	09/22/2025	92225102	UNITED POWER	83701 9/3/25	01-42-6111	Shop 9/2025	194.03
09/25	09/22/2025	92225102	UNITED POWER	96302 9/3/25	06-47-6111	WWTP Lagoon 9/2025	41.22
Total 92225102:							8,213.49
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	08-42-6851	608136 21 Ford Police - 23TPHZ	51.78
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	09-45-6851	608136 21 Ford Ranger - 23VQXP	564.09
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	09-45-6851	608136 22 Ford F-250 - 23WMJ2	847.83
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	09-45-6851	608136 22 Ford F-350 - 23WQX4	1,129.06
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	09-45-6851	608136 22 Ford F-250 - 23WQX9	845.59
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	04-44-6851	608136 22 Ford Ranger - 25G6J7	644.15
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	08-42-6851	608136 22 Ford Utility Interceptor - 25HL	1,261.87
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	08-42-6851	608136 22 Ford Utility Interceptor - 25HL	1,325.91
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	01-42-6851	608136 22 Ford F-150 - 25HL9T	1,162.96
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	09-45-6851	608136 22 Ford Escape - 25S5SM	612.92
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	09-45-6851	608136 22 Ford Ranger - 26G3JG	696.39
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	08-42-6851	608136 22 Ford Utility Interceptor - 26GZ	758.36
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	09-49-6851	608136 23 Chev Silverado - 26MD7X	883.43
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	01-42-6851	608136 23 Toyota Highlander - 26N9DS	1,271.43
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	08-42-6851	608136 23 Ford Interceptor - 277KHZ	1,223.70
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	08-42-6851	608136 23 Ford Interceptor - 277KPK	1,308.71
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	08-42-6851	608136 23 Ford Interceptor - 277KQJ	1,349.84
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	01-47-6851	608136 23 Chevy Silverado 27PB84	970.67
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	09-45-6851	608136 24 Nissan Frontier 27QCF6	845.28
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	08-42-6851	608136 25 Ford Interceptor - 28TNJK	1,594.97
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	01-42-6851	608136 25 Ford Interceptor - 28TNKF	1,594.97
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	01-47-6851	608136 25 Chevy Silverado - 297VHX	1,506.70
09/25	09/22/2025	92225103	Enterprise FM Trust	FBN5430122	01-47-6805	608136 25 Chevy Silverado - 297VHX	4,812.58
Total 92225103:							27,263.19
09/25	09/30/2025	93025100	Thomas Title & Escrow	1330	14-40-8549	Sekich Land & Livestock - bill to Broe - R	625.00
09/25	09/30/2025	93025100	Thomas Title & Escrow	236630	14-40-8549	Kumar & Associates - Engineering	3,610.00
09/25	09/30/2025	93025100	Thomas Title & Escrow	2407052.05R	14-40-8549	Fiore & Sons, LLC - WCR 9.5 Access 25	768,663.78
09/25	09/30/2025	93025100	Thomas Title & Escrow	2407052.05R	14-02-2005	Fiore & Sons, LLC - WCR 9.5 Access 25	38,433.19-
09/25	09/30/2025	93025100	CEBT	INV 0078199	01-02-2310	Health Insurance	45,704.98
09/25	09/30/2025	93025100	CEBT	INV 0078199	06-02-2310	Health Insurance	2,078.83
09/25	09/30/2025	93025100	CEBT	INV 0078199	20-02-2310	Health Insurance	1,646.48
09/25	09/30/2025	93025100	CEBT	INV 0078199	04-02-2310	Health Insurance	8,176.34
Total 93025100:							792,072.22
09/25	09/30/2025	93025101	Citi Cards	2481 09.202	01-42-7010	Supplies - PD	188.47
Total 93025101:							188.47
09/25	09/30/2025	93025102	City of Loveland	303-007777	01-47-6111	PW Internet	269.90

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 93025102:							269.90
09/25	09/30/2025	93025103	HOME DEPOT CREDIT SERVIC	2769 8.2025	01-45-6801	Lower Founders Work Out Equipment	605.09
09/25	09/30/2025	93025103	HOME DEPOT CREDIT SERVIC	2769 8.2025	01-45-6801	Lower Founders Work Out Equipment	684.14
09/25	09/30/2025	93025103	HOME DEPOT CREDIT SERVIC	2769 8.2025	01-45-6801	Auger Bits	61.94
09/25	09/30/2025	93025103	HOME DEPOT CREDIT SERVIC	2769 8.2025	01-47-7020	Marking paint - Inspectors/Locators	107.94
09/25	09/30/2025	93025103	HOME DEPOT CREDIT SERVIC	2769 8.2025	01-45-6801	Mower & Plant food	458.97
Total 93025103:							1,918.08
09/25	09/30/2025	93025104	TDS	014-020-108	01-40-6311	Internet - Oct	452.40
Total 93025104:							452.40
09/25	09/30/2025	93025105	UNITED POWER	61303 9.16.2	01-45-6111	17029 CR 5 Area Light	11.90
09/25	09/30/2025	93025105	UNITED POWER	88601 9.16.2	04-44-6111	Streetlights	3,343.35
Total 93025105:							3,355.25
09/25	09/30/2025	93025106	VERIZON WIRELESS	6122939745	01-40-6110	Wireless bill	40.01
09/25	09/30/2025	93025106	VERIZON WIRELESS	6122939745	01-41-7020	Wireless bill	37.67
09/25	09/30/2025	93025106	VERIZON WIRELESS	6122939745	01-43-6110	Wireless bill	50.77
09/25	09/30/2025	93025106	VERIZON WIRELESS	6122939745	01-47-6110	Wireless bill	160.04
09/25	09/30/2025	93025106	VERIZON WIRELESS	6122939745	01-46-6110	Wireless bill	40.01
09/25	09/30/2025	93025106	VERIZON WIRELESS	6122939745	04-44-6110	Wireless bill	67.42
09/25	09/30/2025	93025106	VERIZON WIRELESS	6122939745	06-40-6110	Wireless bill	40.01
09/25	09/30/2025	93025106	VERIZON WIRELESS	6122939746	01-42-6110	Wireless bill - PD	1,434.53
Total 93025106:							1,870.46
09/25	09/30/2025	93025107	XCEL ENERGY	945322496	01-40-6111	299 Palmer Ave	53.69
Total 93025107:							53.69
09/25	09/30/2025	93025108	All Copy Products Inc	564283927	01-40-6126	Copier Lease	126.42
09/25	09/30/2025	93025108	All Copy Products Inc	564283927	01-42-6126	Copier Lease	93.52
Total 93025108:							219.94
Grand Totals:							1,988,642.26

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-01-1303	600.00	.00	600.00
01-02-2000	142.58	264,722.82-	264,580.24-
01-02-2310	45,704.98	.00	45,704.98
01-02-2312	14,141.00	.00	14,141.00
01-02-2610	4,826.28	.00	4,826.28
01-02-2615	19,600.31	.00	19,600.31
01-40-5067	200.00	.00	200.00
01-40-6101	26,595.76	.00	26,595.76
01-40-6109	1,418.00	.00	1,418.00
01-40-6110	135.36	.00	135.36

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GL Account	Debit	Credit	Proof
01-40-6111	821.73	.00	821.73
01-40-6126	568.43	.00	568.43
01-40-6199	878.40	.00	878.40
01-40-6210	68.64	.00	68.64
01-40-6301	996.39	.00	996.39
01-40-6311	452.40	.00	452.40
01-40-6316	194.95	.00	194.95
01-40-6512	402.60	.00	402.60
01-40-6610	9,514.03	.00	9,514.03
01-40-6801	530.00	.00	530.00
01-40-6805	10.00	.00	10.00
01-40-7010	33.47	.00	33.47
01-40-7020	394.71	.00	394.71
01-40-7101	28.28	.00	28.28
01-41-6301	996.39	.00	996.39
01-41-6312	335.39	.00	335.39
01-41-6824	16.49	.00	16.49
01-41-7020	196.91	.00	196.91
01-41-7999	132.73	.00	132.73
01-42-5061	990.00	.00	990.00
01-42-5062	869.00	.00	869.00
01-42-5063	300.00	.00	300.00
01-42-6104	800.00	.00	800.00
01-42-6110	1,434.53	.00	1,434.53
01-42-6111	675.47	.00	675.47
01-42-6126	180.83	.00	180.83
01-42-6199	71.38	.00	71.38
01-42-6210	1,862.00	.00	1,862.00
01-42-6301	24,909.83	.00	24,909.83
01-42-6805	449.00	.00	449.00
01-42-6851	4,029.36	.00	4,029.36
01-42-6999	2,170.14	.00	2,170.14
01-42-7010	269.47	.00	269.47
01-42-7020	23.03	46.99-	23.96-
01-42-7101	2,259.70	.00	2,259.70
01-42-7305	207.98	.00	207.98
01-43-6104	28.13	.00	28.13
01-43-6110	50.77	.00	50.77
01-43-6301	996.39	.00	996.39
01-43-6610	260.00	.00	260.00
01-43-6821	41,262.38	.00	41,262.38
01-43-7999	53.54	.00	53.54
01-45-6111	3,304.34	.00	3,304.34
01-45-6132	725.30	.00	725.30
01-45-6133	675.00	.00	675.00
01-45-6301	4,981.97	.00	4,981.97
01-45-6801	1,810.14	.00	1,810.14
01-45-6806	49.68	.00	49.68
01-45-7020	267.99	.00	267.99
01-45-7101	2,040.82	.00	2,040.82
01-46-6110	40.01	.00	40.01
01-46-6111	1,138.67	.00	1,138.67
01-46-6135	8,877.74	.00	8,877.74
01-46-6199	195.20	.00	195.20
01-46-6211	548.76	.00	548.76
01-46-6301	1,494.60	.00	1,494.60
01-46-6311	170.27	.00	170.27
01-46-6805	10.00	.00	10.00
01-46-7010	221.92	.00	221.92

GL Account	Debit	Credit	Proof
01-46-7020	431.45	.00	431.45
01-46-7101	63.15	.00	63.15
01-46-8510	.00	52.64-	52.64-
01-46-8531	25.55	.00	25.55
01-46-8599	629.46	42.95-	586.51
01-47-6104	28.12	.00	28.12
01-47-6108	5,933.50	.00	5,933.50
01-47-6110	160.04	.00	160.04
01-47-6111	1,275.92	.00	1,275.92
01-47-6113	509.00	.00	509.00
01-47-6126	58.15	.00	58.15
01-47-6134	138.60	.00	138.60
01-47-6199	180.00	.00	180.00
01-47-6301	1,992.79	.00	1,992.79
01-47-6610	450.00	.00	450.00
01-47-6805	4,832.58	.00	4,832.58
01-47-6851	2,477.37	.00	2,477.37
01-47-7010	367.23	.00	367.23
01-47-7020	729.46	.00	729.46
01-47-7051	20.00	.00	20.00
01-47-7101	503.30	.00	503.30
01-48-5063	66.00	.00	66.00
01-48-6199	195.20	.00	195.20
01-48-6301	996.39	.00	996.39
01-49-5061	43.96	.00	43.96
01-49-5063	300.30	.00	300.30
01-49-6121	169.00	.00	169.00
01-49-6301	1,494.59	.00	1,494.59
01-49-7026	138.00	.00	138.00
01-49-7999	14.74	.00	14.74
04-02-2000	.00	44,230.19-	44,230.19-
04-02-2310	8,176.34	.00	8,176.34
04-44-6104	766.25	.00	766.25
04-44-6110	67.42	.00	67.42
04-44-6111	3,381.77	.00	3,381.77
04-44-6210	95.00	.00	95.00
04-44-6301	7,472.95	.00	7,472.95
04-44-6405	10,780.01	.00	10,780.01
04-44-6610	350.00	.00	350.00
04-44-6805	311.90	.00	311.90
04-44-6831	98.89	.00	98.89
04-44-6835	609.95	.00	609.95
04-44-6851	3,867.61	.00	3,867.61
04-44-7020	302.08	.00	302.08
04-44-7041	1,771.62	.00	1,771.62
04-44-7051	115.03	.00	115.03
04-44-7101	1,255.62	.00	1,255.62
04-44-7605	4,807.75	.00	4,807.75
06-02-2000	.00	27,616.88-	27,616.88-
06-02-2310	2,078.83	.00	2,078.83
06-40-6101	1,238.60	.00	1,238.60
06-40-6106	203.57	.00	203.57
06-40-6108	496.80	.00	496.80
06-40-6109	177.25	.00	177.25
06-40-6110	40.01	.00	40.01
06-40-6199	683.20	.00	683.20
06-40-6301	2,490.98	.00	2,490.98
06-40-6316	779.81	.00	779.81
06-40-6511	473.70	.00	473.70

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
06-47-6111	4,118.71	.00	4,118.71
06-47-6112	64.53	.00	64.53
06-47-6120	528.95	.00	528.95
06-47-6125	499.20	.00	499.20
06-47-6601	2,860.42	.00	2,860.42
06-47-6807	353.12	.00	353.12
06-47-6808	29.75	.00	29.75
06-47-6837	6,574.31	.00	6,574.31
06-47-7101	258.34	.00	258.34
06-47-8525	876.00	.00	876.00
06-47-8527	2,645.00	.00	2,645.00
06-47-9110	145.80	.00	145.80
08-02-2000	.00	8,875.14-	8,875.14-
08-42-6851	8,875.14	.00	8,875.14
09-02-2000	.00	29,662.59-	29,662.59-
09-40-8516	3,585.00	.00	3,585.00
09-45-6851	5,541.16	.00	5,541.16
09-49-6851	883.43	.00	883.43
09-49-8516	14,258.00	.00	14,258.00
09-50-8516	5,395.00	.00	5,395.00
14-02-2000	67,902.66	1,598,660.39-	1,530,757.73-
14-02-2005	.00	67,902.66-	67,902.66-
14-40-8549	772,898.78	.00	772,898.78
14-44-8503	808,247.32	.00	808,247.32
14-44-8536	12,214.29	.00	12,214.29
14-44-8541	5,300.00	.00	5,300.00
18-02-2000	508.48	10,169.50-	9,661.02-
18-02-2005	.00	508.48-	508.48-
18-45-8507	10,169.50	.00	10,169.50
20-02-2000	.00	73,258.47-	73,258.47-
20-02-2310	1,646.48	.00	1,646.48
20-40-6101	1,693.30	.00	1,693.30
20-40-6109	177.25	.00	177.25
20-40-6301	996.39	.00	996.39
20-40-9810	68,745.05	.00	68,745.05
Grand Totals:	2,125,749.70	2,125,749.70-	.00

Report Criteria:

Report type: GL detail



Agenda Item Summary

Agenda Date: 9/29/2025

Subject: Resolution No. 54-R-2025 – A Resolution of the Town of Mead, Colorado, Approving that Certain State of Colorado Standard Utility Agreement with the State of Colorado (Acting by and through the Colorado Department of Transportation) for the I-25 Sanitary Sewer Relocation Project (Project #NHPP 0253-285)

Presented by: Erika Rasmussen, Town Engineer / Public Works Director

Summary:

The Colorado Department of Transportation (CDOT) has commenced the I-25 northern expansion project, which includes widening a six-mile stretch of interstate between the Town of Mead (the "Town") and the Town of Berthoud. The new interchange on the east side of the CR34 bridge over I-25 will require of the relocation of approximately 650 linear feet of the Town's sanitary sewer main at CDOT's expense (the "Project").

As this is CDOT's project, the State of Colorado has finalized a Standard Utility Agreement with the Town (the "Agreement") that establishes that CDOT will reimburse the Town for design, construction, and construction management expenses related to the Project. The Agreement Maximum Amount (the "AMA") to be reimbursed to the Town is **\$660,964.00**. If the Town discovers that the estimated work costs for the Project are over or undervalued, the Town must enter into an option letter or other amendment to the Agreement to revise the AMA.

Resolution No. 54-R-2025 (the "Resolution"): (a) approves the Agreement; (b) authorizes the Town Attorney to make non-material changes to the Agreement; (c) authorizes the Town Manager to execute the Agreement on behalf of the Town when in final form; and (d) delegates all necessary authority to the Town Manager to execute such other documents or instruments as may be necessary to complete the Project in accordance with the terms of the Agreement, including but not limited to documents or instruments as necessary to revise the AMA.

Approval of the Agreement will allow previously approved task orders and work to begin on the Project

Financial Considerations:

06-47-9110 – Sewer Fund – Contingencies

Expenses for engineering design and construction work related to the Project will be reimbursed to the Town by CDOT in accordance with the Agreement in the amount of \$660,964.00.

Staff Recommendation / Actions Required:

Staff recommends the Board of Trustees adopt the Resolution, approving the Agreement with CDOT for the I-25 Sanitary Sewer Relocation Project.

A motion to approve the September 29, 2025, consent agenda will approve the Resolution. If

this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

“I move to approve Resolution 54-R-2025, a Resolution of the Town of Mead, Colorado, Approving that Certain State of Colorado Standard Utility Agreement with the State of Colorado (Acting by and through the Colorado Department of Transportation) for the I-25 Sanitary Sewer Relocation Project (Project #NHPP 0253-285).”

Attachments:

1. Resolution No. 54-R-2025 Approving CDOT SUA
2. Exhibit 1 - Standard Utility Agreement

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 54-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THAT CERTAIN
STATE OF COLORADO STANDARD UTILITY AGREEMENT WITH THE STATE OF
COLORADO (ACTING BY AND THROUGH THE COLORADO DEPARTMENT OF
TRANSPORTATION) FOR THE I-25 SANITARY SEWER RELOCATION PROJECT
(PROJECT #NHPP 0253-285)**

WHEREAS, it is necessary for Colorado Department of Transportation ("CDOT") to make certain improvements to portions of interstate highway I-25 located within Weld County (the "Highway Improvements"); and

WHEREAS, the Highway Improvements will require the Town of Mead (the "Town") to relocate approximately 650 linear feet of sanitary sewer line belonging to the Town (the "Project"); and

WHEREAS, the Town and the State of Colorado (acting by and through CDOT) have agreed on the terms of that certain Standard Utility Agreement for the I-25 Sanitary Sewer Relocation Project (the "Agreement") in substantially the form attached to this Resolution and incorporated herein as **Exhibit 1**; and

WHEREAS, the Agreement establishes an Agreement Maximum Amount of Six Hundred Sixty Thousand Nine Hundred Sixty-Four and 00/100 Dollars (\$660,964.00) (the "AMA") that will be reimbursed to the Town for engineering design and construction work related to the Project; and

WHEREAS, the Board of Trustees desires to approve the Agreement and further desires to delegate authority to the Town Manager to execute the Agreement on behalf of the Town when in final form; and

WHEREAS, the Board of Trustees further desires to delegate all necessary authority to the Town Manager to execute such other documents or instruments as may be necessary to complete the Project in accordance with the terms of the Agreement, including but not limited to documents or instruments necessary to revise the AMA.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of the Board of Trustees.

Section 2. The Board of Trustees hereby: (a) approves the Agreement in substantially the same form attached to this Resolution as **Exhibit 1**; (b) authorizes the Town Attorney to make non-material changes to the Agreement that do not materially increase the Town's obligations; (c) authorizes the Town Manager to execute the Agreement on behalf of the Town when in final form; and (d) delegates all necessary authority to the Town Manager to execute such other documents or instruments as may be necessary to complete the Project in accordance with the terms of the Agreement, including but not limited to documents or instruments necessary to revise the AMA.

Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

Section 4. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1
STATE OF COLORADO STANDARD UTILITY AGREEMENT FOR THE I-25 SANITARY
SEWER RELOCATION PROJECT

STATE OF COLORADO

STANDARD UTILITY AGREEMENT (“SUA”)

COVER PAGE

State Agency Department of Transportation	Agreement Number 25-HA4-ZK-00139
Local Agency Town of Mead	Agreement Performance Beginning Date The Effective Date (Controller Signature Date, noted herein)
Agreement Maximum Amount \$660,964.00	Initial Agreement Expiration Date June 11, 2030
This Agreement is for: ☒ Engineering Design ☒ Construction Work ☒ Construction Inspection	
Project #NHPP 0253-285 Subaccount/WBS # 24309 Location: I-25: SH 66 to SH 56, Segment 5	
Agreement Purpose: Sewer Line Relocation	
Exhibits and Order of Precedence The following Exhibits and attachments are included with this Agreement: 1. Exhibit A - Relocation Details (Part I: Agreement Details, Part II: Task Overview & Part III: Cost Estimate) 2. Exhibit B - Preliminary Plans 3. Exhibit C - Sample Option Letter 4. Exhibit D - Sample Build America, Buy America Compliance Form The following are incorporated as terms and conditions into this Agreement. Items 1, 3, and 4 are publicly available, and all others are part of this Agreement. In the event of a conflict or inconsistency between this Agreement and any Exhibit or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority: 1. Title 23, Code of Federal Regulations, Part 645 (Agreement shall be subject to any potentially conflicting terms). 2. Colorado Special Provisions in §20 of the main body of this Agreement. 3. 2 CCR 601-18 (“Highway Accommodation Code”). 4. Build America, Buy America Act (“BABA”), Public Law 117-58, div. G §§ 70901-52 5. The provisions of the other sections of the main body of this Agreement. 6. Exhibit A, Relocation Details and Cost Estimate 7. Exhibit B, Preliminary Plans 8. Exhibit C, Executed Option Letter(s). 9. Exhibit D, Completed Buy America Compliance Forms (if applicable)	
Principal Representatives For the State: James Zufall, CEPM-II Region 4, Colorado Department of Transportation 11372 Business Park Circle Firestone, CO 80504 Phone: 303-941-3219 Email: jamesd.zufall@state.co.us For Local Agency: Erika Rasmussen, Town Engineer Town of Mead 441 3rd Street Mead, CO 80542 Phone: 970-805-4185 Email: erasmussen@townofmead.org	

SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

Each person signing this Agreement represents and warrants that the signer is duly authorized to execute this Agreement and to bind the Party authorizing such signature.

Local Agency Town of Mead By: _____ Signature Name: _____ (Print Name) Title: _____ (Print Name) Date: _____	STATE OF COLORADO Jared S. Polis, Governor Department of Transportation Shoshana M. Lew, Executive Director _____ By: Keith Stefanik, P.E., Chief Engineer Date: _____
Local Agency Town of Mead By: _____ Signature Name: _____ (Print Name) Title: _____ (Print Name) Date: _____	

In accordance with §24-30-202, C.R.S., this Agreement is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Department of Transportation

Effective Date: _____

THIS "AGREEMENT" is between the State of Colorado acting by and through Colorado Department of Transportation ("State" or "CDOT") and the Local Agency listed on page one (1)

of this Agreement (“Local Agency”). State and the Local Agency are each a “Party” and collectively the “Parties.”

RECITALS:

1. It is necessary for CDOT to make certain improvements to the State Highway System (the “Highway Improvements”) which are located within Weld County, on Interstate Highway I-25 at MP 245.2 and 245.3.
2. The Highway Improvements require the Local Agency to relocate, adjust, or install utility facilities (the “Work”), which is generally described in **Exhibit A**.
3. Authority exists in law and funds have been budgeted, appropriated, and otherwise made available by CDOT for the Work.
4. All citations to rules, codes, documents, and laws refer to the most recent versions.
5. The Local Agency Preliminary Plans (see **Exhibit B**) outline the Work. The Local Agency shall prepare detailed plans in conformance with Part 645, Subpart A of Title 23, Code of Federal Regulations (23 CFR 645A).
6. CDOT is authorized to pay the Local Agency for the performance of the Work pursuant to Sections 43-1-225, C.R.S. or 43-1-208, C.R.S.
7. CDOT and the Local Agency must comply with 23 CFR 645 and 2 CCR 601-18 (“Highway Utility Accommodation Code”) as well as the Build America, Buy America Act (“BABA”), Public Law 117-58, div. G §§ 70901-52; to obtain federal participation in the costs of the Work.
8. CDOT and the Local Agency desire to complete the Work as soon as possible.

NOW THEREFORE, THE PARTIES AGREE:

1. **Effective Date; Notice of Non-liability; Notice to Proceed.** This Agreement shall not be effective or enforceable until it is approved and signed by the Colorado State Controller or designee (the “Effective Date”). The State shall not be liable to pay or reimburse Local Agency for any performance hereunder, including but not limited to, costs or expenses incurred, or be bound by any provision hereof prior to the Effective Date, of this Agreement, or any modification of work costs pursuant to Section 15 of this Agreement. CDOT will issue a written notice to proceed (“Notice to Proceed”) authorizing the Local Agency to proceed with the Work on or after the Effective Date. The Local Agency shall not begin performance of the Work until receipt of the written Notice to Proceed from CDOT. Upon receipt of written Notice to Proceed, the Local Agency shall diligently perform the Work without interfering with the Highway Improvements or causing avoidable delay. The Local Agency shall perform the Work in accordance with all terms and conditions of this Agreement.
2. **Timeframe for Completion of Work.** The Local Agency shall coordinate the Work with the Highway Improvements’ construction, as directed by CDOT, and shall complete the Work by the **Agreement Expiration Date** noted above.
3. **Reimbursement.** CDOT will reimburse the Local Agency for all “Eligible Costs” (as defined by 23 CFR 645) of the estimated the costs of the Work (see **Exhibit A**). The amount CDOT pays the Local Agency under this Agreement will be full compensation for all Eligible Costs incurred by the Local Agency while performing the Work. Amounts not paid by the State within 45 days of the State’s acceptance of the invoice shall bear interest on the unpaid balance beginning on the 45th day at the rate of 1% per month, as required by §24-30-202(24)(a), C.R.S., until paid in full; provided, however, that interest shall not accrue on unpaid amounts that the State disputes in writing. Local Agency shall invoice the State separately for accrued interest on delinquent amounts, and the invoice shall reference the delinquent payment, the number of day’s interest to be paid and the interest rate.

4. **Determination of Work Costs.** The Local Agency will determine the direct and indirect work costs (as defined by 23 CFR 645) (“Work Costs”) accumulated under a work order accounting procedure prescribed by a federal or State regulatory body for the Work, which shall not exceed the **Agreement Maximum Amount**, noted above, and this amount is the maximum amount payable under this Agreement to Local Agency by the State, as determined by the State from available funds. If the Work Costs are greater than \$80,000.00, CDOT may retain 10% of billed Work Costs, up to a maximum of 5% of the original Agreement amount, prior to the required audit by CDOT, pursuant to section 24-91-103, CRS. If CDOT retains payments pending an audit, CDOT will either pay the Local Agency for Eligible Costs in excess of any previous payments, or the Local Agency will reimburse CDOT for any previous payments in excess of Eligible Costs.
 - a. **Available Funds-Contingency-Termination.** The State is prohibited by law from making commitments beyond the term of the current State Fiscal Year. Payment to Local Agency beyond the current State Fiscal Year is contingent on the appropriation and continuing availability of funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Agreement (“Agreement Funds”) in any subsequent year (as provided in the Colorado Special Provisions). If federal funds or funds from any other non-State funds constitute all or some of the Contract Funds the State’s obligation to pay Local Agency shall be contingent upon such non-State funding continuing to be made available for payment. Payments to be made pursuant to this Agreement shall be made only from Contract Funds, and the State’s liability for such payments shall be limited to the amount remaining of such Contract Funds. If State, federal, or other funds are not appropriated, or otherwise become unavailable to fund this Agreement, the State may, upon written notice, terminate this Agreement, in whole or in part, without incurring further liability. The State shall, however, remain obligated to pay for services and goods that are delivered and accepted prior to the effective date of notice of termination.
5. **Work Costs In Excess of Original Estimate.** If during the performance of the Work, the Local Agency discovers that estimated Work Costs (see **Exhibit A**) are over or undervalued, the Local Agency must obtain an Option Letter (see **Exhibit C**) or other amendment to this Agreement. CDOT will not pay for Work or Work Costs incurred prior to that Work or Work Cost being authorized on a fully executed document, such as this Agreement, an Option Letter, or other amendment to this Agreement. The Local Agency must itemize all Work Cost increases on the final billing.
6. **Timeframe for Submission of Billings.** The Local Agency must submit all billings to CDOT for Work Costs not later than 120 days after completing the Work. CDOT will pay the Local Agency no more than once per month for satisfactory Work that is properly invoiced.
7. **Separate Invoice for Easements.** The Local Agency must invoice CDOT separately for all Work Costs incurred to acquire an easement or replacement right-of-way under this Agreement.
8. **Salvage Value of Materials Removed.** The Local Agency must credit CDOT for the value of all salvaged materials removed during the Work, as explained in 23 CFR 645.117(h). Local Agency shall not dispose of any salvage materials without CDOT inspection and approval of such disposal.
9. **Recording Costs.** The Local Agency and its subcontractors, if any, shall develop and record all Work Costs in accordance with 23 CFR 645.117 and any other applicable regulations or

procedures. The Local Agency shall provide CDOT with all information and reports required by State or federal statute, rules, regulations, or industry standards.

10. **Records Retention.** The Local Agency shall maintain a complete file of all records, documents, communications, and/or other written materials which pertain to the Work. Further, the Local Agency shall maintain such records for a period of three (3) years after the latter of: the date of termination of this Agreement, final payment for the Work, or resolution of pending matters related to the Work. The Local Agency shall be the custodian of all such records, documents, communications, and other materials; however, these items shall be the property of CDOT, and shall be maintained by the Local Agency in a reasonably usable and retrievable manner. This provision shall survive any termination clause.
11. **Audit, Inspection of Records, and Monitoring.** The Local Agency shall permit CDOT, the Federal Government, or any other duly authorized agent of a governmental agency to audit, inspect, examine, excerpt, copy and/or transcribe the Local Agency's records during the term of this Agreement and for the period of record retention described immediately above. This provision shall survive any termination clause. The Local Agency shall also permit the State, Federal Government, or any other duly authorized agent of a governmental agency to monitor all activities conducted by the Local Agency pursuant to the terms of this Agreement. The Local Agency shall further permit the monitor to review procedures and data, test materials, conduct visual inspections, perform on-site inspections, or any other reasonable procedure.
12. **Term of Agreement.** Unless otherwise terminated in accordance with provisions of this Agreement, this Agreement will terminate on the date CDOT makes final payment to the Local Agency.
13. **Early Termination in the Public Interest.** CDOT may terminate this Agreement at any time CDOT determines that the Work no longer serves the best interest of CDOT and its public. CDOT shall affect such termination by giving at least 20 days advanced written notice of the termination date. In the event of termination under this provision, the Local Agency shall be entitled to receive just and equitable compensation for any satisfactory Work completed. Upon termination, the Local Agency shall be obligated to immediately return any payment, information, or materials related to the Work, except monies the Local Agency has spent performing Work or owes for Work performed prior to the termination date.
14. **Early Termination for Cause.** If the Local Agency fails to perform in accordance with any provision of this Agreement, CDOT shall give the Local Agency written notice of such failure, at least ten (10) days to cure or justifiably explain such failure, and CDOT's intent to terminate this Agreement for cause. If such cure or explanation is not satisfactorily resolved after at least ten (10) days, CDOT may terminate the Agreement. If the Agreement is terminated for cause, Local Agency shall be obligated to immediately return any payment, information, or materials related to the Work, except monies the Local Agency has spent performing Work or owes for Work performed prior to the termination date. If the Agreement is terminated for cause but it is later determined that the Agreement should not have been terminated for cause, the rights and obligations of the Parties shall be as described in the preceding provision related to termination in the public interest.
15. **Option Letter.** CDOT may increase or decrease payment for Work Costs pursuant to this Agreement by using an Option Letter for this Agreement substantially similar to **Exhibit C**. Any other modifications not within the terms of this Paragraph must be executed by formal amendment to the Agreement.

16. **Federal/State Requirements.** The Local Agency shall strictly adhere to and comply with all applicable State and Federal laws, rules, and regulations in performance of the Work. The Local Agency shall also require compliance with these statutes and regulations in all subcontractor agreements permitted under this Agreement. The Local Agency must obtain CDOT approval prior to award of any subcontract between the Local Agency and any other Party for the performance of any part of the Work.

The funding source for this Work is ☒ Federal or ☐ Non-Federal, and the Build America, Buy America Act (“the Act”) ☒ Applies or ☐ Does Not Apply. Pub. L. No. 117-58, §§ 70901-52.

- a. The Act requires that: all iron and steel used in the project are produced in the United States, all manufactured products used in the project are produced in the United State, and all construction materials are manufactured in the United States. A Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. <https://www.congress.gov/bill/117th-congress/house-bill/3684/text>
- b. The Local Agency shall collect and maintain Buy America certifications of compliance with the Act’s requirements. An example of certification of “Buy America” compliance is attached as Exhibit D, and completed forms shall be provided to CDOT, FHWA, and/or their representatives upon request. Completed forms/records shall be kept by the Local Agency for three (3) years after the completion of the Work.

17. **General Provisions**

- a. **Binding Effect.** All provisions of this Agreement, including the benefits and burdens, shall extend to and be binding upon the Parties’ respective successors and assigns.
- b. **Authority.** Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party’s obligations have been duly authorized.
- c. **Captions and References.** The captions and headings in this Agreement are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits, or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.
- d. **Counterparts.** This Agreement may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.
- e. **Entire Understanding.** This Agreement represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Agreement. Prior or contemporaneous additions, deletions, or other changes to this Agreement shall not have any force or effect whatsoever, unless embodied herein.
- f. **Digital Signatures.** If any signatory signs this Agreement using a digital signature in accordance with the Colorado State Controller Contract, Grant, and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Agreement by reference.

- g. **Modification.** Except as otherwise provided in this Agreement, any modification to this Agreement shall only be effective if agreed to in a formal amendment to this Agreement, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules. Modifications permitted under this Agreement, other than contract amendments, shall conform to the policies issued by the Colorado State Controller.
- h. **Statutes, Regulations, Fiscal Rules, and Other Authority.** Any reference in this Agreement to a statute, regulation, State Fiscal Rule, fiscal policy, or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Effective Date of this Agreement.
- i. **External Terms and Conditions.** Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Local Agency's or a subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Agreement.
- j. **Severability.** The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Agreement in accordance with the intent of this Agreement.
- k. **Survival of Certain Agreement Terms.** Any provision of this Agreement that imposes an obligation on a Party after termination or expiration of this Agreement shall survive the termination or expiration of this Agreement and shall be enforceable by the other Party.
- l. **Taxes.** The State is exempt from federal excise taxes under I.R.C. Chapter 32 (26 U.S.C., Subtitle D, Ch. 32) (Federal Excise Tax Exemption Certificate of Registry No. 84-730123K) and from State and local government sales and use taxes under §§39-26-704(1), et seq., C.R.S. (Colorado Sales Tax Exemption Identification Number 98-02565). The State shall not be liable for the payment of any excise, sales, or use taxes, regardless of whether any political subdivision of the state imposes such taxes on Local Agency. the Local Agency shall be solely responsible for any exemptions from the collection of excise, sales or use taxes that the Local Agency may wish to have in place in connection with this Agreement.
- m. **Third Party Beneficiaries.** This Agreement does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Agreement and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Agreement are incidental to this Agreement, and do not create any rights for such third parties.
- n. **Waiver.** A Party's failure or delay in exercising any right, power, or privilege under this Agreement, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.
- o. **CORA Disclosure.** To the extent not prohibited by federal law, this Agreement and the performance measures and standards required under §24-106-107, C.R.S., if any, are subject to public release through the CORA.

18. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3)

These Special Provisions apply to all contracts. "Contractor" refers to "Local Agency" and "Contract" refers to "Agreement".

A. STATUTORY APPROVAL. §24-30-202(1), C.R.S.

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(19), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. FUND AVAILABILITY. §24-30-202(5.5), C.R.S.

Financial obligations of the Parties payable after the current State Fiscal Year or fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. GOVERNMENTAL IMMUNITY.

Liability for claims for injuries to persons or property arising from the negligence of the Parties, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. INDEPENDENT CONTRACTOR.

Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.

E. COMPLIANCE WITH LAW.

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. CHOICE OF LAW, JURISDICTION, AND VENUE.

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. PROHIBITED TERMS.

Any term included in this Contract that requires the Parties to indemnify or hold Contractor harmless; requires the Parties to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's liability that is not void under this section shall apply only

in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. SOFTWARE PIRACY PROHIBITION.

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507, C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

J. VENDOR OFFSET AND ERRONEOUS PAYMENTS. §§24-30-202 (1) and 24-30-202.4 C.R.S. [Not Applicable to intergovernmental agreements]

The State Controller may withhold payment under the State's vendor offset intercept system for debts owed to state agencies for: (a) unpaid child support debts or child support arrearages; (b) unpaid balances of tax, accrued interest, or other charges specified in §39-21-101, et seq. C.R.S.; (c) unpaid loans due to the Student Loan Division of the Department of Higher Education; (d) amounts required to be paid to the Unemployment Compensation Fund; and (e) other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

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Exhibit A: Part I: Agreement Details

n/a	If an option in this chart is not applicable, mark "n/a" in the left column.												
	This Agreement provides for reimbursement of the following costs: <table border="1"> <tr> <td>Cost Type</td><td>Work to be performed by:</td><td>Or: (Check both (owner & consultant), if applicable)</td></tr> <tr> <td>☒ Preliminary Engineering</td><td>☒ Owner</td><td>☒ Consultant</td></tr> <tr> <td>☐ Construction Traffic</td><td>☐ Owner</td><td>☐ Sub-Contractor (i.e. contractor working on behalf of Utility Owner)</td></tr> <tr> <td>☒ Construction Engineering/Inspection</td><td>☒ Owner</td><td>☒ Consultant</td></tr> </table>	Cost Type	Work to be performed by:	Or: (Check both (owner & consultant), if applicable)	☒ Preliminary Engineering	☒ Owner	☒ Consultant	☐ Construction Traffic	☐ Owner	☐ Sub-Contractor (i.e. contractor working on behalf of Utility Owner)	☒ Construction Engineering/Inspection	☒ Owner	☒ Consultant
Cost Type	Work to be performed by:	Or: (Check both (owner & consultant), if applicable)											
☒ Preliminary Engineering	☒ Owner	☒ Consultant											
☐ Construction Traffic	☐ Owner	☐ Sub-Contractor (i.e. contractor working on behalf of Utility Owner)											
☒ Construction Engineering/Inspection	☒ Owner	☒ Consultant											
	Existing utilities in conflict with highway construction are: ☐ on an existing right of way ☒ on right of way CDOT will acquire or has since acquired												
	Adjusted and/or relocated utilities will be located: ☒ within CDOT right of way ☐ within an easement of the Owner												
n/a	Proof of real property interest or eligibility for reimbursement is: ☐ Recorded title in County: _____ book: _____ page: _____												
n/a	☐ Affidavit (attached) Form #:												
n/a	☐ Local Ordinance #:												
n/a	☐ Easement (copies attached, include in Exhibit A)												
n/a	☐ Governmental subdivision (§43-1-225, C.R.S.)												
n/a	A consultant was retained through: ☐ Competitive negotiation (attach certification of consultant) ☐ Existing ongoing written Agreement (attach certification of consultant)												
n/a	A construction Sub-Contractor was or will be selected through: ☐ Competitive bidding ☐ existing ongoing written Agreement												
n/a	List any low-cost, incidental work (e.g. tree-trimming, x-ray weld inspection, etc.) to be reimbursed under this Agreement which will be awarded without competitive bidding (or check not applicable box): ☐ Not applicable												
n/a	If CDOT and the Owner are each responsible for a share of the total relocation costs, the estimate and subsequent billings will be based on (and option documented in Estimate): ☐ Actual costs attributable to CDOT ☐ Total work adjusted to CDOT's pro-rata share												
n/a	The work will involve: ☐ Replacement of a building, pumping station, substation, or any other similar unit (include credit for expired service life in Estimate).												
n/a	☐ Betterment of a facility, other than one required by current industry codes or standards (include credit for betterment in Estimate).												
n/a	☐ Recovery of materials for later reuse by Owner (include credit in Estimate for salvage exceeding \$5,000 at current stock prices).												



Dewberry Engineers Inc. | 303.825.1802
990 South Broadway, Suite 400 | 303.825.2322 fax
Denver, CO 80209 | www.dewberry.com

April 16, 2025

Town of Mead
Erika Rasmussen, P.E.
Town Engineer / Public Works Director
441 Third Street
Mead, CO 80542

Letter Proposal

Town of Mead RFP No. 2023-009: Task Order – I-25 Sanitary Sewer Relocation

Dear Erika:

Dewberry is pleased to present this Letter Proposal to assist the Town of Mead with services during construction support for the CDOT Widening of I-25 within the town limits.

The Scope of Work, project schedule, and compensation are outlined in this Letter Proposal. The Terms and Conditions under which the project will be performed will be per our existing Professional Services Agreement, Town of Mead RFP No. 2023-009, 2025 extension.

Project Understanding

Currently CDOT has started the widening of the I-25 northern expansion, widening a six-mile stretch between Mead and Berthoud, starting June of 2024. The new interchange on the east side of CR 34 bridge over I-25 will require the relocation of approximately 650 lineal feet of sanitary sewer line belonging to the Town of Mead.

Scope of Work

Dewberry will provide full-time construction management services assisting the Town through all phases of the project while managing the CDOT Local Agency process. During the preconstruction phase we will provide constructability reviews, attend project meetings, and will manage the contractor procurement process. Once bid packages are received, our team will review the packages, evaluate, recommend award, and prepare contracting documents. We will conduct the preconstruction meeting, prepare the agenda, and document the meeting minutes. We will set up our project tracking site, CIPO, where all information, documents, and process management will be managed and tracked through the duration of the project. Dewberry will review the contract documents to define the scope and services needed for material testing services per CDOT requirements. We will manage all aspects of the procurement process and will administer the contract for the selected testing firm on behalf of the Town. Our field team will conduct thorough video and photo documentation of the preconstruction conditions for the limits of work capturing adjacent roadways, drives, routes, and public/private properties.

During construction, Dewberry will coordinate and manage all correspondence with CDOT, contractors, surveyors, material testers, design engineers, utility companies and community stakeholders. We will maintain close contact with the Town's project manager, provide an on-site construction manager and keep the design engineering firm informed on all pertinent correspondence. Our team will fully engage with all project stakeholders from design through project closeout while managing the CDOT Local Agency process as the Town's agent. Our team will manage all field activities, perform daily site inspections, and will oversee document & process management while keeping detailed reports and records. Additionally, we will manage project controls, quality control/assurance, and project financials. We will review and recommend approval of pay applications, review, and manage contract changes for approval by the Town in compliance with CDOT requirements, review contractor certified payrolls (B2Gnow & LCP Tracker), and prepare all necessary documentation for requests for reimbursement.

During to course of construction, Dewberry will establish a GIS web map using the Town's established geodatabase schema. The field team will manage and map GIS data for the construction to include shots on all new pipe fittings, outlets/connections, caps/plugs, casing ends, any appurtenances to be utilized in the preparation of record drawings. Additional data collection will include all crossing and parallel existing utilities exposed during construction and other existing facilities pertinent to the sanitary sewer construction and record drawing information.

At the completion of construction, we will conduct a final punch list walkthrough and manage any Town coordination, start-up, and testing processes. Dewberry will verify O&M manuals are complete, accurate, and transmitted to the Town and coordinate the execution of all closeout documentation according to the Town and CDOT Local Agency processes. We will provide all project records and documentation obtained throughout the project.

Project Schedule

We anticipate the construction schedule for installation of all utilities to occur over a 2-month duration in Q2/Q3 of 2025 and have included the necessary level of effort during the preconstruction phase.

Compensation

For the work described in the Scope of Work section of this Letter Proposal, Dewberry shall be compensated per our existing agreement with the Town of Mead. The estimated cost for the work identified under the Scope of Work section of this Letter Proposal is \$103,400.00.

The table below provides a summary of our estimated level of effort and cost for this project.

Project	Hourly Rate	Total Estimated Hours	Total Estimated Cost
Preconstruction/Bidding Process	\$230	120	\$18,400
Construction Management	\$160	500	\$80,000
GIS – Data Collection/As-builts	\$5,000	LS	\$5,000

We appreciate the opportunity to provide constructability review services to the Town of Mead and look forward to working with you on these projects. If the Scope of Work and Compensation are acceptable to you, please sign and return one copy of this Letter Proposal.

Dewberry

Town of Mead

By: _____

By: _____

Name: Justin Schaller/Ken Cecil

Name: _____

Title: PM/CM Department Manager
Associate Vice President, Business Unit
Manager

Title: _____

Date: 04-16-2025

Date: _____

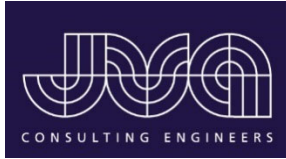
Attachments: None

Attachment 1
Contractor Hourly Rate Schedule

STANDARD HOURLY BILLING RATE
SCHEDULE

DEWBERRY	HOURLY RATES
Professional	
Principal	\$360.00
Architect I,II,III	\$110.00, \$125.00, \$145.00
Architect IV,V,VI	\$165.00, \$185.00, \$205.00
Architect VII,VIII,IX	\$230.00, \$250.00, \$280.00
Interior Designer I,II,III,IV	\$100.00, \$120.00, \$140.00, \$165.00
Interior Designer V, VI, VII	\$180.00, \$205.00, \$240.00
Engineer I,II,III	\$115.00, \$135.00, \$155.00
Engineer IV,V,VI	\$175.00, \$200.00, \$230.00
Engineer VII,VIII,IX	\$260.00, \$290.00, \$320.00
Geographer/GIS I,II,III	\$95.00, \$105.00, \$125.00
Geographer/GIS IV,V,VI	\$145.00, \$165.00, \$195.00
Geographer/GIS VII,VIII,IX	\$225.00, \$255.00, \$290.00
Professional I,II,III	\$105.00, \$125.00, \$155.00
Professional IV,V,VI	\$175.00, \$195.00, \$215.00
Professional VII,VIII,IX	\$245.00, \$260.00, \$295.00
Technical	
Designer I,II,III	\$110.00, \$135.00, \$160.00
Designer IV,V,VI	\$180.00, \$205.00, \$230.00
CADD Technician I,II,III,IV,V	\$85.00, \$105.00, \$125.00, \$140.00, \$180.00
Surveyor I,II,III	\$68.00, \$83.00, \$100.00
Surveyor IV,V,VI	\$120.00, \$135.00, \$150.00
Surveyor VII,VIII,IX	\$165.00, \$195.00, \$235.00
Technical I,II,III	\$85.00, \$110.00, \$130.00
Technical IV,V,VI	\$145.00, \$160.00, \$180.00
Emergency Management	
Emergency Management I, II, III	\$90.00, \$120.00, \$150.00
Emergency Management IV, V, VI	\$180.00, \$225.00, \$280.00
Construction	
Construction Professional I,II,III	\$125.00, \$160.00, \$185.00
Construction Professional IV,V,VI,VII	\$220.00, \$245.00, \$290.00, \$325.00
Inspector I,II,III	\$90.00, \$110.00, \$145.00
Inspector IV,V,VI,VII	\$170.00, \$190.00, \$215.00, \$250.00
Survey Field Crews	
Fully Equipped 1, 2, 3 Person Crews	\$145.00, \$185.00, \$245.00
With Laser Scanner 1, 2 Person	\$195.00, \$235.00
Administration	
Admin Professional I,II,III,IV	\$70.00, \$100.00, \$120.00, \$150.00
Non-Labor Direct Costs	Cost + 15%





Civil Engineering

2025 Hourly Billing Rate Schedule

TOWN OF MEAD - CDOT I-25 NORTH SEGMENT 5 DEVELOPMENT REVIEW

POSITION	RATE
Principal	\$260
Expert Witness	\$352
Senior Project Manager	\$192
Senior Engineer	\$168
Project Manager	\$180
Senior Project Engineer	\$160
Project Engineer	\$152
Design Engineer	\$144
Senior Designer	\$160
CAD Designer	\$144
Administrative Support	\$136

Auto travel shall be reimbursed at a rate set the CDOT's standard rate of \$0.63 per mile for 2WD and \$0.67 per mile for 4WD vehicles.

ITEM NO.	ITEM DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
SCHEDULE 1					
1	Mobilization	1	LS	\$ 40,000.00	\$40,000.00
2	Materials/Compaction Testing	1	LS	\$ 5,000.00	\$5,000.00
3	Construction Surveying and Staking	1	LS	\$ 5,000.00	\$5,000.00
4	Potholing of Existing Utilities	1	LS	\$ 12,000.00	\$12,000.00
5	Vehicle Tracking Control	2	Ea.	\$ 6,500.00	\$13,000.00
6	Concrete Washout Area	1	Ea.	\$ 3,000.00	\$3,000.00
7	Stabilized Staging Area	1	Ea.	\$ 7,500.00	\$7,500.00
8	Abandon Manhole	4	Ea.	\$ 1,500.00	\$6,000.00
9	Abandon Sewer Pipe	634	LF	\$ 35.00	\$22,190.00
10	21-inch Plastic Pipe Sewer	563	LF	\$ 300.00	\$168,900.00
11	Manhole Special (15 feet)	1	Ea.	\$ 25,000.00	\$25,000.00
12	Manhole Special (20 feet)	1	Ea.	\$ 32,500.00	\$32,500.00
13	Sanitary Bypass Pumping	1	LS	\$ 50,000.00	\$50,000.00
14	Site Restoration and Clean-up	1	LS	\$ 10,000.00	\$10,000.00
15	Over Excavation and Trench Stabilization Allowance	1	FA	\$ 25,000.00	\$25,000.00
16	Dewatering Allowance	1	FA	\$ 50,000.00	\$50,000.00
SCHEDULE 1					\$475,090.00

BID ALTERNATE NO. 1 (Pipe Upsized)					
1	27-inch Plastic Pipe Sewer	563	LF	\$ 350.00	\$197,050.00
TOTAL ALTERNATE NO. 1 BID					\$197,050.00

Subtotal Schedule 1, Opinion of Direct Construction Costs: **\$475,090.00**

Allocation for Contingencies @ 10% \$47,509.00

Opinion of Total Schedule 1 Cost: **\$522,599.00**

Subtotal Schedule 1 + Bid Alternate No. 1, Opinion of Direct Construction Costs: **\$503,240.00**

Allocation for Contingencies @ 10% \$50,324.00

Opinion of Total Schedule 1 Cost: **\$553,564.00**

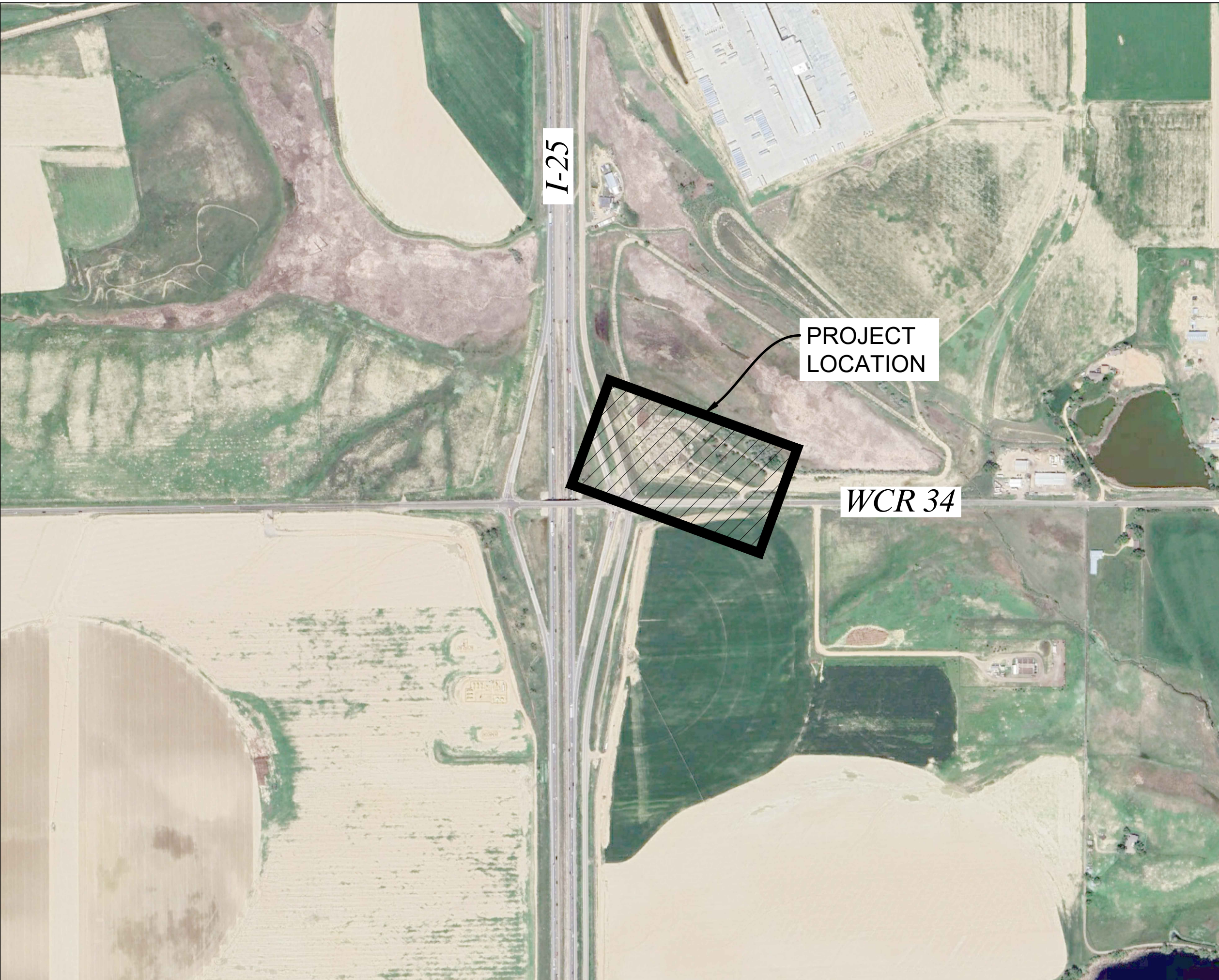
Construction	\$553,564.00
JVA Review Estimate	\$4,000.00
Dewberry Construction Management Estimate	\$103,400.00
TOTAL	\$660,964.00

Exhibit B: Preliminary Plans

I-25 NORTH SEGMENT 5 - CO 66 TO CO 56 - CDOT R-4

TOWN OF MEAD - SANITARY SEWER RELOCATION

JANUARY 2025

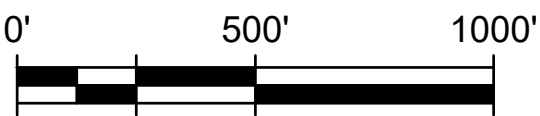


SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES
3	TAB QUANTITIES
4	SANITARY SEWER PLAN AND PROFILE
5	DETAIL SHEET

TOWN OF MEAD
ENGINEERING DEPARTMENT

ADMINISTRATION
TOWN ENGINEER ERIKA RASMUSSEN, P.E.

VICINITY MAP
SCALE: 1" = 500'



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PREPARED UNDER THE SUPERVISION OF	DESIGNED: JPD	90% REVIEW	SHEET REVISIONS			 7245 W. ALASKA DR. SUITE 300 LAKEWOOD, COLORADO 80226		I-25 EXPRESS LANES SEG 5-CP 2 WATER / WASTEWATER DESIGN	DATE 01-08-2025	
	DRAWN: TAD		NO.	DATE	DESCRIPTION			BY	COVER SHEET	DRAWING NO. 1
	CHECKED: SAH									SHEET NO. 1 OF 5
PROJECT NO. 23-009.01										

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 NAME: P:2023 PROJECTS\23-009.01 1-26 NORTH SEGMENT 5 - CO 66 TO CO 56 - CDDT R-4\SANITARY AND WATER\DRAWINGS\23-009_VW_GEN_NOTES.DWG

TOWN OF MEAD GENERAL CONSTRUCTION NOTES – SANITARY

1. DISTRICT SHALL REFER TO THE TOWN OF MEAD IN THESE NOTES.
2. DISTRICT'S ACCEPTANCE OF THESE PLANS IS VALID FOR ONE YEAR.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE DISTRICT STANDARDS.
4. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION OR PRIOR TO RESUMING CONSTRUCTION AFTER A BREAK.
6. SANITARY SEWER SHALL BE POLYVNYL CHLORIDE (PVC) PIPE, ASTM D3034, SDR–26, SDR–35, OR AS INDICATED ON THE PLANS.
7. ALL CONCRETE SHALL BE MINIMUM 4000 PSI AT 28 DAY STRENGTH.
8. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION OUTSIDE DIAMETER TO OUTSIDE DIAMETER BETWEEN WATER LINES AND ALL SEWER LINES AND MANHOLES.
9. ALL SEWER MAINS CROSSING WATER MAINS WITH LESS THAN 18 INCHES OF SEPARATION SHALL BE ENCASED IN CONCRETE.
- 10.RIM ELEVATIONS SHOWN ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS FINAL. ALL MANHOLES SHALL BE FINAL ADJUSTED AFTER PAVING SUCH THAT THE RIM IS ¼ TO ½ INCH BELOW FINISHED ASPHALT. MANHOLES IN UNPAVED AREAS SHALL BE SET SO THAT THE RIM IS 0.5' ABOVE FINISHED GRADE. BURIED MANHOLES ALLOWED IN CULTIVATED FIELDS AS APPROVED BY TOWN ENGINEER. AS–BUILTS SHALL ALLOW FINAL NORTHING/EASTING AND RIM ELEVATION OF ALL BURIED MANHOLES.
- 11.INVERT (AS–BUILT) DATA SHALL BE COLLECTED BY A LICENSED SURVEYOR ON EACH PIPE INVERT IN A MANHOLE. CENTER OF MANHOLE SURVEYING IS NOT ACCEPTABLE FOR SLOPE CALCULATIONS. RECORD DRAWINGS (AS–BUILTS) MUST DEMONSTRATE CONFORMANCE TO DISTRICT STANDARDS.
- 12.THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ACTUAL RECORD DRAWING DIMENSIONS AND DISTANCES AS WELL AS SERVICE LOCATIONS ON THESE PLANS AND SUBMITTING THEM TO THE ENGINEER FOR PREPARATION OF RECORD DRAWINGS. THESE DRAWINGS SHALL BE KEPT CURRENT AT ALL TIMES.
- 13.BEFORE ANY CONSTRUCTION COMMENCES, A PLUG SHALL BE INSTALLED TO PREVENT DRAINAGE THROUGH THE NEW SEWER LINE FROM ENTERING THE EXISTING SEWER LINE. THIS PLUG WILL BE INSTALLED IN THE MANHOLE, WHICH CONNECTS NEW WORK WITH THE EXISTING AND MAY NOT BE REMOVED UNTIL CONDITIONAL ACCEPTANCE.
- 14.UNDERDRAINS, IF INSTALLED, ARE THE RESPONSIBILITY OF THE DEVELOPER. DISTRICT ASSUMES NO LIABILITY FOR ANY PORTION OF OR ANY DAMAGE CAUSED BY UNDERDRAINS. ABSOLUTELY NO PART OF AN UNDERDRAIN SYSTEM, INCLUDING CLEAN OUTS, WILL BE ALLOWED INSIDE OF SANITARY SEWER MANHOLES. ALL UNDERDRAINS SHALL BE INSTALLED BELOW THE SANITARY SEWER AND OFFSET TO THE SIDE. PIPE MATERIAL SHALL BE DIFFERENT COLOR THAN SANITARY SEWER.
- 15.NO SERVICE LATERALS SMALLER THAN 8 INCH IN DIAMETER SHALL ENTER MANHOLES.
- 16.SERVICE CROSSINGS OF CURB SHALL BE MARKED WITH A CUT "S" IN CURB FACE. PAINT IS NOT ACCEPTABLE. SERVICE SHALL BE EXTENDED INTO THE LOT A MINIMUM OF 10 FEET.
- 17.CONTRACTOR SHALL MARK THE END OF ALL SEWER SERVICES WITH A CARBONITE COMPOSITE UTILITY MARKER WITH MINIMUM OF FOUR FEET ABOVE GRADE, PAINTED GREEN
- 18.ALL PIPES SHALL HAVE SQUEEGEE (CDDT #8 BEDDING) UNLESS OTHERWISE SHOWN OR THE DISTRICT MAY APPROVE AN ALTERNATE BEDDING IN SPECIAL CASES.
- 19.PRIOR TO APPROVAL, ALL SANITARY SEWER PIPES SHALL BE PRESSURE–TESTED PER ASTM C924. ALL MANHOLES SHALL BE VACUUM–TESTED PER UNI–B–98.
- 20.PRIOR TO REMOVAL OF PLUGS AT MANHOLES, PIPE SHALL BE JET–CLEANED AND VACUUMED TO REMOVE DEBRIS AND VIDEOED. NOTICE SHALL BE GIVEN TO THE DISTRICT INSPECTOR ONE (1) WEEK PRIOR TO CLEANING. INSPECTOR MUST BE PRESENT DURING THE OPERATION. ONCE APPROVAL HAS BEEN GIVEN BY INSPECTOR, PLUGS MAY ONLY BE REMOVED AFTER INITIAL ACCEPTANCE BY THE DISTRICT.
- 21.THE FINAL RECORDED PLAT AND RECORDED ADDRESS PLAT SHALL BE PROVIDED TO THE DISTRICT FOR INITIAL ACCEPTANCE.
- 22.TWENTY (20) MONTHS AFTER CONSTRUCTION AND PRIOR TO THE EXPIRATION OF WARRANTY, THE DEVELOPER SHALL CAMERA/VIDEO THE SANITARY SEWER LINES AND PROVIDE A DVD TO THE DISTRICT FOR REVIEW.



TOWN OF MEAD STANDARD DESIGN CRITERIA

GENERAL CONSTRUCTION NOTES

D4.01

DATE: 04/2021

SURVEY/SUE NOTES:

1. HORIZONTAL DATUM: MODIFIED COLORADO STATE PLANE NORTH ZONE (501) NAD '83/(07) (SCALE FACTOR = 1.0002719487). COORDINATES ARE TRUNCATED BY 350,000M IN THE NORTHING AND 900,000M IN THE EASTING.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. QUALITY LEVELS DEPICTED IN THESE PLANS ARE BASED ON THE SUE INVESTIGATION PERFORMED BY LAMB-STAR ENGINEERING BETWEEN OCTOBER 2023 AND MAY 2024. SEE LAMB-STAR SUE PLANS FOR ADDITIONAL INFORMATION. ALL UTILITIES ARE TO BE FIELD LOCATED AND VERIFIED BY THE PROPER ENTITY.
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFET. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

ABBREVIATIONS

B.O.P.	BOTTOM OF PIPE	MH	MANHOLE	S.U.E.	SUBSURFACE UTILITY ENGINEERING
COMB.	COMBINATION	MIN.	MINIMUM	T.O.P.	TOP OF PIPE
E:	EASTING COORDINATE	N:	NORTHING COORDINATE	TYP.	TYPICAL
EL.	ELEVATION	N.T.S.	NOT TO SCALE	W/	WITH
EX.	EXISTING	PVC	POLYVINYL CHLORIDE		
DIAM.	DIAMETER	R.O.W.	RIGHT OF WAY		
F.O.	FIBER OPTIC	SAN	SANITARY		
INV.	INVERT	SEW	SEWER		
LF	LINEAR FOOTAGE				

LEGEND

	EXISTING EDGE OF ASPHALT		EXISTING SANITARY MANHOLE
	PROPOSED SANITARY SEWER		EXISTING STORM MANHOLE
	PROPOSED MANHOLE		EXISTING COMMUNICATIONS JUNCTION BOX
	EXISTING GAS LINE		EXISTING FIBER OPTIC JUNCTION BOX
	EXISTING ELECTRIC		EXISTING ELECTRICAL JUNCTION BOX
	EXISTING OVERHEAD ELECTRIC		EXISTING TRAFFIC BOX
	EXISTING FIBER LINE		EXISTING TRAFFIC MISCELLANEOUS
	EXISTING COMMUNICATIONS LINE		WATER METER PIT
	EXISTING OVERHEAD TELEPHONE		EXISTING WATER VALVE
	EXISTING WATER LINE		EXISTING FIRE HYDRANT
	EXISTING STORM SEWER LINE		EXISTING LIGHT POLE
	EXISTING SANITARY SEWER LINE		EXISTING MONITOR WELLS
	EXISTING TELEPHONE LINE		SILT FENCE
	EXISTING TRAFFIC		FENCE
	SUE QUALITY LEVEL		CONSTRUCTION FENCE
	GEOTECHNICAL TESTHOLES		PROPERTY LINE
	SITE BENCHMARK		EASEMENT LINE
	EXISTING POWER POLE		SECTION LINE
			LIMITS OF CONSTRUCTION

PREPARED UNDER THE SUPERVISION OF

DESIGNED: JPD

DRAWN: TAD

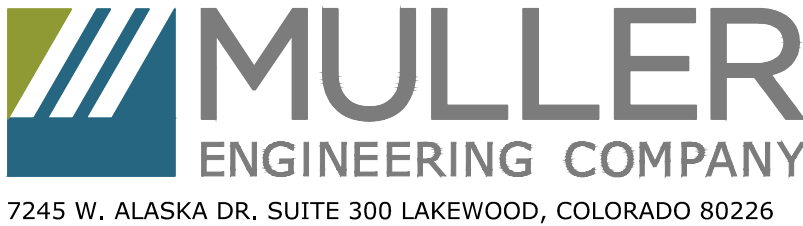
CHECKED: SAH

90% REVIEW

PROJECT NO. 23-009.01

SHEET REVISIONS

NO.	DATE	DESCRIPTION	BY



7245 W. ALASKA DR. SUITE 300 LAKEWOOD, COLORADO 80226



I-25 EXPRESS LANES SEG 5-CP 2
WATER / WASTEWATER DESIGN

GENERAL NOTES

DATE
01-08-2025

DRAWING NO.
2

SHEET NO.

2 OF 5

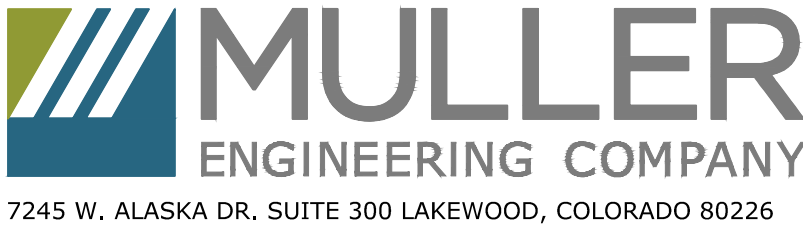
GENERAL SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION RELATED TO SANITARY SEWER FACILITIES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF MEAD WATER AND SANITARY SEWER SPECIFICATIONS. THE TOWN'S STANDARD DETAILS INCLUDED IN THEIR STANDARD SPECIFICATIONS SHALL BE USED FOR PROVIDING SPECIFIC, SUPPLEMENTAL INFORMATION PERTAINING TO THE CONSTRUCTION OF FACILITIES TO BE OWNED BY THE TOWN AND SHALL IN ALL ASPECTS BE COMPLIED WITH BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF (POTHOLING), AND PROTECTING ALL EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN, OR INCORRECTLY SHOWN ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE TOWN AND THE OWNER OF THE IMPACTED UTILITY. VERTICAL CLEARANCES AND UTILITY PROTECTION WITH CROSSING TOWN FACILITIES SHALL BE MAINTAINED IN STRICT CONFORMANCE WITH THE TOWN'S DESIGN STANDARDS AND THE TOWN'S STANDARD DETAILS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE EXISTING SANITARY SEWER MAINS AT CONNECTION LOCATIONS PRIOR TO CONSTRUCTION.
4. THE NEW SEWER MAINS SHALL BE TESTED AND ACCEPTED PRIOR TO PUTTING THE MAINS INTO SERVICE.

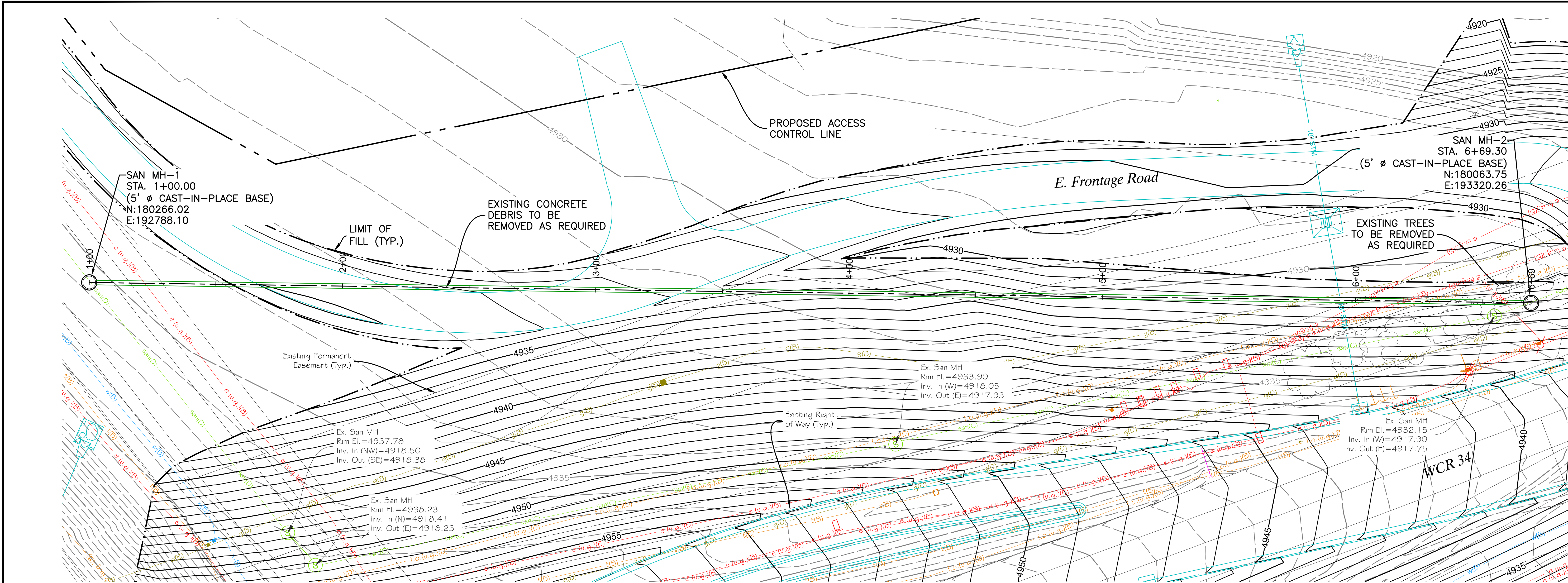
TABULATION OF SAN SEWER ITEMS				
ITEM NUMBER	ITEM DESCRIPTION	UNIT	SHEET NUMBER	TOTAL QUANTITY
			I-25 EXPRESS LANES	
			4	
604-83121	21 INCH PLASTIC PIPE SEWER (POLYVINYL CHLORIDE)	LF	563	563
604-39015	MANHOLE SPECIAL (15 FEET)	EA	1	1
604-39020	MANHOLE SPECIAL (20 FEET)	EA	1	1
604-50200	MANHOLE RING AND COVER	EA	2	2
604-50210	PLACE MANHOLE RING AND COVER	EA	2	2
603-XXXXX	SANITARY BYPASS PUMPING ³	LS	1	1

MEASEUREMENT AND PAYMENT NOTES:

1. PLASTIC PIPE SHALL BE MEASURED BY THE LINEAR FOOT. ALL COSTS ASSOCIATED WITH INSTALLING SANITARY SEWER PIPE (MATERIALS, FITTINGS, COUPLERS, BEDDING) SHALL BE INCLUDED.
2. MANHOLE SLAB BASE SHALL BE 5 FEET IN DIAMETER AND SHALL INCLUDE ALL BUILT IN INVERTS WHERE EXISTING AND NEW SEWER LINES ARE TO BE CONNECTED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BYPASS PUMPING REQUIRED TO CONSTRUCT THE PROJECT AS SHOWN. PAYMENT FOR "SANITARY BYPASS PUMPING" SHALL INCLUDE FULL COMPENSATION FOR ALL DESIGN COSTS FOR THE BYPASS PUMPING SYSTEM, MEASUREMENT AND VERIFICATION OF PEAK FLOWS IN THE SEWER MAINS, PUMPING EQUIPMENT, BACK-UP PUMP, LINES, PIPES, PLUGS, BACK-UP PLUGS, VALVES, LABOR, SPILL PREVENTION PLAN AND EQUIPMENT, FUEL, MOBILIZATION, PERMITTING, AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE BYPASS PUMPING. REPAIR OR REPLACEMENT OF MANHOLE SECTIONS OR OTHER PROPERTY DISTURBED AS PART OF THE BYPASS OPERATIONS IS CONSIDERED INCIDENTAL TO THE LINE ITEM AND WILL NOT BE MEASURED SEPARATELY FOR PAYMENT.

PREPARED UNDER THE SUPERVISION OF	DESIGNED: JPD	90% REVIEW	SHEET REVISIONS				 7245 W. ALASKA DR. SUITE 300 LAKEWOOD, COLORADO 80226		I-25 EXPRESS LANES SEG 5-CP 2 WATER / WASTEWATER DESIGN	DATE 01-08-2025
	DRAWN: TAD		NO.	DATE	DESCRIPTION	BY			TAB QUANTITIES	DRAWING NO. 3
	CHECKED: SAH									SHEET NO. 3 OF 5

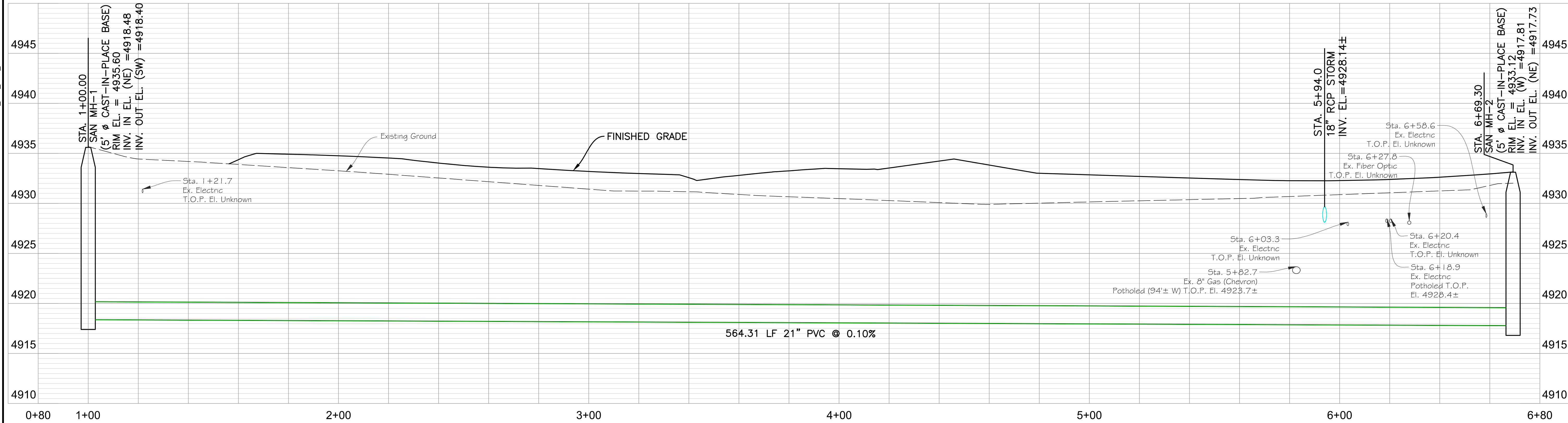
PLOTTED: 1/13/2025 5:29:59 PM
NAME: P:\2023 PROJECTS\23-009.01 125 NORTH SEGMENT 5 - CO 66 TO CO 96 - CDDT R-1 SANITARY AND WATERDRAWINGS\23-009_WW_SAN_P&P.DWG

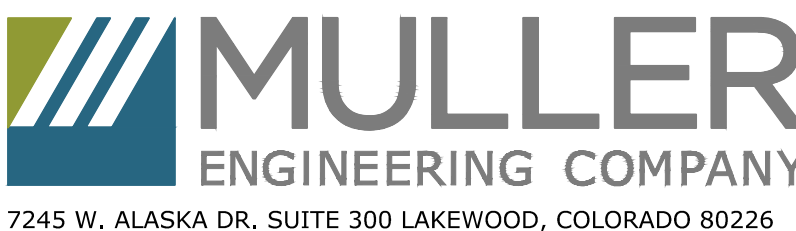


NOTES:

1. CONFIRMATION OF EXISTING SEWER ELEVATIONS NEEDED AFTER 90% REVIEW.

0' 20' 40'

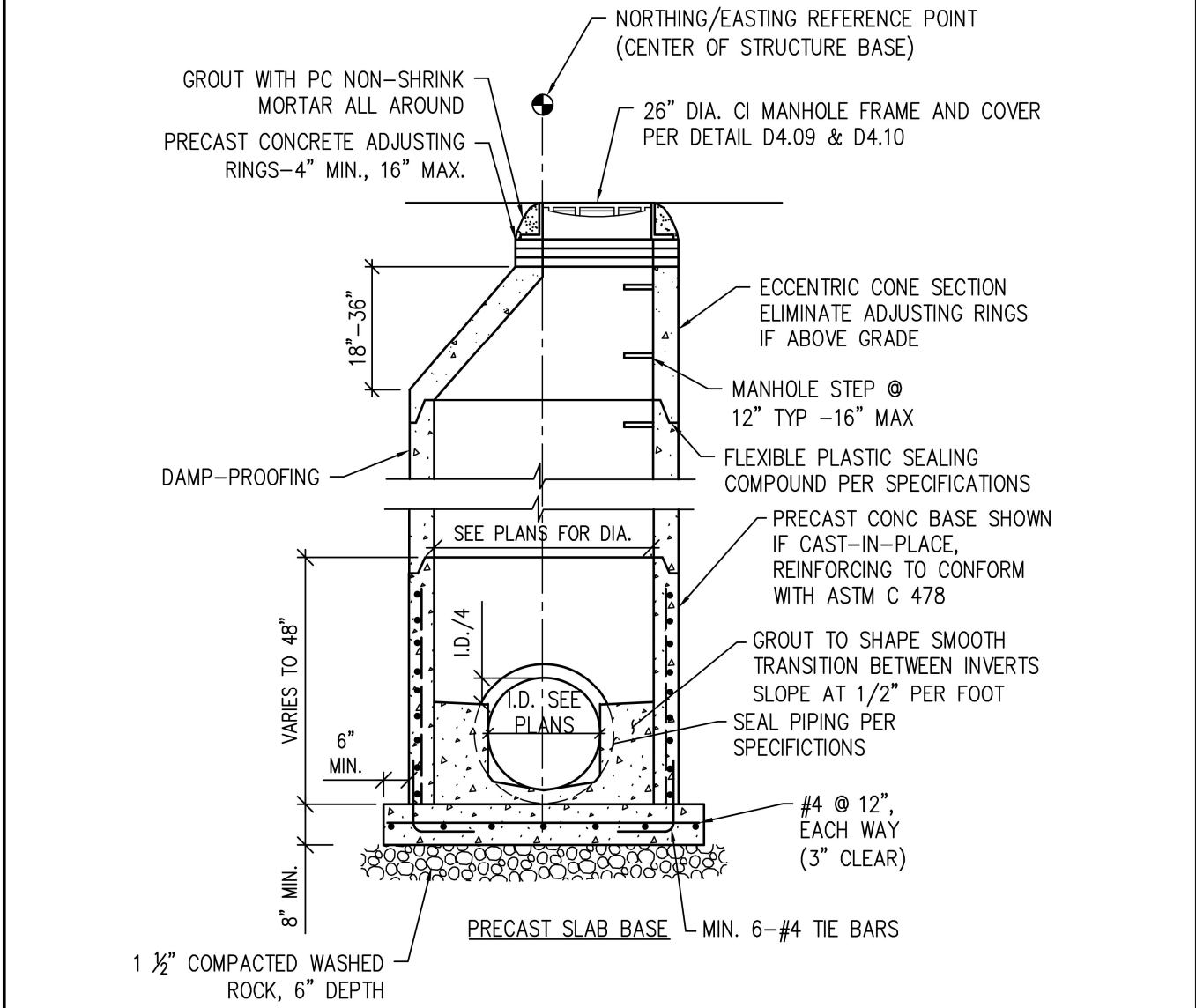


PREPARED UNDER THE SUPERVISION OF	DESIGNED:	90% REVIEW	SHEET REVISIONS				I-25 EXPRESS LANES SEG 5-CP 2 WATER / WASTEWATER DESIGN		DATE
	DRAWN:		NO.	DATE	DESCRIPTION		BY	SANITARY SEWER PLAN AND PROFILE	DRAWING NO.
	CHECKED:								4
SAH		PROJECT NO. 23-009.01					SHEET NO.	4 OF 5	

PROJECT NO. 23-009.01

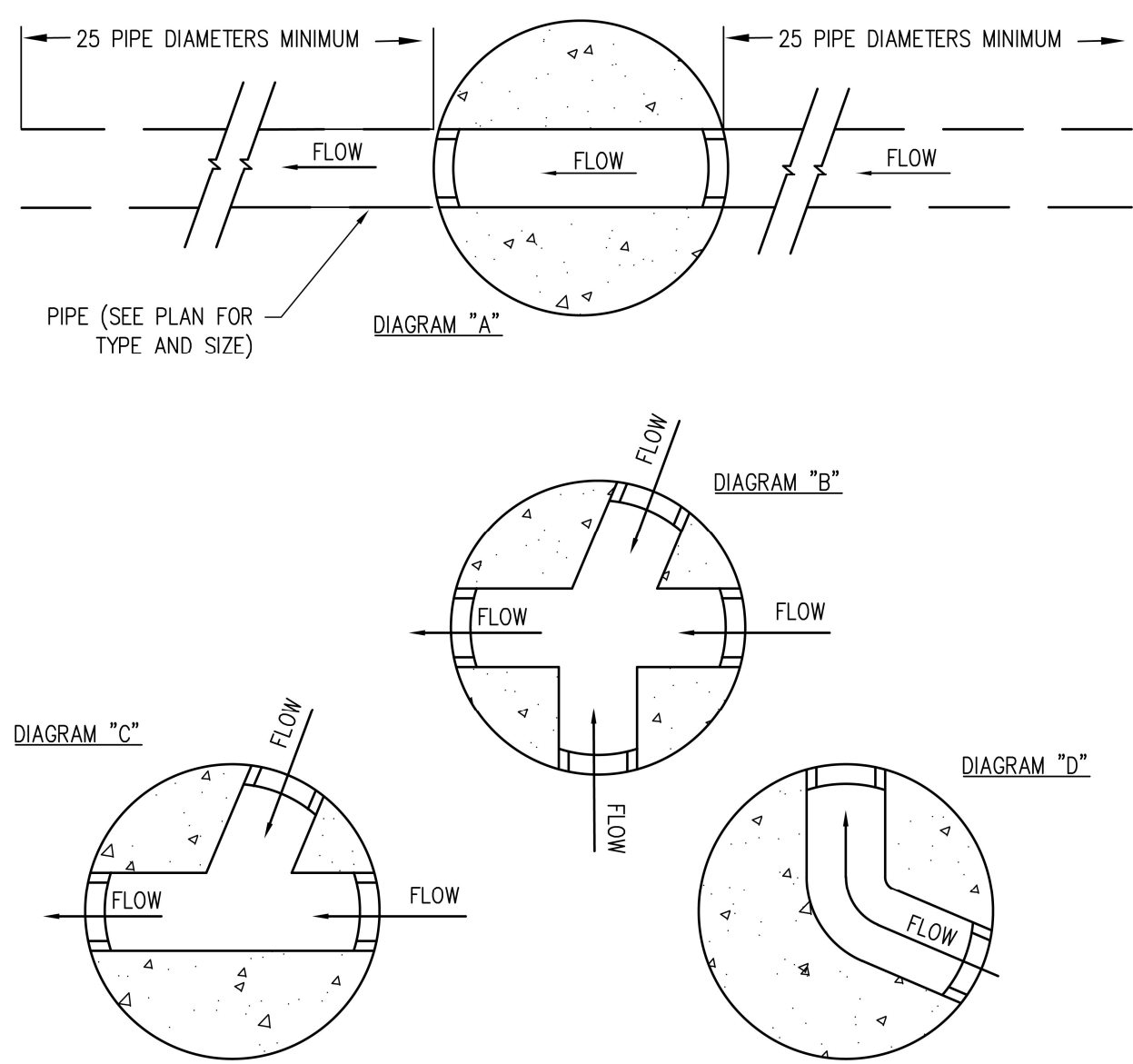
7245 W. ALASKA DR. SUITE 300 LAKEWOOD, COLORADO 80226





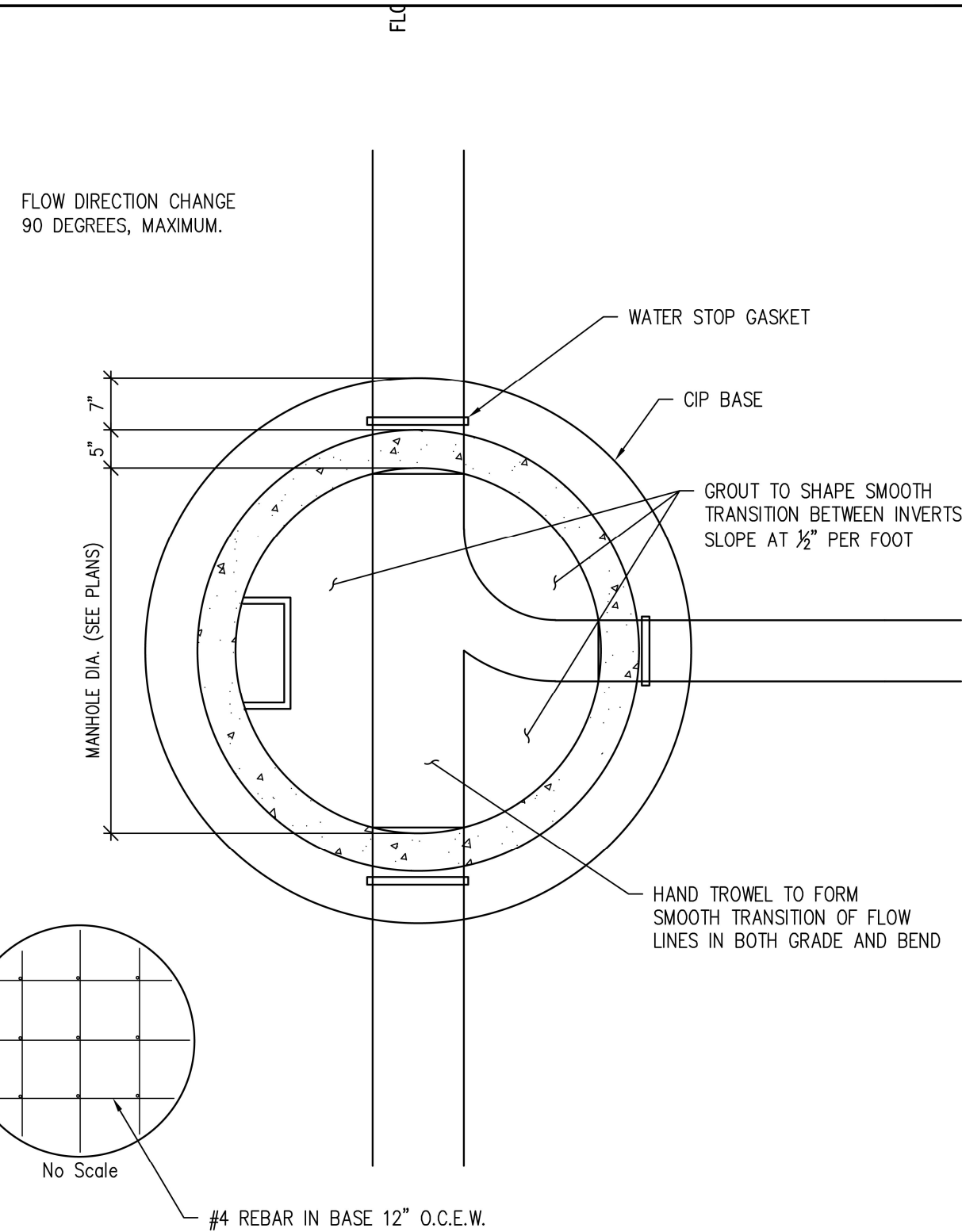
- NOTES:**
1. SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING BASE CONCRETE.
 2. BLOCK-OUTS WHEN APPROVED SHALL EXTEND A MAX OF 6" PAST MANHOLE OD AND BE SATISFACTORILY PLUGGED AND SEALED.
 3. CONCRETE MANHOLES MAY BE POURED IN PLACE ONLY WITH PRIOR APPROVAL.
 4. ALL MORTAR SHALL BE MIXED WITH A TYPE II CEMENT.
 5. BENCH MUST HAVE A BRUSHED, NON-SKID SURFACE.

SCALE: NTS		
	TOWN OF MEAD STANDARD DESIGN CRITERIA	D4.03
	STANDARD SANITARY MANHOLE	DATE: 04/2021

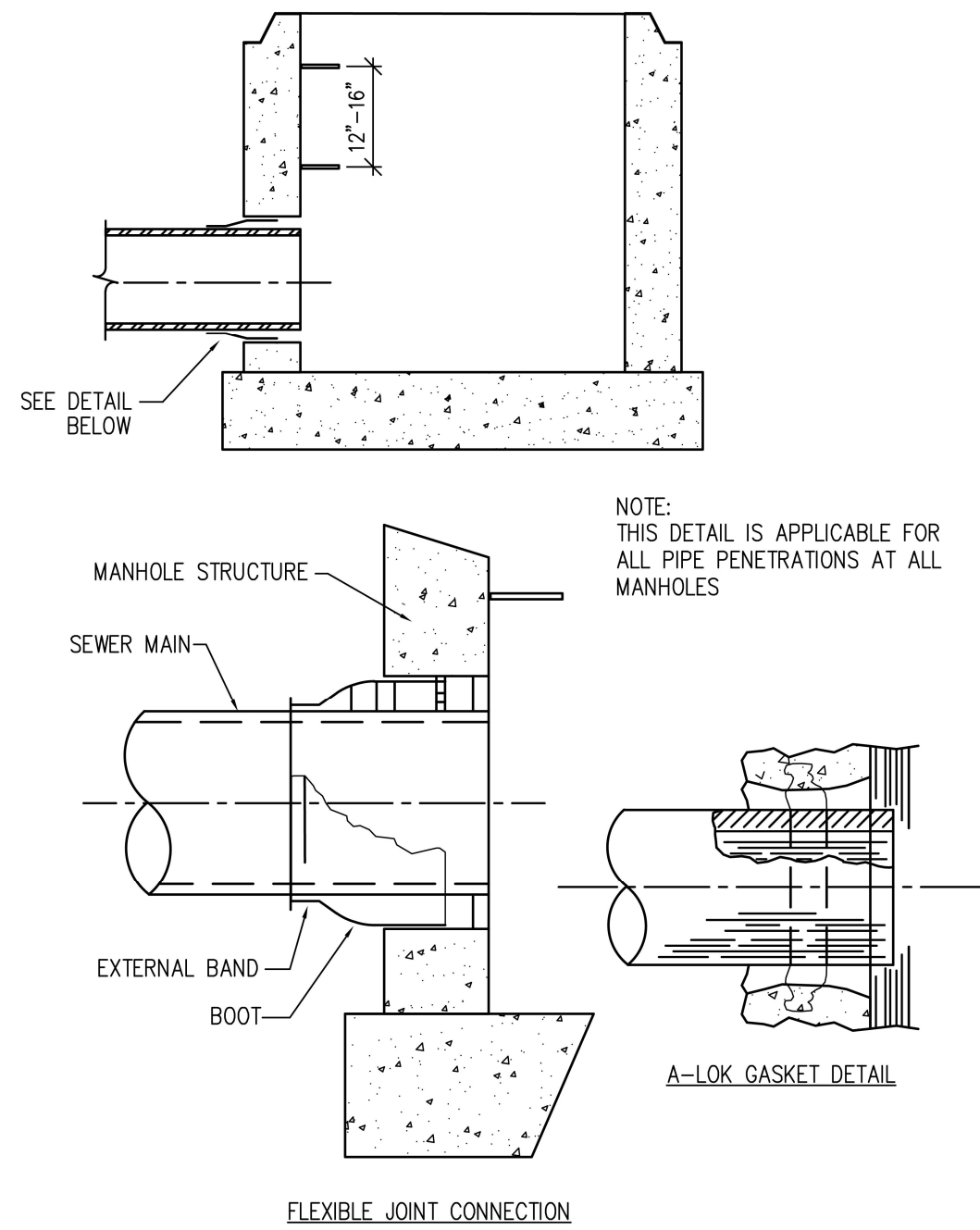


- NOTES:**
1. DIAGRAM "A" IS COMPATIBLE FOR THE INSTALLATION OF A FLOWMETER OR FLUME IN THE INVERT.
 2. DIAGRAMS "B", "C", "D" ARE NOT SUITABLE FOR THE INSTALLATION OF A FLOW MEASURING DEVICE DUE TO THE LOCATION OF THE SIDE SEWERS OR A BEND IN THE INVERT CHANNEL.

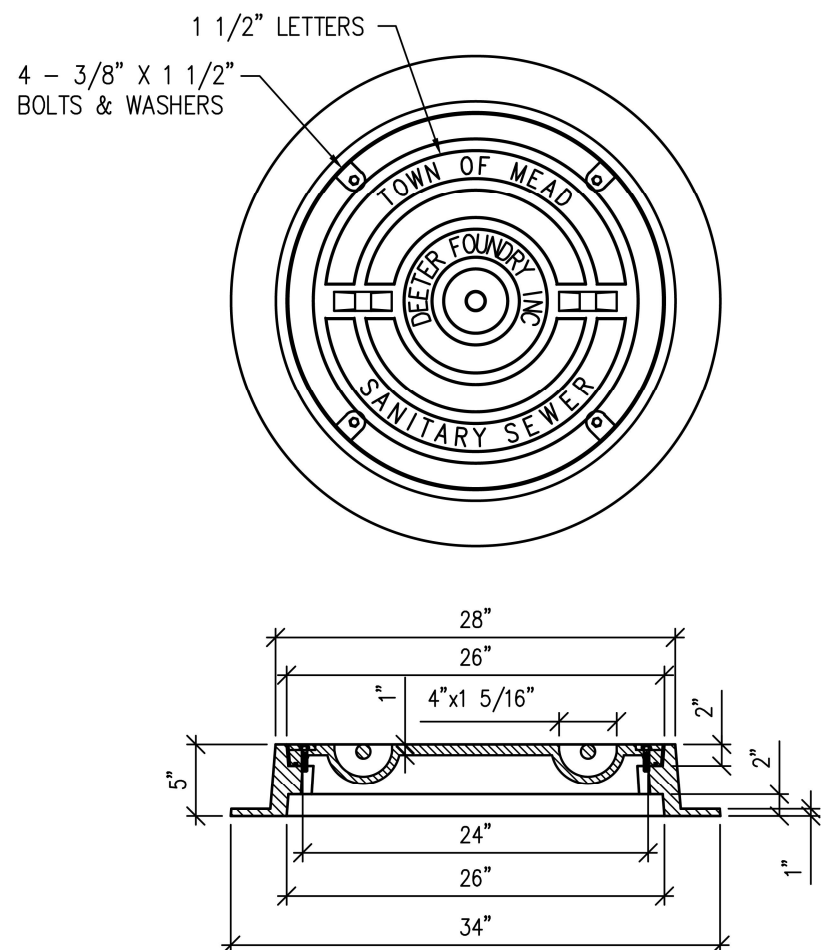
SCALE: NTS		
	TOWN OF MEAD STANDARD DESIGN CRITERIA	D4.06
	MONITORING SANITARY MANHOLE DIAGRAMS	DATE: 04/2021



SCALE: NTS		
	TOWN OF MEAD STANDARD DESIGN CRITERIA	D4.07
	SANITARY MANHOLE BASE	DATE: 04/2021

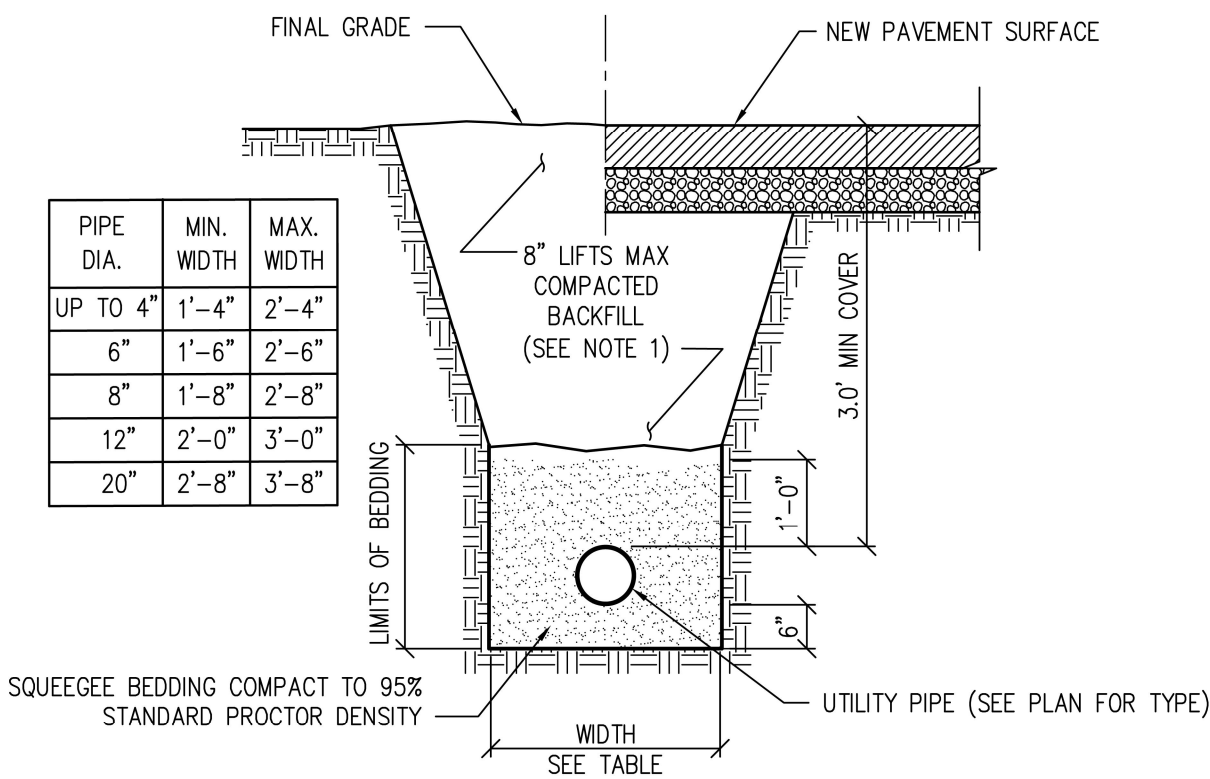


SCALE: NTS		
	TOWN OF MEAD STANDARD DESIGN CRITERIA	D4.08
	FLEXIBLE JOINT PIPE PENETRATIONS	DATE: 04/2021



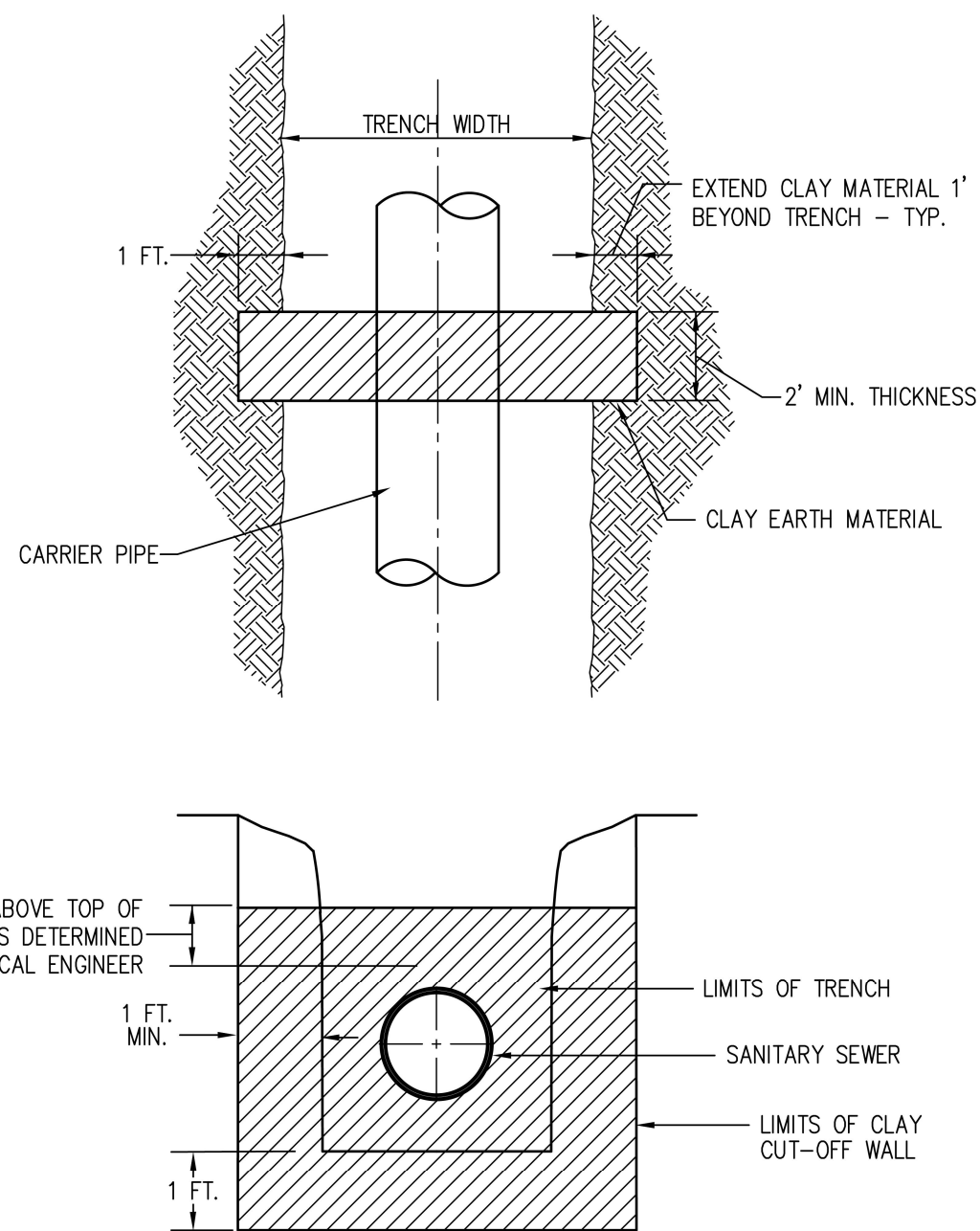
- NOTES:**
1. RING AND COVER SHALL BE IRON (AS MANUFACTURED FOR CURRENT AWWA STANDARD).
 2. SANITARY SEWER MANHOLE COVERS SHALL BE NONPERFORATED WITH "TOWN OF MEAD SANITARY SEWER" FORGED ON THE TOP OF THE LID AS SHOWN ABOVE.
 3. COVER SHALL BE BOLTED, WATER RESISTANT IF LOCATED IN 100 YEAR FLOOD PLAIN, BACK YARDS, OPEN SPACE AND/OR DITCHES BELOW GROUND.
 4. ALL MANHOLES SHALL BE EQUIVALENT TO DEETER MODEL NUMBER 1156.
 5. MANHOLE LID AND RING SHALL BE FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACES.
 6. COVER IS BOLTED TO FRAME.
 7. MANHOLE LID AND RING SHALL BE FURNISHED WITH GASKET.

SCALE: NTS		
	TOWN OF MEAD STANDARD DESIGN CRITERIA	D4.10
	MANHOLE RING AND COVER - BOLTED	DATE: 04/2021



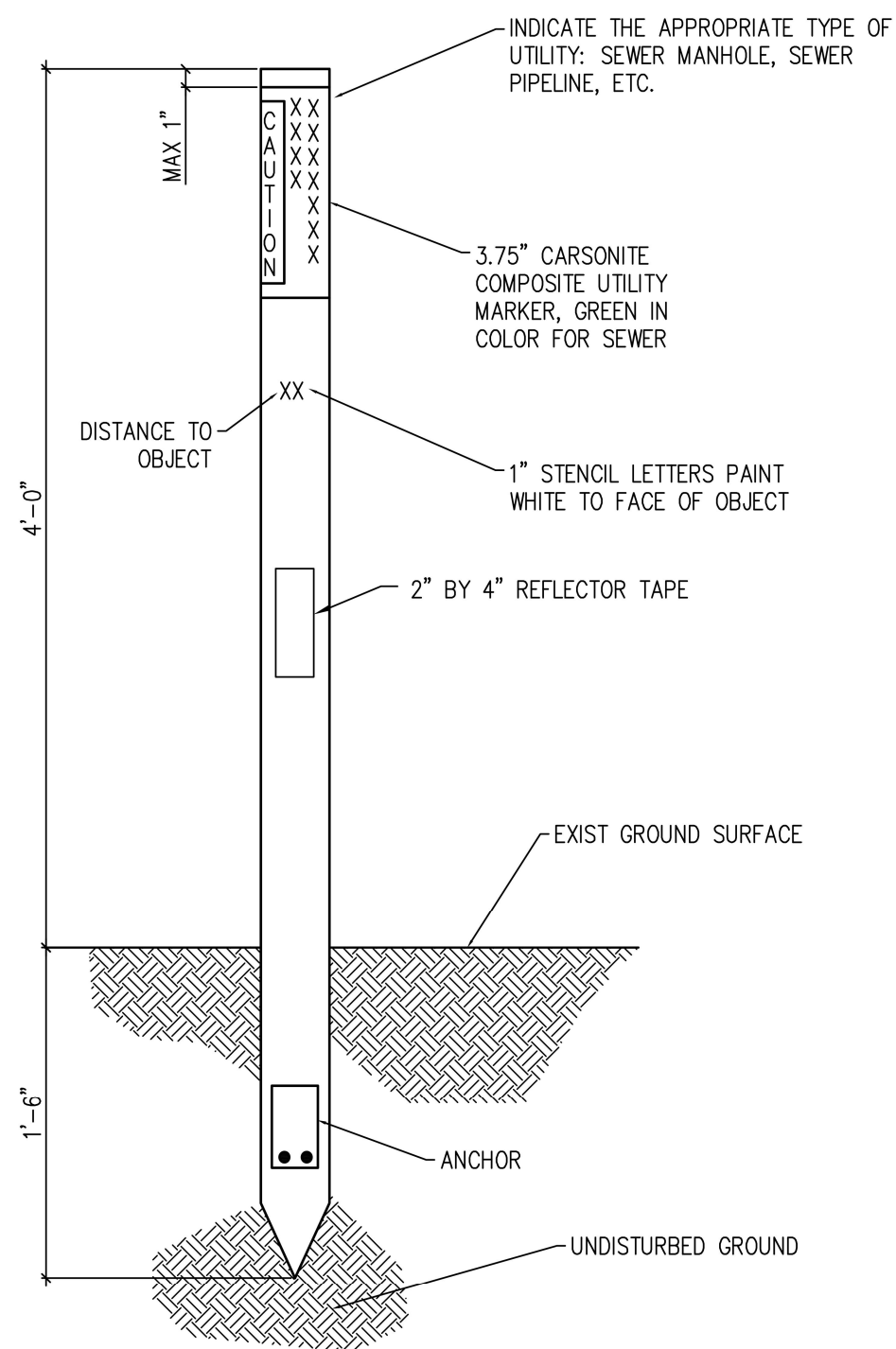
- NOTES:**
1. COMPACTED BACKFILL TO 90% STANDARD PROCTOR DENSITY IN NON-DRIVING SURFACES AND 98% UNDER PAVEMENT.
 2. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH BOTTOM, OVER EXCAVATE 12" BELOW STANDARD EMBEDMENT AND FILL WITH 3/4" CRUSHED ROCK, COMPACTED TO 95%.
 3. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED A CONCRETE CRADLE SHALL BE PLACED WITH 2500 PSI CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE.
 4. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH LOCAL STATE AND FEDERAL SAFETY REGULATIONS.

SCALE: NTS		
	TOWN OF MEAD STANDARD DESIGN CRITERIA	D4.11
	PIPE TRENCHING	DATE: 04/2021



- NOTE:**
1. CLAY WALL EXTENDS A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL ON EACH SIDE AND ON BOTTOM OF TRENCH.
 2. CLAY MATERIAL TO BE CLASSIFIED AS CL, CH OR OH.
 3. FLOWFILL MAY BE USED INSTEAD OF CLAY MATERIAL.

SCALE: NTS		
	TOWN OF MEAD STANDARD DESIGN CRITERIA	D4.19
	CUT-OFF WALL	DATE: 04/2021



SCALE: NTS		
	TOWN OF MEAD STANDARD DESIGN CRITERIA	D4.20
	SANITARY UTILITY MARKER POST	DATE: 04/2021

PREPARED UNDER THE SUPERVISION OF	DESIGNED: JPD	90% REVIEW	SHEET REVISIONS					 7245 W. ALASKA DR. SUITE 300 LAKEWOOD, COLORADO 80226		I-25 EXPRESS LANES SEG 5-CP 2 WATER / WASTEWATER DESIGN		DATE 01-08-2025
	DRAWN: TAD		NO.	DATE	DESCRIPTION	BY	DETAIL SHEET			DRAWING NO. 5		
	CHECKED: SAH									SHEET NO. 5 OF 5		
	PROJECT NO. 23-009.01											

STANDARD UTILITY AGREEMENT OPTION LETTER

NOTE: This option is limited to the specific Agreement scenario listed below AND cannot be used in place of exercising a formal amendment.

Fiscal Year:	Original Routing Number: Click here to enter text.
Option Letter Number:	Option Letter Routing Number: Click here to enter text.
Sub Account Number:	Project Number:

A. FUNDING LEVEL UPDATE: Revised OWNER'S COST ESTIMATE (see Exhibit A-1, Part III) is attached.

B. REQUIRED PROVISIONS: In accordance with Paragraph 16 of the original Agreement between the State of Colorado acting by and through the Colorado Department of Transportation ("CDOT") and _____ (the "Owner"), dated _____ ("Agreement"), CDOT hereby exercises its option to Increase/Decrease Work Costs (as defined in Paragraph 4 of the Agreement) based on changes in the Work as specified on the attached revised Owner's Cost Estimate on Exhibit A-X, Part III . Exhibit A, Part III to the Agreement is hereby deleted in its entirety and Exhibit A-X, Part III is hereby incorporated by reference into the Agreement.

The amount of Work Costs are increased/decreased by \$ _____ to a new Agreement Maximum Amount of \$ _____ as consideration for Work ordered under the Agreement. Agreement Maximum Amount, listed on page one of the Agreement is hereby modified accordingly.

The effective date of this Option Letter is upon approval of CDOT Controller or delegate.

STATE OF COLORADO
Jared S. Polis, GOVERNOR

By: _____
Keith Stefanik, P.E., Chief Engineer
Colorado Department of Transportation

ALL CONTRACTS MUST BE APPROVED BY THE STATE CONTROLLER

§24-30-202, C.R.S. requires the State Controller to approve all State Contracts. This Contract is not valid until signed and dated below by the State Controller or delegate. The Owner is not authorized to begin performance until such time. If the Owner begins performing the Work prior thereto, the State of Colorado is not obligated to pay Contactor for such performance or for any goods and/or services provided hereunder.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Colorado Department of Transportation

Date: _____

Exhibit D: Sample Build America, Buy America Compliance Form

COLORADO DEPARTMENT OF TRANSPORTATION

CONTRACTOR'S CERTIFICATE OF COMPLIANCE FOR CONSTRUCTION MATERIALS & MANUFACTURED PRODUCTS

FOR COMPLIANCE WITH THE "INFRASTRUCTURE AND INVESTMENT JOBS ACT" AND CDOT SPECIFICATION "REVISION OF 106.11 – BUY AMERICA REQUIREMENTS"

Contract ID		Project Number		Page	of
Project Location					
Contractor Name		Date			

Item Description	CDOT Bid Item #	Manufacturer Name	Identifier (Lot #, Batch #, Order #, etc.)	Date Received	Qty Received	Date Installed	Qty Installed	Unit

Remarks:

Manufacturer certification:

I CERTIFY UNDER PENALTY OF PERJURY IN THE SECOND DEGREE AND ANY OTHER APPLICABLE STATE OR FEDERAL LAWS, THAT ALL CONSTRUCTION MATERIALS AND MANUFACTURED PRODUCTS FURNISHED TO THE COLORADO DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF THE ABOVE-REFERENCED PROJECT THAT ARE NOT OTHERWISE DEFINED AS "STEEL OR IRON" HAVE BEEN PRODUCED IN THE UNITED STATES OF AMERICA AS DEFINED BY §70912 DEFINITIONS OF THE INFRASTRUCTURE AND INVESTMENT JOBS ACT (IIJA). (Public Law 117-58 – Nov. 15, 2021)
I further certify that all supporting documentation is on file and will be maintained for a period of three years after project completion.

Contractor Representative Signature		Date	
-------------------------------------	--	------	--

CDOT Form 1600 11/02/2022



Agenda Item Summary

Agenda Date: 9/29/2025

Subject: Resolution No. 55-R-2025 - A Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Phase 1 Off-Site Public Improvements for Lot 2, Block 1, Postle Subdivision Filing No. 1 Final Plat, Subject to a Condition to Remit Additional Warranty Collateral to the Town to Secure the Completion of Certain County Road 36 Improvements

Presented by: Dave Mathews, Deputy Town Engineer

Summary:

Mr. Chris Morton, Development Manager for BROE Real Estate Group representing Mead Industrial Development, LLC, a Colorado limited liability company, and Mead Investors 1, LLC, a Colorado limited liability company (together, the "Developer") has requested final acceptance of the off-site public improvements benefitting Lot 2, Block 1, Postle Subdivision Filing No. 1 Final Plat (the "Public Improvements").

The Public Improvements are identified in that certain Subdivision Improvement Agreement, dated February 14, 2022, and recorded on April 27, 2023, at Reception No. 4894960 in the Weld County property records (the "SIA").

The Public Improvements were conditionally accepted on March 13, 2023, by Resolution No. 18-R-2023 dated March 13, 2023 (the "Prior Resolution"). The Prior Resolution established a conditional acceptance date of May 1, 2023, for the Public Improvements. The two-year warranty period for the Public Improvements has been completed.

The Developer has completed repairs/replacements as requested by Town Staff and all Public Improvements have been satisfactorily completed except for the curb and gutter and associated asphalt patching along County Road 36 (the "CR 36 Work"), which will remain under an additional two-year warranty. The condition of all other Public Improvements is acceptable to the Town, and the Public Improvements comply with all applicable requirements of the SIA, the site plan filed of record for the subject property, and the *Town of Mead Design Standards and Construction Specifications* (the "Standards and Specification").

Section 202.9 of the Standards and Specifications states, in relevant part, that "[i]f the public improvements completed by the developer are satisfactory, the Town shall grant final acceptance by a resolution of the Board of Trustees."

Resolution No. 55-R-2025 (the "Resolution") memorializes the Town's final acceptance of the Public Improvements (effective September 30, 2025) and authorizes the release of all but \$50,000.00 (Fifty Thousand and 00/100 Dollars) of the warranty collateral currently posted with the Town to secure the completion of the Public Improvements. Town Staff recommends that the Town continue to hold \$50,000.00 in warranty collateral to secure the completion of the CR 36 Work. The Resolution also confirms (consistent with the language set forth in Section VII.A. of the SIA), that all accepted Public Improvements shall be owned and maintained by the Town of Mead.

Financial Considerations:

The warranty security established in the Letter of Credit associated with the off-site Public Improvements will be reduced from \$228,021.42 to \$50,000.00 to secure the CR 36 Work. Specifically, this reduced warranty collateral amount (\$50,000.00) will be held for an additional two (2) year period, and will be released following the date on which the Board of Trustees adopts a resolution memorializing the final acceptance of the CR 36 Work.

Staff Recommendation / Actions Required:

Staff recommends that the Board of Trustees approve the Resolution granting Final Acceptance of the Phase 1 off-site Public Improvements, which Resolution includes a condition to remit the additional \$50,000.00 warranty collateral to the Town to secure the completion of the CR 36 Work.

A motion to approve the September 29, 2025, consent agenda will approve the Resolution. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to approve Resolution 55-R-2025, a Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Phase 1 Off-Site Public Improvements for Lot 2, Block 1, Postle Subdivision Filing No. 1 Final Plat, Subject to a Condition to Remit Additional Warranty Collateral to the Town to Secure the Completion of Certain County Road 36 Improvements."

Attachments:

1. Resolution No. 55-R-2025
2. Exhibit A: Letter to Developer

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 55-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,
GRANTING FINAL ACCEPTANCE OF THE PHASE 1 OFF-SITE PUBLIC
IMPROVEMENTS FOR LOT 2, BLOCK 1, POSTLE SUBDIVISION FILING NO.
1 FINAL PLAT, SUBJECT TO A CONDITION TO REMIT ADDITIONAL
WARRANTY COLLATERAL TO THE TOWN TO SECURE THE COMPLETION
OF CERTAIN COUNTY ROAD 36 IMPROVEMENTS**

WHEREAS, Mead Industrial Development, LLC, a Colorado limited liability company, and Mead Investors 1, LLC, a Colorado limited liability company (together, the “Developer”), have caused the completion of certain off-site public improvements benefitting Lot 2, Block 1, Postle Subdivision Filing No. 1 Final Plat (the “Public Improvements”); and

WHEREAS, the Public Improvements are identified in that certain Subdivision Improvement Agreement, dated February 14, 2022, and recorded on April 27, 2023, at Reception No. 4894960 in the Weld County real property records (the “SIA”); and

WHEREAS, the Public Improvements were conditionally accepted by the Town of Mead (the “Town”) by Resolution 18-R-2023 dated March 13, 2023 (the “Prior Resolution”); and

WHEREAS, in accordance with the SIA and the Prior Resolution (which established the date of conditional acceptance for the Public Improvements of May 1, 2023), the two-year warranty period for the Public Improvements has been completed, and the Developer has requested that the Town issue final acceptance of the Public Improvements; and

WHEREAS, the Town Engineer has reviewed the Public Improvements and has found the same to be in compliance with all applicable requirements of the SIA, the site plan for Lot 2, Block 1, Postle Subdivision Filing No. 1 Final Plat, and the *Town of Mead Design Standards and Construction Specifications* (the “Standards and Specifications”), except for the curb and gutter with associated asphalt patching along County Road 36 (CR 36), as indicated in the Final Acceptance Punchlist (“CR 36 Work”); and

WHEREAS, the Town Engineer has further found the Public Improvements (except for the CR 36 Work) to be in good repair following the completion of the two-year warranty period as set forth and confirmed in the proposed letter from the Town to Developer dated September 30, 2025, a copy of which is attached to this Resolution as **Exhibit A** and incorporated by reference; and

WHEREAS, the Town Engineer is therefore recommending that: (1) the CR 36 Work be subject to an additional two (2) year warranty period, with the additional warranty period scheduled to expire on September 30, 2027, and (2) that the Town require warranty collateral in the amount of fifty thousand dollars (\$50,000.00) to secure the completion of the CR 36 Work; and

WHEREAS, the Town Engineer therefore recommends final acceptance of the Public Improvements, except for the CR 36 Work, effective September 30, 2025; and

WHEREAS, Section 202.9 of the Standards and Specifications states, in relevant part, that “[i]f the public improvements completed by the developer are satisfactory, the Town shall grant final acceptance by a resolution of the Board of Trustees;” and

WHEREAS, the Board of Trustees desires to grant final acceptance of the Public Improvements, except for the CR 36 Work, and further desires to memorialize that following the issuance of the written correspondence to the Developer in the form attached hereto as **Exhibit A**, the Public Improvements shall be owned and maintained by the Town, with the exception of the CR 36 Work.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Final Acceptance of Off-Site Public Improvements. The Board of Trustees, on behalf of the Town of Mead, hereby grants “final acceptance” of the Public Improvements identified in this Resolution, with the exception of the CR 36 Work. As set forth in Section VII.A. of the SIA, the completed Public Improvements shall be owned and maintained by Town. Town Staff shall be authorized to finalize and send the September 30, 2025, correspondence to Developer, in substantially the form attached to this Resolution as **Exhibit A**.

Section 2. Release of Security. The Board of Trustees hereby authorizes the release of \$178,021.42 of the warranty security collateralizing the Public Improvements through the two-year warranty period, with \$50,000.00 to be held as warranty collateral to secure the completion of the CR 36 Work. Specifically, the Town Engineer (or designee) shall be authorized to finalize correspondence to JP Morgan Chase Bank, N.A. to amend/reduce Irrevocable Standby Letter of Credit Ref. No. NUSCGS048553, dated August 10, 2023, from \$228,021.42 to \$50,000.00, consistent with the conditions set forth in this Resolution.

Section 3. Severability. If any part, section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the resolution. The Town Board hereby declares that it would have passed the resolution including each part, section, subsection, sentence, clauses, or phrases are declared invalid.

Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Section 5. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 6. Certification. The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT A

Proposed Letter from the Town to Developer dated September 30, 2025



September 30, 2025

Mr. Chris Morton, Development Manager
Broe Real Estate Group
252 Clayton Street,
Denver, CO 80206

RE: Final Acceptance of Lot 2, Block 1, Postle Subdivision Filing No. 1 Final Plat Off-Site Public Improvements (Phase 1)

Dear Mr. Morton,

During the past several months, the Town of Mead (the "Town") Staff has been working with you and your team to complete walk-throughs and inspections of the off-site public improvements associated with the Home Depot (Frogger) project, specifically those Phase 1 off-site public improvements associated with Lot 2, Block 1, Postle Subdivision Filing No. 1 Final Plat (collectively, the "Public Improvements"), with the objective of granting Final Acceptance of the Public Improvements.

The Town has inspected and observed the condition of the Public Improvements and has deemed them to be in satisfactory condition and compatible with the requirements for final acceptance, as set forth in that certain Subdivision Improvements Agreement for Postle Subdivision Filing No. 1 Final Plat, recorded on April 27, 2023 at Reception No. 4894690 in the Weld County real property records (the "SIA").

However, the curb and gutter along County Road 36 (CR 36) with associated asphalt patching (the "CR 36 Work") is being withheld from final acceptance due to subgrade issues found during the replacement after conditional acceptance. Accordingly, the CR 36 Work will be subject to an additional two (2) year warranty period as discussed at the July 22, 2025, meeting between the Town and the Developer. Warranty collateral for the CR36 Work will be required in the amount of fifty thousand dollars (\$50,000.00).

Section VII.A. of the SIA states that the completed off-site Public Improvements "shall be owned and maintained by the Town." The curb and gutter with associated patching associated with the CR 36 Work are still the responsibility of the Developer through the additional warranty period.

This letter, and the enclosed Resolution 55-R-2025, memorialize the Town's Final Acceptance of the Public Improvements, with the exception of the CR 36 Work described above, and officially extends the warranty period associated with CR 36 Work to September 30, 2027.



The attached letter requesting an amendment to Letter of Credit No. NUSCGS048553 ("Letter of Credit") issued by JPMorgan Chase Bank, N.A. ("Issuer") will be mailed and emailed to Issuer's Office. The letter addressed to Issuer requests: (1) a reduction in the Letter of Credit amount from \$228,021.42 to fifty thousand dollars (\$50,000.00), and (2) that the date of expiry referenced in the Letter of Credit be extended to December 31, 2027.

Should you have any questions, please don't hesitate to call or email.

Sincerely,

David Mathews, P.E.
Deputy Town Engineer

Attachments:

Resolution No. 55-R-2025 dated September 29, 2025

Letter of Credit Amendment Request Letter (to JPMorgan Chase Bank, N.A.)



Agenda Item Summary

Agenda Date: 9/29/2025

Subject: Resolution No. 56-R-2025 – A Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Phase 2 Public Improvements (St. Acacius Subdivision – Replat No. 1)

Presented by: Dave Mathews, Deputy Town Engineer

Summary:

Forestar (USA) Real Estate Group Inc., a Delaware corporation (the Developer) has caused the completion of certain public improvements benefiting the Saint Acacius Subdivision, Replat No. 1 Final Plat ("Development"), specifically the public improvements associated with Phase 2 of the Development, including the installation of Infrastructure Improvements (the "Improvements").

The Improvements are specifically identified in that certain Subdivision Improvement Agreement between Second Royalty LLC and the Town dated September 14, 2020, and recorded on September 14, 2020 at Reception No. 4629455 in the Weld County property records ("County Records"), as assigned to Developer by that certain Assignment and Assumption of Subdivision Improvement Agreement dated November 9, 2020 and recorded in the County Records on November 16, 2020, at Reception No. 4651444, and as amended by that certain First Amendment to Subdivision Improvement Agreement dated January 25, 2021, and recorded in the County Records on March 19, 2021, at Reception No. 4694812 (together, the "SIA").

The Improvements were conditionally accepted on July 31, 2023, by Resolution No. 54-R-2023, and the two-year warranty period for the Improvements has been completed. The Developer has completed repairs as requested by Town Staff and all Improvements have been satisfactorily completed with no remaining punch list items. The condition of Improvements is acceptable to the Town, and the Improvements comply with all applicable requirements of the *Town of Mead Design Standards and Construction Specifications* (the "Standards and Specification").

Section 202.9 of the Standards and Specifications states, in relevant part, that "[i]f the public improvements completed by the developer are satisfactory, the Town shall grant final acceptance by a resolution of the Board of Trustees."

Resolution No. 56-R-2025 (the "Resolution") memorializes the Town's final acceptance of the Improvements (effective September 30, 2025) and authorizes the release of remaining warranty collateral currently posted with the Town to secure the completion of the Improvements.

Section VII.A. of the SIA requires that all completed Improvements (as that term is defined in the SIA) be owned and maintained by the Town. As set forth in Section VII.C. of the SIA, the Town is not responsible for ownership/maintenance of any Landscape Improvements (as that term is defined in the SIA). The completed Landscape Improvements shall be owned and maintained by Developer and its successors and assigns

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends the Board of Trustees approve the final acceptance of the Improvements by and through the adoption of the proposed Resolution.

A motion to approve the September 29, 2025, consent agenda will approve the Resolution. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

“I move to approve Resolution 56-R-2025, A Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Phase 2 Public Improvements (St. Acacius Subdivision – Replat No. 1).”

Attachments:

1. Resolution No. 56-R-2025
2. Exhibit A: Letter to Developer

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 56-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,
GRANTING FINAL ACCEPTANCE OF THE PHASE 2 PUBLIC
IMPROVEMENTS (ST. ACACIUS SUBDIVISION – REPLAT NO. 1)**

WHEREAS, Forestar (USA) Real Estate Group Inc., (the “Developer”), has caused the completion of certain public improvements benefitting the St. Acacius Subdivision, Replat No. 1 Final Plat (“Development”), specifically the public improvements and landscape improvements associated with **Phase 2** of the Development (collectively, the “Improvements”); and

WHEREAS, the Improvements are identified in that certain Subdivision Improvement Agreement between Second Royalty LLC and the Town dated September 14, 2020, and recorded on September 14, 2020 at Reception No. 4629455 in the Weld County property records (“County Records”), as assigned to Developer by that certain Assignment and Assumption of Subdivision Improvement Agreement dated November 9, 2020 and recorded in the County Records on November 16, 2020, at Reception No. 4651444, and as amended by that certain First Amendment to Subdivision Improvement Agreement dated January 25, 2021, and recorded in the County Records on March 19, 2021, at Reception No. 4694812 (together, the “SIA”); and

WHEREAS, the Improvements were conditionally accepted by the Town of Mead by Resolution 54-R-2023 dated July 31, 2023; and

WHEREAS, the two-year warranty period for the Improvements has been completed and the Town Engineer has found the Improvements to be satisfactory completed, with no remaining punchlist items, and recommends final acceptance of the Improvements effective September 30, 2025, conditioned on approval of this Resolution by the Board of Trustees; and

WHEREAS, Section VII.C. of the SIA requires that all completed Landscape Improvements (as that term is defined in the SIA) be owned and maintained by Developer and its successors and assigns; and

WHEREAS, RM Mead Metropolitan District (the “District”) will own/maintain all landscaping and associated irrigation, fencing, monumentation and storm drainage improvements in Tracts A, B, D, and E of the Development, consistent with District Resolution 2023-04-01; and

WHEREAS, Developer has requested approval and final acceptance of the Improvements; and

WHEREAS, the Town Engineer has reviewed the Improvements, has found the same to be in compliance with the requirements of the *Town of Mead Design Standards and Construction Specifications* (the “Standards and Specifications”), and has found the same to be in good repair following the completion of the two-year warranty period as set forth and confirmed in the proposed letter from the Town to Developer dated September 30, 2025, a copy of which is attached to this Resolution as **Exhibit A** and incorporated by reference; and

WHEREAS, Section 202.9 of the Standards and Specifications states, in relevant part, that “[i]f the public improvements completed by the developer are satisfactory, the Town shall grant final acceptance by a resolution of the Board of Trustees.”; and

WHEREAS, the Board of Trustees desires to grant final acceptance of the Improvements as more specifically set forth in this resolution,

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Final Acceptance of Improvements. The Board of Trustees, on behalf of the Town of Mead, hereby grants “final acceptance” of the Improvements identified in this Resolution. The Town hereby discharges the Developer from further maintenance responsibilities associated with the Improvements, effective September 30, 2025. As set forth in Section VII.C. of the SIA, the Town is not responsible for ownership/maintenance of any Landscape Improvements (as that term is defined in the SIA). The completed Landscape Improvements shall be owned and maintained by Developer and its successors and assigns. Town Staff shall be authorized to finalize and send the September 30, 2025 correspondence to Developer, in substantially the form attached to this Resolution as **Exhibit A**.

Section 2. Release of Security. The Board of Trustees hereby authorizes the release of any warranty security guaranteeing the Improvements through the two-year warranty period, including Irrevocable Letter of Credit Ref. NUSCGS043287, originally issued by JP Morgan Chase Bank on August 22, 2023, and as amended.

Section 3. Severability. If any part, section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the resolution. The Town Board hereby declares that it would have passed the resolution including each part, section, subsection, sentence, clauses or phrases are declared invalid.

Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Section 5. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 6. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit A

Letter from Town to Developer (dated September 30, 2025)
[attached]



September 30, 2025

Mr. Lars Monson, Development Director
Forestar (USA) Real Estate Group
188 Inverness Drive West, Suite 420
Englewood, Colorado 80112

RE: Final Acceptance of Lakeside Canyon (St. Acacius), Phase 2 Improvements

Dear Mr. Monson,

During the past several months, Town of Mead Staff has been working with you and your team to complete walk-throughs and inspections of the public improvements and landscaping improvements (together, the “Improvements”) installed as part of the Lakeside Canyon (St. Acacius) Subdivision Phase 2, with the objective of granting Final Acceptance of all Improvements.

The Town has observed the condition of the Improvements and has deemed them to be in satisfactory condition and compatible with the requirements of the Final Acceptance.

RM Mead Metropolitan District (“District”) will own/maintain all landscaping in all tracts. This is consistent with the District Resolution whereby the District assumed responsibility for ownership/maintenance of project landscaping.

The Town of Mead will not own or maintain any Landscape Improvements (as defined in the Subdivision Improvement Agreement, or “SIA”). Section VII.C. of the SIA states that the completed Landscape Improvements “. . . shall be owned and maintained by Developer and its successors and assigns.”

This letter, and the attached Resolution 56-R-2025, memorializes the Final Acceptance of Phase 2 Improvements completed as part of the aforementioned development by the Town of Mead, and officially terminates the warranty period. The attached letter, requesting termination of the Letter of Credit No. NUSCGS034287 issued by JPMorgan Chase Bank, NA (“Issuer”), will be mailed to the Issuer’s Office along with the original letter of credit.

Please contact me if you have any questions.

Sincerely,



David Mathews, P.E.
Deputy Town Engineer

Attachments:

Resolution No. 56-R-2025 dated September 29, 2025

Letter of Credit Termination Request Letter (to JPMorgan Chase Bank)



Agenda Item Summary

Agenda Date: 9/29/2025

Subject: Resolution No. 57-R-2025 – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Phases 2A, 2B and 2C Landscape Improvements (Highlands Filing No. 2 Final Plat).

Presented by: Dave Mathews, Deputy Town Engineer

Summary:

Mr. Will Edington of Prosper Land and Development, a Colorado limited liability company, having a principal office address of 428 Kimbark Street, Longmont, Colorado 80501 on behalf of Highlands Mead LLC ("Developer") has requested conditional acceptance of the landscape improvements in Phases 2A, 2B, and 2C, constructed as part of The Highlands development, specifically the installation of plants, mulch, and rock as part of the landscape improvements (collectively, the "Phases 2A, 2B, and 2C Landscape Improvements" or "Landscape Improvements").

The Phases 2A, 2B, and 2C Landscape Improvements are identified in the Subdivision Improvement Agreement, dated September 28, 2020, and recorded on February 5, 2021, at Reception No. 4679487 in the Weld County property records (the "SIA").

Town staff completed a punch list walkthrough on June 6, 2025, and created a final punch list of items for the Developer's contractor to complete. The punch list and related photos are attached and incorporated into the proposed Resolution. All punch list items have been corrected and accepted.

Staff recommend granting Conditional Acceptance of the Phases 2A, 2B, and 2C Landscape Improvements. Resolution No. 57-R-2025 (the "Resolution") memorializes the Board's Conditional Acceptance of the Landscape Improvements. The two-year warranty period will start on October 1, 2025.

For a two-year period from the commencement date of the warranty period, the Developer is required, at its own expense, to take all actions necessary to maintain the Landscape Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, become necessary. If within thirty (30) days after the Developer's receipt of written notice from the Town requesting replacement of or repairs to the Landscape Improvements, the Developer has not completed such repairs, the Town may exercise enforcement actions to secure performance, including enforcement of contractual rights and other actions set forth in Article VI of Chapter 16 of the MMC. The Resolution also requires the Developer to post a warranty letter of credit with the Town to secure the Developer's obligation to make the necessary repairs or replacements.

Town staff will complete a final inspection prior to final acceptance of the Landscape Improvements at the conclusion of the two-year warranty period.

Financial Considerations:

There are no financial considerations associated with this request.

Staff Recommendation / Actions Required:

Staff recommends the Board of Trustees approve the Resolution granting Conditional Acceptance of the Phases 2A, 2B, and 2C Landscape Improvements.

A motion to approve the September 29, 2025, consent agenda will approve the Resolution.

If this item is pulled off of the consent agenda for questions or further discussion, Staff recommends the following motion:

Suggested Motion:

“I move to adopt Resolution No. 57-R-2025, a Resolution of the Town of Mead, Colorado, granting Conditional Acceptance of the Phases 2A, 2B and 2C Landscape Improvements (Highlands Filing No. 2 Final Plat).”

Attachments:

1. Resolution No. 57-R-2025
2. Exhibit A – Final Punchlist
3. Exhibit B - Additional Conditions

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 57-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, GRANTING
CONDITIONAL ACCEPTANCE OF THE PHASES 2A, 2B AND 2C
LANDSCAPE IMPROVEMENTS (HIGHLANDS FILING NO. 2 FINAL PLAT)**

WHEREAS, Highlands Mead LLC, a Colorado limited liability company having a principal office address of 428 Kimbark Street, Longmont, CO 80501 (“Developer”) has caused the completion of certain improvements benefitting the Highlands Filing No. 2 Final Plat (“Development”), specifically the landscape improvements associated with **Phases 2A, 2B, and 2C** of the Development (collectively, the “Landscape Improvements”); and

WHEREAS, the Landscape Improvements are identified in that certain Subdivision Improvement Agreement dated September 28, 2020, and recorded on February 5, 2021, at Reception No. 4679487 in the Weld County property records (the “SIA”); and

WHEREAS, the Landscape Improvements are subject to a two (2) year warranty period following conditional acceptance; and

WHEREAS, Developer has requested conditional acceptance of the Landscape Improvements by the Board of Trustees of the Town of Mead; and

WHEREAS, the Town Engineer has reviewed the installation of the Landscape Improvements, has determined that the Improvements have been constructed and installed in substantial conformance with the Town’s construction standards, and is recommending that the Board grant conditional acceptance of the Improvements effective as of October 1, 2025, subject to the conditions set forth in the Final Punchlist, a copy of which is attached to this Resolution as **Exhibit A**, and subject to the additional conditions attached to this Resolution as **Exhibit B**; and

WHEREAS, the Board of Trustees desires to grant conditional acceptance of the Landscape Improvements subject to the conditions set forth in this Resolution; and

WHEREAS, the *Mead Municipal Code* (“MMC”) requires the Developer to maintain the Landscape Improvements for a two (2) year period from the date of conditional acceptance and clarifies that the Developer shall, at its own expense, take all actions necessary to maintain the Landscape Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town (and the Town Engineer), shall become necessary; and

WHEREAS, if the Developer fails to make necessary repairs or replacements to the Landscape Improvements in accordance with the requirements set forth in the MMC, the Town may withhold final acceptance of the Landscape Improvements, may proceed to withhold building permits, temporary certificates of occupancy, or certificates of occupancy for those lots located within boundaries of the Development, or may take any other action authorized by the SIA.

NOW THEREFORE, BE IT RESOLVED by the Town of Mead, Weld County, Colorado, that:

Section 1. Conditional Acceptance of Landscape Improvements. The Board of Trustees on behalf of the Town of Mead, hereby grants “conditional acceptance” of the Improvements identified in this Resolution and orders the commencement of the two (2) year warranty period October 1, 2025.

Section 2. Developer Obligation to Maintain Landscape Improvements during Guarantee Period. Developer shall maintain the Landscape Improvements for a two (2) year period from the date of conditional acceptance (the “Guarantee Period”). Developer shall, at its own expense, take all actions necessary to maintain the Landscape Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town (and the Town Engineer), shall become necessary during the Guarantee Period. Failure of the Developer to maintain the Landscape Improvements during the Guarantee Period shall violate the requirements of this Section 2 and shall constitute a violation of the MMC pursuant to MMC Sec. 16-6-10(c)(1)(g). In addition to any contractual remedies available to the Town under the SIA, Town Staff shall be authorized to take any and all enforcement actions as necessary to ensure that the Developer completes necessary repairs and replacements of the Landscape Improvements during the Guarantee Period and prior to final acceptance of the Improvements, as authorized by the MMC, including but not limited to the enforcement actions set forth in Article VI of Chapter 16 of the MMC.

Section 3. Severability. If any part, section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the resolution. The Town Board hereby declares that it would have passed the resolution including each part, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases are declared invalid.

Section 4. Repealer. All resolutions and motions of the Board of Trustees of the Town of Mead or parts thereof, in conflict with this resolution are to the extent of such conflict hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such resolution or motion, nor revive any resolution or motion thereby.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

Section 6. Certification. The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit A

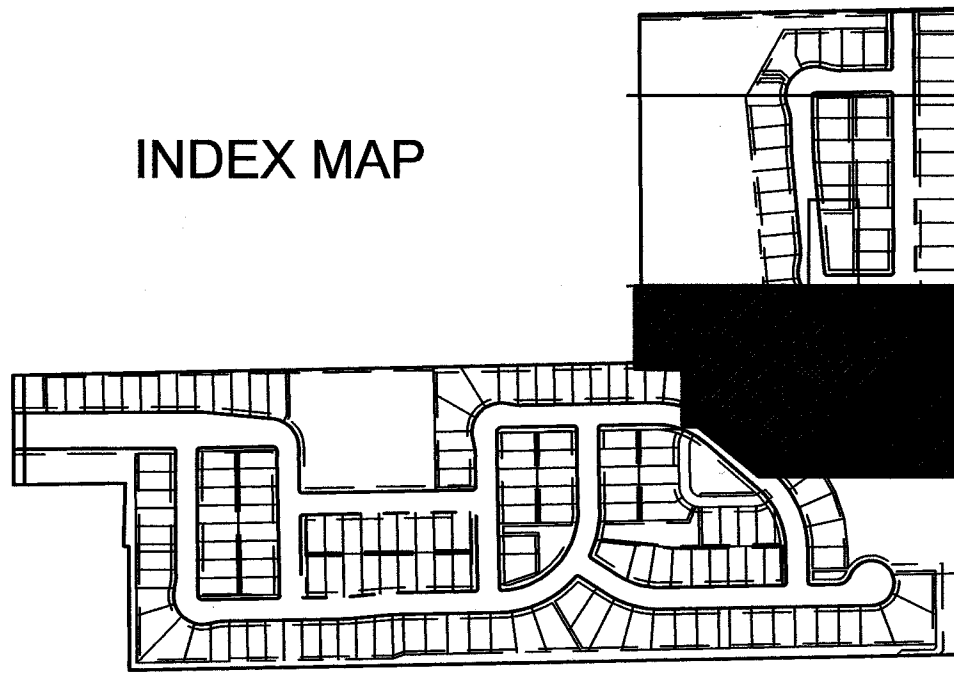
Final Punchlist (for Conditional Acceptance of Landscape Improvements – Filing 2, Phases 2A, 2B and 2C)

[insert]

FINAL LANDSCAPE PLAN
THE HIGHLANDS - FILING 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH,
RANGE 68 WEST, COUNTY OF WELD, COLORADO

INDEX MAP



Does not meet Town Standards & Specs
Section 33.47.00
3.9 Guarantee/warranty



Clean Up Debris

Does not meet Town Standards & Specs
Section 33.47.00
3.9 Guarantee/warranty



Does not meet Town Standards & Specs
Section 33.47.00
3.9 Guarantee/warranty



Tripping Hazard



Replace Dead/Missing

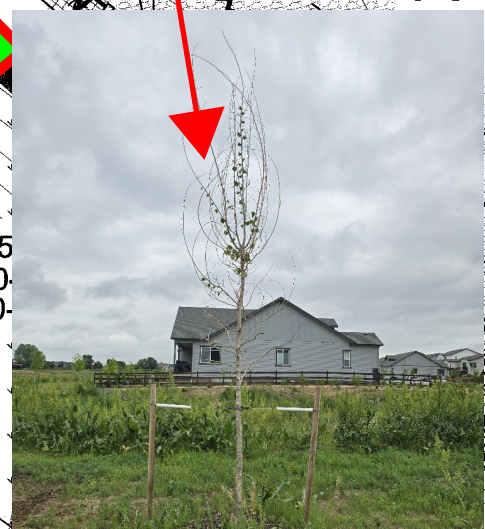


Tripping Hazard



See Sheet 29

Replace Dead/Missing



LEGEND

DECIDUOUS TREES	SHRUB BED / ROCK MULCH
EVERGREEN TREES	SOD
ORNAMENTAL TREES	DRAUGHT NATIVE SEED GRASS
EVERGREEN SHRUBS	DRAINAGE NATIVE SEED GRASS
DECIDUOUS SHRUBS	CRUSHER FINES
PERENNIALS/GRASSES	BENCH
	EDGER
	STREET LIGHT

APPLICANT:
PROSPER LAND &
DEVELOPMENT, LLC
428 Kimbark Street
Longmont, CO 80501
Jo Stiller joe@prosperlanddev.com

CIVIL ENGINEER:
ENERTIA CONSULTING
GROUP, LLC
1529 Market Street, Suite 200
Denver, CO 80202
720-473-3131

PLANNER:
THE HENRY DESIGN GROUP
LAND PLANNING - LANDSCAPE ARCHITECTURE & DESIGN
1501 WHITE STREET, SUITE 100, DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-8958

THE HIGHLANDS - FILING 2
Final Landscape Plan
Mead, Colorado

DRAWN BY: AY/MK
ISSUE DATE: 4-27-2020
REVISIONS: 6-22-2020
9-16-2020

Inspector: Deano Korecky Jr.

Dates Inspected: June 17th - 20th

LANDSCAPE
PLAN
SHEET NUMBER
25 of 33

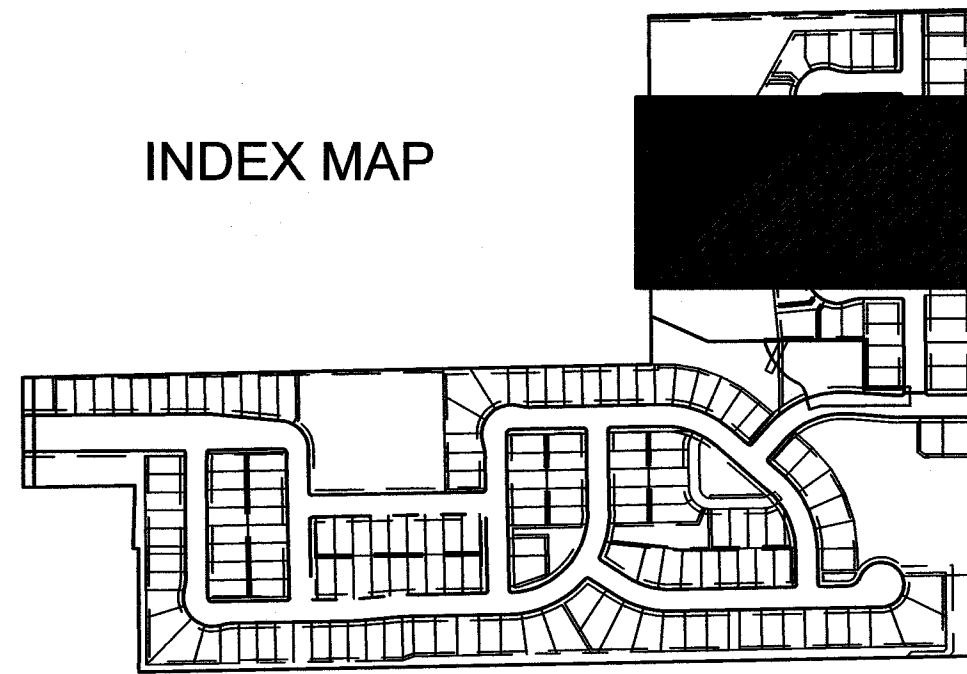
TOWN OF MEAD APPROVAL
THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR
FROM DATE OF THE TOWN ENGINEER'S APPROVAL.
APPROVED BY: [Signature]
TOWN ENGINEER DATE: 6/22/21

0 30' 60' 90'
SCALE: 1" = 30'



LANDSCAPE PLAN

INDEX MAP



FINAL LANDSCAPE PLAN THE HIGHLANDS - FILING 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Does not meet Town
Standards & Specs
Section 33 47 00
3.9 Guarantee/warranty

LEGEND			
	DECIDUOUS TREES		SHRUB BED / ROCK MULCH
	EVERGREEN TREES		SOD
	ORNAMENTAL TREES		DRAUGHT NATIVE SEED GRASS
	EVERGREEN SHRUBS		DRAINAGE NATIVE SEED GRASS
	DECIDUOUS SHRUBS		CRUSHER FINES
	PERENNIALS/GRASSES		BENCH
			EDGER
			STREET LIGHT

APPLICANT:

PROSPER LAND &
DEVELOPMENT, LLC
428 Kimbark Street
Longmont, CO 80501
Jo Stifter joe@prosperlanddev.com

CIVIL ENGINEER:

ENERTIA CONSULTING
GROUP, LLC
1529 Market Street, Suite 200
Denver, CO 80202
720-473-3131

PLANNER:

H
THE HENRY DESIGN GROUP
LAND PLANNING - LANDSCAPE ARCHITECTURE & DESIGN
1501 WALKER STREET SUITE 140 DENVER COLORADO 80202
Phone 303-446-2368 Fax 303-446-0958

THE HIGHLANDS - FILING 2
Final Landscape Plan
Mead, Colorado

DRAWN BY: AYMK

ISSUE DATE: 4-27-2020

REVISIONS: 6-22-2020

9-16-2020

LANDSCAPE
PLAN

SHEET NUMBER

26 of 33

LANDSCAPE PLAN

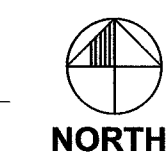
MATCHLINE - SHEET 27

MATCHLINE - SHEET 25

Tripping Hazard
(Soil is low)

PARK
ENLARGEMENT
SHEET 28

MAILBOX CLUSTER
(4) 16-UNIT BOXES



0 30' 60' 90'
SCALE: 1" = 30'

TOWN OF MEAD APPROVAL
THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR
FROM DATE OF THE TOWN ENGINEER'S APPROVAL.
APPROVED BY:
TOWN ENGINEER DATE 2/22/21

FINAL LANDSCAPE PLAN
THE HIGHLANDS - FILING 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

LEGEND

	DECIDUOUS TREES		SHRUB BED / ROCK MULCH
	EVERGREEN TREES		SOD
	ORNAMENTAL TREES		DRAUGHT NATIVE SEED GRASS
	EVERGREEN SHRUBS		DRAINAGE NATIVE SEED GRASS
	DECIDUOUS SHRUBS		CRUSHER FINES
	PERENNIALS/GRASSES		BENCH
			EDGER
			STREET LIGHT

APPLICANT:
PROSPER LAND &
DEVELOPMENT, LLC
428 Kimbark Street
Longmont, CO 80501
Jo Stifter joe@prosperlanddev.com

CIVIL ENGINEER:
ENERTIA CONSULTING
GROUP, LLC
1529 Market Street, Suite 200
Denver, CO 80202
720-473-3131

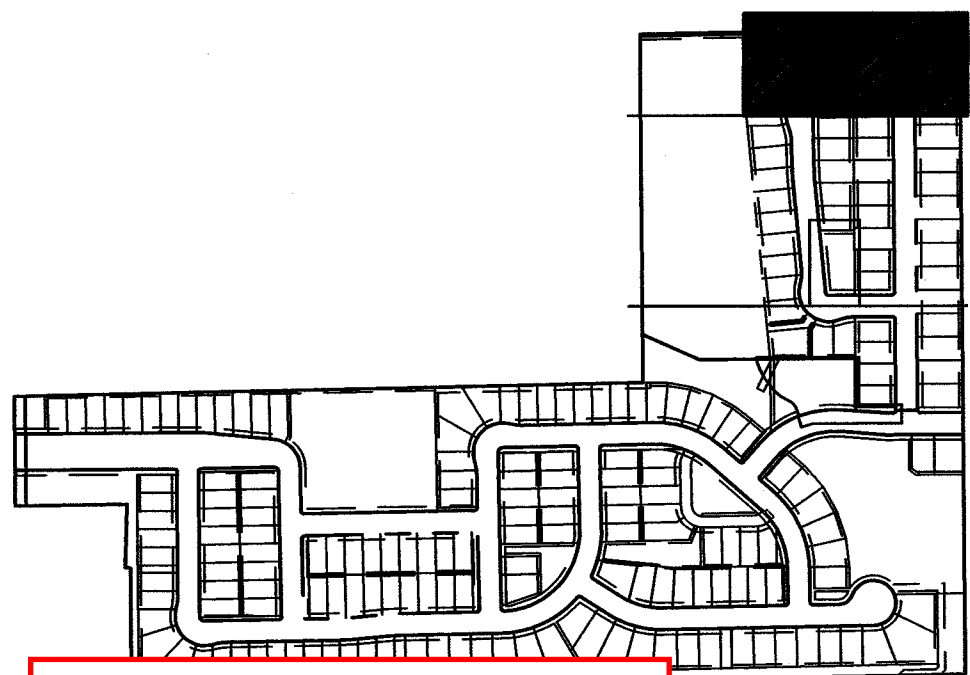
PLANNER:
THE HENRY DESIGN GROUP
LAND PLANNING - LANDSCAPE ARCHITECTURE & DESIGN
1501 WALDE STREET SUITE 1-C DENVER COLORADO 80202
Phone 303-446-2368 Fax 303-446-0958



THE HIGHLANDS - FILING 2
Final Landscape Plan
Mead, Colorado

DRAWN BY: AY/MK
ISSUE DATE: 4-27-2020
REVISIONS: 6-22-2020
9-16-2020

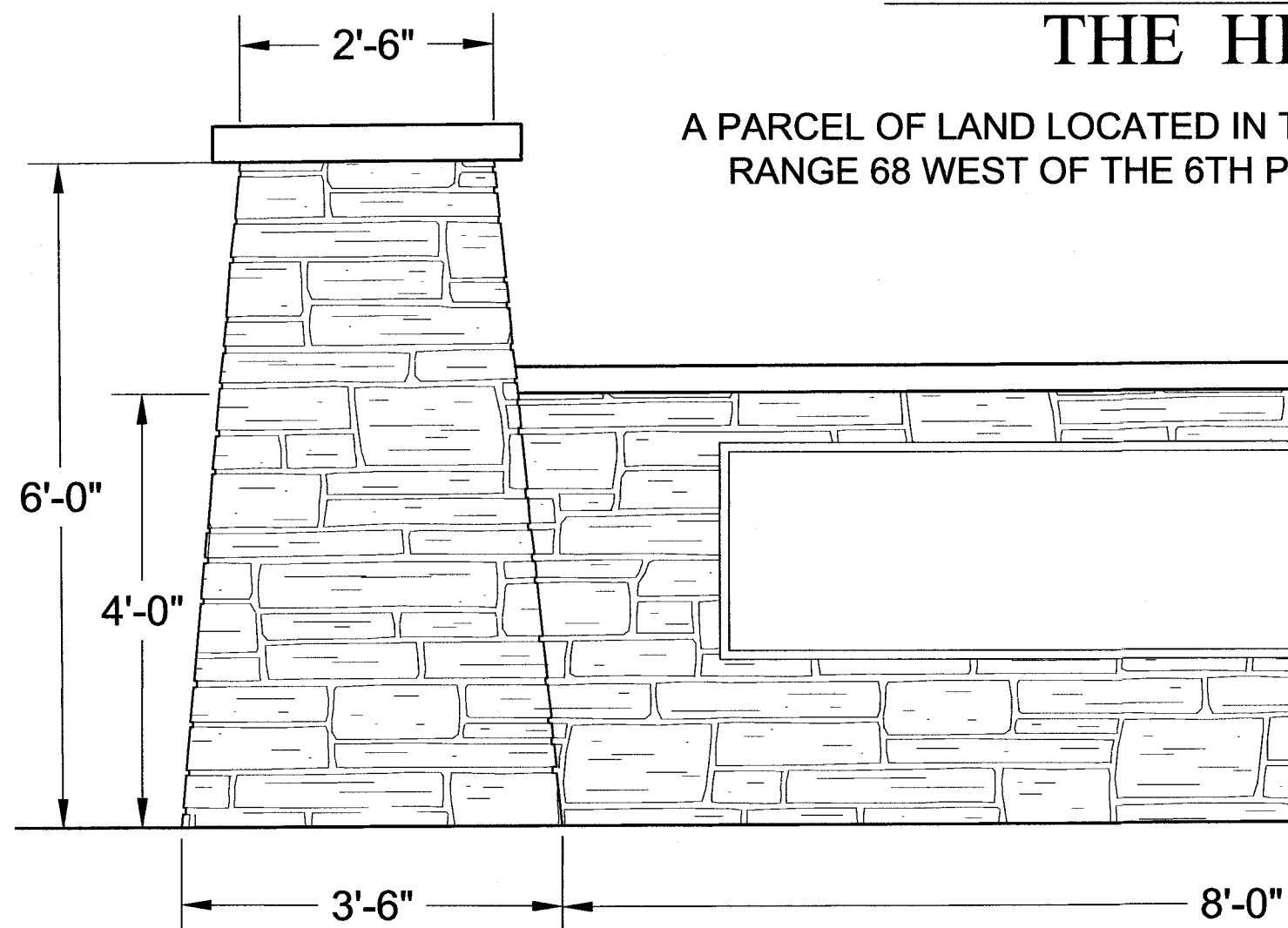
LANDSCAPE PLAN
SHEET NUMBER
27 of 33



Does not meet Town Standards & Specs
Section 33 47 00
3.9 Guarantee/warranty



Tripping Hazard

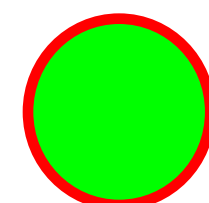


A SECONDARY ENTRY MONUMENT ELEVATION
N.T.S.

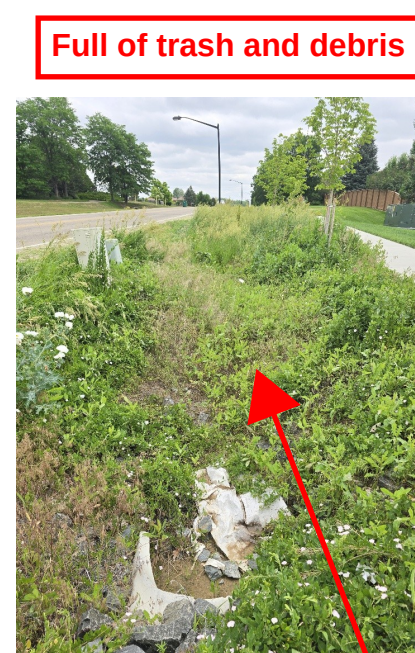
Does not meet Town Standards & Specs
Section 33 47 00
3.9 Guarantee/warranty



Full of trash and debris



Replace Dead/Missing



Full of trash and debris



Tripping Hazard



Does not meet Town Standards & Specs
Section 33 47 00
3.9 Guarantee/warranty

COUNTY ROAD 36

SIGHT TRIANGLE

4-NSM
5-BM
18-MLM

8' REGIONAL TRAIL

Does not meet Town Standards & Specs
Section 33 47 00
3.9 Guarantee/warranty

TRACT K2

6-CCJ
6-DN
6-IG
5-MMV
1-CPL

3-FAM
5-BP
3-CPL
8-AAS
8-BRD

4-AP
30-RMG
3-SS
8-BM
5-PNP



Broken Fence



3-SS
12-MLM
5-TBB
4-DKL
4-PNP

TRACT K2

4-GLS
4-PCL
4-DKL
3-MV
7-BRJ
4-CP

SIGHT TRIANGLE

MCKAY DRIVE

34-NWR
5-BM
5-BRJ
7-DKL
4-GLS

26-NWR
5-BRJ
9-GLS
11-DKL

5-CSC
9-DKL

3-NSM
10-TBB
25-RMG

Does not meet Town Standards & Specs
Section 33 47 00
3.9 Guarantee/warranty

3-SS
47-MLM

9-BM
7-SS
7-BM
7-BM

4-PNP
3-PP



Overgrown Monument
Not Visible



1-WC
4-CCJ
12-VMG
6-AC

5-MMV
3-RCO
7-CIG

5-BRJ
4-MMV
15-CIG

5-CSC
4-AC
5-CCJ
5-MV

5-AC
11-VMG
3-RCO

5-BRJ
14-CIG
5-MMV

DRAINAGE GRASS SEED MIX
(SEE SHEET 8 NOTES)

5-KC
3-CH
5-KC

BALLINGER CIRCLE

6-ACJ
5-BM
4-CSC
6-DKL

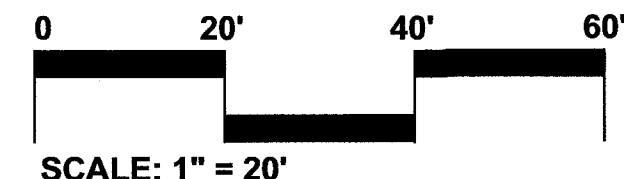
TRACT X

6-ACJ
5-BM
4-CSC
6-DKL

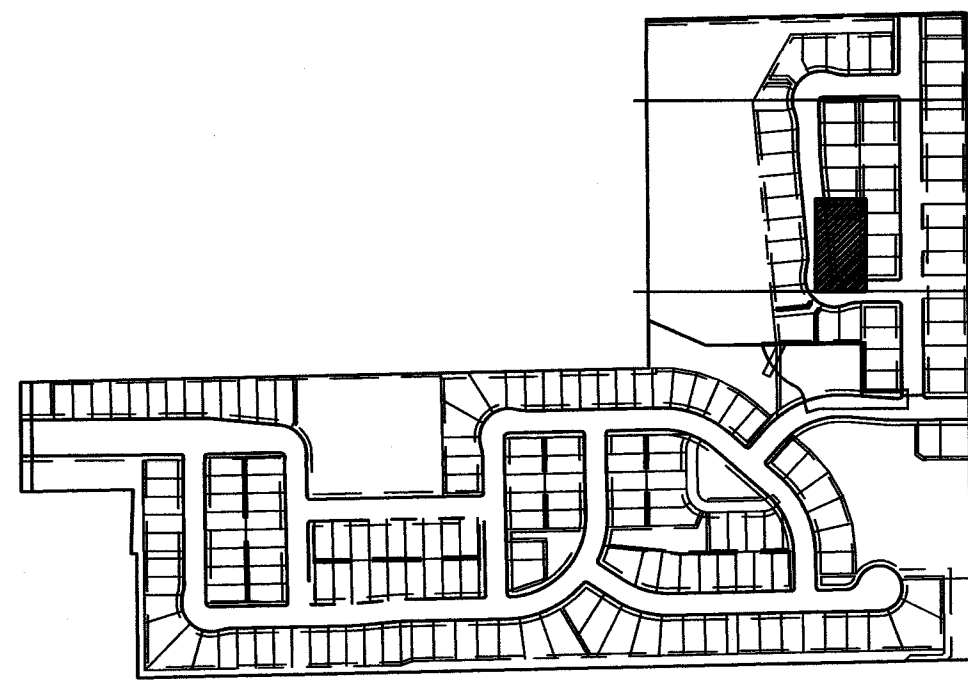
7-CIG
8-AWS

MATCHLINE - SHEET 26

LANDSCAPE ENLARGEMENT PLAN- ENTRY DRIVE
SCALE: 1"= 20'-0"



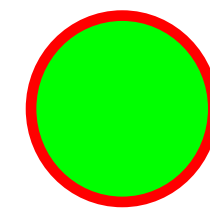
TOWN OF MEAD APPROVAL
THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR
FROM DATE OF THE TOWN ENGINEER'S APPROVAL.
APPROVED BY: [Signature]
TOWN ENGINEER DATE: 2/22/21



INDEX MAP

FINAL LANDSCAPE PLAN THE HIGHLANDS - FILING 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



Replace Dead/Missing

Not planted in the ground



Replace Missing/Dead

LEGEND

DECIDUOUS TREES	SHRUB BED / ROCK MULCH
EVERGREEN TREES	SOD
ORNAMENTAL TREES	DRAUGHT NATIVE SEED GRASS
EVERGREEN SHRUBS	DRAINAGE NATIVE SEED GRASS
DECIDUOUS SHRUBS	CRUSHER FINES
PERENNIALS/GRASSES	BENCH
	EDGER
	STREET LIGHT

Replace Missing/Dead

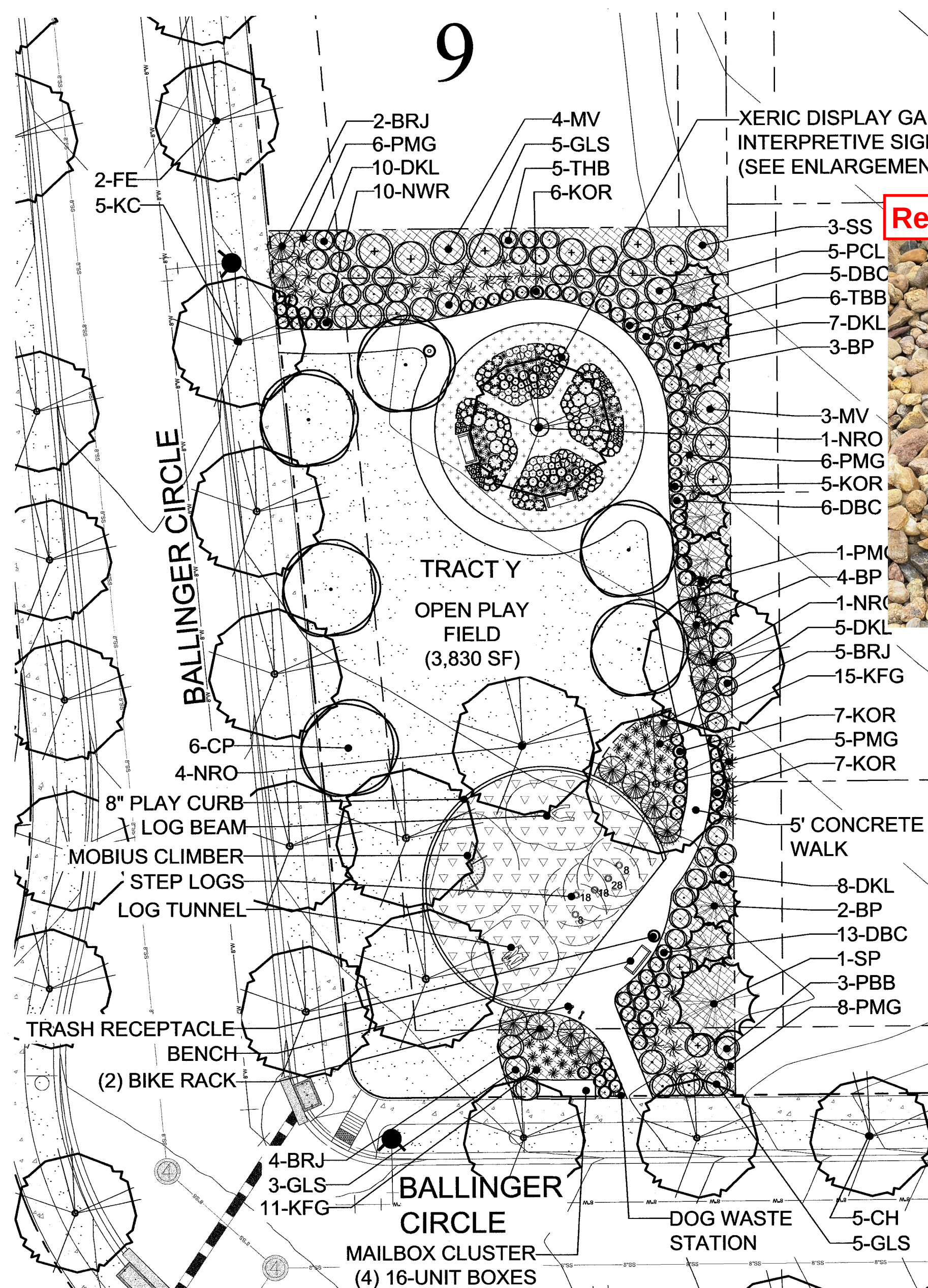


PLAY GARDEN

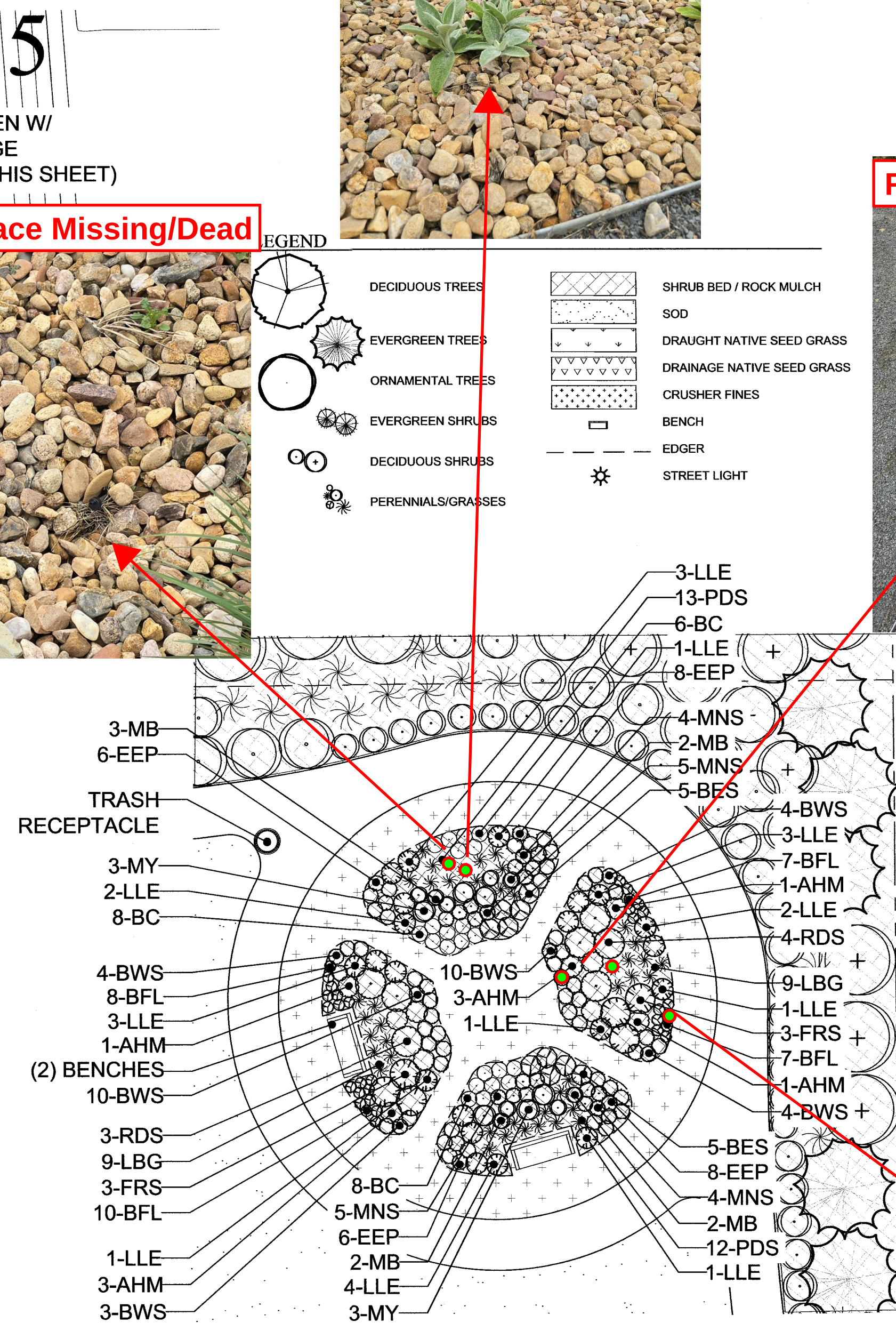
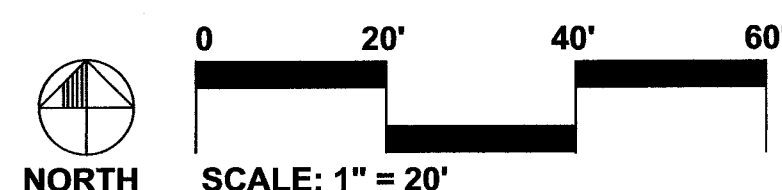
B CRUSHER FINES IN
DISPLAY GARDEN



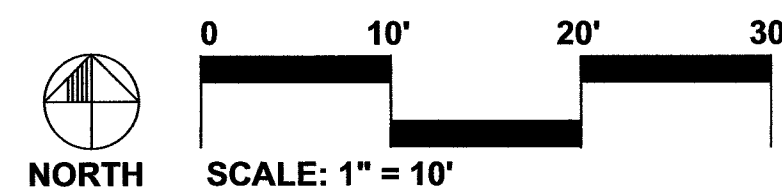
Replace Missing/Dead



LANDSCAPE ENLARGEMENT PLAN - PARK I



XERISCAPE DISPLAY GARDEN ENLARGEMENT



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APPROVED BY: *[Signature]* DATE: 2/22/21
TOWN ENGINEER

APPLICANT:
PROSPER LAND &
DEVELOPMENT, LLC
428 Kimbark Street
Longmont, CO 80501
Jo Stifter joe@prosperlanddev.com

CIVIL ENGINEER:

ENERTIA CONSULTING
GROUP, LLC
1529 Market Street, Suite 200
Denver, CO 80202
720-473-3131

PLANNER:

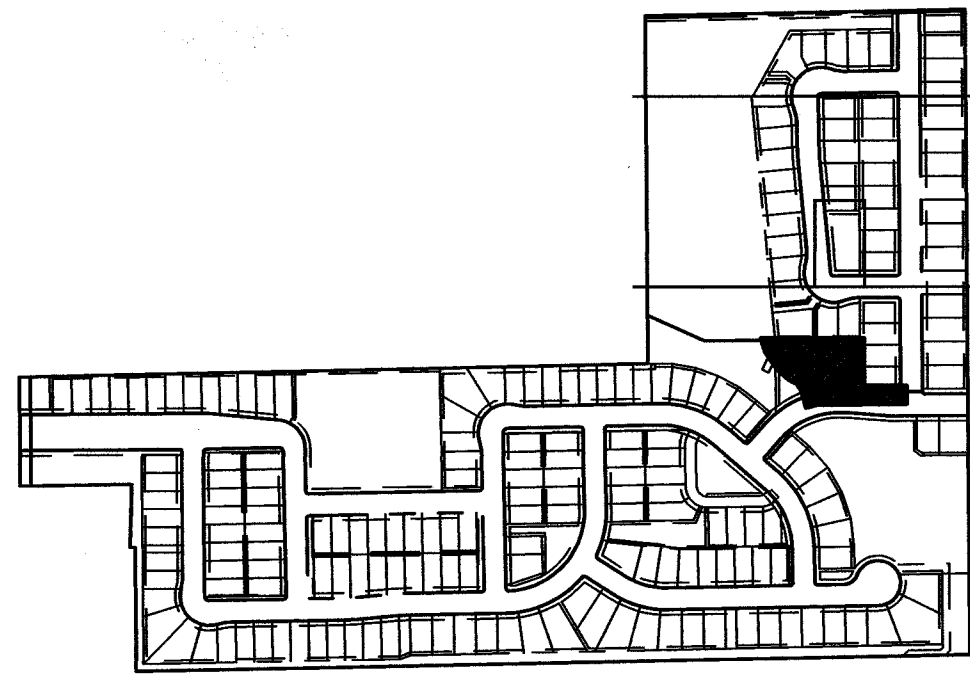
H
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Final Landscape Plan
Mead, Colorado

DRAWN BY: AY/MMK
ISSUE DATE: 4-27-2020
REVISIONS: 6-22-2020
9-16-2020

PARK
LANDSCAPE
PLAN

SHEET NUMBER
28 of 33

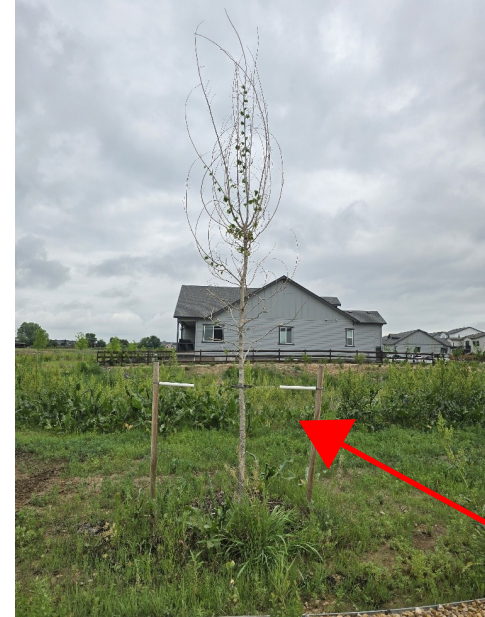


INDEX MAP

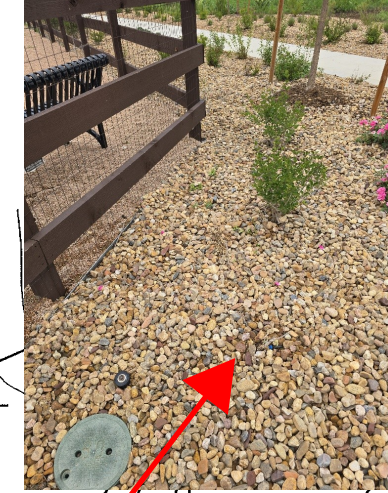
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Replace Dead/Missing



Replace Dead/Missing

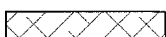
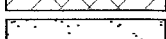
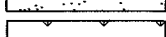
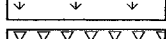


A 8' TRAIL CORRIDOR



B FENCED DOG PARK



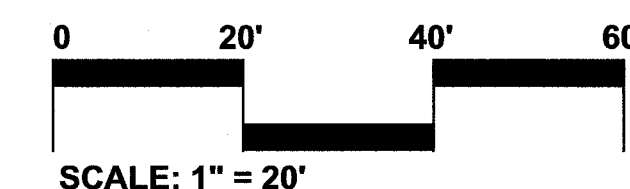
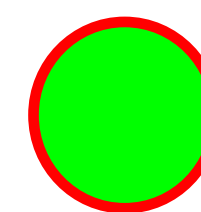
LEGEND			
	DECIDUOUS TREES		SHRUB BED / ROCK MULCH
	EVERGREEN TREES		SOD
	ORNAMENTAL TREES		DRAUGHT NATIVE SEED GRASS
	EVERGREEN SHRUBS		DRAINAGE NATIVE SEED GRASS
	DECIDUOUS SHRUBS		BENCH
	PERENNIALS/GRASSES		EDGER
			STREET LIGHT

Just needs to be cut



HUGHES DRIVE

Replace Dead/Missing



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9-16-2020

PARK
LANDSCAPE
PLAN

SHEET NUMBER
29 of 33

Exhibit B

Additional conditions (Conditional Acceptance – Phases 2A, 2B, and 2C)

OPTION 1

Developer shall replace Letters of Credit (LOCs) Nos. 108529-59, 108529-67, and 108529-75, all dated June 1, 2022, in the amounts of \$83,371.60, \$270,544.45, and \$96,247.74, respectively (all having expiration dates of June 1, 2026) (the “Existing Phase 2A, 2B, and 2C LOCs”) with **one new replacement LOC** in the form required by the SIA in the amount of **Sixty-Seven Thousand, Five Hundred Twenty Four and 62/100 Dollars (\$67,524.62)** (representing 15% of the aggregate face amounts of the Existing Phase 2A, 2B, and 2C LOCs) and having an expiration date **not earlier than November 30, 2027** (the “Warranty LOC”). If Developer selects OPTION 1, the Developer shall proceed to have FLAGSTAR BANK file the Warranty LOC with the Town Engineer on or before November 30, 2025. Upon filing of the Warranty LOC, the Town Engineer or designee shall cause the Existing Phase 2A, 2B and 2C LOCs to be released.

OPTION 2

At Developer’s request, the Town will send a letter to FLAGSTAR BANK requesting an amendment to each of the Existing Phase 2A, 2B and 2C LOCs as follows:

- Reduce amount of LOC No. 108529-59 (Phase 2A) from \$83,371.60 to \$12,505.74 and extend final expiration date to November 30, 2027
- Reduce amount of LOC No. 108529-67 (Phase 2B) from \$270,544.78 to \$40,581.72 and extend final expiration date to November 30, 2027
- Reduce amount of LOC No. 108529-75 (Phase 2C) from \$96,247.74 to \$14,437.16 and extend final expiration date to November 30, 2027

(together, the “AMENDED LOCs – Warranty Period”).

If Developer selects OPTION 2, the Developer shall proceed to have FLAGSTAR BANK process the requested amendments and file the AMENDED LOCs – Warranty Period with the Town Engineer on or before November 30, 2025.

The Warranty LOC (or the AMENDED LOCs – Warranty Period, if OPTION 2 is selected) shall be released in accordance with the terms of the SIA and the *Mead Municipal Code* following final acceptance of the Landscape Improvements.



Agenda Item Summary

Agenda Date: 9/29/2025

Subject: Public Hearing: Combined Public Hearing: AMK Annexation 2
Proposed Annexation, Establishment of Initial Zoning and
Approval of Annexation Agreement Continued from May 27, 2025

Presented by: Collin Mieras, Interim Community Development Director

Summary:

This Agenda Item Summary (AIS) has been prepared for the proposed annexation known as the AMK Annexation 2 ("Annexation"). The Annexation area includes approximately 13.206 acres located north of Weld County Road ("WCR") 34 and east of I-25 ("Property"), as more fully described in the AMK Annexation 2 Map attached as Exhibit 2 to Ordinance 1088. The Property is in unincorporated Weld County and zoned for agricultural use. The owner, AMK Properties, LLC ("Owner"), has requested Light Industrial (LI) zoning upon annexation.

At their regularly scheduled meeting on May 21, 2025, after conducting a public hearing, the Planning Commission unanimously recommended approval of the Annexation and establishment of Light Industrial (LI) zoning for the Property to the Board of Trustees.

At the May 27, 2025 regular meeting of the Board of Trustees, and following the conclusion of a public hearing regarding the eligibility of the Property for annexation to the Town of Mead, the Board of Trustees ("Board" or "Board of Trustees") unanimously passed and adopted Resolution 33-R-2025, finding the Property eligible for annexation to the Town ("Eligibility Resolution"). At the May 27, 2025 regular meeting, the Board also opened and continued the public hearing regarding the establishment of initial zoning and approval of the Annexation to the August 10th regular meeting of the Board of Trustees. At the August 10th regular meeting, the Board continued the public hearing to the September 29th, 2025 regular meeting of the Board.

Staff recommends that the Board: (1) approve the Annexation; (2) establish the initial zoning of the AMK Annexation 2 as Light Industrial (LI), consistent with the Mead Comprehensive Plan land use designation, and (3) approve the AMK Annexation 2 Agreement.

DETAIL OF REQUEST

Applicant(s): AMK Properties, LLC
Property Owner(s): AMK Properties, LLC
Property Location: 4727 WCR 34, Platteville, CO 80651; generally located north of WCR 34 and east of Interstate 25
Current Zoning (Weld County): Agricultural
Proposed Zoning (Mead): Light Industrial (LI) Zoning District
Comp. Plan Designation: Business Park (BP)
Surrounding Land Uses:
North: Raterink and Postle Industrial Developments; Town of Mead Light Industrial Zoning
East: Single-Family Home; Weld County Agricultural Zoning.

South: Single-Family Home; Weld County Agricultural Zoning
West: Original AMK Property; Town of Mead Light Industrial Zoning

OVERVIEW

Applicant initiated annexation proceedings and submitted a Petition for Annexation on or about January 27, 2025 ("Petition"). On April 14, 2025, the Board of Trustees found that the Petition substantially complies with statutory requirements and adopted Resolution No. 22-R-2025 ("Resolution"), which also set the hearing date to consider the eligibility of the Property for annexation to the Town ("Eligibility Hearing") for May 27, 2025. The Resolution further referred the annexation and initial zoning application to the Planning Commission, which recommended approval of the Annexation and establishment of initial Light Industrial (LI) zoning after a hearing held on May 21, 2025 (Resolution No. 06-PC-2025 attached hereto). On May 27, 2025, after approving the Eligibility Resolution, the Board opened and continued the public hearing regarding the establishment of initial zoning and approval of the Annexation to the August 10th regular meeting of the Board, and subsequently further continued the public hearing to the September 29th, 2025 regular meeting of the Board.

Staff provided the draft Annexation Agreement ("Agreement") to the Owner in accordance with Sec. 16-8-110 of the Mead Municipal Code ("MMC"). The Agreement has been finalized by the Owner and Town Staff, and has been executed by the Owner. An executed copy of the Agreement is on file with the Town Clerk.

The Board of Trustees is asked to consider approval of the Annexation and Agreement, as well as establish the initial zoning of the Property (following the conclusion of the duly-noticed public hearing). The Board of Trustees has legislative discretion as to whether to approve the Annexation. Based on the Planning Commission's determination, Town Staff recommends that the Board of Trustees: (1) approve the Annexation; (2) establish the initial zoning of the Annexation parcel as the Light Industrial Zoning District; and (3) approve the Annexation Agreement.

REVIEW CRITERIA ANALYSIS

Annexation Eligibility Review Criteria, MMC Section 16-8-50

As set forth above, the Eligibility Hearing has been completed, at which the Board found the Property eligible for annexation (see Resolution 33-R-2025, attached to this AIS and incorporated herein by reference).

Zoning Review Criteria, MMC Section 16-3-160

The notice requirements of Section 16-3-160 of the MMC have been satisfied and the Board of Trustees has jurisdiction to conduct the public hearing on the proposed zoning map amendment.

The establishment of initial zoning is subject to review against the six (6) criteria set forth in MMC Section 16-3-160. Only ONE of the following criteria must be met for the proposed zoning to be approved:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;
5. The area requested for rezoning has changed or is changing to such a degree that it is in the

public interest to encourage development or redevelopment of the area; OR
6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

The zoning request meets criterion 2 listed below:

“To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.”

Following the effective date of the annexation of the Property (if ultimately approved by the Board of Trustees), the jurisdiction that governs the Property will change from Weld County to the Town of Mead. State law requires that property annexed to the Town be zoned within 90 days of the effective date of annexation.

Town staff is recommending that the initial zoning of the Property be established as Light Industrial (LI) as more particularly shown and set forth in the Zoning Map, in compliance with the 2018 Mead Comprehensive Plan (“Comprehensive Plan”). The Comprehensive Plan designates the Property as Business Park, which correlates with LI zoning for purposes of the Land Use Code, MMC Chapter 16. The proposed zoning therefore complies with the Comprehensive Plan.

ALTERNATIVES/OPTIONS

C.R.S. § 31-12-111 provides as follows:

“If the resolution of the governing body adopted pursuant to Section 31-12-110 determines that the applicable provisions of Section 30 of Article II of the State constitution and Sections 31-12-104 and 31-12-105 have been met, and further determines that an election is not required under Section 31-12-107(2), and does not determine that additional terms and conditions are to be imposed, the governing body may thereupon annex the area proposed to be annexed by ordinance.”

In this case, the Property has already been determined to be eligible for annexation to the Town of Mead (see Resolution 33-R-2025, attached to this AIS and incorporated herein by reference). The Board may therefore proceed to annex the Property by ordinance without election. Alternatively, the Board of Trustees may also opt to continue this item to a time and date certain for future consideration if additional information is required by the Board regarding the merits of the annexation of the Property or the proposed LI zoning. Staff recommends that the Board of Trustees confer with the Town Attorney if the Board: (1) seeks to deny the Annexation; or (2) seeks to assign a zoning district other than the LI zoning recommended by the Planning Commission and Town Staff.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends that, following the conclusion of the public hearing, the Board of Trustees proceed to approve Ordinances Nos. 1088, 1089, and 1090, annexing the Subject Property to the Town of Mead, establishing the initial zoning of the Subject Property as Light Industrial (LI), and approving the Annexation Agreement, by the following motions.

Suggested motions:

Ordinance No. 1088 (**Annexation**)

"I MOVE APPROVAL OF ORDINANCE NO. 1088, AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ANNEXING CERTAIN TERRITORY KNOWN AS THE AMK ANNEXATION 2 TO THE TOWN OF MEAD."

Ordinance No. 1089 (**Establishment of Initial Zoning**)

"I MOVE APPROVAL OF ORDINANCE NO. 1089, AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE INITIAL ZONING OF PROPERTY KNOWN AS THE AMK ANNEXATION 2 AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MEAD, BASED ON A FINDING THAT APPLICABLE ZONING REVIEW CRITERIA SET FORTH IN MEAD MUNICIPAL CODE SECTION 16-3-160 HAVE BEEN SATISFIED, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE SEPTEMBER 29, 2025 CONTINUED PUBLIC HEARING."

Ordinance No. 1090 (**Annexation Agreement**)

"I MOVE APPROVAL OF ORDINANCE NO. 1090, AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING AN ANNEXATION AGREEMENT WITH AMK PROPERTIES, LLC FOR THE AMK ANNEXATION 2."

Attachments:

1. Annexation Petition
2. Annexation Map
3. Resolution No. 06-PC-2025 AMK Annexation 2 & Zoning
4. Resolution No. 33-R-2025 AMK Annexation 2 Eligibility

PETITION FOR ANNEXATION
AMK ANNEXATION #2

TO THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in C.R.S. § 31-12-101 et seq., as amended and as in effect on the submission date set forth below ("**Annexation Act**"), hereby petitions the Board of Trustees of the Town of Mead, Colorado ("**Board**"), to annex to the Town of Mead ("**Town**") the unincorporated territory located in the County of Weld, State of Colorado, which property is more particularly described in **Exhibit A-1** attached hereto and incorporated herein by reference ("**Property**").

The Property may be generally described as the AMK Annexation #2.

In support of this Petition for Annexation ("**Petition**"), Petitioner alleges that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of C.R.S. §§31-12-104 and 31-12-105 of the Annexation Act exist or have been met.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town's current municipal boundaries.
4. A community of interest exists between the Property and the Town.
5. The Property is urban or will be urbanized in the near future.
6. The Property is integrated with or is capable of being integrated with the Town.
7. Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, and alleys and any land owned by the annexing municipality, and the Petitioner hereby consents to the establishment of the boundaries of the Property as shown on the annexation map submitted herewith and attached as **Exhibit C**, and as more fully described in Paragraph 16 below.
8. The Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for incorporation or annexation of an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition.
9. The proposed annexation will not result in detachment of area from any school district or attachment of same to another school district.
10. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary.

11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.

12. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(a) is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(b) comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.

13. If a portion of a platted street or alley is to be annexed, the entire width thereof is included within the Property.

14. The land owned by Petitioner constitutes one hundred percent (100%) of the Property within the meaning of C.R.S. § 31-21-107(1)(g) of the Annexation Act.

15. The affidavit of the circulator of this Petition certifying that the signature(s) on this Petition is the signature of each person whose name it purports to be and certifying the accuracy of the date of such signature(s) is attached hereto as **Exhibit B** and is incorporated herein by this reference.

16. This Petition is accompanied by four (4) copies of an annexation map which have been prepared by a professional surveyor and submitted to the Town Clerk. An 11 x 17 copy of the annexation map is attached to this Petition as **Exhibit C** for reference. The annexation map contains, among other things, the following information:

(a) A written legal description of the boundaries of the Property;

(b) A map showing the boundary of the Property;

(c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the Town of Mead abutting the Property.

17. That the proposed annexation of the Property complies with Section 30 of Article II of the Colorado Constitution.

18. In connection with the processing of this Petition, Petitioner requests that the Town approve and execute an annexation agreement ("**Annexation Agreement**") which establishes the terms and conditions under which the Petitioner has agreed to annex the Property to the Town.

19. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.

20. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore does not constitute an imposition of additional terms and conditions within the meaning of C.R.S. §§ 31-12-107(4) and 31-12-110(2) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.

THEREFORE, Petitioner requests that the Board complete and approve the annexation of the Property pursuant to the provisions of the Municipal Annexation Act of 1965, as amended.

Respectfully submitted this 27th day of January, 2025.

Signature of Petitioner, owner of property described in Exhibit A-2:

AMK Properties, LLC

By: 
Name: Randy St. Mich
Title: Managing Member

Date of Signature: 1/27/2025

Mailing Address:

11840 Highway 52
Fort Lupton, CO
80621

EXHIBIT A-1
TO PETITION FOR ANNEXATION

Legal Description of Property (includes WCR 34 right-of-way)

LEGAL DESCRIPTION

AMK ANNEXATION #2

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE South 89°36'43" West, along said south line, a distance of 1,328.51 feet to the Southeast Corner of Lot B, Recorded Exemption No. RE-2311, as recorded November 18, 1998, at Reception No. 2654501 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;

THENCE South 00°23'17" East a distance of 30.00 feet to the south Right-of-Way line of Weld County Road 34;

THENCE South 89°36'43" West, along said south line, a distance of 287.32 feet;

THENCE North 00°23'17" West a distance of 30.00 feet to the Southwest Corner of Lot B;

THENCE along the west, north and east lines of Lot B the following five courses;

THENCE North 07°06'53" West a distance of 368.49 feet;

THENCE North 30°00'04" West a distance of 243.52 feet;

THENCE North 03°47'02" West a distance of 765.98 feet to the south line of Postle Annexation, as recorded November 8, 2021, as Reception No. 4774032;

THENCE North 89°30'25" East, along said south line, a distance of 509.00 feet;

THENCE South 00°09'31" West a distance of 1,343.30 feet to the POINT OF BEGINNING.

Thus-described Annexation Map contains 575,254 Square Feet or 13.206 Acres, more or less (±); together with and subject to all easements and rights-of-way existing and/or of public records.

EXHIBIT A-2
TO PETITION FOR ANNEXATION

Legal Description of Property (Platted Lot)

LEGAL DESCRIPTION

AMK ANNEXATION #2 LOT B

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

Lot B, RE-2311, as recorded November 18, 1998 as Reception No. 3654501 of the Weld County Clerk & Recorder, County of Weld, State of Colorado.

Thus-described parcel contains 557,958 Square Feet or 12.809 Acres, more or less ($\pm$); together with and subject to all easements and rights-of-way existing and/or of public records.

EXHIBIT B
TO PETITION FOR ANNEXATION

Affidavit of Circulator

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the Town of Mead, Colorado, consisting of ____ () pages, including **Exhibit A-1, Exhibit A-2** and **Exhibit C** and the map attached hereto, but excluding the page of this **Exhibit B**, and that the signature of the petitioner(s) AMK Properties, LLC, thereon was witnessed by the circulator and is the true and original signature of the person whose name its purports to be, and that the date of such signature is correct.

Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Weld)

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 27th day of January, 2025, by Randy Hippich.

Witness my hand and official seal.

My commission expires:

02/28/2028

DENISE L. MOHR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004005190
MY COMMISSION EXPIRES FEBRUARY 28, 2028

Notary Public

EXHIBIT C
TO PETITION FOR ANNEXATION

Annexation Map

An 11 x 17 version of the annexation map is attached hereto. Four (4) full size copies of the annexation map have been provided to the Town Clerk of the Town of Mead.

AMK ANNEXATION #2
LOT B, RECORDED EXEMPTION 1207-11-4-RE2311
SITUATE IN THE SE QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO
13.206 ACRES

CERTIFICATE OF OWNERSHIP

The undersigned is the owner of certain lands in Mead, Colorado, described as follows, except public rights-of-way:

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE South 89°36'43" West, along said south line, a distance of 1,328.51 feet to the Southeast Corner of Lot B, Recorded Exemption No. RE-2311, as recorded November 18, 1998, at Reception No. 2654501 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;
THENCE South 00°23'17" East a distance of 30.00 feet to the south Right-of-Way line of Weld County Road 34;
THENCE South 89°36'43" West, along said south line, a distance of 287.32 feet;
THENCE North 00°23'17" West a distance of 30.00 feet to the Southwest Corner of Lot B;
THENCE along the west, north and east lines of Lot B the following five courses;
THENCE North 07°06'53" West a distance of 368.49 feet;
THENCE North 30°00'04" West a distance of 243.52 feet;
THENCE North 03°47'02" West a distance of 765.98 feet to the south line of Postle Annexation, as recorded November 8, 2021, as Reception No. 4774032;
THENCE North 89°30'25" East, along said south line, a distance of 509.00 feet;
THENCE South 00°09'31" West a distance of 1,343.30 feet to the POINT OF BEGINNING.

has petitioned the Town of Mead for the annexation of the property described herein, hereby lays out and establishes this Annexation Map under the name and style of AMK ANNEXATION #2, and further acknowledges that: A) all conditions, terms, and specifications designated or described herein shall be binding on the owner and the heirs, successors and assigns of the owner; and B) the signature hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

Thus-described Annexation Map contains 575,254 Square Feet or 13.206 Acres, more or less (±); together with and subject to all easements and rights-of-way existing and/or of public records.

Executed this ____ day of _____, 20__.

In witness whereof, we have hereunto set our hand(s) and seal(s) this ____ day of _____, 20__.

AMK Properties, LLC

By: _____

Name: _____

Title: _____

State of Colorado)

County of Weld) ss

The foregoing Certificate of Ownership was acknowledged before me this ____ day of _____, 20__, by _____,

as _____ of _____, a _____.

Witness My Hand and Seal: _____
Notary Public

My commission expires: _____

CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER

The undersigned hereby certifies that it is a lawful lienholder/deed of trust holder as to the real property described in this Annexation Map, does hereby certify that it acknowledges the establishment of this Annexation Map, and accepts the conditions and restrictions (if any) set forth in this Annexation Map.

Lienholder: Independent Financial

LIENHOLDERS

By: _____

Name: _____

Title: _____

Witness my hand and seal this ____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

County of Mead) ss

The foregoing instrument was acknowledged before me by _____ as

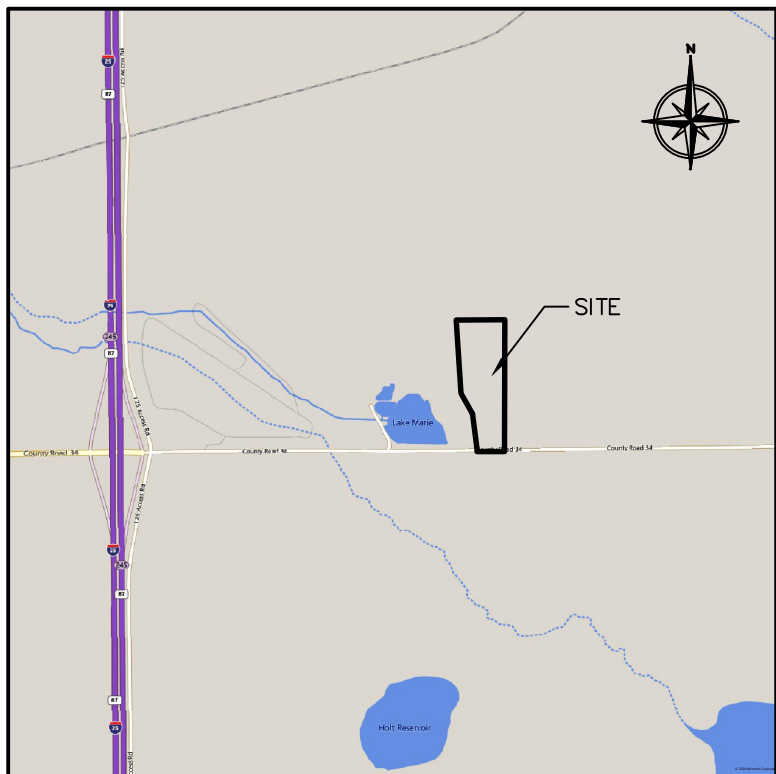
_____ this ____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



VICINITY MAP
SCALE: 1" = 2000'

Owner: AMK Properties, LLC
C/O Randy Stippich
11840 Highway 52
Fort Lupton, CO

Engineer: I2 Consultants Inc.
C/O Troy Campbell
16911 Potts Place
Mead, CO

Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

The Annexation Map shown hereon is approved and accepted by Ordinance Number _____, passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado held on the ____ day of _____, 20__.

Mayor _____ Attest: _____
Town Clerk

Planning Commission Certificate

Recommended for Approval by the Mead Planning Commission this ____ day of _____, 20__.

Chairperson _____ ATTEST: _____
Secretary

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 171-F07204-24, dated June 7, 2024, as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the SE Quarter of Section 11, Township Three North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

ANNEXATION TABLE

TOTAL PERIMETER OF PARCEL TO BE ANNEXED: 3,578 FEET
CONTIGUOUS PERIMETER TO PRESENT TOWN BOUNDARY: 1,917 FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER): 596 FEET

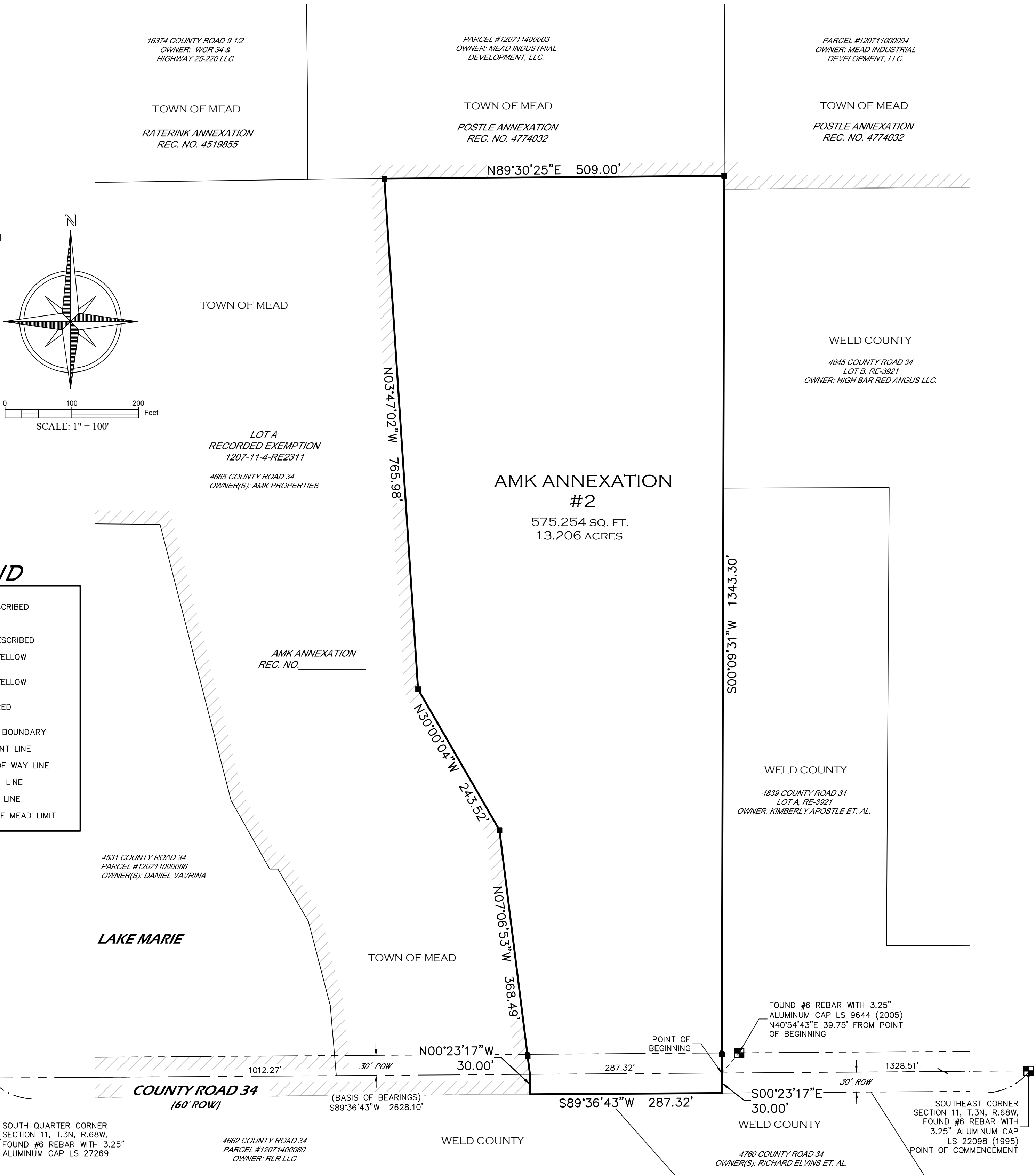
SURVEYOR'S CERTIFICATE

I, Steven Parks a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the Annexation Map shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Annexation Map was prepared under my personal supervision and in accord with applicable State of Colorado requirements and that at least one-sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the Town of Mead.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



PROJECT NO: 2024251	NAME: 4727 WCR 34	REVISIONS:	DATE:
DATE: 10-1-2024	CLIENT: CLAYSTONE	REDLINES	1-8-25
DRAWN BY: MAK	FILE NAME: 2024251ZONE		
CHECKED BY: SIP	SCALE: 1" = 100'		

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 06-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
MEAD, COLORADO RECOMMENDING APPROVAL OF THE AMK
ANNEXATION 2, AND FURTHER RECOMMENDING THE ESTABLISHMENT
OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS LIGHT INDUSTRIAL
(LI)**

WHEREAS, by petition for annexation submitted to the Town of Mead by AMK Properties, LLC (the "Annexation Petition"), annexation proceedings have been initiated for certain real property generally described as the AMK Annexation 2, consisting of a total of 13.206 acres more or less, as described more particularly in **Exhibit 1** attached hereto ("Subject Property"); and

WHEREAS, AMK Properties, LLC is the fee owner of the Subject Property ("Owner"); and

WHEREAS, copies of the Annexation Petition and AMK Annexation 2 Map ("Annexation Map") have been distributed to the Planning Commission and are on file with the Town Clerk; and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town's zoning regulations within ninety (90) days after the effective date of the annexation; and

WHEREAS, the Owner has initiated zoning proceedings for the Subject Property and is proposing that the Subject Property be rezoned from Weld County Agricultural to Town of Mead Light Industrial (LI) Zoning District, as more particularly shown in the "**AMK ZONING AMENDMENT #2 MAP**" a copy of which is attached to this Resolution as **Exhibit 2** ("Proposed Zoning Map"); and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the *Mead Municipal Code* ("MMC"), the Planning Commission held a duly noticed public hearing on May 21, 2025, to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the May 21, 2025 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning designation of the Subject Property as Light Industrial (LI) Zoning District, as specifically shown in the Proposed Zoning Map.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by

Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3- 160 of the MMC

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map, on terms and conditions acceptable to the Board of Trustees.

Section 3. The Planning Commission recommends approval of the Light Industrial (LI) zoning designation of the Subject Property, based on a finding that the criteria set forth in Section 16-3- 160(e)(2) have been satisfied; specifically, an amendment to the Town's official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally. The Planning Commission recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property as Light Industrial (LI) Zoning District, in accordance with the Proposed Zoning Map.

Section 4. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2025.

ATTEST:

By: 
Ana Bohl, Secretary

**TOWN OF MEAD PLANNING
COMMISSION:**

By: 
Karen Peterson, Chair

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 33-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,
SETTING FORTH CERTAIN FINDINGS OF FACT AND CONCLUSIONS
AS TO THE ANNEXATION OF CERTAIN PROPERTY KNOWN AS THE
AMK ANNEXATION 2**

WHEREAS, the Board of Trustees of the Town of Mead, Colorado has received a petition for annexation and annexation maps of certain real property more fully described in said petition and maps (the "Property"), said petition and maps having heretofore been filed with the Town Clerk of the Town of Mead (together, the "Petition"); and

WHEREAS, the Board of Trustees previously adopted Resolution No. 22-R-2025, finding that the Petition was in substantial compliance with the Municipal Annexation Act of 1965, as amended (the "Act"), and scheduling a hearing on said Petition; and

WHEREAS, the Board of Trustees held a duly noticed public hearing on May 27, 2025, to consider the Petition; and

WHEREAS, in conformance with § 31-12-110 of the Act, as amended, the Board of Trustees has examined the Petition and related filings and wishes to make certain findings of fact as more fully set forth herein.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. The above findings and recitals are incorporated herein as findings and determinations of the Board of Trustees.

Section 2. The Board of Trustees further finds as follows:

- That the Property meets the requirements of Section 30(1)(b) of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105, and is eligible for annexation to the Town of Mead;
- That an election is not required under the applicable requirements of Section 30(1)(a) of Article II of the Colorado Constitution and C.R.S. § 31-12-107(2); and
- That no additional terms or conditions are imposed which would require an election under C.R.S. § 31-12-112(1). Specifically, the Board of Trustees finds that there are no additional terms and conditions imposed on the proposed annexation of the Property to the Town.

Section 3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining issues of this Resolution.

Section 4. Effective Date. This resolution shall become effective immediately upon adoption.

Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 27TH DAY OF MAY, 2025.

ATTEST:

By: 
Mary E. Strutt, MMC, Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1088**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ANNEXING
CERTAIN TERRITORY KNOWN AS THE AMK ANNEXATION 2 TO THE
TOWN OF MEAD**

WHEREAS, the real property generally described as the AMK Annexation 2, consisting of a total of 13.206 acres more or less, as more particularly described in **Exhibit 1** attached hereto (the "Property"), is located in an unincorporated area of Weld County, Colorado; and

WHEREAS, a Petition for Annexation has been filed with the Town Clerk requesting the annexation of the Property to the Town of Mead; and

WHEREAS, the Board of Trustees finds that, pursuant to the findings set forth in Resolution No. 33-R-2025 dated May 27, 2025:

- That the Property meets the applicable requirements of Section 30 of Article II of the Colo. Constitution and §§ 31-12-104 and 31-12-105, C.R.S., and is eligible for annexation to the Town of Mead;
- That an election is not required under the applicable requirements of Section 30(1)(a) of Article II of the Colo. Constitution and § 31-12-107(2), C.R.S.; and
- That no additional terms or conditions are imposed which would require an election under § 31-12-112(1), C.R.S.

WHEREAS, the Board of Trustees held a duly noticed public hearing to consider annexation of the Property, notice of which was duly published in accordance with the requirements set forth in Section 31-12-108(2), C.R.S.; and

WHEREAS, annexation of the Property will not result in detachment of any area from any school district and the attachment of the same to another school district; and

WHEREAS, annexation proceedings to annex the Property have not commenced for annexation of all or part of the Property to another municipality; and

WHEREAS, the Board of Trustees finds that it is in the best interests of the Town to annex the Property to the Town.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Annexation of Property Approved. The Property as more particularly described in **Exhibit 1** attached hereto is hereby annexed to and included within the corporate limits of the Town of Mead, Colorado, in accordance with law.

Section 3. Direction to Town Staff. The Board of Trustees hereby directs Staff to complete all necessary procedures required for annexation of said Property to the Town including: (1) filing for recording three certified copies of this Annexation Ordinance and the map(s) of the annexed Property containing a legal description of the Property annexed hereby ("Annexation Map") with the Weld County Clerk and Recorder; (2) filing the original of this Annexation Ordinance together with a copy of the Annexation Map with the Town Clerk of the Town of Mead, Colorado; and (3) taking the post-approval actions specified under Section 16-8-120 of the *Mead Municipal Code*. Prior to submitting the Annexation Map to the County Clerk for recording, the Town Clerk shall verify with the Community Development Director and Town Attorney that any and all technical corrections to the Annexation Map have been made, if and as applicable.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one (or more) part, section, subsection, sentence, clause or phrase is declared invalid.

Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1
Legal Descriptions
AMK ANNEXATION #2

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE South 89°36'43" West, along said south line, a distance of 1,328.51 feet to the Southeast Corner of Lot B, Recorded Exemption No. RE-2311, as recorded November 18, 1998, at Reception No. 2654501 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;

THENCE South 00°23'17" East a distance of 30.00 feet to the south Right-of-Way line of Weld County Road 34;
THENCE South 89°36'43" West, along said south line, a distance of 287.32 feet;
THENCE North 00°23'17" West a distance of 30.00 feet to the Southwest Corner of Lot B;
THENCE along the west, north and east lines of Lot B the following five courses;
THENCE North 07°06'53" West a distance of 368.49 feet;
THENCE North 30°00'04" West a distance of 243.52 feet;
THENCE North 03°47'02" West a distance of 765.98 feet to the south line of Postle Annexation, as recorded November 8, 2021, as Reception No. 4774032;
THENCE North 89°30'25" East, along said south line, a distance of 509.00 feet;
THENCE South 00°09'31" West a distance of 1,343.30 feet to the POINT OF BEGINNING.

Thus-described Annexation Map contains 575,254 Square Feet or 13.206 Acres, more or less (±); together with and subject to all easements and rights-of-way existing and/or of public records.

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1089**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING
THE INITIAL ZONING OF PROPERTY KNOWN AS THE AMK ANNEXATION 2
AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MEAD**

WHEREAS, AMK Properties, LLC (“Owner”) has filed a petition for annexation with the Town Clerk (the “Petition”) requesting the annexation of certain property commonly known as the AMK Annexation 2, including certain rights-of-way as more particularly described in the Petition, and which property is described with particularity in the annexation map on file with the Town Clerk and in **Exhibit 1** attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, on Monday, May 27, 2025, following the conclusion of a duly noticed public hearing, the Board of Trustees of the Town of Mead adopted Resolution No. 33-R-2025 (the “Eligibility Resolution”), determining the eligibility of the Property to be annexed into the boundaries of the Town of Mead; and

WHEREAS, on Monday, September 29, 2025, the Board of Trustees adopted Ordinance No. 1087 (the “Annexation Ordinance”) approving the annexation of the Property into the Town of Mead; and

WHEREAS, as required by C.R.S. § 31-12-115(2), property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the Annexation Ordinance; and

WHEREAS, at a public hearing held on May 27, 2025, continued to August 10, 2025, and continued again to September 29, 2025, the Board of Trustees considered establishing the initial zoning for the Property under Sections 16-3-160 and 16-8-120(b) of the *Mead Municipal Code* (“MMC”), specifically, the Board of Trustees considered rezoning the Property from Weld County Agricultural (AG) to the Light Industrial (LI) zone district under the Town’s Land Use Code as specifically shown on the AMK 2 Zoning Map attached hereto as **Exhibit 2** (the “Zoning Amendment Map”); and

WHEREAS, the Town’s Planning Commission (“Planning Commission”) considered the proposed annexation and initial zoning of the Property at a duly noticed public hearing held on Wednesday, May 21, 2025, and adopted Resolution 06-PC-2025 setting forth its favorable recommendation, which resolution has been forwarded to the Board of Trustees; and

WHEREAS, public notice has been properly given of the proposed initial zoning of the Property by publication, in the *Longmont Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and notice has been given in accordance with applicable requirements of the Land Use Code; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Town of Mead Comprehensive Plan and all other applicable ordinances, resolutions and regulations of the Town, together with all Town of Mead policies that relate to the subject matter of the public hearing, reports, studies and all other submittals of the Owner, any evidence or correspondence submitted by members of the public at the public hearing, the Zoning Amendment Map, the annexation maps, and the staff files and reports of the Town’s Community Development Director or planning department pertaining to this application; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, Board of Trustees has determined that the proposed zoning of the Property, subject to the conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; conforms with the Town's Comprehensive Plan, constituting the community's three-mile plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in the Land Use Code.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Initial Zoning of Property Approved. The Board of Trustees hereby grants and approves establishing the initial zoning of the Property in the Town of Mead as the Light Industrial (LI) zone district under the Town's Land Use Code, as specifically shown in the Zoning Amendment Map attached hereto as **Exhibit 2**.

Section 3. Direction to Town Staff. In accordance with Section 16-3-160(g) of the MMC, the Official Zoning Map of the Town of Mead shall be amended to conform to and reflect the Property's Light Industrial (LI) zoning. Town Staff is directed to change the zoning of the Property on the Town's Official Zoning Map and to make any technical corrections to the Official Zoning Map necessitated by the initial zoning of the Property established by this Ordinance. The Town Clerk is instructed to record the Zoning Amendment Map for the Property in the real property records of Weld County, Colorado following the date on which the Community Development Director and Town Engineer have made any technical corrections to the Zoning Amendment Map to conform the same to all applicable requirements of the Land Use Code or otherwise requested by the Community Development Director and Town Engineer and the Owner has fully paid any outstanding fees to the Town related to the Town's review and processing of the Zoning Amendment Map.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1
Legal Description
AMK ANNEXATION 2

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE South 89°36'43" West, along said south line, a distance of 1,328.51 feet to the Southeast Corner of Lot B, Recorded Exemption No. RE-2311, as recorded November 18, 1998, at Reception No. 2654501 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;

THENCE South 00°23'17" East a distance of 30.00 feet to the south Right-of-Way line of Weld County Road 34;
THENCE South 89°36'43" West, along said south line, a distance of 287.32 feet;
THENCE North 00°23'17" West a distance of 30.00 feet to the Southwest Corner of Lot B;
THENCE along the west, north and east lines of Lot B the following five courses;
THENCE North 07°06'53" West a distance of 368.49 feet;
THENCE North 30°00'04" West a distance of 243.52 feet;
THENCE North 03°47'02" West a distance of 765.98 feet to the south line of Postle Annexation, as recorded November 8, 2021, as Reception No. 4774032;
THENCE North 89°30'25" East, along said south line, a distance of 509.00 feet;
THENCE South 00°09'31" West a distance of 1,343.30 feet to the POINT OF BEGINNING.

Thus-described Annexation Map contains 575,254 Square Feet or 13.206 Acres, more or less (±); together with and subject to all easements and rights-of-way existing and/or of public records.

Exhibit 2
AMK Zoning Amendment #2 Map
(attached)

AMK ZONING AMENDMENT #2
LOT B, RECORDED EXEMPTION 1207-11-4-RE2311
SITUATE IN THE SE QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO
13.206 ACRES

CERTIFICATE OF OWNERSHIP

The undersigned is the owner of certain lands in Mead, Colorado, described as follows, except public rights-of-way:

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE South 89°36'43" West, along said south line, a distance of 1,328.51 feet to the Southeast Corner of Lot B, Recorded Exemption No. RE-2311, as recorded November 18, 1998, at Reception No. 2654501 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;
THENCE South 00°23'17" East a distance of 30.00 feet to the south Right-of-Way line of Weld County Road 34;
THENCE South 89°36'43" West, along said south line, a distance of 287.32 feet;
THENCE North 00°23'17" West a distance of 30.00 feet to the Southwest Corner of Lot B;
THENCE along the west, north and east lines of Lot B the following five courses;
THENCE North 07°06'53" West a distance of 368.49 feet;
THENCE North 30°00'04" West a distance of 243.52 feet;
THENCE North 03°47'02" West a distance of 765.98 feet to the south line of Postle Annexation, as recorded November 8, 2021, as Reception No. 4774032;
THENCE North 89°30'25" East a distance of 509.00 feet;
THENCE South 00°09'31" West a distance of 1,343.30 feet to the POINT OF BEGINNING.

and does hereby lay out and establish this Zoning Amendment Map of the above-described land under the name and style of AMK ZONING AMENDMENT #2; and further acknowledge(s) that: a) the change in zoning shall be from AGRICULTURAL to LIGHT INDUSTRIAL zoning; in accordance with the requirements of Chapter 16 of the Mead Municipal Code; b) all conditions, terms and specifications designated or described herein shall be binding on the owner(s) and the heirs, successors and assigns of the owner(s); and c) the signature hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

Thus-described Zoning Amendment Map contains 13.206 Acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

In witness whereof, we have hereunto set our hand(s) and seal(s) this ____ day of _____, 20__.

AMK Properties, LLC

By: _____

Name: _____

Title: _____

State of Colorado)

County of Weld) ss

)

The foregoing Certificate of Ownership was acknowledged before me this ____ day of _____, 20__, by _____, as _____ of _____, a _____.

Witness My Hand and Seal: _____

Notary Public

My commission expires: _____

CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER

The undersigned hereby certifies that it is a lawful lienholder/deed of trust holder as to the real property described in this Zoning Amendment Map, does hereby certify that it acknowledges the establishment of this Zoning Amendment Map, and accepts the conditions and restrictions (if any) set forth in this Zoning Amendment Map.

Lienholder: Independent Financial

LIENHOLDERS

By: _____

Name: _____

Title: _____

Witness my hand and seal this ____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

County of MEAD) ss

)

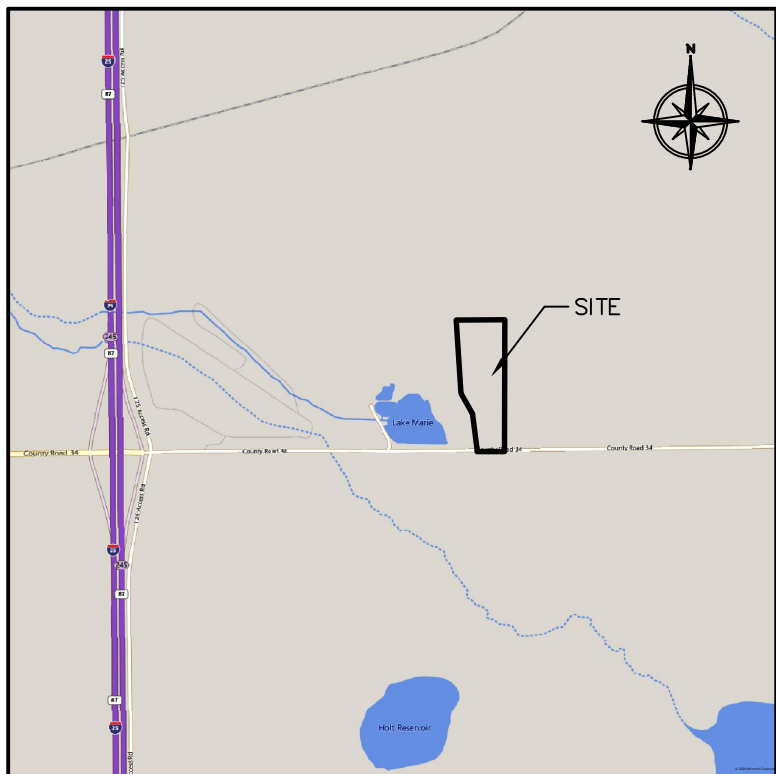
The foregoing instrument was acknowledged before me by _____ as _____ this ____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



VICINITY MAP
SCALE: 1" = 2000'

Owner: AMK Properties, LLC
C/O Randy Stippich
11840 Highway 52
Fort Lupton, CO

Engineer: I2 Consultants Inc.
C/O Troy Campbell
16911 Potts Place
Mead, CO

Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

The Zoning Amendment Map shown hereon is approved and accepted by Ordinance Number _____, passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado held on the ____ day of _____, 20__.

Mayor _____

Attest: _____

Town Clerk

Planning Commission Certificate

Recommended for Approval by the Mead Planning Commission this ____ day of _____, 20__.

Chairperson _____

ATTEST: _____

Secretary

LEGEND

- | | |
|---|-------------------------|
| ■ ALIQUOT CORNER AS DESCRIBED | —— ZONING BOUNDARY |
| ○ CALCULATED POSITION | ----- EASEMENT LINE |
| ■ FOUND MONUMENT AS DESCRIBED | ----- RIGHT OF WAY LINE |
| ▲ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 11682 | ----- SECTION LINE |
| ◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 26971 | ----- PARCEL LINE |
| ● FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348 | |

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the SE Quarter of Section 11, Township Three North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 171-F07204-24, dated June 7, 2024, as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

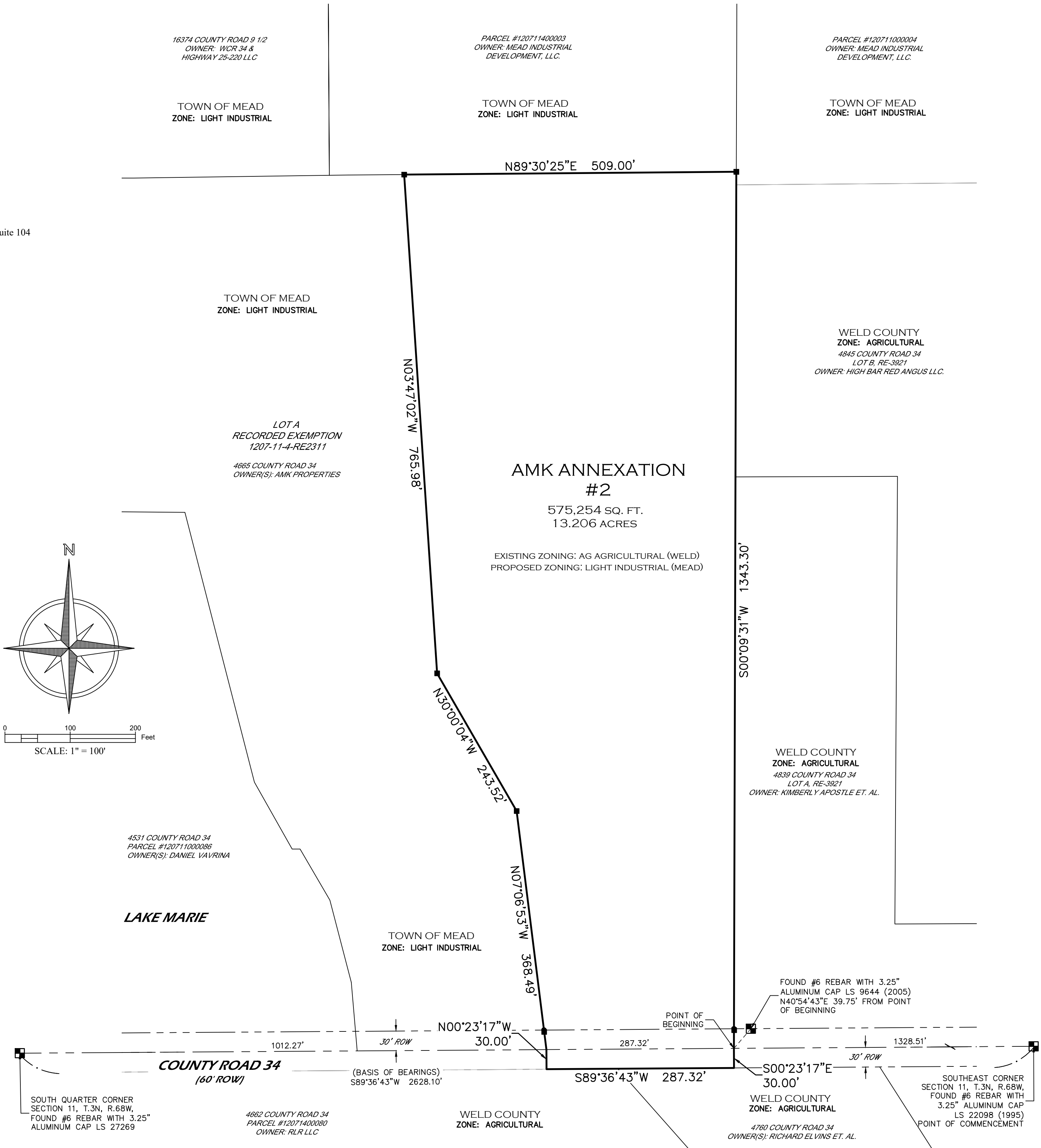
SURVEYOR'S CERTIFICATE

I, Steven Parks a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the Zoning Amendment Map shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Zoning Amendment Map was prepared under my personal supervision and in accord with applicable State of Colorado requirements.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



PROJECT NO: 2024251	NAME: 4727 WCR 34	REVISIONS:	DATE:
DATE: 10-1-2024	CLIENT: CLAYSTONE	REDLINES	1-8-25
DRAWN BY: MAK	FILE NAME: 2024251ZONE		
CHECKED BY: SIP	SCALE: 1" = 100'		

1

SHEET 1 OF 1

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1090**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING AN
ANNEXATION AGREEMENT WITH AMK PROPERTIES, LLC FOR THE AMK
ANNEXATION 2**

WHEREAS, AMK Properties, LLC, a Colorado limited liability company (the “Owner”) is the record owner of approximately 13.206 acres of land located within the boundaries of the AMK Annexation 2 (the “Property”), which Property has been annexed to the Town of Mead by Ordinance No. 1087; and

WHEREAS, the Town and the Owner have negotiated the terms of an annexation agreement, a copy of which is on file with the Town Clerk’s Office (the “Annexation Agreement”); and

WHEREAS, the Board of Trustees finds that it is in the best interests of the Town to approve the Annexation Agreement; and

WHEREAS, Section 16-8-110(b) of the *Mead Municipal Code* requires that annexation agreements be approved by ordinance.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Annexation Agreement Approved. The Board of Trustees hereby approves the Annexation Agreement between the Town and the Owner, a copy of which is on file with the Town Clerk’s office, and authorizes the Mayor to execute the Annexation Agreement on behalf of the Town and further authorizes the Town Clerk to attest the Mayor’s signature.

Section 3. Direction to Town Staff. The Board of Trustees hereby directs Staff to complete all necessary procedures necessary for the effectiveness of the Annexation Agreement including: (1) recording a fully executed copy of the Annexation Agreement in the real property records of Weld County, and (2) filing the fully executed Annexation Agreement of record with the Town Clerk of the Town of Mead, Colorado.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this

ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor



Agenda Item Summary

Agenda Date: 9/29/2025

Subject: Ordinance No. 1091 — An Ordinance of the Town of Mead, Colorado, Approving that Certain First Amendment to Annexation Agreement — AMK Properties, LLC Annexation

Presented by: Collin Mieras, Interim Community Development Director

Summary:

Ordinance No. 1091 ("Ordinance") approves the first amendment to the Annexation Agreement (as defined below) for the "AMK 1" annexation ("First Amendment"). The AMK 1 property is immediately adjacent to the "AMK 2" property. The First Amendment is attached as Exhibit 1 to the Ordinance and is incorporated by reference.

The Annexation Agreement for the AMK Properties, LLC Annexation recorded on October 2, 2024, at Reception No. 4985819 ("Annexation Agreement") includes a special provision, outlined in Paragraph A of Exhibit B ("Paragraph A"), obligating AMK Properties, LLC ("Owner") to either:

- (1) Annex the adjacent (AMK 2) property and enter into an agreement with the Town obligating Owner to construct a north-south collector providing perpetual access for the AMK 1 property; or
- (2) Acquire an off-site easement over property to the north to provide perpetual access to the east-west collector to the north of the AMK 1 property to be constructed in the future, and make a monetary contribution for construction of the future east-west collector.

Paragraph A also permits the Town to terminate direct access to WCR 34 on the south side of the AMK 1 property with notice to the Owner.

Conditioned on the Board of Trustees' approval of the AMK 2 annexation and annexation agreement (for the AMK 2 property) scheduled for Board action at the September 29, 2025 regular meeting, the Owner will have satisfied the requirements of option (1) above.

The First Amendment deletes the existing Paragraph A in full and replaces it with requirements relating to Owner's direct WCR 34 access on the south side of the AMK 1 property, including the requirements that such access conform with a site plan for the AMK 2 property approved by the Town.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

If the Board has approved the AMK 2 annexation and annexation agreement for same (Ordinance Nos. 1088 and 1090), then Staff recommends approval of the First Amendment by Ordinance No. 1091.

Suggested Motion:

"I move to approve Ordinance No. 1091, an Ordinance of the Town of Mead, Colorado, approving that certain First Amendment to Annexation Agreement - AMK Properties, LLC Annexation."

Attachments:

1. Ordinance No. 1091
2. Exhibit 1

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1091**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THAT
CERTAIN FIRST AMENDMENT TO ANNEXATION AGREEMENT – AMK
PROPERTIES, LLC ANNEXATION**

WHEREAS, the Town of Mead and AMK Properties, LLC are parties to that certain Annexation Agreement – AMK Properties, LLC Annexation recorded on October 2, 2024, at Reception No. 4985819 in the real property records of Weld County, Colorado (the “Annexation Agreement”); and

WHEREAS, AMK Properties, LLC (“Owner”) owns the Property as that term is defined in the Annexation Agreement; and

WHEREAS, paragraph A of Exhibit B of the Annexation Agreement (“Paragraph A”) provides that the Owner need only satisfy subsection (i) or subsection (ii) requirements relating to Property access; and

WHEREAS, the Owner has satisfied Paragraph A(i) by the Town’s approval of the AMK Annexation 2 and associated annexation agreement by Ordinance Nos. 1087 and 1089 dated September 29, 2025; and

WHEREAS, Owner has requested that Paragraph A therefore be amended as provided in the First Amendment, attached hereto as **Exhibit 1** and incorporated herein by this reference (“First Amendment”); and

WHEREAS, Board of Trustees desires to approve the First Amendment and further desires to authorize the Mayor to execute the First Amendment on behalf of the Town.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Approval of First Amendment. The Board of Trustees hereby: (a) approves the First Amendment in substantially the form attached to this Ordinance as **Exhibit 1**; (b) authorizes the Town Attorney, in consultation with the Mayor and Town Manager, to make such changes as may be necessary to correct any non-material errors or language in the First Amendment that do not increase the obligations of the Town; and (c) authorizes the Mayor to execute the First Amendment and the Town Clerk to attest the Mayor’s signature on the First Amendment when in final form. Following mutual execution of the First Amendment by the Town and Owner and following the effective date of this Ordinance, the Town shall cause the executed First Amendment to be recorded against the Property in the real property records of Weld County, Colorado at the cost and expense of the Owner.

Section 3. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 4. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 5. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 6. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1

**FIRST AMENDMENT
TO
ANNEXATION AGREEMENT -
AMK PROPERTIES, LLC ANNEXATION
(attached)**

**FIRST AMENDMENT TO
ANNEXATION AGREEMENT -
AMK PROPERTIES, LLC ANNEXATION**

THIS FIRST AMENDMENT TO ANNEXATION AGREEMENT (“First Amendment”) is entered into by and between the TOWN OF MEAD, COLORADO, a municipal corporation of the State of Colorado (the “Town”) and AMK PROPERTIES, LLC, a Colorado limited liability company (the “Annexor”) (together, the “Parties”).

WHEREAS, the Town and Annexor entered into that certain Annexation Agreement for the AMK Properties, LLC Annexation recorded on October 2, 2024, at Reception No. 4985819 in the real property records of Weld County, Colorado (the “Agreement”); and

WHEREAS, paragraph 23.c. of the Agreement requires that any amendment to the Agreement must be in writing and signed by both Parties; and

WHEREAS, the Parties desire to amend Exhibit B to the Agreement as more particularly set forth herein.

NOW, THEREFORE, in consideration of the benefits and obligations of the Agreement and this First Amendment, the Parties mutually agree as follows:

1.0 Amendment. Paragraph A of Exhibit B of the Agreement (Special Provisions) is hereby deleted and replaced in full as follows:

WCR 34 – Direct Access. ANNEXOR may maintain right-in/right-out access to WCR 34 in the location shown and described on the Site Plan for the Adjacent Property. For purposes of this subsection (iii), “Site Plan” means the final site plan for the Adjacent Property, as approved by the Town. The access point shall not exceed twenty-fourth (24) feet at the main entrance and cannot be expanded or relocated beyond the parameters shown on the Site Plan. ANNEXOR may maintain such access until such time that future roadway improvements may require termination of access under state law.

2.0 Effective Date. This First Amendment shall be effective on the effective date of Ordinance No. _____, approved by the Town of Mead Board of Trustees on September 29, 2025.

3.0 No Other Modification of Agreement. The Parties do not intend by this First Amendment to modify the terms and conditions of the Agreement except as expressly provided by this First Amendment.

4.0 Recordation. Following the Effective Date of this First Amendment, as set forth in Section 2.0 above, the Town Clerk’s Office shall cause a copy of this First Amendment to be recorded, at Annexor’s cost, in the real property records of Weld County, Colorado.

5.0 Authority. The individuals executing this First Amendment represent that they are expressly authorized to enter into this First Amendment on behalf of the Town of Mead and the Annexor and bind their respective entities.

[signature pages follow]

TOWN OF MEAD, COLORADO

By: _____
Colleen G. Whitlow, Mayor, Authorized Pursuant to
Ordinance No. _____

Date of execution: _____, 2025

ATTEST:

Mary Strutt, CMC, Town Clerk

ANNEXOR: AMK PROPERTIES, LLC, a Colorado limited liability company

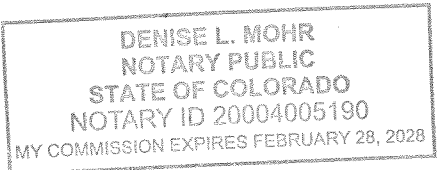
By: [Signature]
Name: Randy Stippich
Title: President

STATE OF COLORADO)
) ss.
COUNTY OF Neld)

The foregoing instrument was acknowledged before me this 16th day of September, 2025, by Randy Stippich as President of AMK Properties, LLC, a Colorado limited liability company. Witness my hand and official seal.

My commission expires: 02/28/2028

[SEAL]



[Signature]
Notary Public